

# Approved Replat (DEVAPP-24-0014)

## BLOCK 1, LOT 1R-1 3,215,622 SQUARE FEET 73.821 ACRES

LOT 1R, BLOCK 1  
PROSPER HIGH SCHOOL & MIDDLE  
SCHOOL ADDITION  
INST. NO. 20130722010002210  
O.P.R.C.C.T.

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

**LEGEND**

(C.M.) - CONTROLLING MONUMENT  
IRF - IRON ROD FOUND  
CIRF - CAPPED IRON ROD FOUND  
VOL. - VOLUME  
PG. - PAGE  
INST. - INSTRUMENT  
NO. - NUMBER  
C.C. - COUNTY CLERK  
D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS  
P.R.C.C.T. - PLAT RECORDS COLLIN COUNTY TEXAS  
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS



P&Z Conditional Approval

03/05/2024

**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.

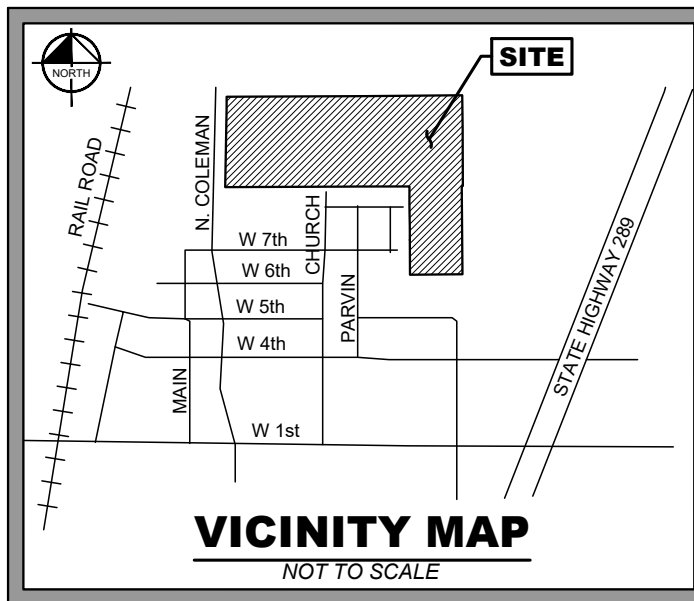
### GENERAL NOTES:

- 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 ALL TERRA 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 1.000152710.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS. MAP NO. 48085C02353. EFFECTIVE DATE: JUNE 2, 2009. THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X", THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND 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 "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.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER MATTERS OF RECORD THAT THE SURVEYOR AND TEAGUE NALL AND PERKINS, INC. HAS NOT BEEN ADVISED.
- THE PURPOSE OF THIS REPLAT IS TO ADD / ABANDON EASEMENTS AS NEEDED FOR NEW DEVELOPMENT AND BUILDING ADDITIONS.

LINE	BEARING	DISTANCE
L1	S 89°54'27" W	12.48'
L2	N 00°07'52" W	139.99'
L3	N 01°00'22" W	139.36'
L4	N 00°52'51" W	120.20'
L5	N 00°08'39" E	195.13'
L6	S 89°56'02" W	190.56'
L7	S 89°59'26" W	89.78'
L8	S 89°57'32" W	94.67'
L9	S 89°40'16" W	95.46'
L10	N 89°52'31" W	94.18'
L11	S 89°32'06" W	169.60'
L12	S 89°54'45" W	153.75'
L13	S 89°39'05" W	139.67'



CASE NO. DEVAPP-24-0014  
**REPLAT**  
**PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION**  
**BLOCK 1, LOT 1R-1**  
3,215,622 SQUARE FEET  
73.821 ACRES  
ZONING - (SF-15)

SITUATED IN THE  
JOHN R. TUNNEY SURVEY, ABSTRACT NO. 916 AND THE  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOT 1R, BLOCK 1 OF PROSPER HIGH  
SCHOOL & MIDDLE SCHOOL ADDITION  
AS RECORDED IN INSTRUMENT NUMBER 20130722010002210  
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

### OWNER

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

### PROJECT INFORMATION

Project No.: VLK 23080  
Date: February 14, 2024  
Drawn By: JM  
Scale: 1"=100'



TEAGUE NALL & PERKINS, INC.  
825 Watters 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 COLLIN §

