

## **OWNER'S CERTIFICATE**

## STATE OF TEXAS COUNTY OF COLLIN

WHEREAS Saddle Creek Investments, LTD. is the owner of a tract of land situated in the Spencer Rice Surv Town of Prosper, Collin County, Texas, said tract being a portion of Block A, Lot 2 of Saddle Creek Commercian of Prosper, Texas as recorded in Instrument Number 20090805010001980 of the Official Public Records of C being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAA" found on the west right-of-way of Preston Road, a right-of-way, for the southeast corner of Tract 1X, Block F of Saddle Creek Phase One, an addition to the Tor recorded in Instrument Number 20080130010000330 of the Official Public Records of Collin County, Texas, s corner of said Block A, Lot 2;

THENCE along the west right-of-way of said Preston Road, the following courses;

South 01 degrees 24 minutes 51 seconds West along the east line of said Block A, Lot 2, a distance Monument (Aluminum Disk) found for the north corner of a tract of land described by deed to the Stat Instrument Number 20110826000905850 of the Official Public Records of Collin County, Texas;

South 06 degrees 03 minutes 50 seconds West along the west line of said State of Texas tract, a dist TXDOT Monument (Aluminum Disk) found for corner;

South 01 degrees 23 minutes 18 seconds West continuing along the west line of said State of Texas feet to a 5/8 inch iron rod with cap stamped "TNP" set on the southeasterly line of said Block A, Lot 2 Block A, Lot 1 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in 20180301010000970 of the Official Public Records of Collin County, Texas, same being the southwe Texas tract, same being the northwest corner of a tract of land described by deed to the State of Texas Instrument Number 20110803000812700 of the Official Public Records of Collin County, Texas;

THENCE North 89 degrees 33 minutes 52 seconds West along the common line of said Block A, Lot 1, and s distance of 232.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Bloc ell corner of said Block A, Lot 2;

THENCE South 00 degrees 03 minutes 35 seconds East continuing along the common line of said Block A, I 2, a distance of 226.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the north right-of-way of Pro right-of-way for the southwest corner of said Block A, Lot 1, same being a southeast corner of said Block A, L

THENCE South 88 degrees 02 minutes 52 seconds West along the south line of said Block A, Lot 2 and the r Prosper Trail, a distance of 207.55 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 89 degrees 11 minutes 13 seconds West continuing along the south line of said Block A, Lot right-of-way of said Prosper Trail, a distance of 175.99 feet to a "X" Cut set for the southeast corner of Tract 1 Creek Phase One;

THENCE North 00 degrees 26 minutes 08 seconds East departing the north right-of-way of said Prosper Trai said Saddle Creek Phase One and said Block A, Lot 2, a distance of 1026.02 feet to a 1/2 inch iron rod with c for corner:

THENCE South 89 degrees 33 minutes 52 seconds East continuing along the common of said Saddle Creek A, Lot 2, a distance of 652.11 feet to the POINT OF BEGINNING containing 593,039 square feet, or 13.614 a

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian J. Maddox, II, do hereby certify that I prepared this plat and the field notes made a part there survey of the land and that the corner monuments shown thereon were properly placed under my persona the Subdivision regulations of the Town of Prosper, Texas.

Dated this \_\_\_\_\_ day, of \_\_\_\_\_ \_, 20\_\_\_. 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. BRIAN J. MADDOX, II REGISTERED PROFESSIONAL LAND SURVEYOR No. 6659 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph T.B.P.L.S. Registration No. 10194381 jmaddox@tnpinc.com

PREĹIMIŇA THIS DOCUMENT SH NOT BE RECORDED

ANY PURPOSE AN SHALL NOT BE USED VIEWED OR RELIE UPON AS A FINAL SURVEY DOCUME

## STATE OF TEXAS COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appea to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to m the purposes and considerations therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day, of \_\_

