

**SURVEYOR:**  
**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
OVER 30 YEARS OF SERVICE  
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 955-8446 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900 ~S&A 22159

**OWNER:**  
FISHTRAP PROPERTIES, LLC  
2020 DIPLOMAT DRIVE  
DALLAS, TEXAS 75234  
PH: (303) 354-2681  
AARON CASEY

**ENGINEER:**  
FORESITE GROUP  
3575 RINGSBY COURT, SUITE 315  
DENVER, CO 80216  
PH: (303) 888-0111  
ATTN: TONY ZOOK

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, FISHTRAP PROPERTIES, LLC, is the sole owner of a 4.3409 acre tract of land located in the Louisa Netherly Survey, Abstract No. 982, Town of Prosper, Denton County, Texas, said 4.3409 acre tract of land being all of **BLOCK A, LOT 4, MAV ADDITION**, being an addition to the said Town and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2021-40, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) said 4.3409 acre tract also being all of that certain tract of land conveyed to **FISHTRAP PROPERTIES, LLC**, by deed thereof filed for record in Denton County Clerk's Instrument No. 2021-44099, O.P.R.D.C.T., said 4.3409 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with a cap stamped "WINDROSE" (controlling monument) found at the southwest lot corner of said Lot 4, same being the northwest lot corner of Lot 1 of said Block A, said beginning point being on the east lot line of Block A, Lot 1, C.O.C. Metro Addition, being an Addition to the said Town and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2019-483, O.P.R.D.C.T.;

**THENCE** North 00°22'46" East, along the west lot line of said Lot 4 and along the said east lot line, at a distance of 128.16 feet passing the northeast lot corner of said Block A, Lot 1 C.O.C. Metro Addition, same being the southeast lot corner of Block A, Lot 2 of said C.O.C. Metro Addition, and continuing along the common lot line of said Lots 4 and 2, in all a total distance of 172.47 feet to a 5/8 inch iron rod found;

**THENCE** North 01°02'46" East, continuing along the said common lot line, a distance of 335.00 feet to the northwest lot corner of said Lot 4, from which a 5/8 inch iron rod found bears North 81°25'49" East, a distance of 0.73 feet;

**THENCE** North 89°32'46" East, departing the said common lot line, along the north lot line of said Lot 4, a distance of 386.80 feet to a 5/8" iron rod found at the northeast lot corner of said Lot 4;

**THENCE** South 00°39'23" West, along the east lot line of said Lot 4, a distance of 350.62 feet to a 5/8 inch iron rod with a cap stamped "WINDROSE" (controlling monument) found at an east lot corner of said Lot 4, same being the north lot corner of Block A, Lot 3 of said Mav Addition;

**THENCE** South 35°07'36" West, along the common lot lines of said Lots 4 and 3, a distance of 114.03 feet to a 5/8 inch iron rod with a cap stamped "WINDROSE" found at an interior east lot corner of said Lot 4, same being the west lot corner of said Lot 3;

**THENCE** South 23°23'43" East, continuing along the said common lot lines of Lots 4 and 3, a distance of 41.94 feet to a 5/8 inch iron rod with a cap stamped "WINDROSE" found at the southeast lot corner of said Lot 4, same being an interior west lot corner of said Lot 3, same also being the northeast lot corner of Block A, Lot 2 of said Mav Addition;

**THENCE** South 82°43'00" West, along the common lot line of said Block A, Lots 4 and 2, Mav Addition, a distance of 166.20 feet to a 5/8 inch iron rod with a cap stamped "WINDROSE" found at a south lot corner of said Lot 4, same being the northwest lot corner of said Block A, Lot 2, Mav Addition, same being the northeast lot corner of said Block A, Lot 1, Mav Addition;

