

Drawing: C:\Users\Wsingleton\AppData\U oca\\Temp\AcPublish_29504\2025 04 28 HUC 24074 Final P

	RADIUS	DELTA ANGLE	ARC LENGTH	ASEMENT CURVE CHORD BEARING	CHORD LENGTH	
C1 C2	3.00'	131°42'59" 24°08'32"	6.90' 25.28'	N 69°06'29" E N 08°49'16" W	5.48' 25.10'	LINE BEARING DISTANCE L1 S 29°59'44" E 7.50' L1 N 20°53'40" W 30.08' L2 S 60°00'16" W 10.00'
C3	7.99'	180°02'38"	25.09'	S 69°06'20" W	15.97'	L2 S 20°53'40" E 30.08' L3 N 29°59'44" W 7.50' L3 S 60°46'18" W 66.11' L4 S 31°14'08" E 7.65'
C4	60.00'	24°08'29"	25.28'	S 32°57'47" E	25.09'	
C5	60.00'	24°10'08"	25.31'	S 48°38'49" W	25.12'	L4 N 60°46'18" E 66.11' L5 S 58°45'52" W 10.00'
C6	3.00'	131°38'42"	6.89'	S 29°16'30" E	5.47'	L6 N 36°10'32" W 0.27' L6 N 31°14'08" W 7.66' L7 S 29°58'14" E 37.03'
C7	60.00'	24°10'16"	25.31'	N 72°49'55" E	25.12'	
C8	60.00'	24°10'10"	25.31'	N 48°41'39" E	25.12'	L8 S 60°01'46" W 10.00' L8 S 47°26'01" E 19.55' L9 N 29°58'14" W 43.68'
C9	3.00'	131°38'42"	6.89'	N 29°12'47" W	5.47'	
C10	60.00'	24°11'08"	25.33'	S 72°52'18" W	25.14'	L10 N 31°28'03" W 12.10' L10 S 73°16'40" W 9.91' L10 N 76°01'41" W 78.00' L11 S 16°40'47" E 10.00'
C11	8.00'	93°23'16"	13.04'	N 82°52'11" W	11.64'	
C12	8.00'	85°56'26"	12.00'	N 06°47'41" E	10.91'	L11 S 89°20'10" E 11.83' L12 N 73°16'40" E 9.92'
C13	412.00' 10.00'	16°30'28" 111°22'44"	118.70' 19.44'	N 41°30'40" E N 88°56'48" E	118.29' 16.52'	L13 N 58°17'53" W 29.64' L14 N 43°43'08" E 141.59
C15	323.00'	2°32'42"	14.35'	S 36°38'11" E	14.35'	L14 S 72°52'01" E 132.38' L15 N 43°43'08" E 55.75' L15 S 47°26'01" E 39.14' L16 S 46°31'02" E 28.84'
C16	10.00'	85°43'08"	14.96'	S 04°57'02" W	13.60'	
C17	288.00' 112.00'	2°37'35" 25°26'00"	13.20' 49.72'	S 49°07'24" W S 60°09'01" E	13.20' 49.31'	L16 S 09°51'25" W 9.89' L17 S 46°31'02" E 6.00' L17 N 89°20'10" W 17.83' L18 N 43°43'08" E 10.00'
C19	4.00'	164°02'03"	11.45'	N 50°32'58" E	7.92'	L18 S 79°45'00" W 102.47' L19 N 50°26'11" E 93.41' L20 N 57°31'52" W 10.00'
C20	85.00'	44°33'38"	66.11'	N 53°44'52" W	64.45'	
C21	312.00'	27°31'26"	149.88'	N 62°15'58" W	148.44'	L20 S 47°17'30" E 15.55' L21 S 32°42'41" W 10.00'
C22	60.00'	31°11'44"	32.67'	N 63°11'07" W	32,27'	L21 N 43°43'07" E 151.45' L22 S 57°31'52" E 10.00' L22 N 32°28'08" E 21.37'
C23	3.00'	116°10'35"	6.08'	S 43°07'44" W	5.09'	
C24	60.00'	32°37'42"	34.17'	S 31°16'24" E	33.71'	L23 N 57°17'30" W 233.77' L24 S 57°31'52" E 15.00' L25 S 32°28'08" W 21.37'
C25	288.00'	20°20'19"	102.23'	S 62°41'51" E	101.70'	
C26	225.00'	27°16'25"	107.10'	N 77°01'38" E	106.09'	L25 N 58°17'53" W 35.78' L26 N 21°13'08" E 10.60' L26 S 79°45'00" W 104.80' L27 S 68°46'52" E 15.00'
C27	10.00'	106°17'37"	18.55'	S 36°11'21" E	16.00'	
C28	78.00'	104°44'40"	142.59'	S 69°19'47" W	123.55'	L27 S 16°40'47" E 131.68' L28 S 21°13'08" W 10.60'
C29	10.00'	121°41'18"	21.24'	N 02°32'47" E	17.47'	L29 N 43°43'08" E 6.51' L30 S 43°43'08" W 19.73'
C30	135.00'	38°57'05"	91.78'	N 05°11'25" E	90.02'	
C31	83.00' 343.00'	24°36'53" 20°32'39"	35.66' 122.99'	N 12°21'31" E N 10°13'15" W	35.38' 122.33'	L30 N 47°17'30" W 12.04' L31 N 32°28'08" E 20.80' L31 N 42°42'30" E 30.00' L32 S 57°31'52" E 15.00'
C33	60.00'	25°28'22" 121°34'08"	26.67' 6.37'	N 35°15'45" W S 71°13'00" W	26.46' 5.24'	L32 S 57°17'19" E 30.01' L33 S 32°28'08" W 170.66 L33 S 32°42'41" W 174.73' L34 S 43°43'08" W 89.46'
C35	60,00'	18°04'16"	18.92'	S 01°23'48" W	18.85'	L34 S 43°43'08" W 248.16' L35 S 16°41'28" W 12.50'
C36	112.00'	34°03'52"	66.59'	S 09°23'37" W	65.61'	L36 S 60°00'16" W 103.42' L37 N 16°41'28" E 12.50'
C37	88.00'	40°39'53"	62.46'	S 06°05'37" W	61.15'	
C38 C39	312.00' 288.00'	12°20'28" 12°03'07"	67.20' 60.58'	S 08°04'06" E S 07°55'25" E	67.07' 60.47'	L37 N 87°04'36" W 10.71' L38 N 16°40'47" W 140.09' L39 N 43°43'08" E 53.94'
C40	60.00'	35°30'29"	37.18'	S 31°59'29" E	36.59'	L39 S 60°46'18" W 101.07'
C41	3.00'	109°36'19"	5.74'	N 75°27'07" E	4.90'	L40 N 60°46'18" E 100.35' L41 S 43°43'08" W 158.24
C42	60.00'	34°56'05"	36.58'	N 03°10'55" E	36.02'	L41 N 20°53'40" W 99.11' L42 S 32°42'41" W 7.56' L43 N 43°43'08" E 10.00'
C43	312.00'	24°07'11"	131.34'	S 60°48'26" E	130.37'	
C44	88.00'	25°26'00"	39.06'	S 60°09'01" E	38.74'	L43 N 57°17'30" W 243.59' L44 N 46°16'52" W 13.64'
C45	30.00'	58°48'55"	30.80'	S 18°01'33" E	29.46'	L44 N 73°21'34" W 26.00' L45 S 20°53'40" E 116.20' L45 S 20°56'42" E 29.33'
C46	77.50'	64°52'57"	87.76'	S 21°03'34" E	83.15'	
C47	30.00'	63°21'28"	33.17'	S 21°49'19" E	31.51'	L46 S 76°01'41" E 78.00' L47 N 87°03'18" E 54.16' L47 S 31°28'03" E 16.65' L48 N 87°03'18" E 82.17'
C48	28.00'	80°48'25"	39.49'	S 50°15'38" W	36.30'	
C49	251.00'	42°02'20"	184.16'	S 69°38'40" W	180.06'	L49 N 02°56'42" W 29.33'
C50	186.00'	31°07'30"	101.04'	S 64°11'15" W	99.80'	SANITARY SEWER EASEMENT L50 N 32°42'30" E 7.21'
C51	30.00'	101°02'04"	52.90'	N 49°43'58" W	46.31'	LINE TABLE L51 N 57°17'30" W 10.00'
C52	313.04'	12°25'47"	67.91'	N 06°59'57" E	67.78'	L1 N 57°17'30" W 263.58' L53 S 45°28'56" E 8.45'
C53	312.00'	45°53'26"	249.89'	N 10°03'38" W	243.27'	
C54 C55	30.00' 312.00'	83°26'32" 1°20'16"	43,69' 7,28'	N 08°42'55" E N 49°46'03" E	39.93' 7.28'	L2 S 34°07'01" E 37.37' L3 S 55°52'59" W 2.50' L54 S 44°31'04" W 10.00' L55 N 45°28'56" W 9.58'
C56 C57	30.00' 30.01'	82°09'14" 85°58'29"	43.02' 45.03'	S 89°49'27" E N 86°02'05" E	39.42' 40.92'	L4 S 34°07'01" E 81.32' L5 S 54°26'53" E 218.88' L56 N 54°57'44" E 8.03' L57 N 35°02'16" W 9.83'
C58 C59	274.00' 20.00'	6°22'06" 48°31'05"	30.45' 16.94'	N 40°32'05" E N 13°05'29" E	30.44' 16.43'	L6 S 72°57'22" E 28.58' L7 N 17°02'38" E 2.50' L58 N 46°16'52" W 8.19' L59 N 43°43'08" E 10.00'
C60	20.00'	43°52'44"	15,32'	N 10°46'18" E	14.95'	L8 S 72°57'22" E 180.33' L60 S 46°16'52" E 7.89'
C61	20.00'	90°00'11"	31.42'	N 12°17'24" W	28.28'	L10 S 27°52'22" W 2.50' L62 SOUTH 10.00'
C62	30.00'	85°28'27"	44.75'	S 79°58'17" W	40.72'	
C63	837.00'	5°37'41"	82.22'	S 40°02'54" W	82.18'	L11 S 62°07'38" E 241.45' L12 N 27°52'22" E 2.50' L63 WEST 8.24' L64 S 02°56'42" E 8.83'
C64	30.00'	62°27'28"	32.70'	S 11°38'00" W	31.11'	
C65 C66	77.50' 30.00'	98°52'06" 69°24'57"	133.73' 36.35'	S 29°50'19" W S 44°33'54" W	117.75' 34.16'	L13 S 62°07'38" E 2.57' L14 N 44°41'04" E 99.39' L66 N 02°56'42" W 8.50'
C67	102.00'	111°50'42" 71°07'50"	199.11' 37.24'	S 65°46'46" W S 86°08'12" W	168.97' 34.90'	L15 S 57°17'30" E 13.42' L16 S 44°41'04" W 72.84'
C69	212.00'	29°10'43"	107.96'	S 65°09'39" W	106.80'	L17 N 62°07'38" W 17.43' L18 N 27°52'22" E 2.50'
C70	30.00'	96°25'47"	50.49'	S 31°32'07" W	44.74'	L19 N 62°07'38" W 241.45'
C71	127.00'	74°12'03"	164.47'	S 53°49'22" E	153.22'	
C72	600.00'	17°15'31"	180.73'	N 80°26'51" E	180.05'	L20 S 27°52'22" W 2.50'
C73	150.00'	24°10'25"	63.29'	N 59°43'53" E	62.82'	L21 N 62°07'38" W 189.67'
C74	150.00'	12°21'35"	32.36'	N 53°49'29" E	32.30'	L22 N 72°57'22" W 178.43'
C75	287.00'	16°17'08"	81.58'	N 51°51'42" E	81.30'	L23 N 17°02'38" E 2.50'
C76	30.00'	90°48'07" 11°00'27"	47.54' 57.63'	N 01°53'26" W S 38°12'54" W	42.72' 57.55'	L24 N 72°57'22" W 31.02' L25 N 54°26'53" W 224.02'
C78	313.00'	10°28'42"	57.24'	S 48°57'29" W	57.16'	L26 N 34°07'01" W 84.01' L27 S 55°52'59" W 2.50'
C79	30.00'	38°05'14"	19.94'	S 35°09'13" W	19.58'	L28 N 34°07'01" W 36.85'
C80	30.00'	43°53'40"	22.98'	S 38°03'26" W	22.43'	
C81	30.00' 30.00'	32°55'08" 41°41'05"	17.24' 21.83'	S 76°27'50" W S 72°04'52" W	17.00' 21.35'	L29 N 73°38'10" W 237.20' L30 S 16°21'50" W 7.50'
C83	176.00'	20°34'46"	63.22'	S 61°31'42" W	62.88'	L31 N 73°38'10" W 9.00'
	626.00'	17°15'31"	188.56'	S 80°26'51" W	187.85'	L32 S 62°45'20" W 61.33'
C85	153.00'	74°12'29"	198.16'	N 53°49'09" W	184.60'	L33 N 62°45'20" E 34.43'
	338.04'	14°14'31"	84.03'	N 08°10'39" W	83.81'	L34 S 73°38'10" E 21.00'
C87	69.81'	11°28'59"	13.99'	N 04°13'54" E	13.97'	L35 S 16°21'50" W 7.50' L36 S 73°38'10" E 243,55'
C88	349.04'	11°28'59"	69.95'	N 07°15'18" E	69.84'	STORM DRAIN & DRAINAGE
C89	288.00'	44°43'34"	224.82'	N 09°29'29" W	219.15'	
C90	30.00'	88°27'25"	46.32'	N 76°04'59" W	41.85'	STORM DRAIN & DRAINAGE & FLOODWAY EASEMENT LINE TABLE
C91	312.00'	1°04'59"	5.90'	S 60°13'49" W	5.90'	
C92	30.00'	30°12'32"	15.82'	S 45°40'02" W	15.63'	LINE BEARING DISTANCE
C93	30.00'	17°59'24"	9.42'	N 69°46'00" E	9.38'	
C94	388.00'	30°24'44"	205.95'	N 45°33'57" E	203.54'	L1 N 66°18'16" E 114.04' L2 S 23°41'44" E 7.50'
C95	40.00'	53°17'56"	37.21'	N 03°42'37" E	35.88'	
C96	312.00'	21°02'29"	114.58'	N 12°25'06" W	113.94'	L3 N 66°18'16" E 133.41' L4 N 00°39'58" E 218.45'
C97	288.00'	12°20'28"	62.03'	N 08°04'06" W	61.91'	L5 N 87°56'52" E 385.97'
C98	112.00'	40°39'53"	79.49'	N 06°05'37" E	77.83'	L6 S 03°31'29" E 114.84'
C99	88.00'	47°19'13"	72.68'	N 02°45'57" E	70.63'	L7 S 36°02'57" W 131.74'
C100	30.01'	33°21'12"	17.47'	N 36°37'44" W	17.22'	L8 S 49°29'49" E 58.21'
C101	20.00'	89°59'49"	31.41'	S 77°42'36" W	28.28'	L9 S 58°48'05" E 101.62'
C102	30.00'	74°49'47"	39.18'	N 19°52'36" W	36.45'	
C103	97.00' 71.00'	0°52'09" 4°28'35"	1.47' 5.55'	N 17°06'13" E S 18°55'03" W	1.47' 5.55'	L10 N 66°18'16" E 94.11' L11 N 23°41'44" W 7.50'
C105	71.00'	12°27'16"	15.43'	S 27°22'59" W	15.40'	L12 N 66°18'16" E 133.90' L13 S 52°30'27" E 126.36'
C106	811.00'	2°38'32"	37.40'	S 34°55'53" W	37.40'	L14 N 44°17'37" E 232.00'
C107	811.00'	6°10'47"	87.47'	S 39°20'32" W	87.43'	L15 S 49°29'49" E 57.30'
C108	30.04'	69°08'50"	36.25'	S 77°01'45" W	34.09'	L16 S 58°48'05" E 119.29' L17 S 40°58'15" W 65.42'
C109	30.01'	45°05'22"	23.61'	S 00°42'01" W	23.01'	
C110	367.00' 107.00'	20°56'45" 24°37'27"	134.16' 45.99'	S 10°25'17" E S 12°21'48" W	133.42' 45.63'	L18 N 75°03'58" W 167.36'
C112	111.00'	42°07'30"	81.61'	S 03°36'47" W	79.78'	L19 N 31°05'35" W 784.63'
C113	288.00'	58°34'42"	294.45'	S 46°44'20" E	281.79'	L20 S 85°52'15" W 34.13'
C114	109.00'	44°33'38"	84.77'	S 53°44'52" E	82.65'	L21 N 40°58'15" E 75.20' L22 S 31°05'35" E 789.37'
C115	30.00'	74°02'21"	38.77'	S 68°29'14" E	36.13'	L23 S 75°03'58" E 182.78'
	77.50'	39°11'23"	53.01'	S 85°54'43" E	51.98'	L24 N 40°58'15" E 63.77'
ет	OBW DD		 F & FI ∩∩□\^/	AY EASEMENT CU	RVF TARI F	DRAINAGE & FLOODWAY
				CHORD BEARING N 11°12'58" W		
l C1 l		ITIO	U 1.UT	12 00 11	J 1,UL	LINE BEARING DISTANCE L1 N 72°52'43" W 264.90'

CURVE RADIUS DELTA ANGLE ARC LENGTH CHORD BEARING CHORD LENGTH

C4 307.50' 5°43'50" 30.75' \$ 24°05'03" W 30.74'

C5 307.50' 12°29'48" 67.07' \$ 49°58'01" W 66.93'

C8 392.50' 5°50'26" 40.01' N 05°51'55" W 39.99'

C9 307.50' 6°13'25" 33.40' N 40°36'25" E 33.39'

7 407.50' 1°55'59" 13.75' S 03°54'41" E 13.75'

11°15'00" 99.65' \$ 38°05'38" W 99.49'

C1 592.50' 1°42'56" 17.74' N 33°19'36" E C2 607.50' 2°13'21" 23.56' S 33°34'48" W C3 292.50' 3°49'29" 19.53' N 23°07'52" E

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

S 43°40'30" W 149.46

IS 33°47'33" WI 75.05

6 | S 17°16'36" W | 29.99'

S 55°44'14" W 56.34'

RVE|RADIUS|DELTA ANGLE|ARC LENGTH|CHORD BEARING|CHORD LENGTH

1 200.00' 29°26'18" 102.76' S 48°30'42" W 101.63'

 C2
 100.00¹
 45°57′15"
 80.20¹
 \$ 40°15′14" W

 C3
 100.00¹
 38°27′38"
 67.13¹
 \$ 36°30′25" W

Being a 53.285 acre tract of land situated in the Isaac C. Williamson Survey, Abstract Number 948, Collin County, Texas being all of a called 45.000 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20200306000329040 of the Official Public Records of Collin County, Texas, all of a called 6.829 acre tract of land described by deed to Prosper Independent School District as recorded in Instrument Number 20200306000329050 of the Official Public Records of Collin County, Texas, and all of a called 1.456 acre tract of land described by deed to Prosper Independent School District as recorded in Instrument Number 20200306000329060 of the Official Public Records of Collin County, Texas, said tract previously known as 330 Prosper L.P. as recorded and described in Instrument Number 20060811001152020 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod with cap stamped "TNP" found at the intersection of the north line of U.S. Highway 380, (a variable width right-of-way) and the east line of Lakewood Drive, (a called 60' right-of-way) as recorded in Instrument Number 20170622010003010 and Instrument Number 20170623010003030 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 56 minutes 46 seconds West departing the north line of said U.S. Highway 380, along the east line of said Lakewood Drive, a distance of 150.33 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the south corner of said 1.456 acre tract, at the beginning of a curve to the right, and at the POINT OF BEGINNING of the herein described tract;

THENCE along the west line of said 1.456 acre tract, and continuing along the east line of said Lakewood Drive, the following courses:

THENCE with said curve to the right having a radius of 276.00 feet, a central angle of 33 degrees 53 minutes 14 seconds, an arc length of 163.24 feet, a chord bearing of North 15 degrees 59 minutes 50 seconds East, a distance of 160.87 feet; to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 32 degrees 56 minutes 27 seconds East, a distance of 255.05 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 830.00 feet, a central angle of 48 degrees 34 minutes 56 seconds, an arc length of 703.77 feet, a chord bearing of North 08 degrees 38 minutes 59 seconds East, a distance of 682.88 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 15 degrees 38 minutes 29 seconds West, a distance of 270.43 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the left:

With said curve to the left having a radius of 530.00 feet, a central angle of 34 degrees 44 minutes 14 seconds, an arc length of 321.33 feet, a chord bearing of North 33 degrees 00 minutes 35 seconds West, a distance of 316.43 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 50 degrees 22 minutes 42 seconds West, a distance of 412.61 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 470.00 feet, a central angle of 01 degrees 40 minutes 03 seconds, an arc length of 13.68 feet, a chord bearing of North 49 degrees 32 minutes 40 seconds West, a distance of 13.68 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of said 1.456 acre tract, same being the southerly most southwest corner of a called 139.679 acre tract of land described by deed to Urban Heights at Brookhollow, LLC as recorded in Instrument Number 2023000106579 of the Official Public Records of Collin County, Texas;

THENCE North 53 degrees 54 minutes 42 seconds East, departing the east line of said Lakewood Drive and along the south line of said 139.679 acre tract, same being the north line of said 1.456 acre tract, passing the northeast corner of said 1.456 acre tract, same being the northwest corner of said 50.000 acre tract, at a distance of 30.80 feet, and continuing along the north line of said 50.000 acre tract, a total distance of 563.44 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE continuing along the south line of said 139.679 acre tract, same being the north line of said 50.00 acre tract, the following courses:

North 89 degrees 49 minutes 34 seconds East, a distance of 199.41 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 480.00 feet, a central angle of 27 degrees 11 minutes 52 seconds, an arc length of 227.85 feet, a chord bearing of North 76 degrees 13 minutes 38 seconds East, a distance of 225.72 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said reverse curve to the right having a radius of 420.00 feet, a central angle of 27 degrees 11 minutes 52 seconds, an arc length of 199.37 feet, a chord bearing of North 76 degrees 13 minutes 38 seconds East, a distance of 197.50 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 89 degrees 49 minutes 34 seconds East, a distance of 571.27 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00 degrees 10 minutes 26 seconds East, a distance of 352.68 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 89 degrees 44 minutes 00 seconds East, a distance of 487.33 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 22 minutes 27 seconds East along the east line of said 45.000 acre tract and continuing along the south line of said 139.679 acre tract, passing a 5/8 inch iron rod with cap stamped "TNP" found for an easterly corner of said 45.000 acre tract, same being the north corner of the aforementioned 6.829 acre tract at a distance of 202.64 feet, continuing along the east line of said 6.829 acre tract, passing a southerly corner of said 139.679 acre tract, and continuing a total distance of 1029.43 feet to a point in a pond for the southeast corner of said 6.829 acre tract;

THENCE South 89 degrees 49 minutes 34 seconds West along the south line of said 6.829 acre tract, a distance of 719.56 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the southwest corner of said said 6.829 acre tract, same being the southeast corner of said 45.000 acre tract;

THENCE South 74 degrees 04 minutes 36 seconds West along the south line of said 45.000 acre tract, a distance of 545.73 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE West continuing along the south line of said 45.000 acre tract, a distance of 256.86 feet to a 5/8 inch iron rod with cap stamped "TNP" found on east line of the aforementioned 1.456 acre tract, for the southwest corner of said 45.000 acre tract, at the beginning of a curve to the right;

THENCE along the east line of said 1.456 acre tract the following courses:

With said curve to the right having a radius of 860.00 feet, a central angle of 27 degrees 55 minutes 31 seconds, an arc length of 419.15 feet, a chord bearing of South 18 degrees 58 minutes 42 seconds West, a distance of 415.02 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 32 degrees 56 minutes 27 seconds West, a distance of 255.05 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 26 degrees 40 minutes 48 seconds West, a distance of 154.81 feet to the POINT OF BEGINNING containing 2,321,105 square feet, or 53.285 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER ISD LAKEWOOD CAMPUS, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Prosper Independent School District 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 areas, as shown and created by this plat, 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 utility easements as shown, except that landscape improvements may be placed in landscape easements if 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 use 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 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.
- 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 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.

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

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 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 assistance 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.

	PENDENT SCHOOL DISTRICT			
Authorized Signature				
Addition200 Olyndiare				
Printed Name and Title			_	
Prosper Independent S	School District			
STATE OF TEXAS	§			
COUNTY OF COLLIN	§			
to be the person and	ersigned, a Notary Public in and for Th officer whose name is subscribed express and in the capacity therein st	to the foregoing instrument, and	rsonally appeared d acknowledged to me that he execu	ted the same for the purpos

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 thereof from an 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 _______, 2025.

BRIAN J. MADDOX, II REGISTERED PROFESSIONAL LAND SURVEYOR No. 6659 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 jmaddox@tnpinc.com

STATE OF TEXAS COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Brian J. Maddox II, 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 express and in the capacity therein stated.

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

LICITION LOS	ALLINOVAL	
pproved this	day, of	, 2025 by the Planning & Zoning Commission of the Town of Prosper, Texas.
		Development Services Department
		Engineering Department

Project No.: HUC 24074

Date: April 28, 2025

Drawn By: WS

SHEET 3 of 3

Scale: 1"=100'

Town Secretary

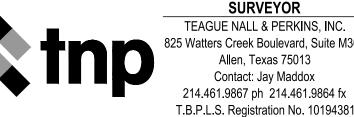
CASE NO. DEVAPP-25-0018 **FINAL PLAT** PROSPER ISD LAKEWOOD CAMPUS BLOCK A, LOT 1

53.285 ACRES 2,321,105 SQUARE FEET

SITUATED IN THE ISAAC C. WILLIAMSON SURVEY, ABSTRACT No. 948, TOWN OF PROSPER, COLLIN COUNTY, TEXAS PROJECT INFORMATION

605 East 7th Street Prosper, Texas 75078 Contact: Dr. Greg Bradley 469-219-2000





SURVEYOR TEAGUE NALL & PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 Contact: Jay Maddox 214.461.9867 ph 214.461.9864 fx