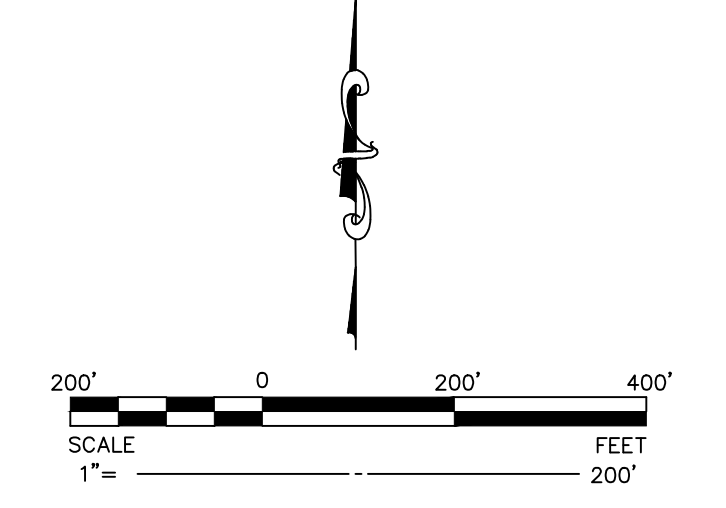
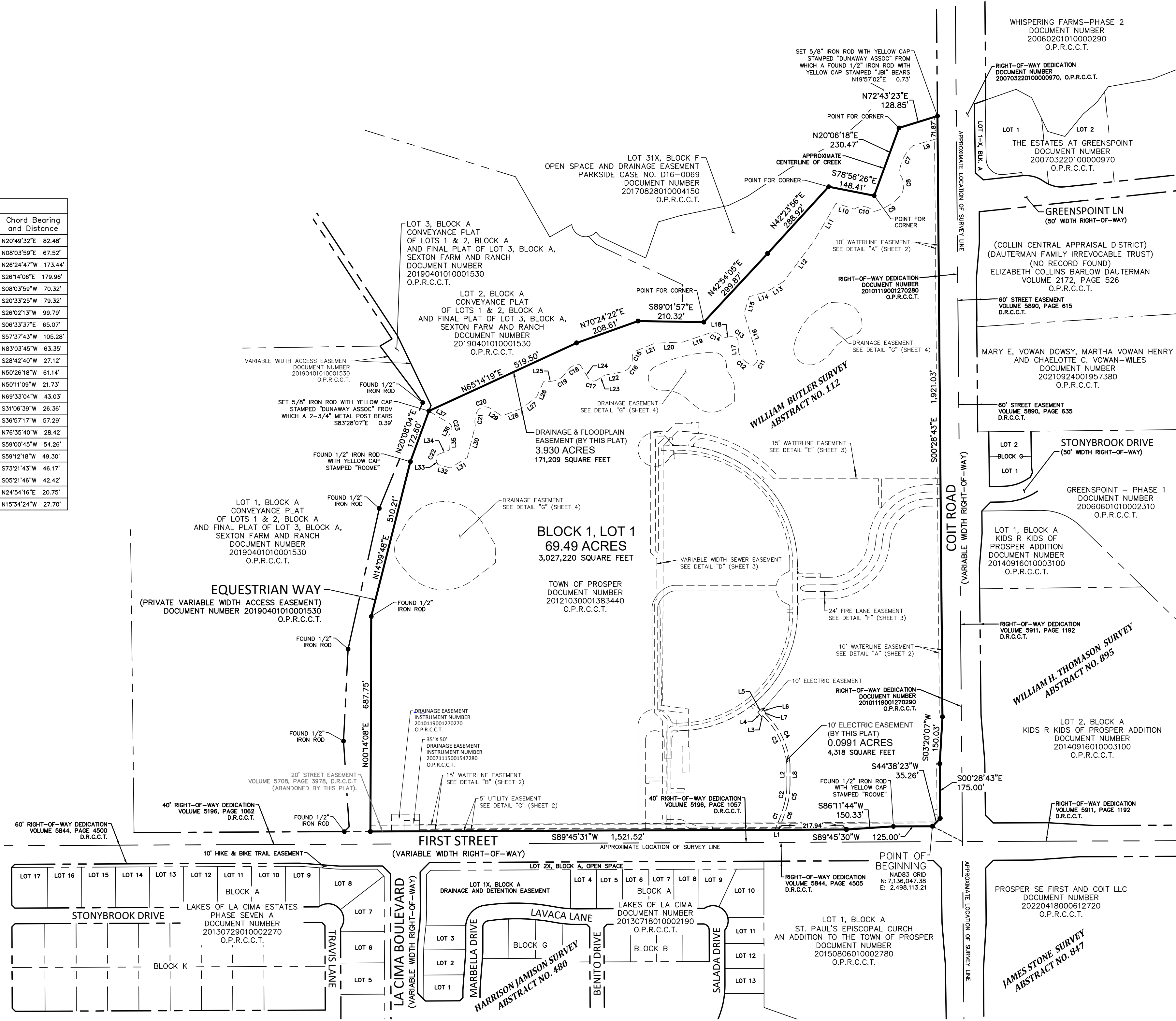


