

Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the subdivision Ordinance of the Town of Prosper.

LEGEND		SURVEYOR'S STATEMENT KNOW ALL MEN BY THESE PRESENTS: THAT I, Andy Dobbs, 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 Regulation of the Town of Prosper, Texas				
IRFS5/8" IRON ROD W/ "KHA" CAP SETIRFCIRON ROD WITH CAP FOUNDMFMAG NAIL FOUND						
	ROD FOUND JT IN CONCRETE FOUND POINT OF COMMENCING POINT OF BEGINNING SQUARE FEET VOLUME, PAGE INSTRUMENT NUMBER	Dated this the day of, 20 PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND OHMLE NOT DE LIDED OD	GIVEN UNDER 20			
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS	Andy Dobbs , Registered Professional Land Surveyor No. 6196 Kimley-Horn and Associates, Inc. SURVEY DOCUMENT	NOTARY PUBLI			
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS	07/20/2023	Printed Name			

XAS § DALLAS §

the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared nown to me to be the person and officer whose name is subscribed to the foregoing instrument, and to me that he executed the same for the purposes and considerations therein expressed and in the stated.

₹ MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_

IC in and for the STATE OF TEXAS

CERTIFICATE Approved this Planning & Zor

OWNER: BROADWAY 78 INVESTORS, LTD KIMLEY-HORM 16390 ADDISON ROAD ADDISON, TEXAS 75001 214-533-3329 CONTACT: JOHN HARRIS

ENGINEER: 201 DAVIS ST MCKINNEY, T 469-301-2580 CONTACT : M

\_\_\_\_\_

					_	NORTH			
		STATE OF TEXAS §			40	PHIC SCALE IN FEE	T80		
		COUNTY OF COLLIN § WHEREAS, Broadway 78 In No. 12 Survey, Abstract No. 18.466 acre tract of land des	147, Town of Prosp scribed in Special W	er, Collin County, Tex /arranty Deed to Broa	xas, and being a po adway 78 Investors,	rtion of the remainde LTD., recorded in V	er of a called		
I	! : ; ; ; ;	Page 3067 of the Deed Records of Collin County, and being more particularly described as follows: <b>COMMENCING</b> at an "X" cut in concrete found for the southeast corner of Lot 9, Block A, Prosper Town Center, Phase VII, an addition to the Town of Prosper according to the plat recorded in Volume 2023, Page 372 of the Official Public Records of Collin County, Texas, in the north right-of-way line of First Street (a variable width right-of-way), from which an "X" cut in concrete found for the northeast corner of said Lot 9 bears, North 00°24'07" West, a distance of 293.11 feet;							
		concrete found for the northea				e of 293.11 feet;			
		North 89°35'55" East, a o North 85°12'25" West, a North 89°50'15" East, a <b>OF BEGINNING</b> ;	distance of 88.07 fee distance of 59.37 fee	t to point for corner; et to a point for corner;	;	stamped "KHA" set fo	or the <b>POINT</b>		
		THENCE departing said north distances:	n right-of-way of Firs	Street and over and a	across said remaind	er tract, the following	courses and		
ASEMENT 001633150 .P.R.C.C.T.	C EASEMENT C EASEMENT 813001633150 0.P.R.C.C.T.	North 00°24'07" West, a North 89°35'55" East, a west line of Lot 1, Block Volume 2023, Page 518	distance of 139.88 fe A, SHB Prosper Ad	et to a 5/8" iron rod wi dition, an addition to tl	ith red plastic cap st	amped "KHA" set for	corner in the		
10' ELECTRIC EA NO. 202108130 O.F	10' ELECTRIC NO. 2021081	<b>THENCE</b> the said west line of Lot 1, South 00°23'50" East, a distance of 292.55 feet to an "X" cut in concrete set in said north right-of-way line of First Street, for the beginning of a non-tangent curve to the left with a radius of 1,141.00 feet, a central angle of 03°15'44", and a chord bearing and distance of North 88°31'53" West, 64.96 feet;							
		<b>THENCE</b> departing said wes distances:	at line of Lot 1 and	with said north right-c	of-way line of First	Street, the following	courses and		
