

9449-1-1

BEARING BASIS: WEST LINE OF RICHTER ADDITION IN VOLUME 2007, PAGE 505 COLLIN COUNTY PLAT RECORDS

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT SOUTHWEST CORNER AND NORTHWEST CORNER OF SAID RICHTER ADDITION

O DENOTES 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED

\* DENOTES ITEM SEEN ON PLAT OF RICHTER ADDITION RECORDED IN VOLUME 2007, PAGE 505 COLLIN COUNTY PLAT RECORDS.

NOTE: SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

STATE PLANE COORDINATES SHOWN HEREON WERE BASED ON CITY OF FRISCO MONUMENT NO. 24.

THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON LOT LINE BETWEEN TWO EXISTING LOTS.



FROM: R-9449-00A-0010-1 / 1.0 AC R-9449-00A-0020-1 / 8.5874 AC FOR TAX YEAR 2018

BLUE STAR ALLEN LAND LP CLERK'S FILE NO. 20110630000676920

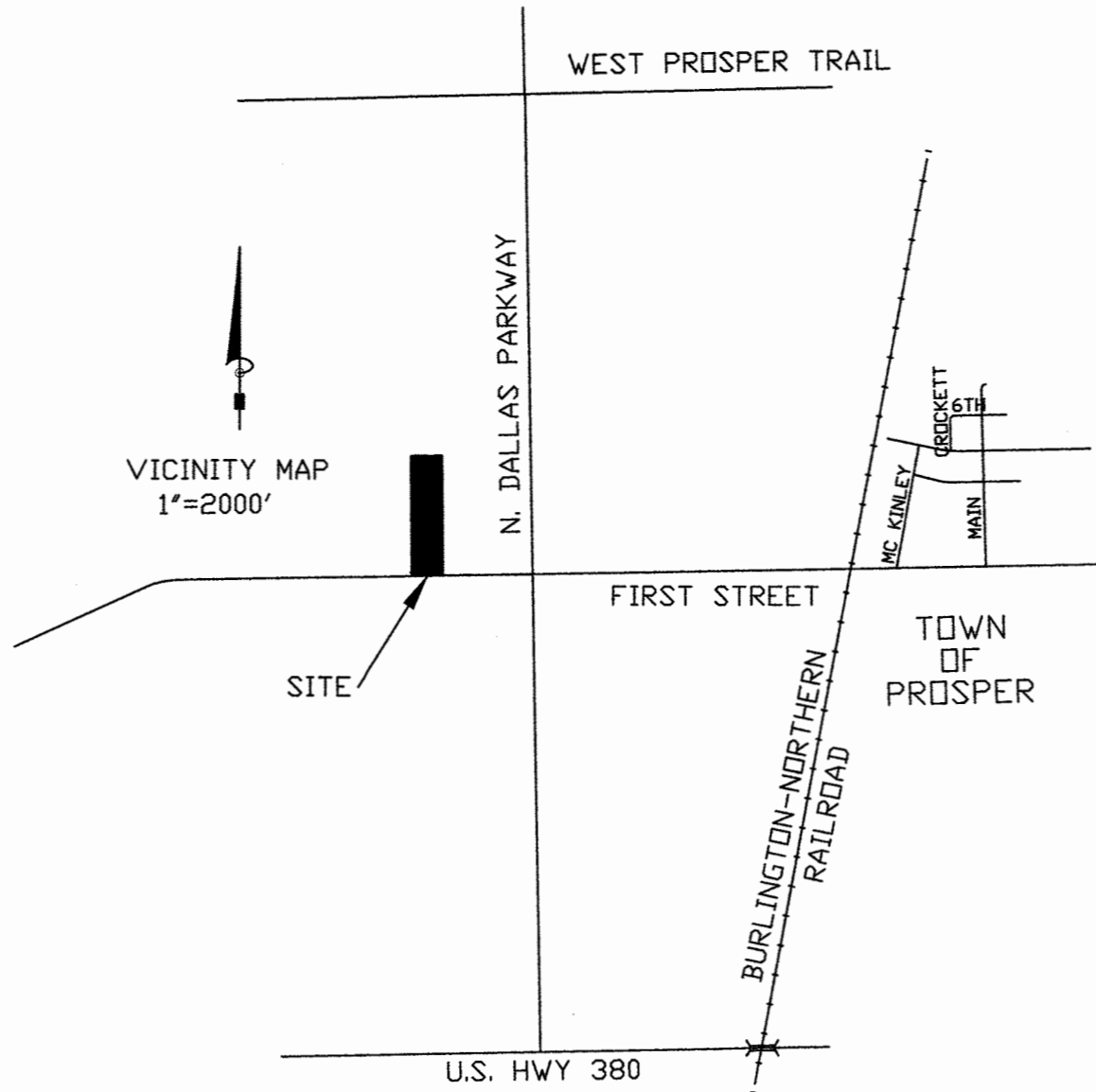


Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Rows L1 through L7.