VICINITY MAP
NOT TO SCALE

AREA TABLE		
LOT	ACREAGE	SQUARE FOOTAGE
1	69.49	3,027,220

Line Table		
Line Number	Bearing	Distance
L1	S89°45'31"W	11.08'
L2	N00°00'11"E	65.57'
L3	S49°06'27"W	4.93'
L4	N40°53'33"W	18.85'
L5	N49°06'27"E	18.76'
L6	S40°53'33"E	18.85'
L7	S49°06'27"W	3.77'
L8	S00°00'11"W	66.07'
L9	S73°47'25"W	81.72'
L10	N72°04'10"E	60.73'
L11	S32°21'15"W	136.60'
L12	S38°47'16"W	165.34'
L13	S58°30'13"W	61.24'
L14	S74°10'04"W	59.64'
L15	S17°03'11"W	56.10'
L16	S16°52'31"E	148.33'
L17	N03°46'11"W	39.27'
L18	S83°23'52"W	33.03'
L19	S71°21'38"W	91.66'
L20	S87°58'38"W	87.53'
L21	S67°55'08"W	64.95'
L22	S79°43'57"W	53.96'
L23	S58°07'37"W	30.21'
L24	N31°18'57"W	50.59'
L25	S85°49'58"W	27.56'
L26	S24°39'14"W	53.89'
L27	S52°29'16"W	58.87'
L28	S88°57'27"W	68.87'
L29	N56°19'41"W	43.64'
L30	S14°20'47"W	104.60'
L31	S88°15'45"W	63.77'
L32	N74°16'50"W	41.39'
L33	N18°51'09"W	15.31'
L34	N68°39'40"E	35.57'
L35	N01°53'04"W	46.60'
L36	N28°15'18"E	15.12'
L37	N59°24'03"W	73.99'

Curve Table					
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance	
C1	01°02'28"	453.95	82.59	N20°49'32"E	82.48'
C2	01°03'36"	240.67	67.74	N08°03'59"E	67.52'
C3	04°19'21"	245.77	177.36	N26°24'47"W	173.44'
C4	04°11'37"	255.77	183.89	S26°14'06"E	179.96'
C5	01°03'36"	250.67	70.55	S08°03'59"W	70.32'
C6	00°56'24"	457.77	78.42	S20°33'25"W	79.32'
C7	04°22'47"	124.18	102.89	S28°02'13"W	99.79'
C8	08°03'39"	60.10	68.76	S06°33'37"E	65.07'
C9	03°25'56"	159.93	107.38	S57°37'43"W	105.28'
C10	08°13'59"	48.50	69.03	N83°03'45"W	63.35'
C11	07°20'40"	23.05	28.99	S28°42'40"W	27.12'
C12	05°55'58"	65.19	63.64	N50°26'18"W	61.14'
C13	09°24'57"	15.00	24.30	N50°11'09"W	21.73'
C14	07°54'09"	35.02	46.34	N69°33'04"W	43.03'
C15	07°36'52"	22.00	28.27	S31°06'39"W	26.36'
C16	08°51'61"	42.28	62.94	S36°57'17"W	57.29'
C17	09°03'28"	20.00	31.61	N76°35'40"W	28.42'
C18	06°45'44"	50.49	57.28	S59°00'45"W	54.26'
C19	05°31'52"	55.00	51.12	S59°21'18"W	49.30'
C20	10°03'71"	30.00	52.68	S73°21'43"W	46.17'
C21	03°02'42"	69.80	43.10	S05°21'46"W	42.42'
C22	08°73'09"	15.00	22.91	N24°54'16"E	20.75'
C23	08°73'19"	20.00	30.60	N15°34'24"W	27.70'



LEGEND
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 ● = SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC"
 (UNLESS OTHERWISE NOTED)

- NOTES:
- The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas herein are surface values. A combined scale factor of 0.99984587 was used for this project.
 - PRIMARY BENCHMARK: Town of Prosper Geodetic Control Monument: Monument No. 3, bronze disk stamped "Town of Prosper Survey Monument" located on the northwest corner of a curb inlet lying on the west side of Shawnee Trail +90' south of the intersection of Shawnee Trail and W. Prosper Trail. NAD83 (2011) Texas North Central Zone 4202
 N: 7,141,040.803
 E: 2,480,701.977
 Published Elevation: 615.09' (NAVD88-Geloid12B)
 - According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 235 of 600, Map Number 48085C023J, Effective Date June 02, 2009, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
 - "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."

FINAL PLAT
DEVAPP-23-0204

Raymond Community Park BLOCK 1, LOT 1 (69.49 Acres or 3,027,220 Square Feet)