Notary Public, State of Texas

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORE
C1	30.00'	90°00'00"	47.12'	N 44°33'52" W	42
C2	30.00'	90°00'00"	47.12'	N 44°33'52" W	42
C3	30.00'	82°31'48"	43.21'	S 48°17'58" E	39
C4	30.00'	89°01'17"	46.61'	S 45°55'29" W	42
C5	30.00'	90°00'00"	47.12'	N 45°26'08" E	42
C6	30.00'	34°03'27"	17.83'	N 59°02'57" E	17
C7	30.00'	90°58'43"	47.64'	S 44°04'31" E	42
C8	55.00'	8°19'53"	8.00'	N 52°47'30" E	7
C9	9.97'	27°08'36"	4.72'	S 14°58'28" W	4
C10	10.00'	60°00'05"	10.47'	S 59°33'49" E	1(
C11	30.00'	293°07'48"	153.48'	S 03°52'19" W	33
C12	10.00'	53°07'43"	9.27'	N 63°52'17" E	8
C13	10.00'	90°00'00"	15.71'	S 44°33'52" E	14

 LINE
 BEARING
 DISTANCE

 L1
 N 89°33'52" W
 118.34'

 L2
 N 00°26'08" E
 34.00'

N 89°33'52" W	24.00'
S 00°26'08" W	14.06'
N 89°33'52" W	15.00'
N 00°26'08" E	4.91'
N 00°26'08" E	44.00'
N 89°33'52" W	10.00'
N 00°26'08" E	4.77'
S 89°33'52" E	5.00'
N 00°26'08" E	6.22'
N 30°04'46" E	50.71'
N 89°33'52" W	8.69'
N 00°26'08" E	15.06'
S 30°04'46" W	68.03'
N 88°35'09" W	10.00'
S 28°32'47" W	7.19'
N 01°24'51" E	59.63'
N 44°32'08" W	27.44'
N 89°33'52" W	78.98'
N 00°26'08" E	15.00'
S 89°33'52" E	85.20'
S 44°32'08" E	19.21'
N 89°33'52" W	12.63'
S 89°33'52" E	5.27'
	S 00°26'08" W N 89°33'52" W N 00°26'08" E N 00°26'08" E S 89°33'52" W N 00°26'08" E S 89°33'52" E N 00°26'08" E N 30°04'46" E N 89°33'52" W N 00°26'08" E S 30°04'46" W N 88°35'09" W S 28°32'47" W N 01°24'51" E N 44°32'08" W N 89°33'52" W N 00°26'08" E S 89°33'52" E S 44°32'08" E N 89°33'52" W

