

OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS, PROSPER INDEPENDENT SCHOOL DISTRICT is the owner of that certain 35.661 acre tract of land, situated in the I.C. Willamson Survey, Abstract No. 948 and the James Stone Survey, Abstract No. 847, Town of Prosper, Collin County, Texas, and being all of Lot 1R, Block 1, per the Replat of Prosper Middle School No. 2, an Addition to the Town of Prosper, Texas, as recorded in Instrument Number 20150611010002030 of the Official Public Records of Collin County, Texas, and being more particularly described as

BEGINNING at a 5/8 inch iron rod found on the most westerly south line of Lakewood Phase I, an addition to the Town of Prosper recorded in Instrument Number

THENCE South 00 degrees 23 minutes 53 seconds East, along the west line of said Lot 23 and the east line of said Lot 1R, Block 1, a distance of 39.65 feet to a 1/2 inch iron rod with cap stamped "CORWIN ENGR. INC."" found for the south corner of same, also for the northwest corner of Brookhollow West, an addition to the Town of Prosper recorded in

Instrument Number 2024010000194 of the Official Public Records of Collin County, Texas; THENCE South 00 degrees 24 minutes 42 seconds East, along the east line of said Lot 1R, Block 1 and the west line of said Brookhollow West, a distance of 1210.93 feet to a 5/8

inch iron rod with cap stamped "TNP" found for the southeast corner of said Lot 1R, Block 1, also lying on the north line of Richland Boulevard a variable width right-of-way, and for the beginning of a curve the the left;

THENCE along the south line of said Lot 1R, Block 1 and the north line of said Richalnd Bulevard the following courses and distances:

With said curve to the left having a radius of 1145.00 feet, a central angle of 10 degrees 54 minutes 18 seconds, an arc length of 217.92 feet, a chord bearing of South 65 degrees 49 minutes 39 seconds West, a distance of 217.59 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner for the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 1055.00 feet, a central angle of 28 degrees 53 minutes 55 seconds, an arc length of 532.12 feet, a chord bearing of South 75 degrees 04 minutes 31 seconds West, a distance of 526.49 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 89 degrees 31 minutes 28 seconds West, a distance of 97.70 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right; With said curve to the right having a radius of 498.00 feet, a central angle of 08 degrees 00 minutes 50 seconds, an arc length of 69.65 feet, a chord bearing of North 86 degrees 28 minutes 07 seconds West, a distance of 69.60 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 526.00 feet, a central angle of 08 degrees 00 minutes 50 seconds, an arc length of 73.57 feet, a chord bearing of North 86 degrees 28 minutes 07 seconds West, a distance of 73.51 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 89 degrees 31 minutes 28 seconds West, a distance of 109.91 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the southerly end of a corner clip on the south line of said Richland Boulevard with the west line of Coit Road, a variable width right-of-way;

THENCE North 45 degrees 20 minutes 44 seconds West, with the west line of said Coit Road, a distance of 56.44 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the northerly end of said corner clip and for the most westerly southwest corner of said Lot 1R, Block 1;

THENCE along the west line of said Lot 1R, Block 1 and the east line of said Coit Road the following courses and distances:

North 00 degrees 12 minutes 56 seconds West, a distance of 160.05 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 04 degrees 01 minutes 51 seconds West, a distance of 150.30 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 00 degrees 12 minutes 56 seconds West, a distance of 871.44 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 00 degrees 12 minutes 56 seconds West, a distance of 65.07 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the southerly end of a corner clip on the

west line of said Coit Road with the south line of Meadowbrook Boulevard, a variable width right-of-way; THENCE North 44 degrees 26 minutes 48 seconds East, with the south line of said Meadowbrook Boulevard, a distance of 35.82 feet to a 5/8 inch iron rod with cap stamped "TNP"

found for corner at the northerly end of said corner clip, same being the northwest corner of said Lot 1R, Block 1;

THENCE along the north line of said Lot 1R, Block 1 and the south line of said Meadowbrook Boulevard the following courses and distances

North 89 degrees 40 minutes 16 seconds East, a distance of 80.34 feet to a 5/8 inch iron rod with cap stamped "TNP" 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 21 degrees 26 minutes 46 seconds, an arc length of 123.52 feet, a chord bearing of North 78 degrees 56 minutes 54 seconds East, a distance of 122.80 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a reverse curve to the right;

degrees 10 minutes 44 seconds East, a distance of 18.84 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a reverse curve to the left; With said reverse curve to the left having a radius of 329.50 feet, a central angle of 07 degrees 34 minutes 41 seconds, an arc length of 43.58 feet, a chord bearing of North 75 degrees 03 minutes 31 seconds East, a distance of 43.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner lying on the south line of the aforementioned

Lakewood Phase I: THENCE North 89 degrees 37 minutes 09 seconds East, along the south line of said Lakewood Phase I and continuing along the north line of said Lot 1R, Block 1, distance of

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.

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 THIS DOCUMENT SHALL NOT BE RECORDED FOR LAND SURVEYOR No. 6659 ANY PURPOSE AND 825 Watters Creek Boulevard, Suite M300 SHALL NOT BE USED OR Allen, Texas 75013 VIEWED OR RELIED 214.461.9867 ph jmaddox@tnpinc.com UPON AS A FINAL SURVEY DOCUMENT STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _

Notary Public, State of Texas

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

- 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
- NO FLOODPLAIN EXISTS ON THE SITE BY GRAPHIC SCALE ONLY PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J, 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

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- 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
- 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.
- ALL PROPERTY CORNERS SHOWN ARE 5/8 INCH IRON RODS FOUND WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
- 7. THE PURPOSE OF THIS AMENDING PLAT IS TO ADD / ABANDON EASEMENTS AS NEEDED FOR NEW DEVELOPMENT AND BUILDING ADDITIONS
- 8. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT UNLESS OTHERWISE APPROVED BY THE TOWN.

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. 2 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. Prosper Independent School District does herein

- 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
- 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.

·	s trie da	ay of	, 2024.	
BY: PROSPER INDEPE	ENDENT SCHOOL	DISTRICT		
Authorized Signature				
Printed Name and Title	chool District			
Authorized Signature Printed Name and Title Prosper Independent Sc STATE OF TEXAS	shool District			

day, of

CERTIFICATE OF APPROVAL

Notary Public, State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

Approved this	day, of	, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.
		Development Services Department
		Engineering Department

CASE NO. DEVAPP-24-0091 **AMENDING PLAT** PROSPER MIDDLE **SCHOOL NO. 2 ADDITION BLOCK 1, LOT 1R-1**

1,553,389 SQUARE FEET 35.661 ACRES ZONING - (SF-15)

SITUATED IN THE I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948 AND THE JAMES STONE SURVEY, ABSTRACT NO. 847 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOT 1R, BLOCK 1 OF PROSPER MIDDLE SCHOOL NO. 2 ADDITION AS RECORDED IN INSTRUMENT NUMBER 20150611010002030 OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

OWNER PROSPER INDEPENDENT SCHOOL DISTRICT 605 East 7th Street Prosper, Texas 75078 Contact: Dr. Greg Bradley (469) 219-2000

PROJECT INFORMATION Project No.: HUC 23593 Date: June 6, 2024 Drawn By: JM Scale: 1"=100'

SHEET 1 of 1

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