



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	39.90	46.95	48°11'56"	N 41°43'05" E
C2	38.50	47.72	46°13'11"	N 88°55'39" E
C3	43.32	30.00	82°44'11"	S 41°59'21" E
C4	78.56	54.00	83°21'26"	N 41°40'43" W
C5	36.04	30.00	68°50'18"	S 34°25'09" E
C6	43.61	30.00	83°17'35"	S 41°38'48" E
C7	18.92	30.00	35°56'17"	N 79°06'09" E
C8	3.26	30.00	6°13'20"	N 64°14'41" E
C9	36.01	30.00	68°46'15"	S 50°36'52" W
C10	58.24	30.00	111°13'45"	S 34°23'00" E
C11	47.65	30.00	91°00'16"	N 24°16'23" W
C12	15.67	30.00	29°55'35"	S 75°02'12" W
C13	10.00	307.50	1°51'46"	S 15°03'44" W
C14	4.77	30.00	9°06'07"	S 65°41'00" W
C15	6.16	30.00	11°46'01"	S 67°01'01" W
C16	15.67	30.00	29°55'35"	N 75°02'12" E
C17	13.56	33.71	23°02'42"	N 77°43'28" E
C18	12.76	43.68	16°44'01"	N 51°52'13" E

- GENERAL NOTES**
- The purpose of this plat is create 3 lots of record from two (2) lots of record and to dedicate easements.
 - This property is located in "Shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J. No floodplain exists on this site.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System. (Texas North Central Zone - 4202).
 - 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-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AITerra RTKNET Cooperative network. NAD 83(2011) Datum.
 - Landscape Easements are Exclusive along Preston Road.

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 _____, 2023.

Notary Public in and for the State of Texas _____

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 Lot 2R, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open 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 obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, 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 of drainage structure in order to improve the storm drainage that may be occasioned 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 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 Detention Easement 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 such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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

ENGINEER
ClayMoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite: 40
Prosper, TX 75078
(817) 281-0572

OWNER
SCSD-FINNELL, LTD.
14114 Dallas Parkway, Suite: 670
Dallas, TX 75254

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



FIRST STREET
RIGHT-OF-WAY VARIES

LOT TABLE

LOT 2R: 2.03 ACRES, 88,410 SQUARE FEET
LOT 3R1: 0.82 ACRES, 35,714 SQUARE FEET
LOT 3R2: 0.70 ACRES, 30,379 SQUARE FEET

LEGEND

PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
SQ.FT. = SQUARE FEET
CIRS = PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
NO. = NUMBER
DOC. NO. = DOCUMENT NUMBER
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
F.L.A.D.U.E. = FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
L47 = TYPICAL EASEMENT TIE (ITALICS)

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2023, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____

Engineering Department _____

Development Services Department _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **SCSD-FINNELL, LTD.**, is the owner of a 3.55 acre tract or parcel of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147 in the Town of Prosper, Collin County, Texas, being a tract of land conveyed to SCD-FINNELL, LTD. by Special Warranty Deed with Vendor's Lien of record in Document Number 2022000105285 of the Official Public Records of Collin County, Texas, being all of Lot 2 and Lot 3, Block A, Windmill Hill Addition, an addition to the Town of Prosper, Collin County, Texas, according to the plat recorded in Volume 2020, Page 387 of the Map Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail found in the south right-of-way line of Broadway Street (also known as Farm to Market Road 1193, variable width right-of-way, being the northeast corner of Lot 1, Block A of said Windmill Hill Addition and the northwest corner of said Lot 2,

THENCE, along the south right-of-way line of said Broadway Street, being the common north line of said Lot 2, the following three (3) bearings and distances:

- N89°22'45"E, a distance of 85.98 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS" found;
- S79°19'15"E, a distance of 102.00 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS" found;
- N89°22'45"E, a distance of 134.30 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS" found at the intersection of the south right-of-way line of said Broadway Street and the west right-of-way line of Preston Road (also known as State Highway 289, variable width right-of-way), being the northeast corner of said Lot 2;

THENCE, along the west right-of-way line of Preston Road, being the common east lines of said Lots 1 and 2, the following two (2) bearings and distances:

- S00°14'45"W, a distance of 86.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S21°13'45"W, passing at a distance of 202.53 feet an X-cut found, being the common southeast corner of said Lot 2 and the northeast corner of said Lot 3, continuing a total distance of 375.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the west right-of-way line of said Preston Road, being the common east line of said Lot 3, the following two (2) bearings and distances:

- S15°30'45"W, a distance of 100.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S21°13'45"W, a distance of 61.17 feet to a PKF nail found, being the northeast corner of Lot 1, Block A, Prosper Bank Addition No. 1, an addition to the Town of Prosper, Collin County, Texas according to the plat recorded in Volume 2018, Page 23 of the Map Records of Collin County, Texas and the southeast corner of said Lot 3;

THENCE, S89°45'43"W, along the north line of Lot 1, Block A of said Prosper Bank Addition No. 1, being the common south line of said Lot 3, a distance of 196.42 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS" found, being the southeast corner of Lot 1, Block A of said Windmill Hill Addition and the southwest corner of said Lot 3;

THENCE, along the east line of said Lot 1, being the common west line of said Lot 3, the following four (4) bearings and distances:

- NORTH, a distance of 37.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- EAST, a distance of 19.69 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- NORTH, a distance of 240.31 feet to an X-cut found;
- EAST, a distance of 44.00 feet to an X-cut found, being the southwest corner of said Lot 2;

THENCE, along the east line of said Lot 1, being the common west line of said Lot 2, the following three (3) bearings and distances:

- NORTH, a distance of 277.08 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- WEST, a distance of 1.84 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N00°37'15"W, a distance of 51.92 feet to the **POINT OF BEGINNING**, containing 3.55 acres or 154,503 square feet, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **SCSD-FINNELL, LTD.**, does hereby adopt this plat, designating herein described property as **WINDMILL HILL ADDITION, LOT 2R, 3R1 AND 3R2, BLOCK A**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon. **SCSD-FINNELL, LTD.**, does 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 and 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 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: **SCSD-FINNELL, LTD.**

BY: _____
Authorized Officer _____ Date _____

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 _____, 2023.

Notary Public in and for the State of Texas _____

TOWN PROJECT NO. DEVA00-22-0006

REPLAT
**WINDMILL HILL
ADDITION**
LOTS 2R, 3R1 & 3R2, BLOCK A
3.55 ACRES

A REPLAT OF LOTS 2 & 3, BLOCK A,
WINDMILL HILL ADDITION,
RECORDED IN VOL. 2020, PG. 387, P.R.C.C.T.,
COLLIN COUNTY SCHOOL LAND SURVEY 12,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: MARCH 1, 2023