OWNER / DEVELOPER:
TOWN OF PROSPER, TEXAS
250 W FIRST STREET
PROSPER, TX 75078
(972)-346-3502

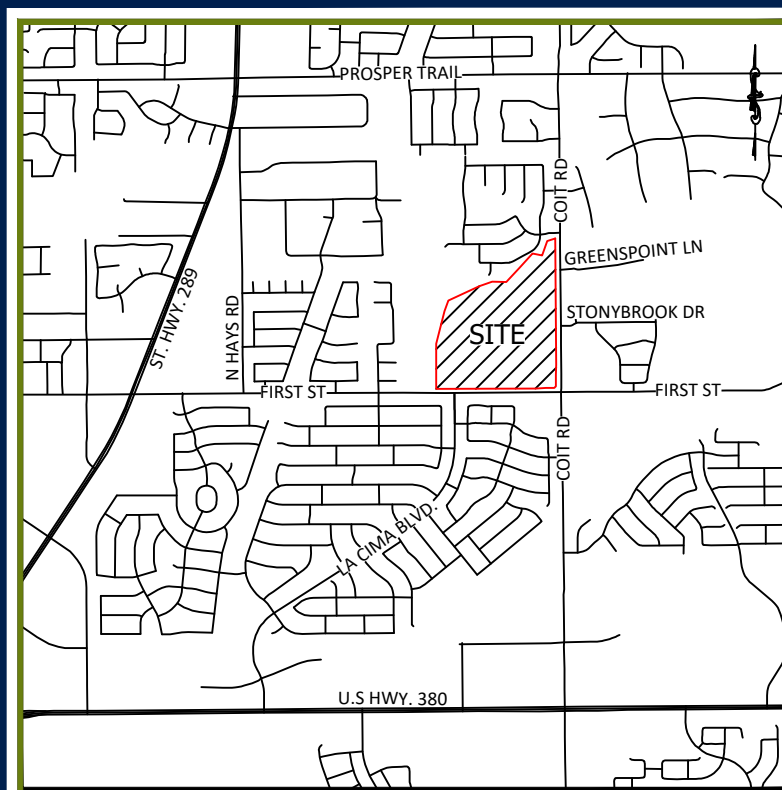
ENGINEER / SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE SUITE 400
FORT WORTH, TX 76107
CONTACT: MARK YALE (RPLS)
(817) 335-1121

Being a Final Plat of a Tract of Land
Described in the Deed Recorded in
Document Number: 20121030001383440
Official Public Records of Collin County, Texas
Situated in the
William Butler Survey, Abstract No. 112
Town of Prosper, Collin County, Texas
for
Town of Prosper
Project No. 2122-PK
by
Dunaway Associates

