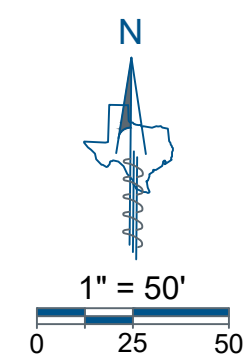
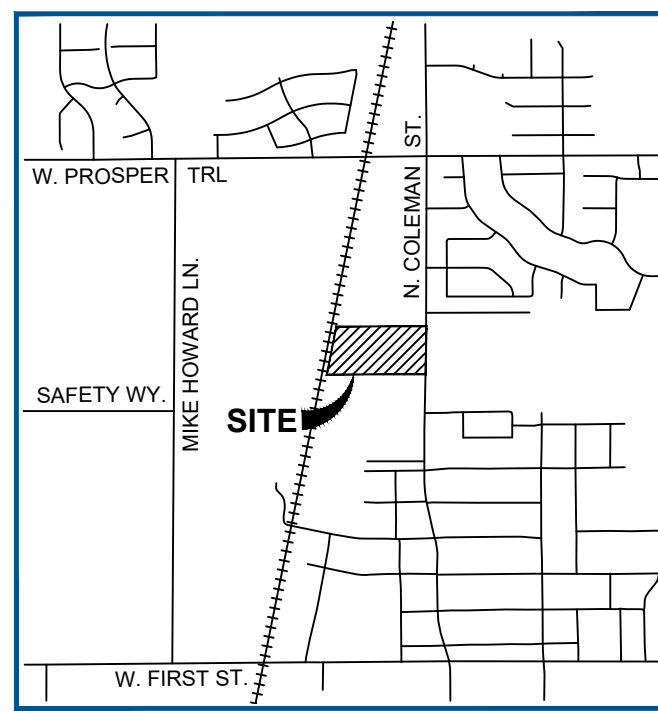


