

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 87°32'52" E | 32.54' |
| L2 | N 76°07'04" E | 62.11' |
| L3 | N 68°45'14" E | 39.04' |
| L4 | S 64°17'04" E | 31.10' |
| L5 | S 33°32'47" E | 43.28' |
| L6 | S 46°50'48" E | 46.90' |
| L7 | S 65°27'00" E | 55.64' |
| L8 | S 23°41'42" E | 30.14' |
| L9 | N 86°39'22" E | 257.46' |
| L10 | N 42°58'01" E | 19.85' |
| L11 | S 84°34'55" E | 305.54' |
| L12 | S 55°22'46" E | 31.95' |
| L13 | S 07°50'25" E | 396.84' |
| L14 | N 07°50'25" W | 387.43' |
| L15 | N 55°22'46" W | 17.93' |
| L16 | N 84°34'55" W | 290.48' |
| L17 | S 42°58'01" W | 18.01' |
| L18 | S 86°39'22" W | 297.82' |

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that I prepared this plat and the field notes made a part thereof from actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this _____ day of _____, 2024.

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.

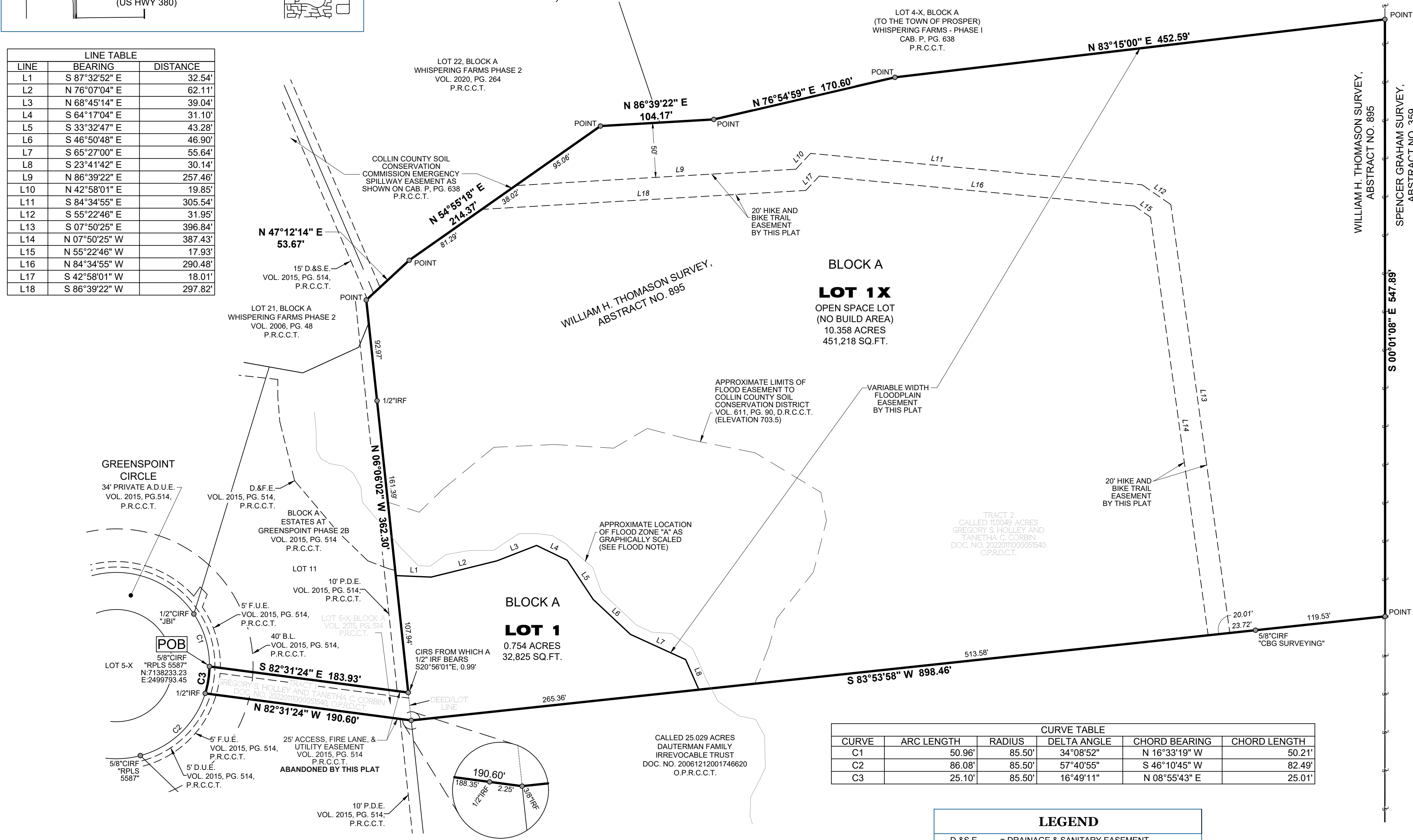
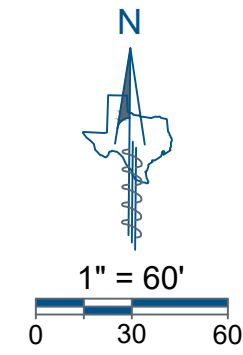
Matthew Raabe, R.P.L.S. # 6402

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 and officer 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 _____, 2024.