This plat was prepared in November 2023



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

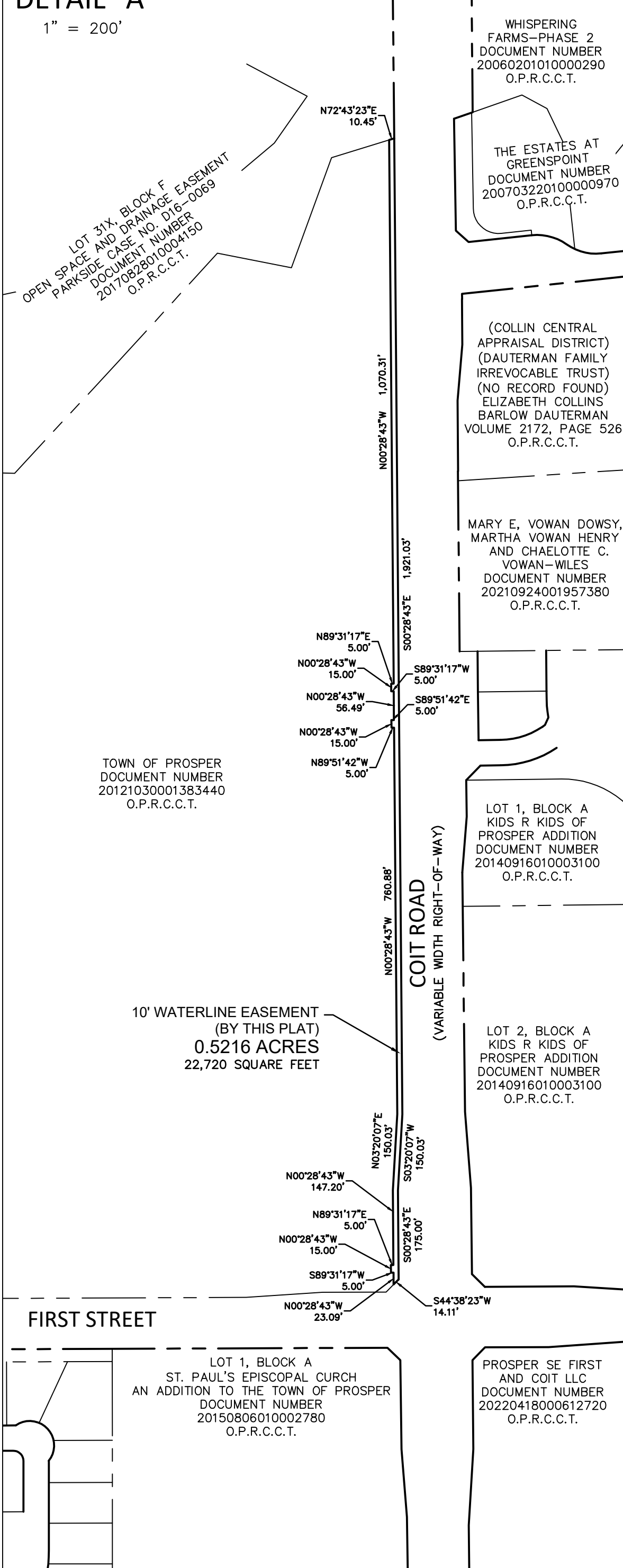


VICINITY MAP
NOT TO SCALE

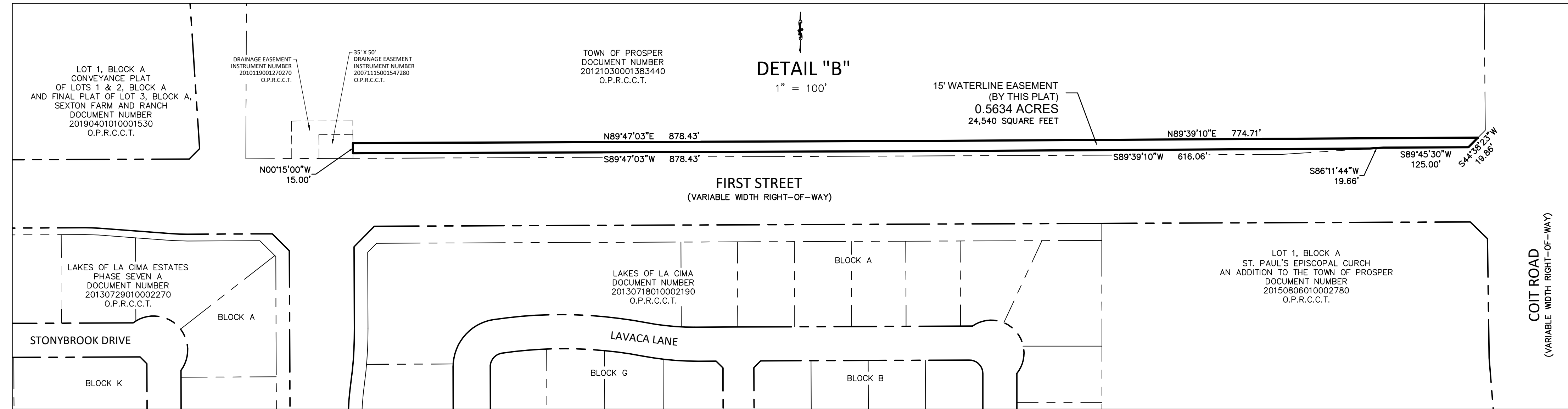
LEGEND

O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS

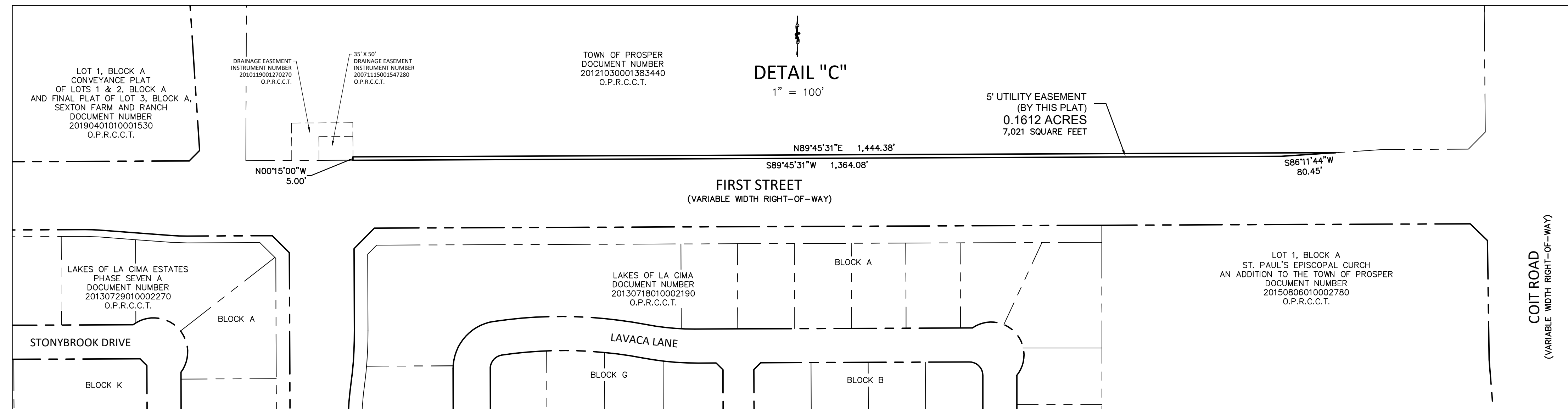
DETAIL "A"
1" = 200'



DETAIL "B"
1" = 100'



DETAIL "C"
1" = 100'



NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984587 was used for this project.
- PRIMARY BENCHMARK: Town of Prosper Geodetic Control Monument: Monument No. 3, bronze disk stamped "Town of Prosper Survey Monument" located on the northwest corner of a curb inlet lying on the west side of Shawnee Trail +90' south of the intersection of Shawnee Trail and W. Prosper Trail. NAD83 (2011) Texas North Central Zone 4202
N: 7,141,040.803
E: 2,480,701.977
Published Elevation: 615.09' (NAVD88-Geoid12B)
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FINAL PLAT
DEVAPP-23-0204

Raymond Community Park
BLOCK 1, LOT 1
(69.49 Acres or 3,027,220 Square Feet)

Being a Final Plat of a Tract of Land
Described in the Deed Recorded in
Document Number: 20121030001383440
Official Public Records of Collin County, Texas
Situated in the

