



- LEGEND**
- (C.M.) - CONTROLLING MONUMENT  
IRF - IRON ROD FOUND  
CIRF - CAPPED IRON ROD FOUND  
DOC - DOCUMENT  
INST. - INSTRUMENT  
NO. - NUMBER  
VOL. - VOLUME  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS  
P.R.D.C.T. - PLAT RECORDS DENTON COUNTY TEXAS  
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS

**NOTICE:**  
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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

- GENERAL NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRALS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000153630.
  - BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4812102200G, EFFECTIVE DATE: APRIL 18, 2011, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE 'A'" AND "ZONE 'X'". THE LOCATION OF THE FLOOD ZONES IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:  
  
ZONE "A" - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.  
  
ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
  - THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
  - THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
  - ALL PLAT CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE SHOWN.

CASE NO. DVAPP-23-0071  
**FINAL PLAT**  
**PROSPER MIDDLE SCHOOL NO. 6**  
**BLOCK A, LOT 1**

1,266,046 SQUARE FEET  
29.110 ACRES

SITUATED IN THE  
J. RUE SURVEY, ABSTRACT NO. 1112, THE B. RUE SURVEY, ABSTRACT NO. 1115  
AND THE A. ROBERTS SURVEY, ABSTRACT NO. 1115  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

**OWNER**  
PROSPER INDEPENDENT SCHOOL DISTRICT  
605 East 7th Street  
Prosper, Texas 75078  
Contact: Dr. Greg Bradley

**PROJECT INFORMATION**  
Project No.: HUC 22427  
Date: May 22, 2023  
Drawn By: JM  
Scale: 1"=60'



**SURVEYOR**  
TEAGUE NALL & PERKINS, INC.  
825 Walters Creek Boulevard, Suite M300  
Allen, Texas 75013  
Contact: Jay Maddox  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 10194381

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

Whereas Prosper Independent School District is the owner of a tract of land situated in the J. Rue Survey, Abstract No. 1112, the B. Rue Survey, Abstract No. 1113, and the A. Roberts Survey, Abstract No. 1115, in the Town of Prosper, Denton County, Texas, and being all of a called 29.110 acre tract of land to Prosper Independent School District, as recorded in Document Number 2022-163382 of the Official Public Records of Denton County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "SPIARSENG" found for on the south line of Parvin Road, (a variable width right-of-way), at the north end of a corner clip at the most northerly northeast corner of said 29.110 acre tract;

THENCE South 49 degrees 31 minutes 19 seconds East along said corner clip, a distance of 47.38 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner on the west line of Teel Parkway (a variable width right-of-way);

THENCE along the west line of said Teel Parkway same being the east line of said 29.110 acre tract the following courses and distances;

South 04 degrees 30 minutes 55 seconds East, a distance of 175.00 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

South 08 degrees 19 minutes 46 seconds East, a distance of 119.20 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 1440.00 feet, a central angle of 02 degrees 31 minutes 05 seconds, an arc length of 63.29 feet, a chord bearing of South 00 degrees 10 minutes 59 seconds East, a distance of 63.28 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

South 01 degrees 02 minutes 45 seconds West, a distance of 541.52 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

South 09 degrees 48 minutes 36 seconds West, a distance of 65.63 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

South 01 degrees 02 minutes 45 seconds West, a distance of 103.41 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 88 degrees 57 minutes 15 seconds West, a distance of 0.40 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner at the north end of a corner clip;

THENCE South 45 degrees 55 minutes 56 seconds West along said corner clip, a distance of 36.41 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found at the south end of said corner clip at the southeast corner of said 29.110 acre tract on the north line of Avocet Lane, (a called 60' right-of-way);

THENCE South 89 degrees 11 minutes 27 seconds West, along the north line of said Avocet Lane, same being the south line of said 29.110 acre tract, a distance of 1242.62 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found at the south end of a corner clip for the southwest corner of said 29.110 acre tract;

THENCE North 45 degrees 48 minutes 33 seconds West along said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner on the east line of Eider Road, (a called 60' right-of-way) on the west line of said 29.110 acre tract;

THENCE along the east line of said Eider Road same being the west line of said 29.110 acre tract the following courses and distances;

North 00 degrees 48 minutes 33 seconds West, a distance of 402.55 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 330.00 feet, a central angle of 27 degrees 04 minutes 00 seconds, an arc length of 155.89 feet, a chord bearing of North 14 degrees 20 minutes 33 seconds West, a distance of 154.45 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner at the south end of a corner clip;

THENCE North 13 degrees 41 minutes 22 seconds East along said corner clip, a distance of 36.13 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner on the south line of said Parvin Road at the northwest corner of said 29.110 acre tract and at the beginning of a curve to the left;

THENCE along the south line of said Parvin Road same being the north line of said 29.110 acre tract the following courses and distances;

With said curve to the left having a radius of 1010.00 feet, a central angle of 04 degrees 13 minutes 31 seconds, an arc length of 74.48 feet, a chord bearing of North 54 degrees 35 minutes 29 seconds East, a distance of 74.46 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 52 degrees 28 minutes 44 seconds East, a distance of 473.73 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 890.00 feet, a central angle of 32 degrees 59 minutes 21 seconds, an arc length of 512.44 feet, a chord bearing of North 68 degrees 58 minutes 24 seconds East, a distance of 505.39 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 85 degrees 28 minutes 05 seconds East, a distance of 363.24 feet to the POINT OF BEGINNING containing 1,268,046 square feet, or 29.110 acres of land.

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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
BRIAN J. MADDOX, II  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 6659  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph  
jmaddox@inpinc.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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public, State of Texas

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 MIDDLE SCHOOL NO. 6, BLOCK A, LOT 1, 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.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name and Title  
Prosper Independent School District

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day, of \_\_\_\_\_, 2023 by the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Development Services Department

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Town Secretary

CASE NO. DVAPP-23-0071  
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