

FLOOD HAZARD NOTE

ACCORDING TO COMMUNITY PANEL NUMBER 48121C0430G, DATED APRIL 18, 2011, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREAS. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

JAMES P. BATES SURVEY  
ABSTRACT NO. 1620

LOT 2, BLOCK A  
ST. MARTIN DE PORRES  
DOC# 2017-365  
P.R.D.C.T.

LOT 2, BLOCK A  
ST. MARTIN DE PORRES  
DOC# 2017-365  
P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, CATHOLIC DIOCESE OF FORT WORTH ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. BATES SURVEY, ABSTRACT NO. 1620 & THE C.L. SMITH SURVEY, ABSTRACT NO. 1681, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 3, BLOCK A, ST. MARTIN DE PORRES, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2017-365, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWESTERLY MOST CORNER OF LOT 2, OF SAID BLOCK A, AND ALSO BEING IN THE NORTHEASTERLY LINE OF LOT 1, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2019-421, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 2, THE FOLLOWING CALLS;

SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, 295.24 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, 101.95 FEET, TO A FOUND 5/8" IRON ROD;

SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, 221.17 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

NORTH 45 DEGREES 04 MINUTES 43 SECONDS EAST, 44.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, 199.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

SOUTH 45 DEGREES 02 MINUTES 07 SECONDS EAST, 75.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST, 210.62 FEET, TO A FOUND 5/8" IRON ROD;

SOUTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, 137.29 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

NORTH 44 DEGREES 56 MINUTES 46 SECONDS EAST, 122.07, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC", AT THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWESTERLY MOST CORNER OF A CALLED 21.886 ACRE TRACT OF LAND, DESCRIBED BY DEED TO TEEL 380 LP, RECORDED IN DOCUMENT NUMBER 2021-153671, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS, 313.14 FEET, ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID CALLED 21.886 ACRE TRACT, TO A FOUND 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 3 AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY;

THENCE SOUTH 88 DEGREES 36 MINUTES 03 SECONDS WEST, 777.48 FEET, ALONG SAID NORTH RIGHT-OF-WAY, TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 332.51 FEET, ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 1, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "DUNAWAY ASSOC LP";

THENCE NORTH 44 DEGREES 59 MINUTES 52 SECONDS WEST, 350.54 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 AND THE SOUTHEASTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, AND CONTAINING 8.238 ACRES OR 358,847 SQUARE FEET OF LAND, MORE OR LESS.

LOT 2, BLOCK A  
ST. MARTIN DE PORRES  
DOC# 2017-365  
P.R.D.C.T.

8.238 ACRES  
358,847 SQ.FT.

LOT 3, BLOCK A  
ST. MARTIN DE PORRES  
DOC# 2017-365  
P.R.D.C.T.

C.L. SMITH SURVEY  
ABSTRACT NO. 1681

TEEL 380 LP  
CALLED 21.886 ACRES  
DOC. NO. 2021-153671  
D.R.D.C.T.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: THAT, CATHOLIC DIOCESE OF FORT WORTH ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 3, BLOCK A, ST. MARTIN DE PORRES, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE CATHOLIC DIOCESE OF FORT WORTH DOES HEREBY 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 ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. 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.
5. 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 PUBLICS AND TOWN OF PROSPER'S USE THEREOF.
6. 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 WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
7. 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.
8. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

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 DENTON §

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

STANDARD NOTES

1. THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY HOMEOWNERS ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

CERTIFICATION 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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS: THAT I, JEREMY LUKE DEAL, 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.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NAME, TITLE & REGISTRATION NO.

STATE OF TEXAS §  
COUNTY OF TARRANT §

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/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

DRAWN BY	
REVISIONS	
DATE	

**Manhard CONSULTING**  
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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

FINAL PLAT OF LOT 3, BLOCK A, ST. MARTIN DE PORRES ADDITION

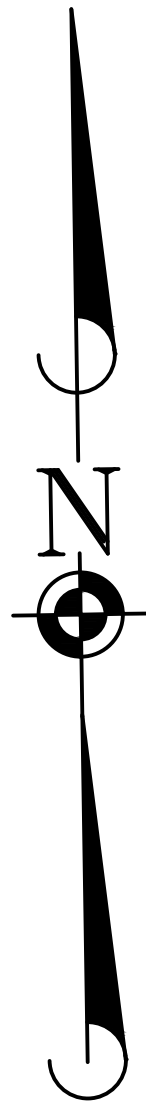
8.238 ACRES IN J. BATES SURVEY, ABST. NO. 1620 & C.L. SMITH SURVEY, ABST. NO. 1681

TOWN OF PROSPER, DENETON COUNTY, TEXAS

CASE NO.  
DEV APP-23-0119

PROJ. MGR.: J. DEAL  
PROJ. ASSOC.: N/A  
DRAWN BY: M. LANGSTON  
DATE: 07/05/2023

SHEET  
1 OF 1  
616.157001

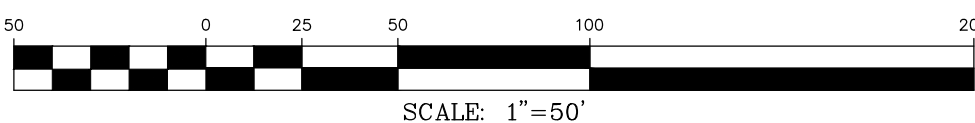


LOT 1, BLOCK A  
COOK CHILDREN'S MEDICAL CENTER ADDITION  
DOC. NO. 2019-421  
P.R.D.C.T.

LEGEND

- P.O.B. = POINT OF BEGINNING  
S.S.E. = SANITARY SEWER EASEMENT  
C.E.E. = COSERV ELECTRIC EASEMENT  
W.T.P.E. = WATER TRANSMISSION PIPELINE EASEMENT  
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS  
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS  
DOC# = DOCUMENT NUMBER

GRAPHIC SCALE



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).