William Butler Survey, Abstract No. 112
Town of Prosper, Collin County, Texas

for
Town of Prosper
Project No. 2122-PK
by
Dunaway Associates

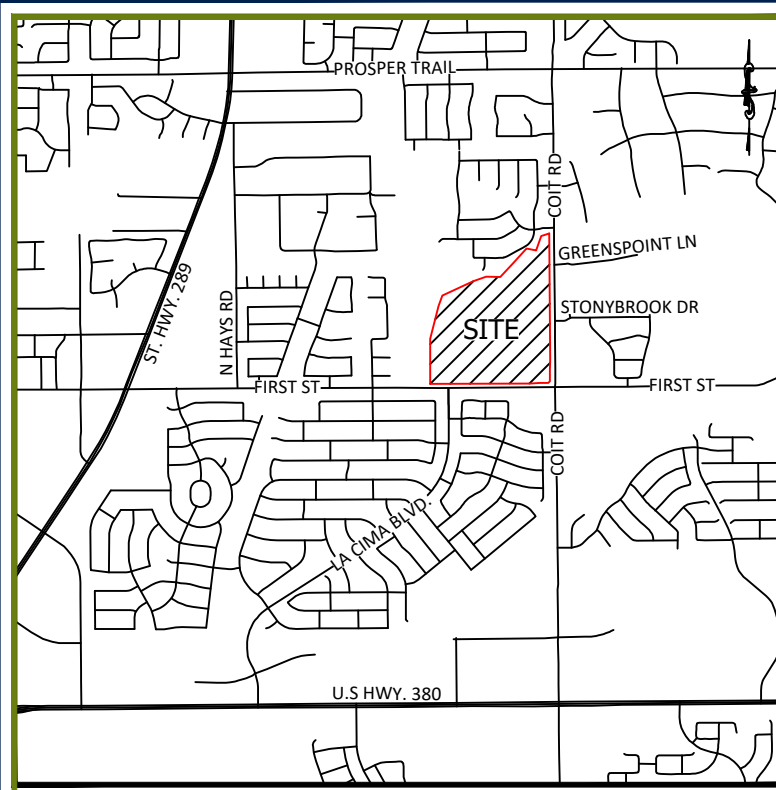
This plat was prepared in November 2023

OWNER / DEVELOPER:
TOWN OF PROSPER, TEXAS
250 W FIRST STREET
PROSPER, TX 75078
(972)-346-3502

ENGINEER / SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE SUITE 400
FORT WORTH, TX 76107
CONTACT: MARK YALE (RPLS)
(817) 335-1121