VICINITY MAP  
NOT TO SCALE

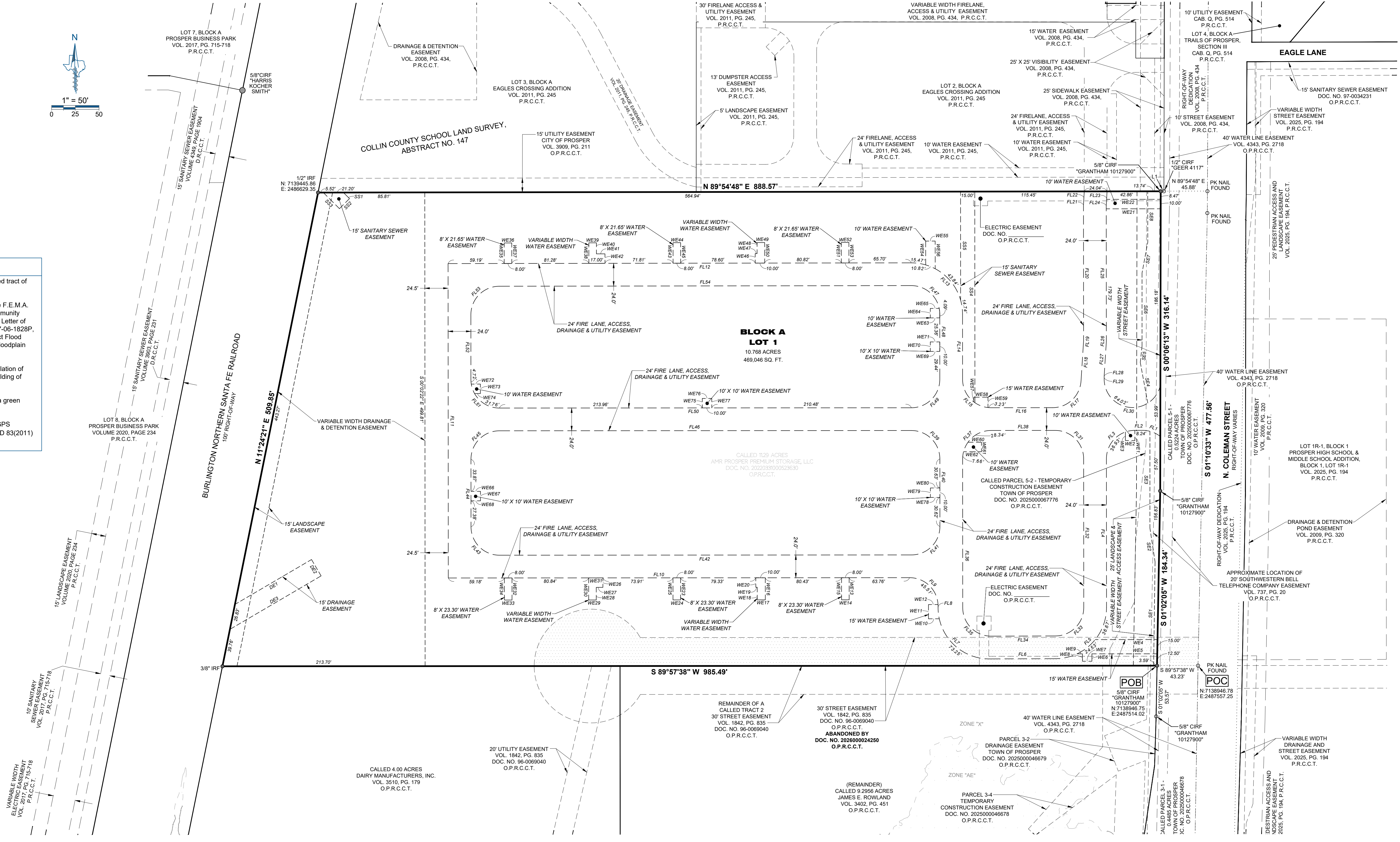


GENERAL NOTES

- 1.) The purpose of this plat is to create one lot of record from an unplatted tract of land and to dedicate and abandon easements for site development.
- 2.) This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map No. 48085C0235, as affected by Letter of Map Revision to Town of Prosper, Collin County, Texas, Case No. 17-06-1828P, effective January 18, 2018. The location is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP. No 100-year floodplain exists on the site.
- 3.) Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 4.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 5.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum, (Texas North Central Zone - 4202).

LEGEND

- PG = PAGE
- VOL = VOLUME
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



CASE NO. DEVAPP-25-0128

FINAL PLAT  
**BEATY ADDITION**  
BLOCK A, LOT 1

10.768 ACRES  
BEING A PORTION OF A CALLED 11.29 ACRE TRACT OF LAND CONVEYED TO AMR PROSPER PREMIUM STORAGE, LLC BY DEED RECORDED IN DOC. NO. 20220331000523630, O.P.R.C.C.T., COLLIN COUNTY SCHOOL LAND SURVEY 12, ABSTRACT NO. 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED ON: JUNE 02, 2026

JOB NUMBER	2110.068-04
DATE	05/15/2024
REVISION	06/02/2026
DRAWN BY	BE/DJJ



Eagle Surveying, LLC  
222 South Elm Street  
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Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

**SURVEYOR**  
Eagle Surveying, LLC  
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222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
ClayMoore Engineering, Inc.  
Contact: Mark Torres  
3231 Harwood Road  
Bedford, TX 76201  
(817) 281-0572

**OWNER**  
AMR Prosper Premium Storage, LLC  
Contact: Rush Graves  
200 Crescent Court, Suite 1820  
Dallas, TX 75201  
(469) 941-4402

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, AMR PROSPER PREMIUM STORAGE, LLC, is the owner of a 10.768 acre tract of land out of the Collin County School Land Survey, Abstract Number 147, situated in the Town of Prosper, Collin County, Texas, being a portion of a called 11.29 acre tract of land conveyed to AMR Prosper Premium Storage, LLC, by special warranty deed of record in Document Number 20220331000523630 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING, at a PK Nail found in Coleman Street (right-of-way varies), being the Northeast corner of a called Parcel 3-1 - 0.4485 acre tract of land conveyed to the Town of Prosper by deed of record in Document Number 2025000046678 of said Official Public Records, also being the Southeast corner of a called Parcel 5-1 - 0.5224 acre tract of land conveyed to the Town of Prosper by deed of record in Document Number 2025000067776 of said Official Public Records;

THENCE, S89°57'38"W, along the North line of said Parcel 3-1, being the common South line of said Parcel 5-1, a distance of 43.23 feet to a 5/8 inch iron rod with cap stamped "GRANTHAM 10127900" found in the West right-of-way line of Coleman Street, being the Northwest corner of said Parcel 3-1, also being the Southwest corner of said Parcel 5-1, and the POINT OF BEGINNING at the Southeast corner hererof;