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Rows L8 through L18.

OWNERS CERTIFICATE

STATE OF TEXAS (X) COUNTY OF COLLIN (X)

WHEREAS Marilyn Richter and K & T Swan Family Limited Partnership LP are the owners of a tract of land situated in the Town of Prosper, Collin County, Texas, in the Collin County School Land survey, abstract no. 147, being a survey of Lot 1 and Lot 2, Block A of the Richter Addition recorded in volume 2007, page 505 of the Collin County plat records, being described by metes and bounds as follows: BEGINNING at a 1/2-inch iron pin found at the northwest corner of said Lot 2; THENCE South 89°17'30" East, with the north line of said Lot 2, 329.59 feet to a point at the northeast corner of said Lot 2; a 1/2-inch iron pin set bears South 00°58'07" West, 215.00 feet; THENCE South 00°58'07" West, with the east line of said Lot 2, passing said 1/2-inch iron pin set at 215.00 feet and continuing in all, 1266.25 feet to a 60d nail set at the southeast corner of said Lot 2; same being in the north right-of-way line of First Street; THENCE North 89°21'19" West, with the south line of said Lot 2 and the north right-of-way line of said First Street, passing the south-southwest corner of said Lot 2 and the southeast corner of said Lot 1 at 239.96 feet, continuing with the south line of said Lot 1, in all 329.96 feet to a 1/2-inch iron pin set at the southwest corner of said Lot 1; THENCE North 00°59'08" East, with a west line of said Lot 1, passing the northwest corner of said Lot 1 and the west-southwest corner of said Lot 2 at 484.02 feet and continuing with the west line of said Lot 2, in all 1266.62 feet to the PLACE OF BEGINNING and containing 9.5874 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

MARILYNN RICHTER AND K & T SWAN FAMILY LIMITED PARTNERSHIP LP DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS RICHTER ADDITION LOT 1R & LOT 2R, BLOCK A, BEING A REPLAT OF RICHTER ADDITION LOT 1 & LOT 2, BLOCK A, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. MARILYN RICHTER DOES HEREBY CERTIFY THE FOLLOWING:

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.

THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.

NO BUILDINGS, 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 PROSPER.

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.

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 MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.

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 NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, BY MY HAND, THIS THE 18 DAY OF July 2017.

Marilynn Richter, OWNER OF LOT 2R

STATE OF TEXAS (X) COUNTY OF COLLIN (X)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Marilyn Richter known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 18 day of July 2017.

Notary Public in and for the State of Texas Kelli Lovelace

OWNER: MARILYNN RICHTER 2805 WEST PRAIRIE CREEK DRIVE RICHARDSON, TEXAS 75080

OWNER: K & T SWAN FAMILY LIMITED PARTNERSHIP LP 1385 BLACKJACK ROAD EAST PILOT POINT, TEXAS 76258

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117 1101 W. UNIVERSITY DRIVE MCKINNEY, TEXAS 75069 PHONE 972-562-3959 FAX 972-542-5751

DRAINAGE AND FLOODWAY EASEMENT (FOR SMALL SUBDIVISION PLAT WHERE ADJACENT LOT OWNERS HAVE MAINTENANCE RESPONSIBILITY)

This plot is hereby adopted by the owner and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owner, 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 crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway 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 of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control 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, however, it is understood that in the 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 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 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, 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 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 filed to a minimum elevation as shown on the plat. The minimum floor elevation for lot shall be as shown on the plat.

SURVEYORS CERTIFICATE:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS (X) COUNTY OF COLLIN (X)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 18 day of July 2017.

Notary Public in and for the State of Texas

ACCEPTED BY THE COUNCIL OF THE TOWN OF PROSPER, TEXAS

Approved this 16th day of December 2017 by the Planning & Zoning Commission of the Town of Prosper, Texas.