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



LEGEND
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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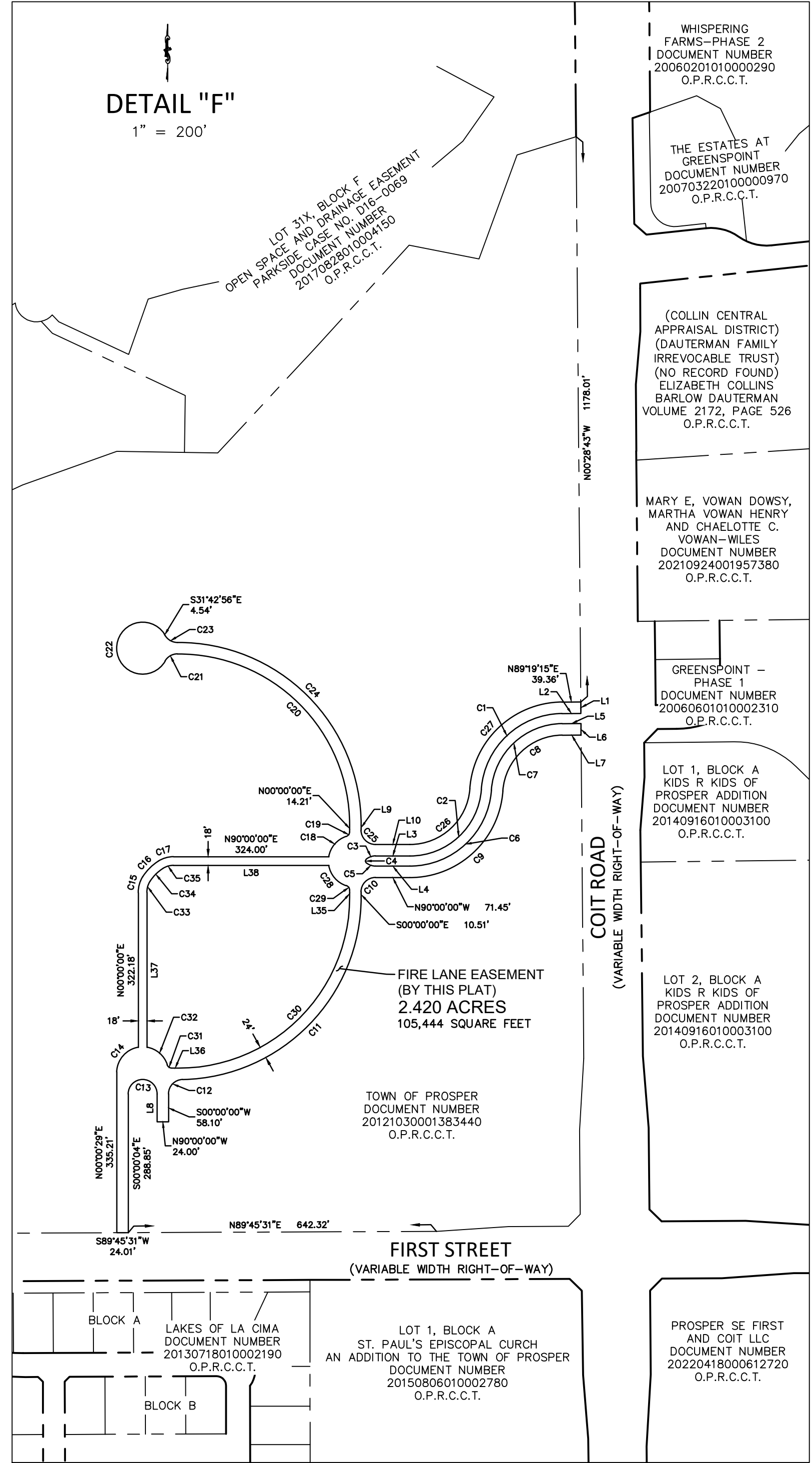
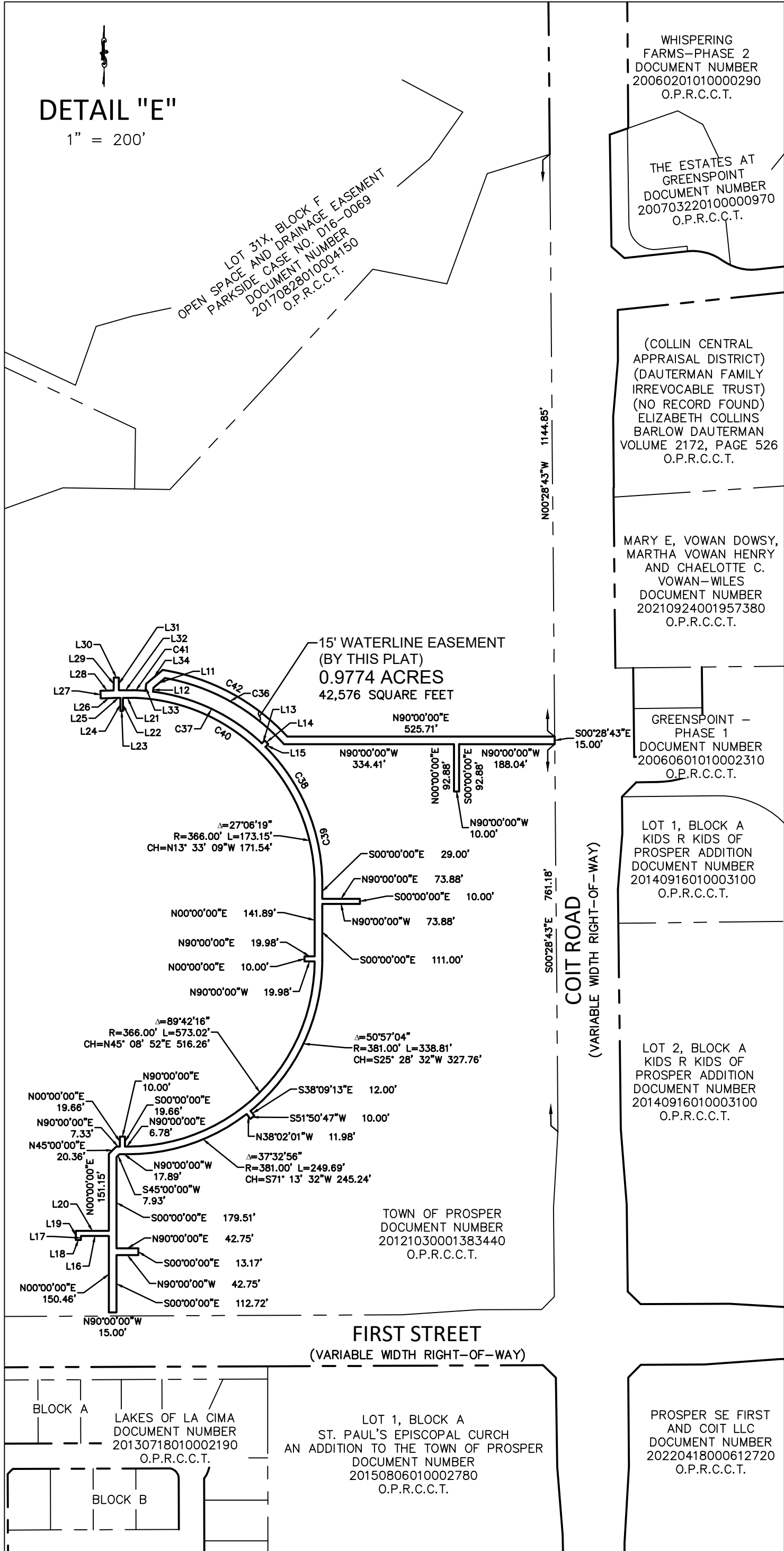
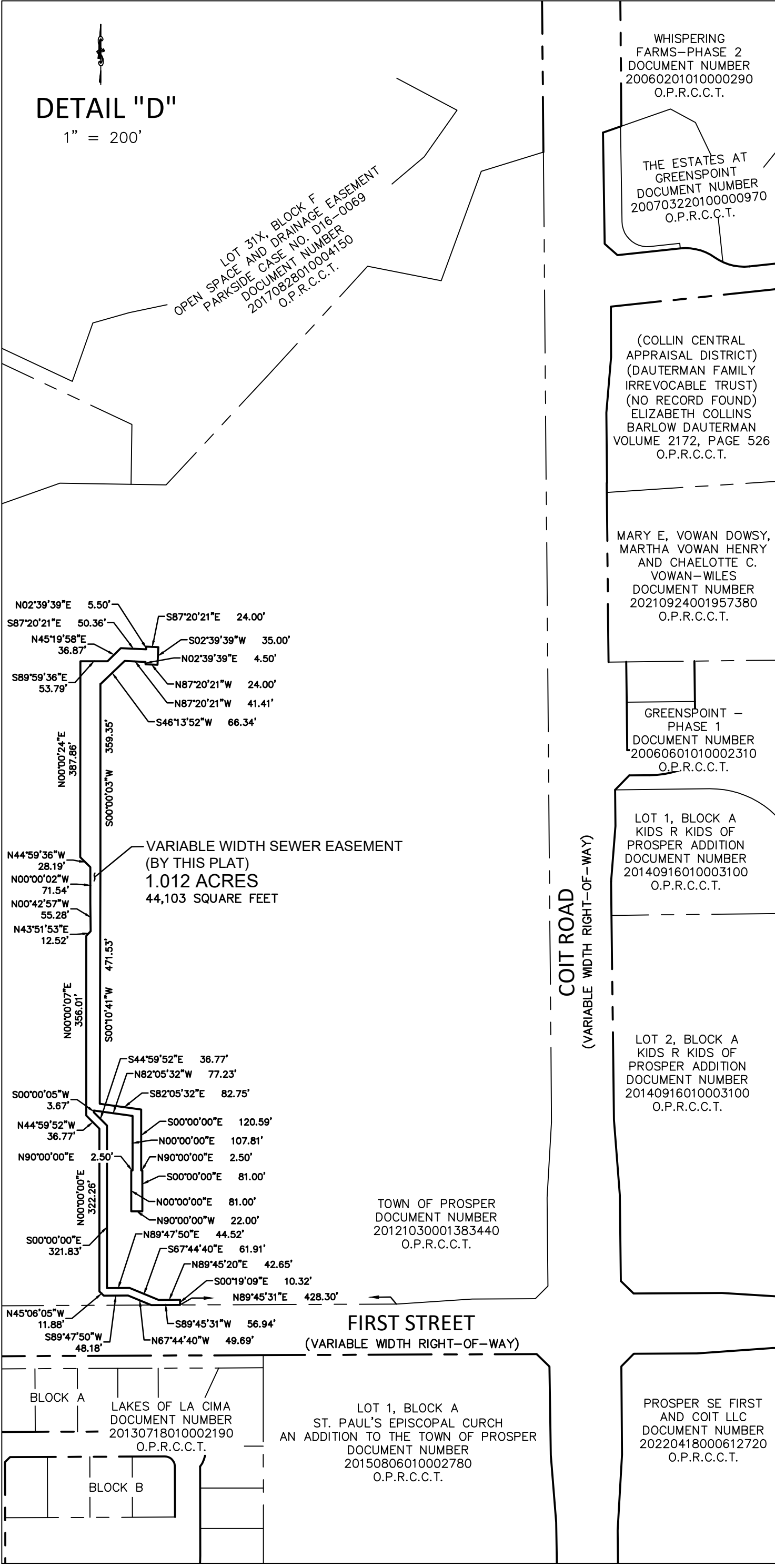
Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	085°09'19"	170.50	253.40	S46°44'35"W 230.72'
C2	085°50'04"	149.50	223.97	S47°04'58"W 203.60'
C3	038°44'22"	30.00	20.28	S70°37'49"W 19.90'
C4	102°31'16"	5.00	8.95	S00°00'00"E 7.80'
C5	038°44'24"	30.00	20.28	S70°37'50"E 19.90'
C6	085°50'04"	170.50	255.43	N47°04'58"E 232.20'
C7	085°09'19"	149.50	222.19	N46°44'35"E 202.30'
C8	085°09'19"	125.50	186.52	S46°44'35"W 169.82'
C9	085°50'04"	194.50	291.38	S47°04'58"W 264.89'
C10	090°00'00"	30.00	47.12	S45°00'00"W 42.43'
C11	088°44'32"	380.50	589.34	S44°22'22"W 532.17'
C12	088°44'38"	30.00	46.47	S44°22'19"W 41.96'
C14	078°00'51"	54.00	73.53	N41°23'59"E 67.98'
C15	033°29'04"	60.01	35.07	N15°37'27"E 34.57'
C16	025°14'22"	105.02	46.26	N44°59'13"E 45.89'
C17	031°51'22"	59.87	33.29	N73°30'42"E 32.86'
C18	062°11'45"	54.00	58.62	N40°41'32"E 55.78'
C19	071°47'24"	10.00	12.53	N35°53'42"E 11.73'