THENCE, S89°57'38"W, leaving the West right-of-way line of Coleman Street, along the North line of a called 9.2956 acre tract of land conveyed to James E. Rowland by deed of record in Volume 3402, Page 451 of said Official Public Records, and in part, the North line of a called 4.00 acre tract of land conveyed to Dairy Manufacturers, Inc. by deed of record in Volume 3510, Page 179 of said Official Public Records, being the common South line of said 11.29 acre tract, a distance of 985.49 feet to a 3/8 inch iron rod found in the East right-of-way line of the Burlington Northern Santa Fe Railroad (100-foot right-of-way), being the Northwest corner of said 4.00 acre tract, also being the Southwest corner of said 11.29 acre tract and hererof;

THENCE, N11°24'21"E, along the East right-of-way line of said Burlington Northern Santa Fe Railroad and the common West line of said 11.29 acre tract, a distance of 509.85 feet to a 1/2 inch iron rod found at the Southwest corner of Lot 3, Block A of Eagles Crossing Addition, a subdivision of record in Volume 2011, Page 245 of the Plat Records of Collin County, Texas, being the Northwest corner of said 11.29 acre tract and hererof;

THENCE, N89°54'48"E, leaving the East right-of-way line of said Burlington Northern Santa Fe Railroad, along the South line of said Lot 3, in part, the South line of Lot 2 of said Block A, being the common North line of said 11.29 acre tract, a distance of 888.57 feet to a 5/8 inch iron rod with cap stamped "GRANTHAM 10127900" found in the West right-of-way line of Coleman Street, being the Northwest corner of said Parcel 5-1, from which a 1/2 inch iron rod with red plastic cap stamped "GEER 4117" found at the Southeast corner of said Lot 2 bears N89°54'48"E, a distance of 3.36 feet, and a PK Nail found in Coleman Street, being the Northeast corner of said Parcel 5-1 bears N89°54'48"E, a distance of 49.24 feet;

THENCE, along the West right-of-way line of Coleman Street and the common West line of said Parcel 5-1, the following two (2) courses and distances:

- 1. S00°06'13"W, a distance of 316.14 feet to a 5/8 inch iron rod with cap stamped "GRANTHAM 10127900" found;
2. S01°02'05"W, a distance of 184.34 feet to the POINT OF BEGINNING, and containing an area of 10.768 acres (469,046 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, AMR PROSPER PREMIUM STORAGE, LLC, does hereby adopt this plat, designating herein described property as BEATY ADDITION, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, AMR PROSPER PREMIUM STORAGE, LLC, does herein certify the following:

- 1.) The streets and alleys are dedicated for street and alley purposes.
2.) All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
3.) The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4.) No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements in approved by the Town of Prosper.
5.) The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or 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 unless the easement limits the user to particular utilities, said use by 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 tight to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
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 or 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.

Plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

OWNER: AMR PROSPER PREMIUM STORAGE, LLC

BY: Signature Date

Printed Name and Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this day of , 20.

Notary Public in and for the State of Texas

ACCESS EASEMENT

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.

FIRE LANE EASEMENT

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that they shall maintain the same in a state of food repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of 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 easements to be maintained free and unobstructed at all times for fire department and emergency use.

LANDSCAPE EASEMENT

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 property owner's association hereafter established for the owners of 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 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.

DRAINAGE AND DETENTION EASEMENT

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 accessible 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 construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type if drainage structure in order to improve the storm drainage that may be occasions 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 or 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 Town shall not be held liable for any damages of any nature resulting from the failure of any structure of structures, within the Easement.

WATER ESMT. LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows WE1 to WE56.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Row L1.

STREET ESMT. LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows SE1 to SE8.

SEWER ESMT. LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS5.

WATER ESMT. LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows WE57 to WE80.

DRAINAGE ESMT. LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows DE1 to DE3.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows FL1 to FL53.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows FL2 to FL54.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this day of , 20.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the day of , 20, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

CASE NO. DEVAPP-25-0128

FINAL PLAT
BEATY ADDITION
BLOCK A, LOT 1

10.768 ACRES

BEING A PORTION OF A CALLED 11.29 ACRE TRACT OF LAND CONVEYED TO AMR PROSPER PREMIUM STORAGE, LLC BY DEED RECORDED IN DOC. NO. 20220331000523630, O.P.R.C.C.T. COLLIN COUNTY SCHOOL LAND SURVEY 12, ABSTRACT NO. 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED ON: JUNE 02, 2026

Job Number 2110.068-04, Eagle Surveying, LLC logo, contact information for Eagle Surveying, LLC.

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