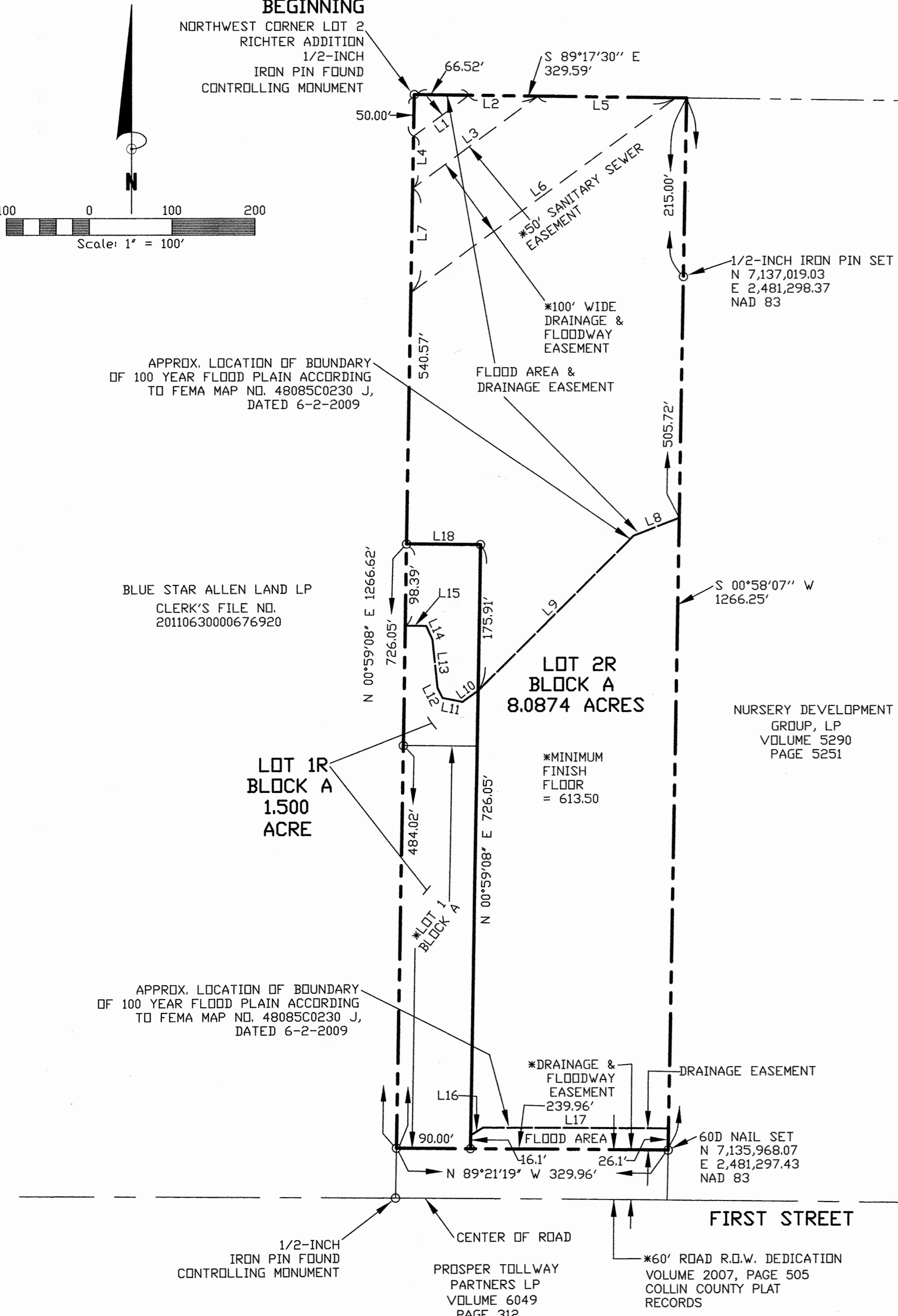
Commission Chair

Town Secretary

Engineering Department

Development Services Department

AMENDING PLAT CASE # D16-0074 RICHTER ADDITION LOT 1R & LOT 2R BLOCK A BEING A REPLAT OF RICHTER ADDITION LOT 1 & LOT 2, BLOCK A AN ADDITION TO THE TOWN OF PROSPER BEING 9.5874 ACRES OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 COLLIN COUNTY, TEXAS

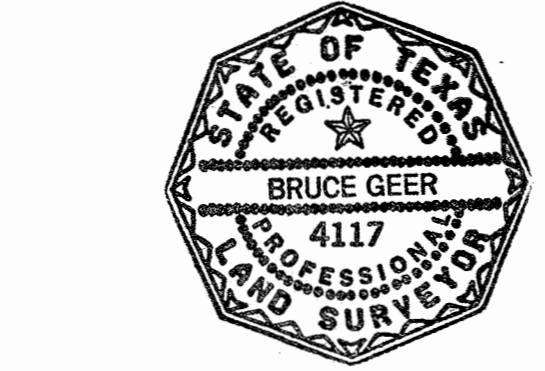


NURSERY DEVELOPMENT GROUP, LP VOLUME 5290 PAGE 5251

ROOTIN TOOTIN HOOTONS, LTD. VOLUME 5670 PAGE 2077

PROSPER COMMERCIAL JOINT VENTURE CLERK'S FILE NO. 93-0021705

KELLI DAVIE LOVELACE Notary Public State of Texas ID # 8382029 Comm. Expires 8/30/2017



FIRM: BRUCE GEER, SURVEYOR FIRM REGISTRATION # 10150700

S9449