C20	090°23'47"	356.50	562.46	N45°11'54"W 505.91'
C21	059°35'51"	30.00	31.21	S59°48'17"W 29.82'
C22	296°08'19"	54.00	279.10	N01°55'28"W 57.12'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C23	058°35'55"	30.00	30.68	S61°00'54"E 29.36'
C24	090°18'51"	380.50	599.77	S45°09'26"E 539.58'
C25	090°00'00"	30.00	47.12	S45°00'00"E 42.43'
C26	085°50'04"	125.50	188.01	N47°04'58"E 170.92'
C27	085°09'19"	194.50	289.07	N46°44'35"E 263.19'
C28	062°11'46"	54.00	58.62	N40°41'31"W 55.78'
C29	071°47'24"	10.00	12.53	N35°53'42"W 11.73'
C30	089°59'54"	356.50	559.98	N45°00'03"E 504.16'
C31	071°47'24"	10.00	12.53	S54°06'18"E 11.73'
C32	062°11'42"	54.00	58.62	S49°18'27"E 55.78'
C33	033°42'10"	42.01	24.71	S15°30'52"W 24.36'
C34	025°14'22"	87.03	38.34	S44°59'20"W 38.03'
C35	031°45'13"	41.87	23.20	S73°27'37"W 22.91'
C36	038°01'49"	411.00	272.80	N60°59'19"W 267.82'
C37	036°10'04"	381.00	240.51	S64°37'48"E 236.53'
C38	017°56'13"	381.00	119.28	S36°04'25"E 118.79'
C39	027°06'19"	381.00	180.24	S13°33'09"E 178.57'
C40	061°44'08"	366.00	394.36	N57°58'23"W 375.56'
C41	003°53'34"	381.00	25.89	S86°55'00"E 25.88'
C42	038°04'21"	426.00	283.07	S61°54'54"E 277.89'