WHEREAS, PROSPER INDEPENDENT SCHOOL DISTRICT is the owner of that certain 73.821 acre tract of land, situated in the John R. Tunney Survey, Abstract No. 916 and the 147, Town of Prosper, Collin County, Texas, and being all of Lot 1R, Block 1, per the Final Plat of Prosper High School & Middle School Addition, an Addition to the Town of Prosper, 20130722010002210 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a plastic cap stamped "TNP" found on the East line of State Highway No. 289 Business, also known as North Coleman Street (a variable width right-of-way), said point being the Southwest corner of said Lot 1R, Block 1, said point also being on the North line of Gorgeous Road, per the Final Plat of Hawk Ridge, an Addition to the Town of Prosper, Texas, as recorded in Cabinet 2012, Page 32 of the Plat Records of Collin County, Texas;

THENCE along the East line of said State Highway No. 289 Business and the West line of said Lot 1R, Block 1, the following two (2) courses and distances:

North 01°01'57" East, for a distance of 864.30 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 00°15'46" East, for a distance of 140.16 feet, to a PK nail found for corner on the South line of a 21.5' strip of land to Prosper ISD, as shown on the Final Plat of the Trails of Prosper, Section III, as recorded in Cabinet Q, Slide 514 of the Plat Records of Collin County, Texas, said point also being the Northwest corner of said Lot 1R, Block 1;

THENCE North 89°44'39" East, departing the East line of said State Highway No. 289 Business, and along the North line of said Lot 1R, Block 1 and the South line of said 21.5' strip, passing a 1/2 inch iron rod found for the Southwest corner of Lot 17, Block E of said Trails of Prosper, Section III at a distance of 1144.97 feet, and continuing along the North line of said Lot 1R, Block 1, passing a PK Nail found for the Southeast corner of said Trails of Prosper, Section III and the Southwest corner of Lot 23, Block E of the Trails of Prosper, Section II, as recorded in Cabinet P, Slide 644 of said Plat Records of Collin County, Texas, at a distance of 1216.22 feet, and continuing along the North line of said Lot 1R, Block 1 and the South line of said Trails of Prosper, Section II, for a total distance of 1536.20 feet to a 1/2 inch iron rod found for corner at the Southeast corner of said Trails of Prosper, Section II, said point also being the Southwest corner of Lot 3, Block D per the Final Plat of Crestview at Prosper, Phase 2, as recorded in Cabinet 2014, Page 500 of the Plat Records of Collin County, Texas;

THENCE North 89°27'34" East along the North line of said Lot 1R, Block 1 and the South line of said Crestview at Prosper, Phase 2, for a distance of 1083.30 feet to a 1/2 inch iron rod found with cap stamped "TXHS" found for the Northeast corner of said Lot 1R, Block 1, said point also being in the West line of Lot 1, Block A per the Final Plat of Gilbert Residence, as recorded in Cabinet 2010, Page 175 of the Plat Records of Collin County, Texas;

THENCE South 00°28'25" East, along the East line of said Lot 1R, Block 1, passing the Southwest corner of said Lot 1, Block A at a distance of 103.39 feet and continuing along the East line of said Lot 1R, Block 1 and the West line of that certain tract of land described in a Deed to Dan Christie, as recorded in Volume 1019, Page 520 of the Deed Records of Collin County, Texas, for a total distance of 392.55 feet to a 1/2 inch iron rod found for corner at an angle point;

THENCE South 00°10'51" East, along the East line of said Lot 1R, Block 1 and the West line of said Christie tract, for a distance of 601.29 feet to a 1 inch iron rod in concrete found for corner at the Southwest corner of Christie tract, said point also being in the North line of Lot 31, Block A per the Final Plat of Stone Creek, as recorded in Cabinet J, Slide 774, of the Plat Records of Collin County, Texas;

THENCE along the East line of said Lot 1R, Block 1 and the West line of Block A of said Stone Creek, the following two (2) courses and distances:

South 89°34'27" West, for a distance of 12.48 feet, to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00°28'39" East, for a distance of 995.62 feet to a 5/8 inch iron rod with cap stamped "TNP" found at the Southeast corner of said Lot 1R, Block 1, said point also being the Northeast corner of that certain tract of land described in a Deed to Bobby D. Jones, as recorded in Volume 2474, Page 432 of the Deed Records of Collin County, Texas;

THENCE South 89°28'19" West, along the South line of said Lot 1R, Block 1 and the North line of said Jones tract, for a distance of 300.47 feet to a 1/2 inch iron rod found for corner, said point being the Northeast corner of a tract of land described in a Deed to Fred R. Wilson, as recorded in Volume 818, Page 701 of the Deed Records of Collin County, Texas, same being the northwest corner of Lot 1, Block 1 per the Minor Plat of Wilson Addition, as recorded in Instrument Number 20210913010003280, of the Official Public Records of Collin County, Texas;

