

OWNERS CERTIFICATE	10. For lots adjacent to a Floodplain Only:a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A	ACCESS EASEMENT	PROV.
STATE OF TEXAS § COUNTY OF COLLIN §	request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor	The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.	APP
WHEREAS, We, MQ Prosper North, LLC and Kyle Brady Cox, are the sole owners of a tract of land situated in the COLLIN COUNTY SCHOOL SURVEY, ABSTRACT NO. 172, in the Town of Prosper, Collin County, Texas, being a portion of a tract of land described in deed to MQ Prosper North LLC as recorded in County Clerk-foots Instrument No. 20161229001766390, Official Public Records, Collin	elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the	LANDSCAPE EASEMENT	tes, (97 (97 (97 (97 (97 (98 (97 (98 (98 (98 (98 (98 (98 (98 (98 (98 (98
County, Texas, and being all of a tract of land described in deed to Brady Kyle Cox (Tract 1) as recorded in County Clerk's Instrument No. 20210503000893840, Official Public Records, Collin County, Texas, and also being all of Lot 1, Block B, of The Montclair, an addition to	lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural	The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is	Celato Ociati Engine Engine Istration No Mon & M
the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20170925010004560, Official Public Records, Collin County, Texas, and being more particularly described as follows:	drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance	requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of	ASSOC TING CIVIL E SUITE 215 Righners Registr AND 100986600
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for the Southeast corner of said MQ Prosper North	work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are	lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be	REVISION IN THE PRINCE OF SULPRISON INTERIOR IN THE PART OF SULPRISON INTERIOR IN THE PRINCE OF THE
LLC tract and the Southwest corner of Lot 1, Block D (HOA/Open Space/Hike & Bike Trail/Drainage Easement) of Prosper Lake on Preston, Phase 2, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in County Clerk's	subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels	enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.	CC CC CT PLAZA 1 7523 T Texas St.
Instrument No. 20180723010003360, Official Public Records, Collin County, Texas, said point being on the North line of Lot 6, Block B, of The Montclair;	The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.	DRAINAGE AND FLOODWAY EASEMENT	HILLCRES'S, TEXAS
THENCE South 82 degrees 49 minutes 43 seconds West, along the South line of said MQ Prosper North LLC tract and the North lines of Lots, 6, 5, 4, 3, and 2, Block B, of said the Montclair, a distance of 529.60 feet to a 1/2-inch iron rod with yellow plastic cap found for the	This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.	This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway	6750 DALLA
Northeast corner of said Lot 1, Block B, and the Northwest corner of Lot 2, Block B, of said The Montclair;	WITNESS, my hand, this the day of, 2024.	Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of for the control	
THENCE along the East, South and West lines of said Lot 1, Block B, the following courses and distances: South 07 degrees 10 minutes 17 seconds East, a distance of 104.25 feet to a mag-nail with metal disk stamped "W.A.I. 5714" found on for corner on the West line of said Lot 2, Block B, said point being the Southeast corner of said Lot 1, Block B, and the	BY:	of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the	TAG
North corner of HOA 1X, Block B, of said The Montclair; South 55 degrees 02 minutes 25 seconds West, along the Northwest line of said HOA 1X, Block B, a distance of 63.23 feet to a	Authorized Signature Printed Name and Title	event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for	o
1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for Southwest corner of said HOA 1X, Block B, on the North line of HOA 4X, Block B [St. Peter Lane (Private Street)] of said The Montclair, said point being the beginning of a non-tangent curve to		drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress	Z
the right having a radius of 1,159.50 feet, a central angle of 05 degrees 18 minutes 54 seconds, a chord bearing of South 87 degrees 34 minutes 54 seconds West, and a chord length of 107.52 feet;	STATE OF TEXAS § COUNTY OF DALLAS §	for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and	
Along said non-tangent curve to the right, an arc distance of 107.56 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for corner at the Southeast end of a corner clip at the intersection of the North right-of-way of St. Peter Lane, an	COUNTY OF DALLAS 9	natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for	XAS XAS
80-foot right-of-way, with the East right-of-way of Emerald Trace Way, a 50-foot right-of-way; North 43 degrees 30 minutes 45 seconds West, along said corner clip, a distance of 13.89 feet to a 1/2-inch iron rod with yellow	BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared, known to me to be the person and officer whose name is subscribed to the foregoing instrument and	each lot shall be as shown on the plat.	2 SUF 7, TE 30
plastic cap stamped "VOTEX" found for corner at the Northwest end of said corner clip, said point being the beginning of a non-tangent curve to the right having a radius of 275.00 feet, a central angle of 08 degrees 19 minutes 57 seconds, a chord bearing	acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated.		O. 12 UNTY LLC TE 20
of North 07 degrees 41 minutes 59 seconds East, and a chord length of 39.96 feet; Along said non-tangent curve to the left, an arc distance of 39.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I.	Given under my hand and seal of office, this day of, 2024.		ND N 147 160 160 170 170 170 170 170 170 170 170 170 17
5714" set for corner; North 11 degrees 51 minutes 43 seconds East, a distance of 40.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I.			HOOL LAND NO. 1 RACT NO. 147 R, COLLIN COUNT SPER NORTH, LLC AVENUE, SUITE 2 S. TEXAS 75219
5714" set for corner, said point being the beginning of a curve to the left having a radius of 325.00 feet, a central angle of 06 degrees 43 minutes 41 seconds, a chord being of North 08 degrees 29 minutes 53 seconds East, and a chord length of 38.14 feet;	Notary Public in and for State of Texas		CHOC TRAC ER, C SPEF SPEF SPEF
Along said curve to the left, an arc distance of 38.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Lot 1, Block B;	My Commission Expires: day of, 2024.		ABST OSPE PRO
THENCE North 82 degrees 49 minutes 43 seconds East, along the North line of said Lot 1, Block B, a distance of 100.56 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;	BY:		F PR MQ 322 N
THENCE departing the North line of said Lot 1, Block B, over and across said MQ Prosper North LLC tract, the following courses and distances:			N N A
North 07 degrees 10 minutes 17 seconds West, a distance of 5.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;	Authorized Signature Printed Name and Title		COLL TOV
North 32 degrees 53 minutes 39 seconds West, a distance of 32.03 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;			
North 82 degrees 49 minutes 43 seconds East, a distance of 178.53 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;	STATE OF TEXAS § COUNTY OF DALLAS §		
North 00 degrees 45 minutes 28 seconds West, a distance of 118.95 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the South line of said Cox tract;	BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared		
South 62 degrees 52 minutes 03 seconds West, along the South line of said Cox tract, a distance of 3.97 feet to a 1/2-inch iron rod found for the Southwest corner of said Cox tract;	known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein		
North 06 degrees 10 minutes 33 seconds West, along the West line of said Cox tract, a distance of 223.85 feet to a 1/2-inch iron rod with yellow plastic cap found for the Northwest corner of said Cox tract;	stated.	CERTIFICATE OF APPROVAL	
North 62 degrees 57 minutes 39 seconds East, along the North line of said Cox tract, a distance of 53.14 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 00 degrees 39 minutes 44 seconds West, departing the North line of said Cox tract, a distance of 90.21 feet to a 1/2-inch iron	Given under my hand and seal of office, this day of, 2024.	Approved this day of 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.	χ. π
rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 62 degrees 57 minutes 39 seconds East, a distance of 129.25 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I.	Notary Public in and for State of Texas		XO TOT
5714" set for corner; South 77 degrees 36 minutes 53 seconds East, a distance of 26.81 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I.	My Commission Expires:	Town Secretary	~ %
5714" set for corner; South 08 degrees 13 minutes 54 seconds East, a distance of 67.39 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I.	SURVEYOR'S CERTIFICATE		PLAT PER Block
5714" set for corner on the North line of said Cox tract; North 62 degrees 57 minutes 39 seconds East, along the North line of said Cox tract, a distance of 168.38 feet to a 1/2-inch iron	Known All Men By These Presents:	Engineering Department	FINAL POS
rod with yellow plastic cap stamped "VOTEX" found for the Northeast corner of said Cox tract on the West line of Lot 1, Block D, of said Prosper Lake on Preston, Phase 2;	That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate	Development Services Department	P & (0)
THENCE South 06 degrees 07 minutes 03 seconds East, along the East line of said Cox tract and the West line of said Lot 1, Block D, a distance of 223.26 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Cox tract;	survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.		Z S S A
THENCE South 05 degrees 25 minutes 34 seconds East, along the West line of said Lot 1, Block D and the East line of said MQ Prosper North LLC tract, a distance of 280.07 feet to the POINT OF BEGINNING.	Dated this the day of, 2024.		BLC
CONTAINING within these metes and bounds 4.530 acres or 197,309 square feet of land, more or less.	PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.		
Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of October, 2021, utilizing a G.P.S. bearing related to the Town of Prosper, Texas Geodetic Control Monuments No. 3 and No. 4, North Texas Central Zone (4202),	Leonard J. Lueker		
NAD 83, grid values.	Registered Professional Land Surveyor Texas Registration # 5714		
NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:	Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 215 Dallas, Texas 75230		
THAT, MQ Prosper North, LLC and Kyle Brady Cox, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as MQ PROSPER COX , Block A, Lot 1, & Block B, Lot 1R, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The MQ Prosper North, LLC	(972) 490-7090		
and Kyle Brady Cox does hereby certify the following:	STATE OF TEXAS § COUNTY OF DALLAS §		FPLT
 The streets and alleys are dedicated for street and alley purposes. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. 	BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed	FINAL PLAT	9.23 71.0A-
 The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of 	the same for the purposes and considerations therein expressed and in the capacity therein stated.	MQ PROSPER COX	12.1 : N/A : 3427
Prosper. 5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or	Given under my hand and seal of office, this day of, 2024.	BEING A PLAT OF 4.530 OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 1 SURVEY, ABSTRACT NO. 147	Scale Scale of No.
repair. 6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same	Notary Public in and for the State of Texas	IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND A	Proje
unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof. 7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees,	My Commission Expires On:	REPLAT OF THE MONTCLAIR	SHEET
shrubs, or other improvements or growths which may in any was endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.		OWNEROWNERSURVEYOR/ENGINEERBLOCK B, LOT 1MQ Prosper North, LLCKyle Brady CoxWinkelmann & Associates, Inc.CABINET 2017, PAGE 7764622 Maple Avenue, Suite 2001570 Preston Road6750 Hillcrest Plaza Drive, Suite 215TOWN OF PROSPER, COLLIN COUNTY, TEXAS	2
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the pecessity at any time procuring permission from anyone.		Dallas, Texas 75219 Prosper, Texas 75078 Dallas, Texas 75230 Ph. (972) 980-8807 Ph. (469) 263-0445 Ph. (972) 490-7090 ZONING: PD-120	OF
removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. 9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.		dlsilverman@mqcompanies.com brady.cox@assuredpartners.com Surveyor: Leonard Lueker DATE OF PREPARATION: JUNE, 2023 Engineer: Brian Umberger TOWN OF PROSPER CASE NO. DEVAPP-23-0107	2