<text><text><text></text></text></text>		NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:				
	rvey, Abstract Number 787, ercial, an addition to the Town Collin County, Texas and	property as SADDLE CREEK COMMERCIAL, BLOCK A, LOT 2, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Saddle Creek Investments, LTD does herein certify the following: 1. The Streets and Alleys are dedicated for Street and Alley purposes.				
<form><ul> <li>A Construction of the constructi</li></ul></form>	own of Prosper, Texas as	<ol> <li>The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.</li> <li>No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.</li> </ol>				
<form><ul> <li>An important of the second of</li></ul></form>		<ol> <li>Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.</li> <li>The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which</li> </ol>				
<text><ul> <li>         Approximate of the second se</li></ul></text>	istance of 301.01 feet to a	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,				
<form>Harrier Samo Care and a construction of the second souther of</form>						
<form>Extension: The second seco</form>	l in Instrument Number vest corner of said State of					
<form>  ATTACK ATTACK   ATTACK &lt;</form>		The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian 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 times of the Town of Prosper, its				
<form>An element of the second o</form>	rosper Trail, a variable width					
		standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements				
	ot 2 and the north	pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility				
<form></form>	t 1X, Block F of said Saddle					
And H. M. BARK AND	n cap stamped "DAA" found	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 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'				
Pint the transmission of the transmi		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.				
Interview in the state of the state of the state in the state in the state of		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 Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement, The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure				
RELEASE       STELET SACENT         The set of second or the set of the set o		for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement 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 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 Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural				
EXECUTION       Provide state in each state in each state in the stat	RY	STREET EASEMENT				
And a case of tame of the second tame of the decision	FOR	reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in,				
NIT The state by yeak 214 count of these serves or de and decouses with a re-despited and security of a result of used serves of an additional security of the serves of a result of used serves of additional security of the serves of the security of the serves of additional security of the serves of additional security of the serves of additional security of the serves of the security of the security of the serves of the security o	) OR	without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of				
	L					
		WITNESS, my hand, this theday of, 20				
Market Provide The Base of The Base of The State Grave to the twentered LTD. BETORE NUMBER WITHOUT ON TURKS		BY: SADDLE CREEK INVESTMENTS, LTD.				
Static Creat investments LTD:         STATE OF TEXES       8         COUNTY OF COLUNE       6         County OF Colume       40% of	20	Authorized Signature				
<form>         STATE OF FEWS       9         COUNT OF COLLIN       9         DEPORE ML, the undescripted, a builty Patitor, and for the Sile of Toose, on the two accounting tapposed, income to the the description that the execution that accounting tapposed, income to the the operation of the tappose and conditionation the terms of the tapposes and conditionation tapposes and tapposeses and tappo</form>						
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		COUNTY OF COLLIN §				
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RUEINGTH       4.4.7         42.4.7       39.7         39.7       0.1.9.100000000000000000000000000000000		GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day, of, 20				
RD LENGTH 4243 4243 3957 4245 4245 4245 4245 4245 4245 1757 4279 4279 4279 4279 4279 4279 1757 4279 4279 1257 4279 1257 4279 1257 4279 1257 1257 1257 1257 1257 1257 1257 1257		Notary Public, State of Texas				
RD LENGTH 4243 4243 3957 4245 4245 4245 4245 4245 4245 1757 4279 4279 4279 4279 4279 4279 1757 4279 4279 1257 4279 1257 4279 1257 4279 1257 1257 1257 1257 1257 1257 1257 1257		CERTIFICATE OF APPROVAL				