**THENCE** North 89°37'14" West, along the common lot line of said Block A, Lots 4 and 1, Mav Addition, a distance of 170.46 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **4.3409 acres (189,091 square feet)** of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT WE, FISHTRAP PROPERTIES, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this Replat designating the herein above described property as Mav Addition, Block A, Lot 4, an Addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. FISHTRAP PROPERTIES, LLC, 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 areas, as shown, are dedicated for the public use forever for the purposes indicated on this Conveyance Plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across easements as shown, except that landscape improvements may be placed in landscape easements if 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 use 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 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.
- 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 of procuring permission from anyone.
- All modifications to this document shall be by means of plat 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 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.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

FISHTRAP PROPERTIES, LLC

AARON CASEY

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared AARON CASEY a duly authorized agent for FISHTRAP PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

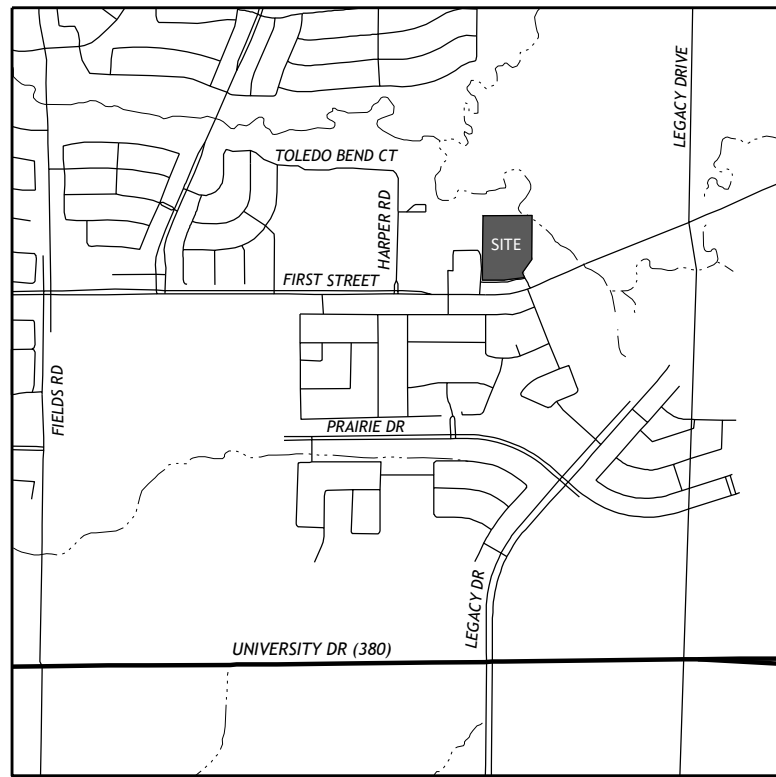
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

Notary Public, State of Texas

\* OWNER'S CERTIFICATION \*

\* GENERAL NOTES \*

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "A" (No Base Flood Elevations determined) and Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C04305; map revised April 18, 2011, and further revised in Letter of Map Revision (LOMR) with an effective date of May 24, 2021, Case No. 20-06-18219, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "A" or Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
- The purpose of this final plat is to abandon a portion of an existing sanitary sewer easement, and to add additional easements for development.
- This final plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.



\* VICINITY MAP \*  
(NOT TO SCALE)