THENCE South 89°28'47" West, along the South line of said Lot 1R, Block 1 and the North line of said Wilson tract, for a distance of 282.86 feet to a 3 inch chain link fence post found for corner at the most Southerly Southwest corner of said Lot 1R, Block 1, said point also being in the East line of Lot 1, Block A per the Final Plat of Barnes Addition, as recorded in Cabinet 2011, Page 26 of the Plat Records of Collin County, Texas;

THENCE North 00°14'48" West, along a West line of said Lot 1R, Block 1, for a distance of 386.34 feet, to a 1/2 inch iron rod found for corner in the North line of Seventh Street (a 60 feet right of way);

THENCE North 00°07'32" West, along the West line of said Lot 1R, Block 1, for a distance of 139.99 feet, to a 1/2 inch iron rod found for corner;

THENCE North 01°00'22" West, continuing along the West line of said Lot 1R, Block 1, for a distance of 139.36 feet to a 2 inch iron pipe found for corner at the Southeast corner of Lot 3, Block E per the Plat of Valley View Addition, Second Installment, as recorded in Volume 1388, Page 102 of the Plat Records of Collin County, Texas;

THENCE North 00°52'51" West, continuing along the West line of said Lot 1R, Block 1, for a distance of 120.20 feet to a bent 1/2 inch iron rod found for corner in the South line of Eighth Street (a 50 feet right of way), said point being the Northeast corner of said Lot 3, Block E;

THENCE North 00°08'39" East, continuing along the West line of said Lot 1R, Block 1, for a distance of 195.13 feet to a 1/2 inch iron rod found for corner at the Northeast corner of Lot 9, Block F of said Valley View Addition, Second Installment same being an inner ell corner of said Lot 1R, Block 1;

THENCE along the South line of said Lot 1R, Block 1 and the North line of Block F of said Valley View Addition, Second Installment, the following seven (7) courses and distances:

South 89°56'02" West, for a distance of 190.55 feet to a 1/2 inch iron rod found for corner;

South 89°59'26" West, for a distance of 89.78 feet to a 1/2 inch iron rod found for corner;

South 89°57'32" West, for a distance of 94.67 feet to a 1/2 inch iron rod found for corner;

South 89°40'16" West, for a distance of 95.46 feet to a 1/2 inch iron rod found for corner;

North 89°52'31" West, for a distance of 94.18 feet to a 1/2 inch iron rod found for corner;

South 89°32'06" West, for a distance of 189.60 feet to a 1/2 inch iron rod found for corner;

South 89°54'45" West, for a distance of 153.75 feet to a 1/2 inch iron rod found for corner in the West line of Church Street (a 60' right-of-way), said point being the Northeast corner of a tract of land described in a Deed to Franklin D. Gibson, as recorded in Volume 2480, Page 438, of the Deed Records of Collin County;

THENCE South 89°39'05" West, along the South line of said Lot 1R, Block 1 and the North line of said Franklin D. Gibson tract, for a distance of 139.67 feet, to a 1/2 inch iron rod found for corner at the Northeast corner of Lot 1, Block C per the Final Plat of Hawk Ridge, as recorded in Cabinet 2012, page 32, of the Plat Records of Collin County, Texas;

THENCE South 89°45'21" West, along the South line of said Lot 1R, Block 1 and the North line of said Lot 1, Block C, passing the Northwest corner of said Lot 1, Block C and the North line of Gorgeous Road (a variable width R-O-W) at a distance of 164.33 feet, and continuing along the South line of said Lot 1R, Block 1 and the North line of said Gorgeous Road, for a total distance of 999.90 feet to the POINT OF BEGINNING, and containing containing 3,215.622 square feet, or 73.821 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 \_\_\_\_\_, 2024.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRIAN J. MADDOX, II  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 6659  
825 Walters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph  
jmaddox@tncinc.com

PRELIMINARY  
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ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

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

Notary Public, State of Texas

Approved Replat  
(DEVAPP-24-0014)

THESE PRESENTS:

ACT, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as ADDITION, BLOCK 1, LOT 1R-1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

ify 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 and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- 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.
- 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 procuring permission from anyone.
- 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 \_\_\_\_\_, 2024.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

Authorized Signature

Printed Name and Title

Prosper Independent School District

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

Development Services Department

Engineering Department

Town Secretary

CASE NO. DEVAPP-24-0014  
**REPLAT**  
**PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION**  
**BLOCK 1, LOT 1R-1**  
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73.821 ACRES  
ZONING - (SF-15)

SITUATED IN THE  
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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOT 1R, BLOCK 1 OF PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
AS RECORDED IN INSTRUMENT NUMBER 20130722010002210  
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

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

PROJECT INFORMATION  
Project No.: VLK 23080  
Date: February 14, 2024  
Drawn By: JM  
Scale: 1"=100'

**tnc**  
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