Notary Public in and for the State of Texas



| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 50.96' | 85.50' | 34°08'52" | N 16°33'19" W | 50.21' |
| C2 | 86.08' | 85.50' | 57°40'55" | S 46°10'45" W | 82.49' |
| C3 | 25.10' | 85.50' | 16°49'11" | N 08°55'43" E | 25.01' |

| LEGEND | |
|--------------|---|
| D.&S.E. | = DRAINAGE & SANITARY EASEMENT |
| P.D.E. | = PRIVATE DRAINAGE EASEMENT |
| A.D.U.E. | = ACCESS, DRAINAGE, & UTILITY EASEMENT |
| F.U.E. | = FRANCHISE UTILITY EASEMENT |
| POB | = POINT OF BEGINNING |
| D.U.E. | = DRAINAGE & UTILITY EASEMENT |
| D.&F.E. | = DRAINAGE & FLOODWAY EASEMENT |
| IRF | = IRON ROD FOUND |
| L1 / 23.72' | = EASEMENT TIE (ITALICIZED ANNOTATION) |
| CIRF | = CAPPED IRON ROD FOUND |
| B.L. | = BUILDING LINE |
| C.B. | = CABINET |
| VOL. | = VOLUME |
| PG. | = PAGE |
| DOC. NO. | = DOCUMENT NUMBER |
| D.R.C.C.T. | = DEED RECORDS, COLLIN COUNTY, TEXAS |
| P.R.C.C.T. | = PLAT RECORDS, COLLIN COUNTY, TEXAS |
| O.P.R.C.C.T. | = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS |
| --- | = SUBJECT BOUNDARY LINE |
| --- | = EASEMENT |

GENERAL NOTES

- The purpose of this Final Plat is to combine one (1) lot of record with an unplatted tract of land and to dedicate easements for site development.
- FLOOD NOTE:** This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as graphically 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 Number 48085C0235J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- 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.
- All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Owner of Lots 1 & 1X, Block A, which includes the area shown hereon as the "Variable Width Floodplain Easement, herein agrees to the following:
 - Lot 1X / Variable Width Floodplain Easement is a no-build area and otherwise restricted to the terms stated in Note 10 of the Owners Certificate.
 - Owner shall be solely responsible for the maintenance of Lot 1X and the Variable Width Floodplain Easement area contained therein. See note 10 of the Owner's Certificate for more information.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988 (Geoid 12B).

SURVEYOR
EAGLE SURVEYING, LLC
CONTACT: BRAD EUBANKS
222 S. ELM STREET, SUITE 200
DENTON, TX 76201
(940) 222-3009

OWNER
GREGORY S. HOLLEY &
TANETHA C. CORBIN
2520 GREENSPRING LANE
PROSPER, TX 75078
(714)514-2990

Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



| | |
|------------|------------|
| JOB NUMBER | 2202.089 |
| DATE | 03/27/2024 |
| REVISION | |
| DRAWN BY | BE |

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, GREGORY S. HOLLEY and TANETHA C. CORBIN, are the owners of an 11.112 acre tract of land out of the WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895, situated in the Town of Prosper, Collin County, Texas, being all of Lot 6-X, Block A, Estates at Greenspoint Phase 2B, a subdivision of record in Volume 2015, Page 514 of the Plat Records of Collin County, Texas, also being all of Tract 1 - (said Lot 6-X) and all of a called Tract 2 - 11.0049 acre tract of land conveyed to Gregory S. Holley and Tanetha C. Corbin by Warranty Deed With Vendor's Lien of record in Document Number 2022011000051540 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod with plastic cap stamped "RPLS 5587" found in the curving east line of Greenspoint Circle (a 34' Private Access, Drainage, & Utility Easement), being the southwest corner of Lot 11, Block A, of said Estates at Greenspoint Phase 2B, also being the northwest corner of said Lot 6-X, from which a 1/2" iron rod with plastic cap stamped "JBI" found bears, along a curve to the left, having a radius of 85.50 feet, a chord bearing of N16°33'19"W, a chord length of 50.21 feet, a delta angle of 34°08'52", an arc length of 50.96 feet;

THENCE, S82°31'24"E, along the south line of said Lot 11, being the common north line of said Lot 6-X, a distance of 183.93 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west line of said Tract 2, being the southeast corner of said Lot 11, also being the northeast corner of said Lot 6-X, from which a 1/2" iron rod found (disturbed) bears S20°56'01"E, a distance of 0.99 feet;

THENCE, N06°06'02"W, along the east lines of said Lot 11 and Lot 21, Block A, Whispering Farms Phase 2, a subdivision of record in Volume 2006, Page 48 of said Plat Records, being the common west line of said Tract 2, passing at a distance of 269.32 feet, a 1/2" iron rod found for witness and continuing a total distance of 362.30 feet to a point in the approximate center of a drainage way, being the northwest corner of said Tract 2;

