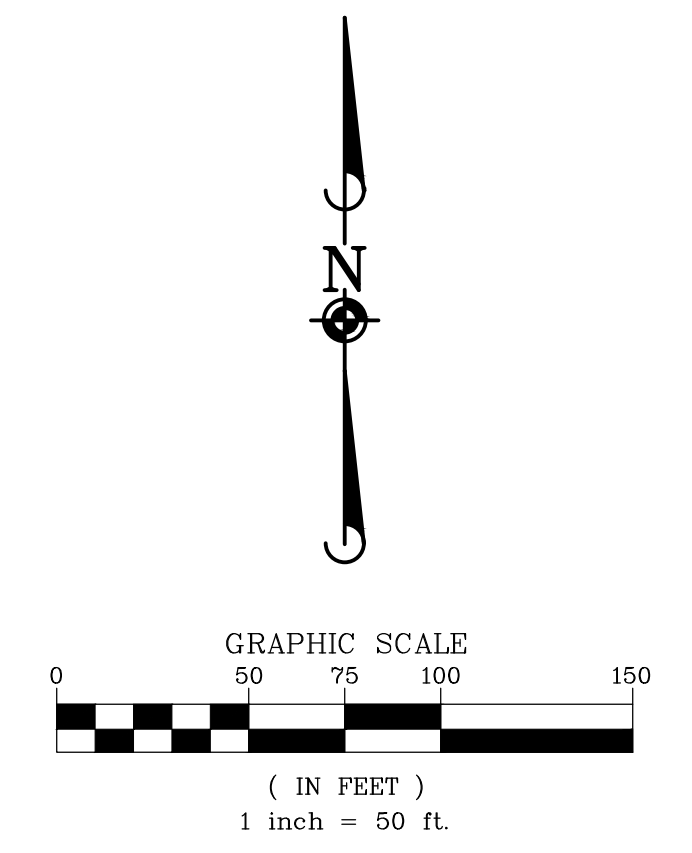


**BASIS OF BEARINGS**

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

LINE	BEARING	LENGTH
L1	N76°17'20"E	21.86'
L2	S63°27'16"W	17.12'
L3	S48°21'07"W	32.92'
L4	S31°21'51"W	38.44'
L5	S33°33'12"W	24.58'
L6	S60°57'59"W	17.80'
L7	S77°54'55"W	10.61'
L8	N89°39'04"W	40.51'
L9	N68°35'31"W	20.96'
L10	N84°15'14"W	34.50'
L11	S88°23'25"E	45.13'
L12	N73°15'15"W	25.19'
L13	N77°20'07"W	34.93'
L14	N81°15'42"W	35.73'
L15	N85°30'07"W	31.46'
L16	S86°28'14"W	20.04'
L17	S80°08'57"E	42.04'
L18	N63°27'19"W	20.98'
L19	N68°17'59"W	31.37'
L20	N71°41'56"W	37.72'
L21	S88°59'12"W	27.91'
L22	S72°40'07"E	57.37'
L23	N82°22'56"E	10.47'
L24	N90°00'00"E	23.80'
L25	S00°00'00"E	15.00'
L26	N90°00'00"W	23.80'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	30.00'	12°31'32"	6.56'	N83°43'24"E	6.55'
C2	54.00'	11°11'10"	10.54'	S83°03'13"W	10.53'
C3	54.00'	12°20'29"	11.63'	N83°48'13"W	11.61'
C4	30.00'	12°32'03"	6.56'	S83°54'00"E	6.55'
C5	30.00'	89°57'57"	47.11'	S45°01'02"E	42.41'
C6	30.00'	90°00'00"	47.12'	S45°00'00"W	42.43'
C7	29.50'	15°00'00"	7.72'	N07°30'00"W	7.70'
C8	29.50'	15°00'00"	7.72'	S07°30'00"E	7.70'



**AMENDING PLAT**  
**ST. MARTIN DE PORRES ADDITION**  
**BLOCK A, LOT 2**  
 22.657 ACRES IN THE J. BATES SURVEY, ABST. NO. 1620 &  
 C.L. SMITH SURVEY, ABST. NO. 1681  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS  
 DATE PREPARED: DECEMBER 06, 2024  
 CASE NO. DEVAPP-24-0020  
 ZONING: PD-40 & S-15

