

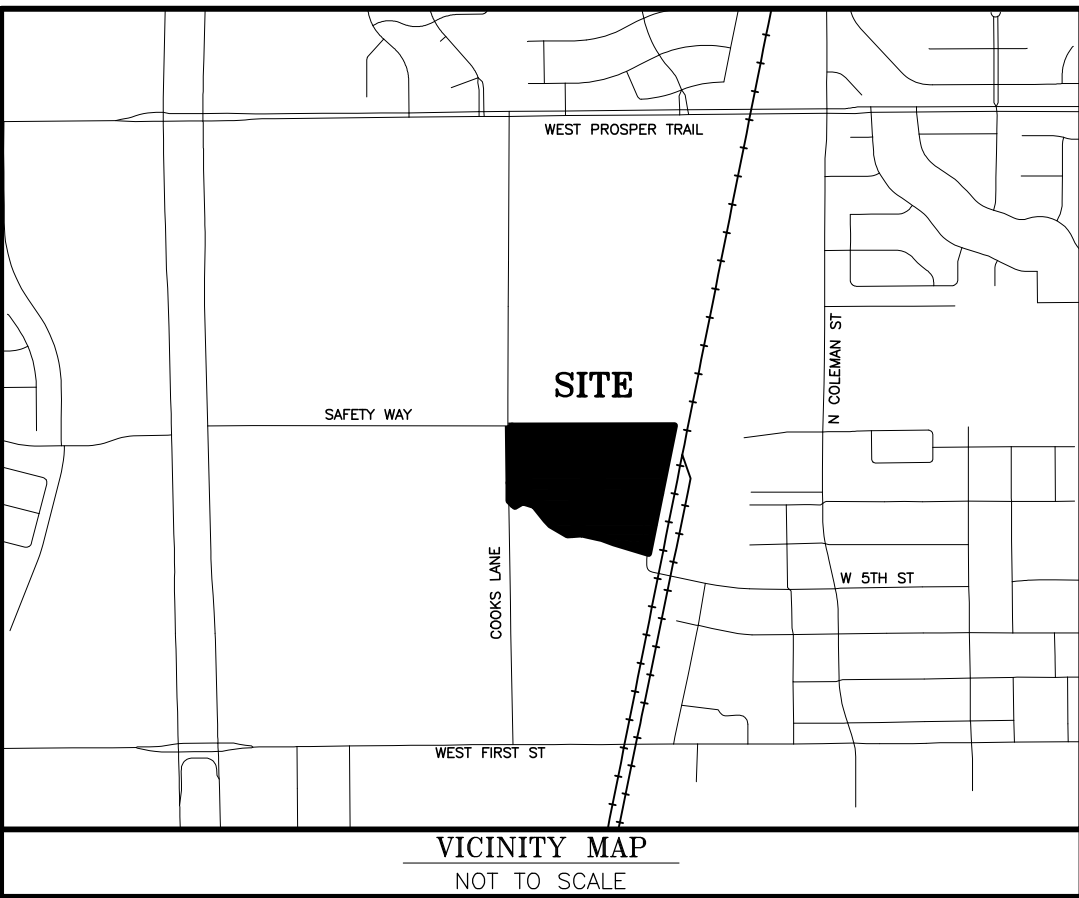
NOTES:
IRS = IRON ROD MARKED "BRITTAIN & CRAWFORD" SET
P.O.B = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS

Course	Bearing	Distance
L1	N 68°40'00" W	99.98'
L2	N 78°09'05" W	35.50'
L3	N 78°09'05" W	122.65'
L4	S 86°44'39" W	68.62'
L5	S 86°44'31" W	40.27'
L6	N 43°33'15" W	53.40'
L7	N 71°50'55" W	58.64'
L8	N 74°10'02" W	34.82'
L9	S 58°21'14" W	67.23'
L10	N 46°27'26" W	65.30'
L11	S 89°59'44" E	487.76'
L12	S 00°00'18" E	27.54'
L13	S 89°59'40" E	29.09'
L14	S 11°25'19" W	29.18'
L15	N 89°59'40" W	48.22'
L16	N 00°32'19" W	27.63'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	11.97'	17.46'	83°35'25"	15.95'	S 45°41'49" E
C2	11.58'	14.02'	69°21'46"	13.18'	N 52°55'33" W
C3	38.32'	52.17'	77°59'49"	48.23'	N 48°53'50" W