39.57 42.43 17.57 42.43 17.57 42.43 17.57 42.43 17.57 42.43 17.57 4.68 10.00 33.06 33.06 33.06 33.06 33.06 33.06 33.06 10.01 33.06 4.68 14.44       Development Services Department         10.00 33.06 33.06 33.06 33.06 33.06 14.48       Engineering Department         10.00 33.06 33.06 33.06 33.06 14.48       Town Secretary         Lock A, Lot Z       Secretary         Lock A, Lot Z       Sapould Cell Constraints         BLOCK A, LOT Z       Say 30 SQUARE FEET 13.614 ACRES         ALL OF THE REMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, DECEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, DECEK COMBERCIAL, AN ADDITION TO THE TOWN OF PROSPER, DECEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, DECEMBER CORDED IN INSTRUMENT NUMBER 20090805010001980 OF THE DEFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS         SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NUMBER 787 TOWN OF PROSPER, COLLIN COUNTY, TEXAS         SADDLE CREEK INVESTMENTS, ITD. TY300 Delias Parkway, Suite 3110       Project No: BRB 23074 Deter January 23, 2024       SURVEYOR TEAGUE NALL & PERKINS, INC. 825 WATERS CREW RAUGH AUGUER 300	42.43'					
42.73       Engineering Department         46.68       Town Secretary         10.00'       33.06         8.94'       Town Secretary         14.14'       CASE NO. DEVAPP-23-0215         FINAL PLAT         SADDLE CREEK COMMERCIAL         BLOCK A, LOT 2         Sadot Colspan="2">Sadot A, LOT 2         Sadot Colspan="2">Colspan="2">Sadot A, LOT 2         Sadot Colspan= 2         Target No: BRB 23074         Tack UVESTIMENTS, LTD.         Taduary 23, 2024 <td>39.57' 42.06'</td> <td>Development Services Department</td>	39.57' 42.06'	Development Services Department				
7.99' 468' 10.00' 33.06' 14.14'       Engineering Department         Engineering Department       Figure Department         Town Secretary       CASE NO. DEVAPP-23-0215         FINAL PLAT       SADDLE CREEK COMMERCIAL         BLOCK A, LOT 2       593,039 SQUARE FEET         13.614 ACRES       Saldue FEET         ALL OF THE REMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20090805010001980 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS         SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NUMBER 787 TOWN OF PROSPER, COLLIN COUNTY, TEXAS         SADDLE CREEK INVESTMENTS, LTD. TY300 Dallas Parkway, Suite 3110       PROJECT INFORMATION Date: January 23, 2024	17.57'					
33.06' 8.94' 14.14'	4.68'	Engineering Department				
CASE NO. DEVAPP-23-0215 <b>FINAL PLAT</b> <b>SADDLE CREEK INVESTMENTS</b> , LTD. <b>PROJECT INFORMATION</b> <b>SADDLE CREEK INVESTMENTS</b> , LTD. <b>Project No: BRB 23074</b> 17300 Dallas Parkway, Suite 3110 <b>CASE NO. DEVAPP-23-0215</b> <b>FINAL PLAT</b> <b>SADDLE CREEK INVESTMENTS</b> , LTD. <b>PROJECT INFORMATION</b> <b>Date:</b> January 23, 2024 <b>SADDLE CREEK INVESTMENTS</b> , LTD.	33.06' 8.94'	Town Secretary				
SADDLE CREEK INVESTMENTS, LTD.       PROJECT INFORMATION         Nature 23, 2024       State 2029         State 2029       State 2029	14.14'					
593,039 SQUÂRE FEET 13.614 ACRES ALL OF THE REMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20090805010001980 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NUMBER 787 TOWN OF PROSPER, COLLIN COUNTY, TEXAS MOREN SADDLE CREEK INVESTMENTS, LTD. 17300 Dallas Parkway, Suite 3110 Date: January 23, 2024 SADDLE CREEK INVESTMENTS, LTD. 17300 Dallas Parkway, Suite 3110 SURVEY SADDLE CREEK INVESTMENTS, LTD. 17300 Dallas Parkway, Suite 3110 SURVEY SADDLE CREEK INVESTMENTS, LTD. SADDLE		SADDLE CREEK COMMERCIAL				
OWNER       PROJECT INFORMATION       SURVEY, ABSTRACT NUMBER 787         SADDLE CREEK INVESTMENTS, LTD.       PROJECT INFORMATION       SURVEYOR         17300 Dallas Parkway, Suite 3110       Project No.: BRB 23074       TEAGUE NALL & PERKINS, INC.	ALL OF THE RE	593,039 SQUÁRE FEET 13.614 ACRES EMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20090805010001980 OF THE				
SADDLE CREEK INVESTMENTS, LTD.       Project No.: BRB 23074       TEAGUE NALL & PERKINS, INC.         17300 Dallas Parkway, Suite 3110       Date:       January 23, 2024       825 Watters Creek Boulevard, Suite M300		SPENCER RICE SURVEY, ABSTRACT NUMBER 787				
	SADDLE CREEK INVESTM 17300 Dallas Parkway, Su	ENTS, LTD.Project No.: BRB 23074TEAGUE NALL & PERKINS, INC.uite 3110Date:January 23, 2024825 Watters Creek Boulevard, Suite M300				

972.931.9585 SHEET 1 of 1

Contact: Brad Burns

Drawn By: JM Scale: 1"=60'

Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx

T.B.P.L.S. Registration No. 10194381 www.tnpinc.com Contact : Jay Maddo Contact : Jay Maddox