THENCE, along said drainage way, along the North line of said Tract 2, being in part, the common south line of said Lot 21, in part, the common South line of Lot 22, Block A of Whispering Farms Phase 2, a subdivision of record in Volume 2020, Page 264 of said Plat Records and in part, the common South line of Lot 4-X, Block A of Whispering Farms - Phase 1, a subdivision of record in Cabinet P, Page 638 of said Plat Records, the following five (5) courses and distances:

- N47°12'14"E, a distance of 53.67 feet to a point;
- N54°55'18"E, a distance of 214.37 feet to a point;
- N86°39'22"E, a distance of 104.17 feet to a point;
- N76°54'59"E, a distance of 170.60 feet to a point;
- N83°15'00"E, a distance of 452.59 feet to an angle point in said Lot 4-X, being the northeast corner of said Tract 2;

THENCE, S00°01'08"E, along the west line of said Lot 4-X, being the common east line of said Tract 2, a distance of 547.89 feet to the northeast corner of a called 25.029 acre tract of land conveyed to the Dauterman Family Irrevocable Trust by the General Warranty Deed of record in Document Number 20061212001746620 of said Official Public Records, being the southeast corner of said Tract 2;

THENCE, S83°53'58"W, along the north line of said 25.029 acre tract, being the common south line of said Tract 2, passing at a distance of 119.53 feet, a 5/8" iron rod with plastic cap stamped "CBG SURVEYING" found for witness and continuing a total distance of 898.46 feet to a 3/8" iron rod found at the northeast corner of Lot 12, Block A of said Estates at Greenspoint Phase 2B, being the most northerly northwest corner of said 25.029 acre tract, also being the southeast corner of said Lot 6-X, also being the southwest corner of said Tract 2;

THENCE, N82°31'24"W, along the north line of said Lot 12, being the common south line of said Lot 6-X, passing at a distance of 2.25 feet, a 1/2" iron rod found and continuing a total distance of 190.60 feet to a 1/2" iron rod found in the curving east right-of-way line of Greenspoint Circle, being the northwest corner of said Lot 12, also being the southwest corner of said Lot 6-X, being the point of curvature of a non-tangent curve to the left, from which a 5/8" iron rod with plastic cap stamped "RPLS 5587" found bears, along a non-tangent curve to the right, having a radius of 85.50 feet, a chord bearing of N46°10'45"W, a chord length of 82.49 feet, a delta angle of 57°40'55", an arc length of 86.08 feet;

THENCE, along the curving east right-of-way line of Greenspoint Circle, being the common west line of said Lot 6-X, along said non-tangent curve to the left, having a radius of 85.50 feet, a chord bearing of N08°55'43"E, a chord length of 25.01 feet, a delta angle of 16°49'11", an arc length of 25.10 feet to the **POINT OF BEGINNING** and containing an area of 11.112 Acres, or (484,043 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GREGORY S. HOLLEY and TANETHA C. CORBIN do hereby certify and adopt this amending plat designating the herein described property as **HOLLEY ADDITION, BLOCK A, LOTS 1 & 1X**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown hereon, **GREGORY S. HOLLEY and TANETHA C. CORBIN** do herein 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 area, 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 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.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- The Town of Prosper and public utilities shall have the right 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.
- 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.
- All modifications to this document shall be by means and approved by the Town of Prosper.
- 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A 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 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 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 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 work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assist with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are 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. 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. This easement is subject to the following: the Town of Prosper, Texas, shall be responsible for all maintenance of all maintenance of the hike and bike trail after its construction and the Town agrees to indemnify GREGORY S. HOLLEY and TANETHA C. CORBIN to the fullest extent authorized by Texas state law for any claim made against or damages assessed against GREGORY S. HOLLEY and TANETHA C. CORBIN by any third party.

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

WITNESS AT MY HAND, this _____ day of _____, 2024.

OWNERS: GREGORY S. HOLLEY and TANETHA C. CORBIN

BY: _____
GREGORY S. HOLLEY (owner) Date _____

BY: _____
TANETHA C. CORBIN (owner) Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **GREGORY S. HOLLEY**, known to me to be the person and officer 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 _____, 2024.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **TANETHA C. CORBIN**, known to me to be the person and officer 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 _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2024,
by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.

Town Secretary _____

Engineering Department _____

Development Services Department _____

PROJECT NO. DEVAPP-23-0152
FINAL PLAT
HOLLEY ADDITION
BLOCK A, LOTS 1 & 1X
11.112 ACRES
BEING ALL OF LOT 6-X, BLOCK A,
ESTATES AT GREENSPRING PHASE 2B
RECORDED IN VOL. 2015, PG. 514, P.R.C.C.T.
AND ALL OF A CALLED 11.0049 ACRE TRACT OF LAND
RECORDED IN 20141113001242900, O.P.R.C.C.T.
SITUATED IN THE
WILLIAM H. THOMASON SURVEY, ABSTRACT No. 895,
AN ADDITION TO THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS