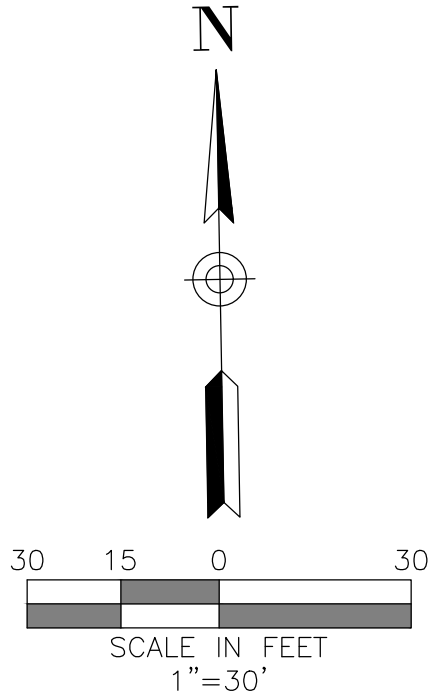


VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000150630

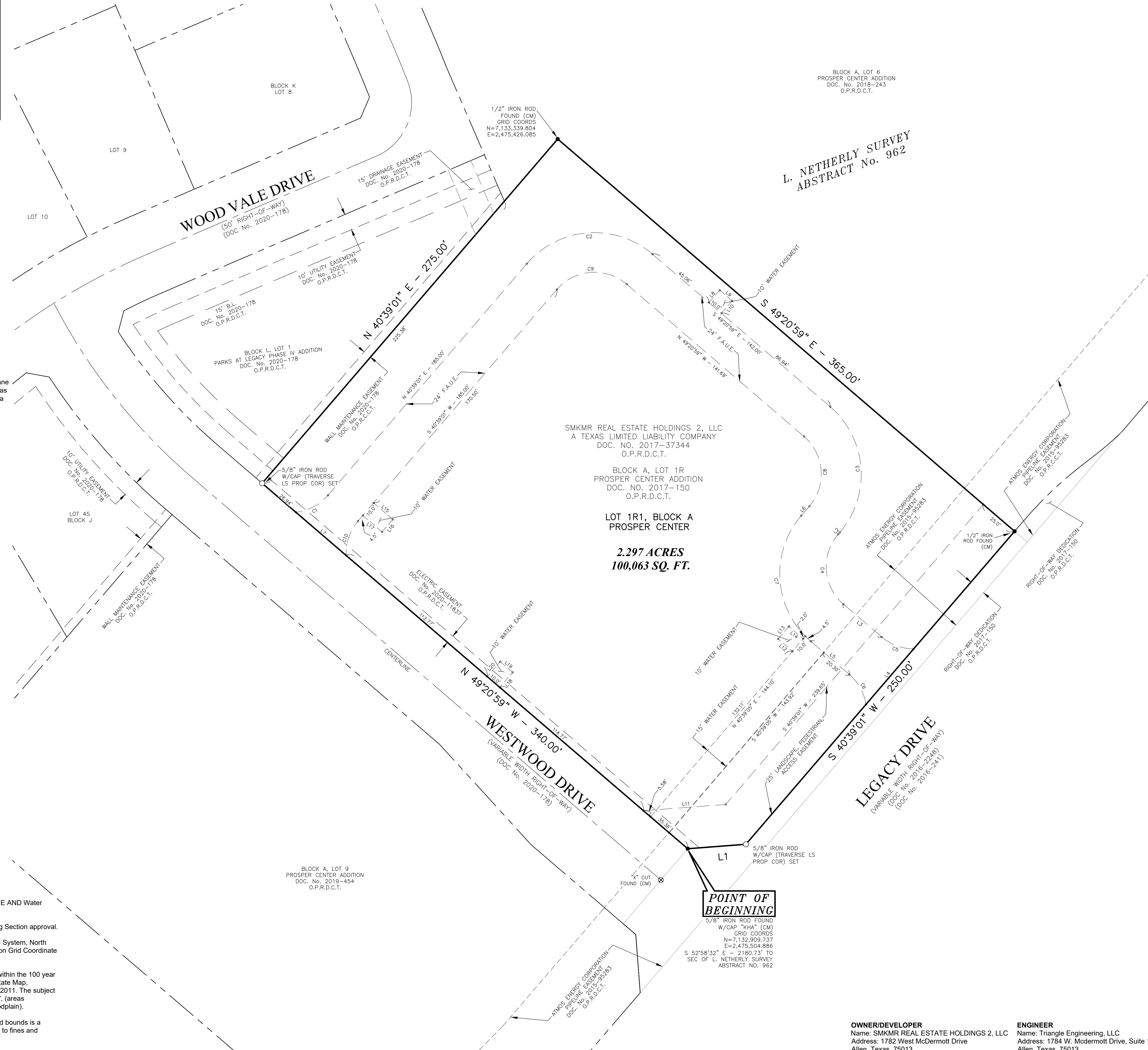
LEGEND	
	BOUNDARY LINE
	ADJONER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
C&B, SL	CABINET & SLIDE
(CM)	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
IRF	FOUND IRON ROD
F.A.U.E.	FIRE LANE, ACCESS, UTILITY EASEMENT