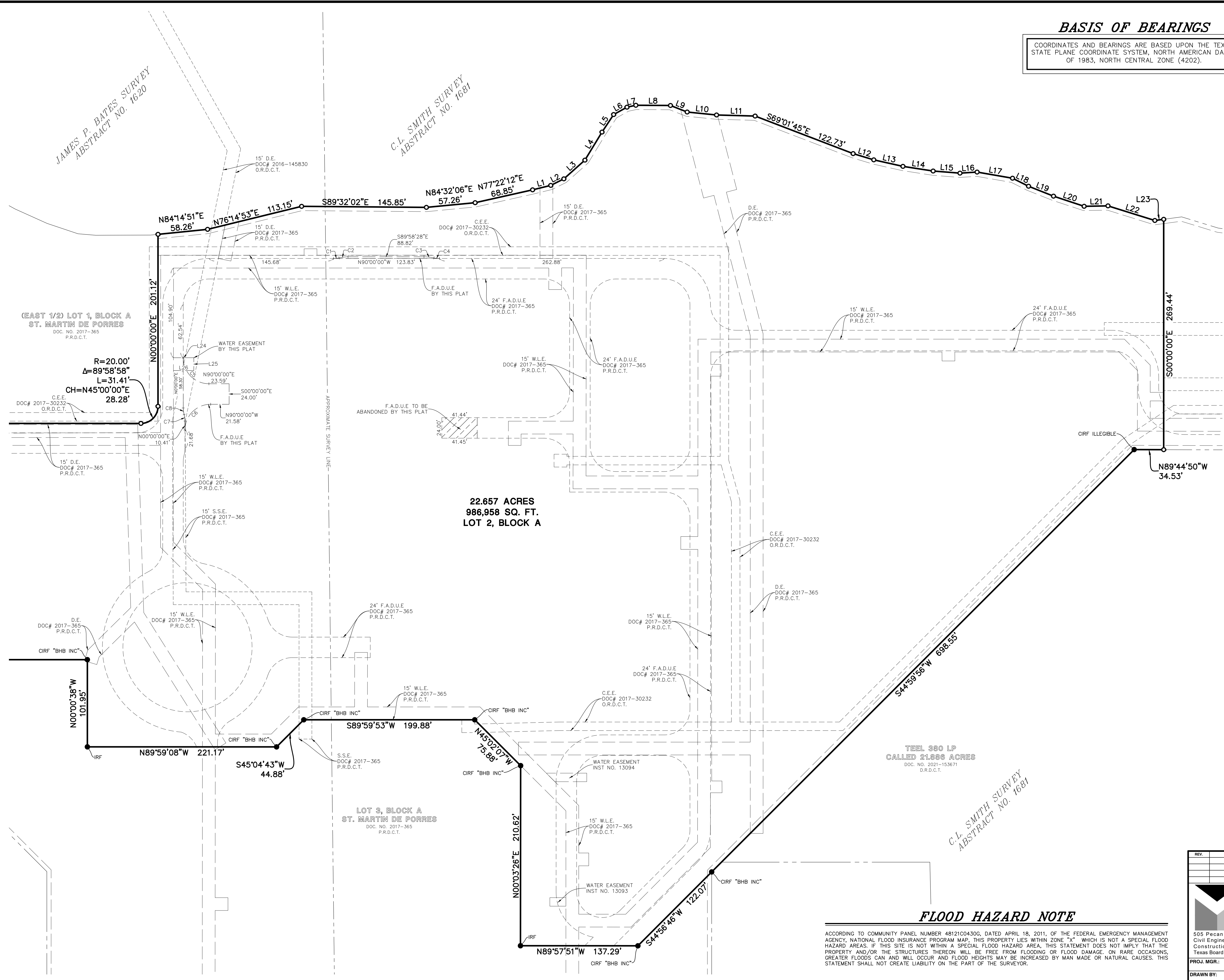
REV.	COMMENTS	BY	DATE

**Manhard CONSULTING**  
 505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph: 817.865.5344 manhard.com  
 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)

PROJ. MGR.:	JLD	ISSUE DATE:	12/28/23	CODE:	
DRAWN BY:	MGL	SCALE:	1"=50'	616.157001	SHEET 1 OF 2

**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 AREA. 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.

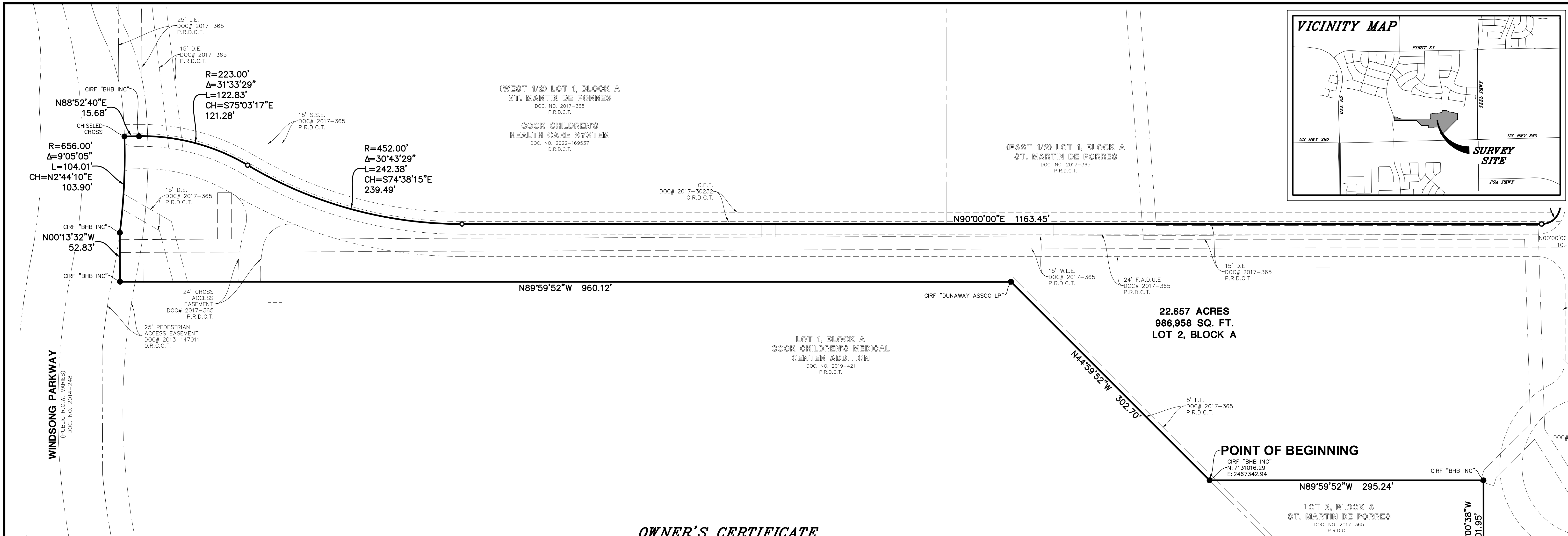


**22.657 ACRES**  
**986,958 SQ. FT.**  
**LOT 2, BLOCK A**

**TEEL 380 LP**  
**CALLED 21.888 ACRES**  
 DOC. NO. 2021-153671  
 D.R.D.C.T.

**LOT 3, BLOCK A**  
**ST. MARTIN DE PORRES**  
 DOC. NO. 2017-365  
 P.R.D.C.T.

**(EAST 1/2) LOT 1, BLOCK A**  
**ST. MARTIN DE PORRES**  
 DOC. NO. 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 2, 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 SOUTHWESTERLY MOST CORNER OF LOT 2, AND ALSO BEING ON 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 SOUTHERLY LINE OF SAID LOT 2, BLOCK A, AND THE NORTHEASTERLY AND NORTH LINES OF SAID LOT 1, BLOCK A, FOLLOWING TWO(2) CALLS:

1. NORTH 44 DEGREES 59 MINUTES 52 SECONDS WEST, 302.70 FEET;
2. NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, 960.12 FEET TO A SOUTHWEST CORNER OF SAID LOT 2, BLOCK A, ALSO BEING THE EAST LINE OF THE REMAINING PRESCRIPTIVE RIGHT-OF-WAY OF GOOD HOPE ROAD;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 52.83 FEET ALONG THE WEST LINE OF SAID LOT 2, BLOCK A, AND EAST RIGHT-OF-WAY LINE OF GOOD HOPE ROAD TO THE EAST RIGHT-OF-WAY LINE OF WINDSONG PARKWAY ACCORDING TO THE FINAL PLAT WINDSONG RANCH PHASE 1A, RECORDED IN DOCUMENT NUMBER 2014-248, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THE BEGINNING OF NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID WEST LINE OF LOT 2, BLOCK A, AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDSONG PARKWAY, 104.01 FEET, WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 656.00 FEET, A DELTA OF 09 DEGREES 05 MINUTES 05 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 02 DEGREES 44 MINUTES 10 SECONDS EAST, 103.90 FEET TO A NON-TANGENT LINE, BEING A NORTHWEST CORNER OF SAID LOT 2, BLOCK A, AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID ST. MARTIN DE PORRES FINAL PLAT;

THENCE DEPARTING SAID WEST LINE AND EAST RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK A, AND THE SOUTHERLY AND EAST LINES OF SAID LOT 1, BLOCK A, THE FOLLOWING SIX(6) CALLS:

1. NORTH 88 DEGREES 52 MINUTES 40 SECONDS EAST, 15.68 FEET TO THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT;
2. 122.83 FEET, WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 223.00 FEET, A DELTA OF 31 DEGREES 33 MINUTES 29 SECONDS, AND WHOSE LONG CHORD BEARS SOUTH 75 DEGREES 03 MINUTES 17 SECONDS EAST, 121.28 FEET TO THE BEGINNING OF A REVERSE CURVE;
3. 242.38 FEET, WITH SAID TANGENT REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 452.00 FEET, A DELTA OF 30 DEGREES 43 MINUTES 29 SECONDS, AND WHOSE LONG CHORD BEARS SOUTH 74 DEGREES 38 MINUTES 15 SECONDS EAST, 239.49 FEET;
4. NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 1163.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
5. 31.41 FEET, WITH SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA OF 89 DEGREES 59 MINUTES 52 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 28.28 FEET;
6. NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 201.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE ALONG THE NORTH LINE OF SAID LOT 2, BLOCK A THE FOLLOWING TWENTY-NINE(29) CALLS:

1. NORTH 84 DEGREES 14 MINUTES 51 SECONDS EAST, 58.26 FEET;
2. NORTH 76 DEGREES 14 MINUTES 23 SECONDS EAST, 112.26 FEET;
3. SOUTH 89 DEGREES 32 MINUTES 02 SECONDS EAST, 145.85 FEET;
4. NORTH 84 DEGREES 32 MINUTES 08 SECONDS EAST, 57.26 FEET;
5. NORTH 77 DEGREES 22 MINUTES 12 SECONDS EAST, 68.85 FEET;
6. NORTH 76 DEGREES 17 MINUTES 20 SECONDS EAST, 21.86 FEET;
7. NORTH 63 DEGREES 27 MINUTES 16 SECONDS EAST, 17.12 FEET;
8. NORTH 48 DEGREES 21 MINUTES 07 SECONDS EAST, 32.92 FEET;
9. NORTH 31 DEGREES 21 MINUTES 51 SECONDS EAST, 38.44 FEET;
10. NORTH 33 DEGREES 33 MINUTES 12 SECONDS EAST, 24.56 FEET;
11. NORTH 80 DEGREES 57 MINUTES 59 SECONDS EAST, 17.80 FEET;
12. NORTH 77 DEGREES 54 MINUTES 58 SECONDS EAST, 10.61 FEET;
13. SOUTH 89 DEGREES 39 MINUTES 04 SECONDS EAST, 40.51 FEET;
14. SOUTH 88 DEGREES 35 MINUTES 31 SECONDS EAST, 20.96 FEET;
15. SOUTH 84 DEGREES 15 MINUTES 14 SECONDS EAST, 34.50 FEET;
16. SOUTH 88 DEGREES 23 MINUTES 25 SECONDS EAST, 45.13 FEET;
17. SOUTH 89 DEGREES 01 MINUTES 45 SECONDS EAST, 122.73 FEET;
18. SOUTH 73 DEGREES 15 MINUTES 15 SECONDS EAST, 25.19 FEET;
19. SOUTH 77 DEGREES 20 MINUTES 07 SECONDS EAST, 34.93 FEET;
20. SOUTH 81 DEGREES 15 MINUTES 42 SECONDS EAST, 35.73 FEET;
21. SOUTH 85 DEGREES 30 MINUTES 07 SECONDS EAST, 31.48 FEET;
22. NORTH 86 DEGREES 28 MINUTES 14 SECONDS EAST, 20.04 FEET;
23. SOUTH 80 DEGREES 08 MINUTES 57 SECONDS EAST, 42.61 FEET;
24. SOUTH 63 DEGREES 27 MINUTES 19 SECONDS EAST, 20.98 FEET;
25. SOUTH 68 DEGREES 17 MINUTES 59 SECONDS EAST, 31.87 FEET;
26. SOUTH 71 DEGREES 41 MINUTES 56 SECONDS EAST, 37.72 FEET;
27. NORTH 88 DEGREES 59 MINUTES 12 SECONDS EAST, 27.91 FEET;
28. SOUTH 72 DEGREES 40 MINUTES 07 SECONDS EAST, 25.37 FEET;
29. NORTH 82 DEGREES 22 MINUTES 56 SECONDS EAST, 10.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK A, ALSO BEING THE NORTHWEST CORNER OF LOT 4, BLOCK A OF SAID ST. MARTIN DE PORRES;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 289.44 FEET ALONG THE EAST LINE OF LOT 2, BLOCK A AND THE WEST LINE OF LOT 4, BLOCK A TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A AND THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK A BEING A POINT ON THE NORTH LINE OF A CALLED 21.886 ACRE TRACT OF LAND, DESCRIBED BY DEED TO TEEL 380 LP, RECORDED IN DOCUMENT NUMBER 2021-163671, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, AND THE NORTH AND NORTHWESTERLY LINE OF SAID CALLED 21.886 ACRE TRACT THE FOLLOWING TWO(2) CALLS:

1. NORTH 89 DEGREES 44 MINUTES 50 SECONDS WEST, 34.63 FEET;
2. SOUTH 44 DEGREES 59 MINUTES 56 SECONDS WEST, 698.55 FEET TO THE NORTHWEST CORNER OF SAID CALLED 21.886 ACRE TRACT ALSO BEING THE NORTHEAST CORNER OF LOT 3, BLOCK A, OF SAID ST. MARTIN DE PORRES AND THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A;

THENCE ALONG THE NORTH LINE OF LOT 3, BLOCK A AND THE SOUTH LINE OF LOT 2, BLOCK A THE FOLLOWING NINE(9) CALLS:

1. SOUTH 44 DEGREES 56 MINUTES 46 SECONDS WEST, 122.07 FEET;
2. NORTH 89 DEGREES 51 MINUTES 51 SECONDS WEST, 137.29 FEET;
3. NORTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, 210.62 FEET;
4. NORTH 45 DEGREES 02 MINUTES 07 SECONDS WEST, 75.89 FEET;
5. SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST, 199.88 FEET;
6. SOUTH 45 DEGREES 04 MINUTES 43 SECONDS WEST, 44.88 FEET;
7. NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 221.17 FEET;
8. NORTH 00 DEGREES 00 MINUTES 38 SECONDS WEST, 101.95 FEET;
9. NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, 295.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 986, 958 SQUARE FEET OR 22.657 ACRES, MORE OR LESS;

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 2, BLOCK A, AMENDING 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.
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 THE 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 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.
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 REQUIRING PERMISSION FROM ANYONE.
9. 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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

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.
2. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
3. NOTICE: SELLING A PORTION OF 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.
4. THE PURPOSE OF THIS AMENDING PLAT IS TO ADD THREE NEW WATER EASEMENTS AND MAKE CHANGES TO THE EXISTING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT.
5. ALL DISTANCE AND COORDINATES SHOWN ARE AT SURFACE. USING A COMBINED SCALE FACTOR OF 1.00015063.

**LEGEND**

- = SET IRON ROD WITH YELLOW CAP STAMPED "MANHARD CONSULTING"
- CIRF = FOUND CAPPED IRON ROD STAMPED AS NOTED
- W.L.E. = WATER LINE EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.E. = LANDSCAPE EASEMENT
- F.A.D.U.E. = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- C.E.E. = COSERV ELECTRIC EASEMENT
- O.R.C.C.T. = OFFICIAL RECORDS, COLIN COUNTY, TEXAS
- P.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

DOC#/DOC. NO. = DOCUMENT NUMBER

**SURVEYOR'S CERTIFICATE**

KNOW 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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

\_\_\_\_\_  
TOWN SECRETARY

\_\_\_\_\_  
ENGINEERING DEPARTMENT

\_\_\_\_\_  
DEVELOPMENT SERVICES DEPARTMENT

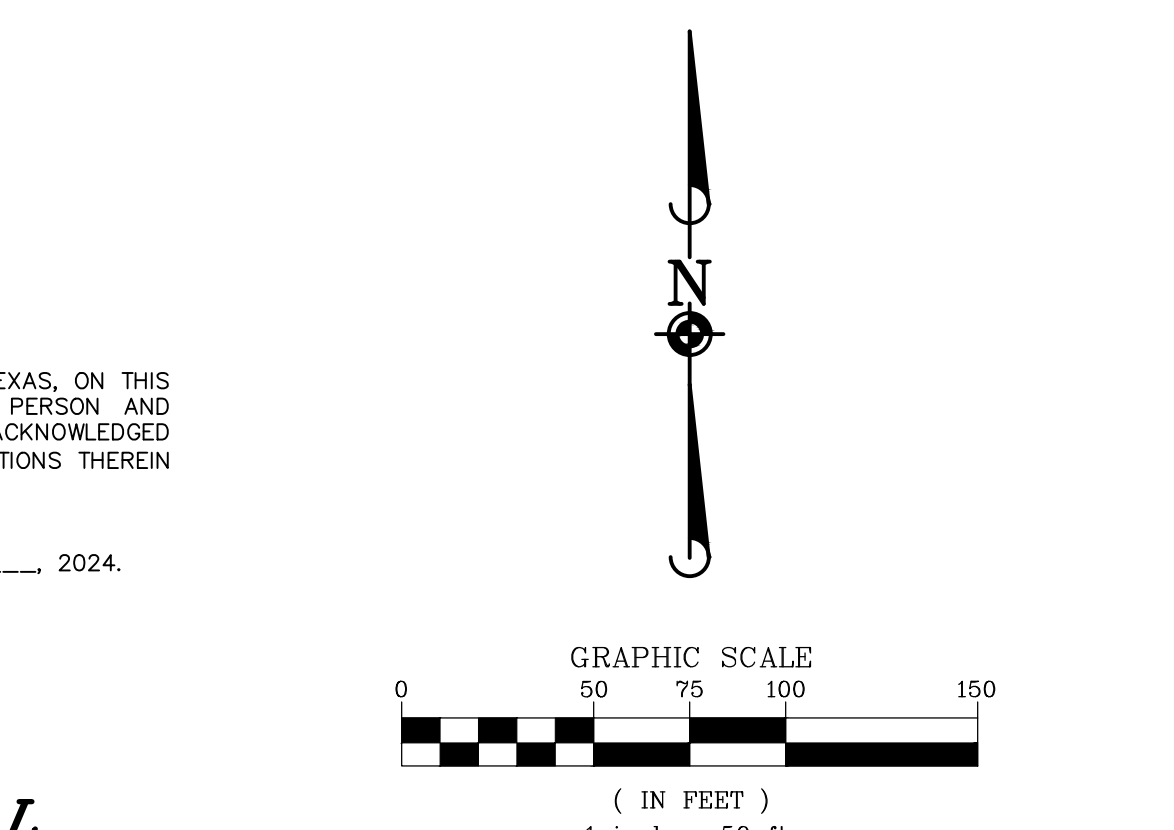
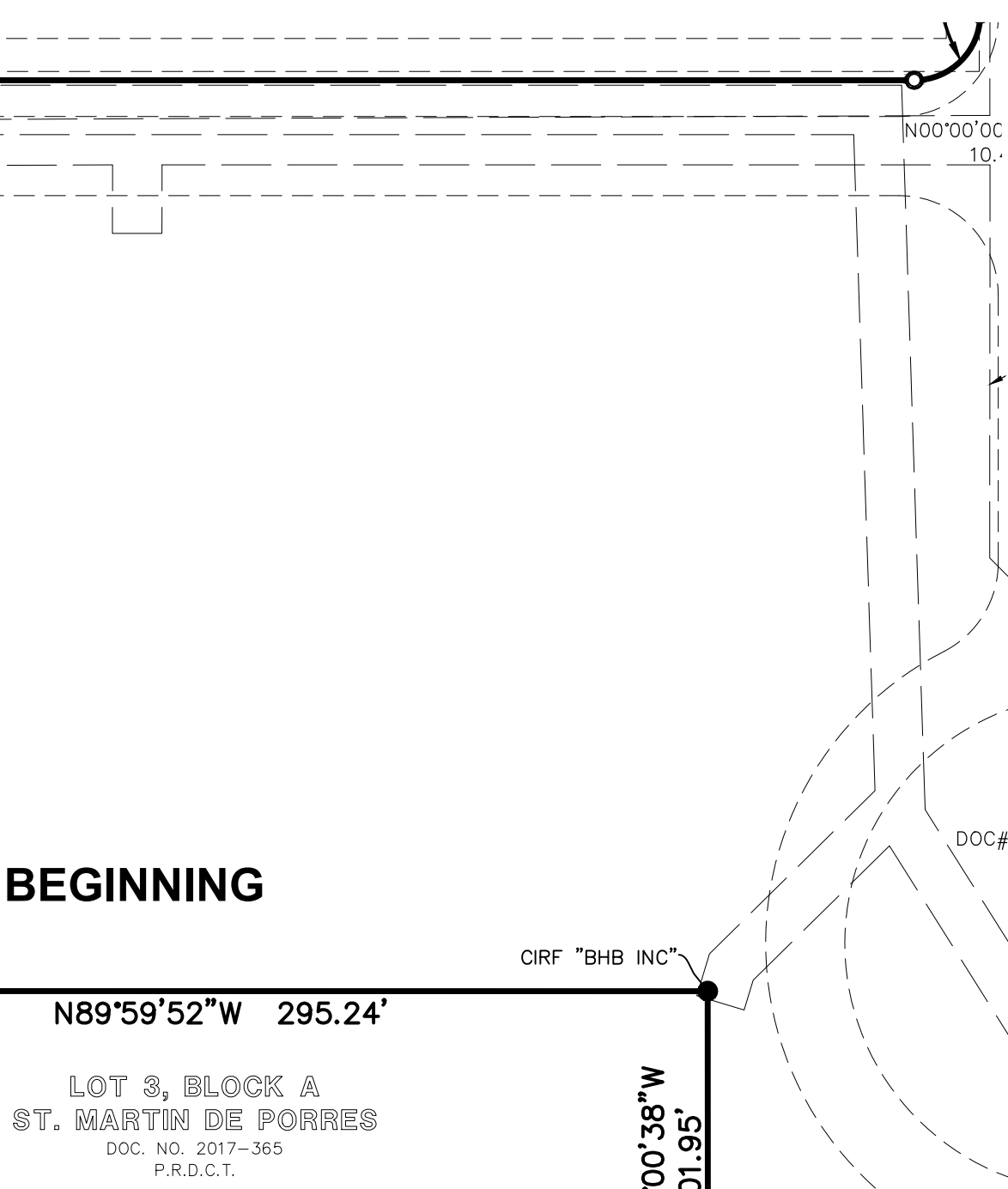
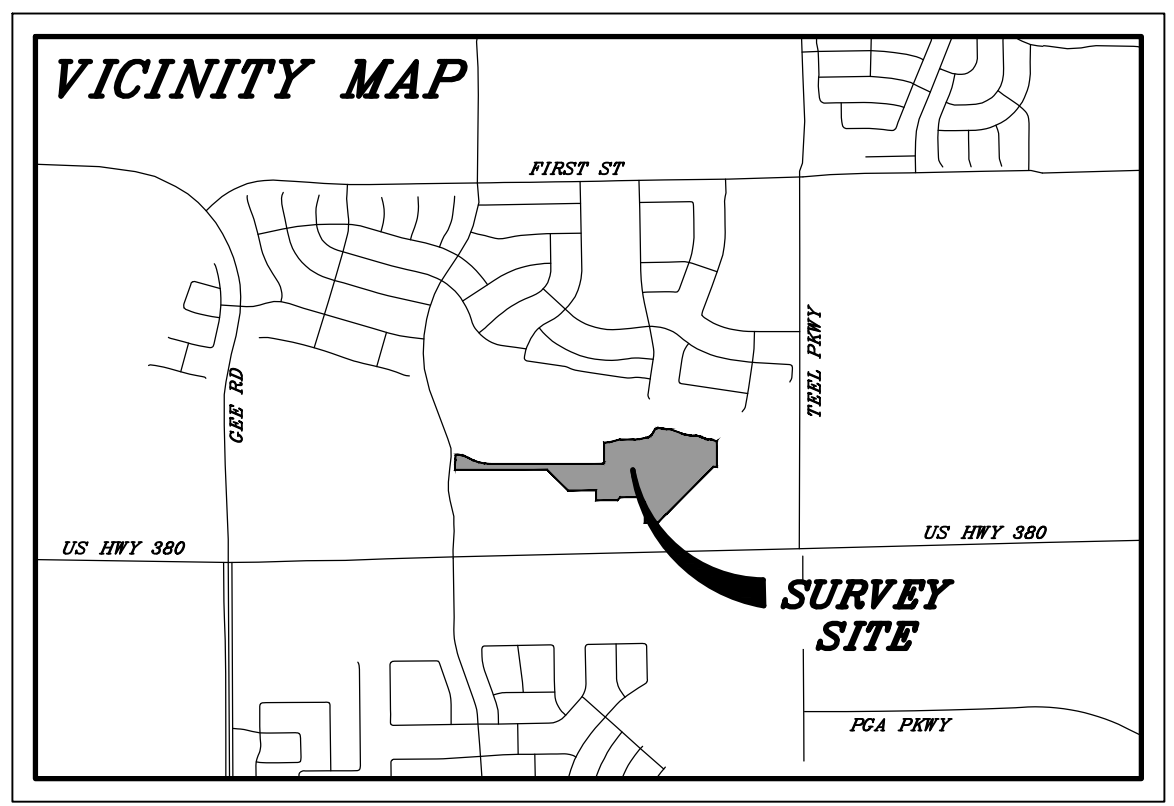
**OWNER**

CATHOLIC DIOCESE OF FORT WORTH  
800 W LOOP 820 S  
FORT WORTH, TX 76108

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 \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_



**AMENDING PLAT**  
**ST. MARTIN DE PORRES ADDITION**  
**BLOCK A, LOT 2**  
22.657 ACRES IN THE J. BATES SURVEY, ABST. NO. 1620 & C.L. SMITH SURVEY, ABST. NO. 1681  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
DATE PREPARED: DECEMBER 06, 2024  
CASE NO. DEVAPP-24-0020  
ZONING: PD-40 & S-15

REV.	COMMENTS	BY	DATE

PROJ. MGR.: JLD	ISSUE DATE: 12/28/23	CODE: 616.157001	SHEET: 1 OF 2
DRAWN BY: MGL	SCALE: 1"=50'		