DEVAPP-23-0085
FINAL PLAT
OF
LOTS A, B, AND C, BLOCK 1
PROSPER OPERATIONS
CENTER
21.981 ACRES OF LAND
LOCATED IN THE
COLLIN COUNTY SCHOOL
SURVEY No. 12
ABSTRACT No. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

3 LOTS
PREPARED: JUNE 2023



SAFETY WAY
(60' PUBLIC RIGHT-OF-WAY)

P.O.B.
N: 7138562.963
E: 2484923.421

0.298 ACRE
(12,973 SQ. FT.)
RIGHT-OF-WAY
DEDICATED BY THIS
PLAT

TOWN OF PROSPER
TRACT 4
C.C.#20170103000006090
O.P.R.C.C.T.

0.104 ACRE
(4,511 SQ. FT.)
RIGHT-OF-WAY
DEDICATED BY THIS
PLAT

TOWN OF PROSPER
REMAINDER OF TRACT 4
C.C.#20170103000006090
O.P.R.C.C.T.

CROSSLAND TEXAS INDUSTRIAL, LLC
C.C.#20170731001007700
D.R.C.C.T.

LOT 9, BLOCK B
PROSPER BUSINESS PARK
VOL. 2021, PG. 655
P.R.C.C.T.
C.C.#20211112010004040
O.P.R.C.C.T.

AEC PROSPER, LLC
C.C.#2022000149005
D.R.C.C.T.

LOT 8, BLOCK A
PROSPER BUSINESS PARK
VOL. 2020, PG. 234
P.R.C.C.T.
C.C.#20200406010001330
O.P.R.C.C.T.

VARIABLE WIDTH ELECTRIC EASEMENT
C.C.#20161103001499960
O.P.R.C.C.T.

TOWN OF PROSPER
C.C.#20190204000116920
O.P.R.C.C.T.

LOT A BLOCK 1
12.592 ACRES
(548,489 SQ. FT.)

APPROXIMATE LOCATION OF
FLOOD ZONE "A" FEMA MAP
NUMBER 48085C0235J
EFFECTIVE JUNE 2, 2009.

LONE STAR GAS COMPANY
VOL. 507, PG. 379
D.R.C.C.T.

LOT C BLOCK 1
2.890 ACRES
(125,885 SQ. FT.)

TOWN OF PROSPER
C.C.#20190204000116920
O.P.R.C.C.T.

APPROXIMATE LOCATION OF
FLOOD ZONE "A" FEMA MAP
NUMBER 48085C0235J
EFFECTIVE JUNE 2, 2009.

TOWN OF PROSPER
VOL. 355, PG. 556
D.R.C.C.T.

LOT B BLOCK 1
6.097 ACRES
(265,570 SQ. FT.)

701/709 STADIUM DRIVE, LLC
C.C.#20201117002046730
O.P.R.C.C.T.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE
PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE
4202) ESTABLISHED USING THE GLOBAL POSITIONING
SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY
OPERATING REFERENCE STATIONS.

FLOOD NOTE:

PORTION OF THIS PROPERTY LIES WITHIN ZONE A OF
THE FLOOD HAZARD ZONE, ACCORDING TO
THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD
INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS,
AND INCORPORATED AREAS, COMMUNITY-PANEL
NUMBER 48085C0235 J, MAP REVISED JUNE 2, 2009.
REVISED AREA LOMR17-06-1828P EFFECTIVE JANUARY
18, 2018

05/15/2023
Reviewed by PARKS
M2achary@ProsperTX.gov
Direct (972) 569-1051

80 0 80 160 240
GRAPHIC SCALE - 1 INCH = 80 FEET

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **TOWN OF PROSPER**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **PROSPER OPERATIONS CENTER, BLOCK 1, LOTS A, B & C**, an addition to the Town of Prosper, and does hereby dedicate to the Public use forever, the streets and alleys shown thereon. The TOWN OF PROSPER does hereby 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 plat.
- No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the 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 the 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 building, 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 procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- For lots adjacent to a Floodplain Only:
 - 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this _____ day of _____, 2023.