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	30.00'	11.78'	N11°05'46"W	11.71'
C2	56.00'	22.48'	N10°50'46"W	22.33'
C3	56.00'	87.96'	N45°39'23"E	79.20'
C4	56.00'	75.45'	S37°56'38"E	69.87'
C5	56.00'	22.65'	S29°06'38"W	22.50'
C6	30.00'	9.86'	N83°38'13"W	9.82'
C7	30.94'	48.96'	S54°13'35"W	44.01'
C8	30.00'	18.47'	N16°58'52"W	18.18'
C9	30.00'	33.47'	N32°36'52"E	31.76'
C10	30.00'	8.42'	S79°54'02"E	8.39'
C11	28.00'	43.32'	S46°49'17"E	39.13'
C12	58.00'	71.93'	S34°52'18"E	67.41'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S35°07'38"W	124.03'	L34	N45°20'17"E	9.29'
L2	S23°23'43"E	41.94'	L35	N00°39'23"E	6.88'
L3	N23°06'02"W	23.59'	L36	N89°20'37"W	6.45'
L4	S23°06'02"E	27.31'	L37	N00°39'23"E	10.00'
L5	S45°00'00"E	7.03'	L38	S89°20'36"E	16.45'
L6	S89°59'43"E	4.76'	L39	S00°39'23"W	19.99'
L7	S00°00'17"W	8.59'	L40	S13°45'32"E	5.34'
L8	S85°26'43"E	19.81'	L41	S21°32'04"E	3.09'
L9	N85°26'43"W	21.05'	L42	S48°02'12"E	1.28'
L10	S00°00'18"W	27.40'	L43	S64°44'07"E	35.74'
L11	N00°22'46"E	23.30'	L44	S85°30'01"E	10.86'
L12	N89°59'54"E	8.56'	L45	S89°16'20"E	19.41'
L13	N00°00'06"W	10.00'	L46	N01°32'29"E	2.78'
L14	S89°59'54"W	8.44'	L47	S89°22'05"E	12.75'
L15	S00°00'06"E	5.61'	L48	S00°06'37"E	2.80'
L16	N89°59'54"E	10.00'	L49	N01°20'52"E	6.96'
L17	N00°00'06"W	8.55'	L50	N56°32'44"E	42.72'
L18	S00°00'06"E	8.56'	L51	S31°55'34"E	6.01'
L19	N89°59'54"E	10.00'	L52	S54°02'30"W	42.46'
L20	N00°00'06"W	8.43'	L53	N89°25'45"E	2.66'
L21	S23°13'04"E	42.30'	L54	S01°00'02"E	14.03'
L22	N89°59'43"W	2.92'	L55	N89°22'34"W	3.02'
L23	S45°00'17"W	7.44'	L56	S00°39'23"W	5.58'
L24	S56°41'46"W	18.43'	L57	S41°02'56"E	22.29'
L25	S67°56'46"W	5.48'	L58	S00°42'14"W	31.14'
L26	N22°03'14"W	13.37'	L59	S89°24'24"E	2.86'
L27	S67°56'46"W	20.64'	L60	S00°37'06"W	13.99'
L28	S22°03'14"E	13.37'	L61	N89°06'38"W	2.70'
L29	S67°56'46"W	10.39'	L62	S00°46'15"W	64.38'
L30	N00°00'00"E	2.39'	L63	S89°20'37"E	19.98'
L31	N90°00'00"W	9.20'	L64	S00°39'23"W	19.68'
L32	N00°39'23"E	3.88'	L65	N50°29'50"E	10.73'
L33	S89°59'54"W	15.04'	L66	S68°01'43"E	8.05'

\* LEGEND \*

CIRF  
INS. NO.  
O.P.R.D.C.T.  
CM  
ESMT.  
CAPPED IRON ROD FOUND  
INSTRUMENT NUMBER  
OFFICIAL PUBLIC RECORDS  
DENTON COUNTY, TEXAS  
CONTROLLING MONUMENT  
EASEMENT

0 15' 30' 60'  
GRAPHIC SCALE IN FEET  
1" = 30'

STATE OF TEXAS §  
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, do hereby certify that I prepared this final 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.

Surveyed on the ground during the month of October, 2022.

Eric S. Spooner, R.P.L.S.  
Texas Registration No. 5922

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric Spooner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_  
by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

TOWN PROJECT NO. DEVAPP-23-0080  
FINAL PLAT

**MAV ADDITION**  
**BLOCK A, LOT 4**

PD-113

BEING A FINAL PLAT OF BLOCK A, LOT 4, MAV ADDITION, BEING AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2021-40, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

1 LOT ~ 4.3409 ACRES  
MAY ~ 2024

SHEET 1 OF 1