GENERAL NOTES

- The purpose of this plat is to create 1 lot and add FAUE AND Water easements.
- Lot to lot drainage is not permitted without Engineering Section approval.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0430G, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).
- NOTICE: Selling a portion of this addition by mete and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
- No floodplain exists on the site.

LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L1	S 85°39'01" W	35.36'	L11	S 85°39'01" W	50.00'
L2	S 40°39'01" W	1.56'	L12	N 49°20'59" W	11.50'
L3	S 49°20'59" E	30.50'	L13	N 40°39'01" E	10.00'
L4	S 40°39'01" W	44.37'	L14	S 49°20'59" E	11.50'
L5	N 49°20'59" W	30.81'	L15	S 49°20'59" E	15.34'
L6	N 40°39'01" E	7.56'	L16	S 40°39'01" W	10.00'
L7	N 49°20'59" W	40.16'	L17	N 49°20'59" W	15.34'
L8	N 41°13'34" E	10.00'	L18	N 40°38'58" E	11.98'
L9	S 49°21'02" E	10.00'	L19	N 49°20'59" W	10.00'
L10	S 41°13'34" W	10.00'	L20	S 40°38'58" W	11.98'

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	43°03'06"	30.00'	22.54'	N 62°10'34" E	22.02'
C2	90°00'00"	54.00'	84.82'	N 85°39'01" E	76.37'
C3	90°00'00"	54.00'	84.82'	S 04°20'59" E	76.37'
C4	90°00'00"	30.00'	47.12'	S 04°20'59" E	42.43'
C5	40°28'31"	30.01'	21.20'	S 69°35'41" E	20.76'
C6	40°28'32"	30.01'	21.20'	N 29°06'16" W	20.76'
C7	90°00'00"	54.00'	84.82'	N 04°20'59" W	76.37'
C8	90°00'00"	30.00'	47.12'	N 04°20'59" W	42.43'
C9	90°00'00"	30.00'	47.12'	S 85°39'01" W	42.43'
C10	43°03'05"	30.00'	22.54'	S 19°07'28" W	22.02'



OWNER/DEVELOPER
Name: SMKMR REAL ESTATE HOLDINGS 2, LLC
Address: 1782 West McDermott Drive
Allen, Texas, 75013
Contact Name: Kartavya Patel
Phone: 469-331-8566

ENGINEER
Name: Triangle Engineering, LLC
Address: 1784 W. McDermott Drive, Suite 110
Allen, Texas, 75013
Contact Name: Kevin Patel
Phone: 469-331-8566

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

DEVAPP-23-0016 FINAL PLAT LOT 1R1, BLOCK A PROSPER CENTER

PER SPECIAL WARRANTY DEED RECORDED UNDER
COUNTY CLERK NO. 2017-37344, O.P.R.C.C.T.
2.297 ACRES

SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NO. 962
AN ADDITION TO THE
TOWN OF PROSPER, DENTON COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: March, 1 2023 Project No.: TR-02-23

State of Texas §
County of Denton §

THENCE North 49 degrees 20 minutes 59 seconds West, along the northeasterly right-of-way line of said Westwood Drive, a distance of 340.00 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set for corner, being the westerly corner of said Block A, Lot 1R, being the southerly corner of Block L, Lot 1, PARKS AT LEGACY PHASE IV, an addition to Denton County, Texas, according to the plat thereof recorded in Document Number 2020-178, O.P.R.D.C.T.;

THENCE South 49 degrees 20 minutes 59 seconds East, departing said corner and along the common northeasterly line of said Block A, Lot 1R and the southwesterly line of said Block A, Lot 6, a distance of 365.00 feet to a 1/2 inch iron rod (CM) found, being the easterly corner of said Block A, Lot 1R, and being in the northwesterly right-of-way of Legacy Drive (a variable width right-of-way);

THENCE South 85 degrees 39 minutes 01 seconds West, along the common southerly line of said Block A, Lot 1R, a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 2.297 acres of land (100,063 square feet), more or less.

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 are dedicated for the public use forever for the purposes indicated on this plat.
4. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements 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 the 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 part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the 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 and 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.

Authorized Signature	Printed Name and Title
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GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

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.

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a hard surface paved in accordance with Town 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, 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 equipment, and shall maintain the same in accordance with Town standards 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.

Development Services Department

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