	TER EASEMENT L. 2023, PG. 518 O.P.R.C.C.T.	In a southerly direction, with said non-tangent curve to the left, an arc distance of 64.96 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner; South 89°50'15" West, a distance of 74.94 feet to the <b>POINT OF BEGINNING</b> and containing 40,659 square feet or 0.9334 acres of land.							
C.C.T		Bearing system based on the	Texas Coordinate S	ystem of 1983, North (	Central Zone (4202)	, North American Dat	um of 1983.		
0.P.R.C.		NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:							
G.518 WATER EASEMENT COL. 2023, PG COL. 2023, BC COL. 2023, COL COL. 2023, COL COL COL COL COL COL COL COL	S. 518 - HOOO	<ul> <li>to the Town of Prosper, and of Broadway 78 Investors, LTD of 1. The streets and alleys</li> <li>2. All public improvement</li> <li>3. The easements and puthis plat.</li> <li>4. No building, fences, tracross the easements approved by the Town</li> <li>5. The Town of Prosper in maintenance or repair.</li> <li>6. Utility easements may a the same unless the easements and Town of Prosper a fences, trees, shrubs, construction, maintenance</li> <li>8. The Town of Prosper respective easements meters, and adding to permission from anyon</li> </ul>	does hereby certify the are dedicated for structure s and dedications should be areas, as s bees, shrubs, or othe as shown, except of Prosper. s not responsible for also be used for the asement limits the u of Prosper's use ther and public utilities should be or other improver nad public utilities should be for the purpose of or removing all or pre-	he following: bet and alley purposes all be free and clear of hown are dedicated for er improvements or g that landscape improvements replacing any improvemutual use and accom- se to particular utilities eof. hall have the right to ri- lents or growths which heir respective system hall at all times have constructing, recons- arts of their respective	s. f all debt, liens, and, or the public use for yrowth shall be con vements may be p vements in, under, o nmodation of all pub s, said use by the p remove and keep re ch may in any wa ns in the easements the full right of ing structing, inspecting e systems without th	for encumbrances. ever for the purposes structed or placed u laced in landscape e or over any easemen lic utilities desiring to ublic utilities being su emoved all or part of s endanger or interf ress and egress to , patrolling, maintair he necessity at any til	indicated on pon, over or easements if ts caused by use or using ubordinate to any building, fere with the or from their ning, reading		
		9. All modifications to this This plat approved subjected	to all platting ordinar	nces, rules, regulations			Texas.		
		WITNESS, my hand, this the BY:	day of	, 20					
TREET EASEN VOL. 2023, PG O.P.R.C	G. 518 —	Authorized Signature	_	Printed	Name and Title				
UTILITY EASE 201111170012 .T.		STATE OF TEXAS § COUNTY OF§							
		BEFORE ME, the undersig , known to m acknowledged to me that he therein stated. GIVEN UNDER MY HAND AI	e to be the person executed the same	and officer whose na for the purposes and	ame is subscribed considerations there	to the foregoing ins ein expressed and in	trument, and the capacity		
		NOTARY PUBLIC in and for t	he STATE OF TEXA	S					
			PR	OSPER PH	ASE VI	CENTER II	2,		
CATE OF AP I this & Zoning Col	day of	, 20 by the wn of Prosper, Texas.		0.9334 ACF / SCHOOL L	_AND SUR	F THE CO			
		vn Secretary jineering Department			NO. 147 /N OF PRC	SPER			
		velopment Services Department			COUNTY, 1	EXAS	53		
S STREET, EY, TEXAS 7 2580		J. ANDY DOBBS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6196 13455 NOEL ROAD TWO GALLERIA OFFICE TOWE SUITE 700 DALLAS, TEXAS 75240 PH. (972) 770-1300 andy.dobbs@kimley-horn.com	R, 13455 Noel Roa Tower, Suite 700	d, Two Galleria Office D, Dallas, Texas 7524	0 FIRM # 1011	Horr 5500 Tel. No. ( Fax No. (	(972) 770-1300 (972) 239-3820		
			<u>Scale</u> 1" = 40'		ked byDateADAug. 202	Project No.           3         064621200	<u>Sheet No.</u> 1 OF 1		