BY:

Authorized Signature _____ Printed Name and Title _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public, State of Texas _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, TOWN OF PROSPER are the owners of a tract of land situated in the COLLIN COUNTY SCHOOL SURVEY NO. 12, Abstract No. 147, Collin County, Texas and being all of the 5.0 acre tract conveyed to them by J.A. Hughes and wife, Hattie Hughes, and all of the 16.38 acre tract conveyed to them by The Mahard 2003 Partnership, L.P., and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 21.98 acres of land located in the COLLIN COUNTY SCHOOL SURVEY NO. 12, Abstract No. 147, Town of Prosper, Collin County, Texas, and being the combined total of the two tracts of land conveyed to the Town of Prosper, recorded in Volume 355, Page 556, and County Clerk's File No. 20190204000116920, of the Official Public Records of Collin County, Texas. Said 21.98 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point at the Northwest corner of the aforesaid tract of land conveyed to the Town of Prosper, by the deed recorded in County Clerk's File No. 20190204000116920, of the Official Public Records of Collin County, Texas, and said POINT OF BEGINNING also lying in the existing centerline of Cook Lane (a 60 foot wide public right-of-way), and said POINT OF BEGINNING also having Texas State Plane Grid Coordinates N: 7,138,562.963 and E: 2,484,923.421;

THENCE N 89° 57' 11" E running along the North boundary line of said Town of Prosper Tract, at 29.70 feet passing a ½" iron rod marked "EAGLE SURVEYING" found, and in all 1,273.40 feet, to a ½" iron rod marked "Brittain & Crawford" found at the Northeast corner of said Town of Prosper Tract;

THENCE S 11° 24' 38" W 529.32 feet, along the East boundary line of said Town of Prosper Tract and the West right-of-way line of Burlington Northern Santa Fe Railroad Company right-of-way (a 200 foot wide railroad right-of-way), to a ½" iron rod marked "GRAHAM" found at the most Easterly Southeast corner of said Town of Prosper Tract and the East corner of the aforesaid tract of land conveyed to Town of Prosper, by the deed recorded in Volume 355, Page 556, of the Deed Records of Collin County, Texas;

THENCE S 11° 19' 52" W 470.32 feet, along the East boundary line of said Town of Prosper Tract, to a point at the Southeast corner of said Town of Prosper Tract, lying in the centerline of Doe Branch;

THENCE along the South boundary line of said Town of Prosper Tract and the North boundary line of the tract of land conveyed to 701/709 Stadium Drive, LLC, by the deed recorded in County Clerk's File No. 20201117002046730, of the Official Public Records of Collin County, Texas, as follows:

- N 73° 14' 34" W 278.46 feet, to a point;
- N 68° 40' 00" W 99.98 feet, to a point;
- N 78° 09' 05" W 35.50 feet, to a point;
- N 78° 09' 05" W 122.65 feet, to a point;
- S 86° 44' 39" W 68.62 feet, to a point at the most Southerly Southeast corner of the aforesaid tract of land conveyed to Town of Prosper Tract, by the deed recorded in County Clerk's File No. 20190204000116920, of the Official Public Records of Collin County, Texas;

THENCE continuing along the South boundary line of said Town of Prosper Tract, the North boundary line of aforesaid 701/709 Stadium Drive, LLC Tract and the centerline of Doe Branch, as follows:

- S 86° 44' 31" W 40.27 feet, to a point;
- N 60° 01' 49" W 149.95 feet, to a point;
- N 43° 33' 15" W 53.40 feet, to a point;
- N 38° 14' 57" W 140.75 feet, to a point;
- N 71° 50' 55" W 58.64 feet, to a point;
- N 74° 10' 02" W 34.82 feet, to a point;
- S 58° 21' 14" W 67.23 feet, to a point;
- N 46° 27' 26" W 65.70 feet, to a point in the centerline of aforesaid Cook Lane and the West boundary line of said Town of Prosper Tract;

THENCE N 00° 32' 19" W 574.43 feet, along the West boundary line of said Town of Prosper Tract and the centerline of said Cook Lane, to the POINT OF BEGINNING containing 21.98 acres of land.

CERTIFICATE OF APPROVAL

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

_____, Town Secretary

_____, Engineering Department

_____, Development Services Department

DEVAPP-23-0085
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