Line Table		
Line Number	Bearing	Distance
L1	S00°28'43"E	24.05'
L2	S89°23'24"W	39.27'
L3	N90°00'00"W	71.45'
L4	N90°00'00"E	71.45'
L5	N89°23'24"E	39.20'
L6	S00°28'43"E	23.95'
L7	S89°18'59"W	39.11'
L8	N00°00'00"E	58.00'
L9	S00°00'00"W	10.50'
L10	N90°00'00"E	71.45'
L11	S50°00'00"W	29.13'
L12	S05°00'00"W	8.15'
L13	N44°21'33"E	8.07'
L14	S45°38'27"E	10.00'
L15	S44°21'33"W	8.04'
L16	N90°00'00"W	55.00'
L17	S00°00'00"E	7.97'
L18	N90°00'00"W	10.00'
L19	N00°00'00"E	17.97'
L20	N90°00'00"E	65.00'

Line Table		
Line Number	Bearing	Distance
L21	N89°57'47"W	18.49'
L22	S00°00'39"W	25.79'
L23	N89°59'15"W	5.00'
L24	N00°00'39"E	25.79'
L25	N89°57'47"W	7.73'
L26	S88°02'40"W	30.92'
L27	N01°57'20"W	15.00'
L28	N88°02'40"E	26.05'
L29	N00°34'08"E	25.19'
L30	N90°00'00"E	10.00'
L31	S00°00'40"E	25.01'
L32	S89°57'47"E	26.50'
L33	N50°00'00"E	14.06'
L34	N50°00'00"E	42.26'

- NOTES:
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FINAL PLAT
DEVAPP-23-0204

Raymond Community Park
BLOCK 1, LOT 1
 (69.49 Acres or 3,027,220 Square Feet)

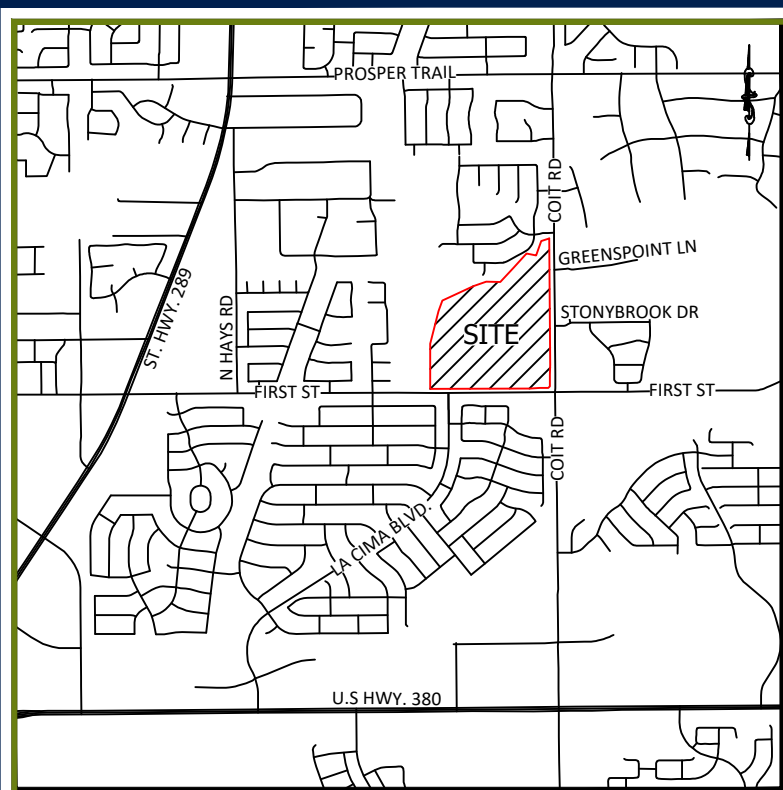
Being a Final Plat of a Tract of Land Described in the Deed Recorded in Document Number: 20121030001383440 Official Public Records of Collin County, Texas Situated in the William Butler Survey, Abstract No. 112 Town of Prosper, Collin County, Texas for **Town of Prosper** Project No. 2122-PK by **Dunaway Associates**

OWNER / DEVELOPER:
 TOWN OF PROSPER, TEXAS
 250 W FIRST STREET
 PROSPER, TX 75078
 (972)-346-3502

ENGINEER / SURVEYOR:
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE SUITE 400
 FORT WORTH, TX 76107
 CONTACT: MARK YALE (RPLS)
 (817) 335-1121

This plat was prepared in November 2023

DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100



LEGEND
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS

VICINITY MAP
 NOT TO SCALE

ACCESS EASEMENT
 The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT
 The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)
 The area or areas shown on the plat as "VAM" [Visibility and Maintenance] Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

DRAINAGE AND FLOODWAY EASEMENT
 This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block 1, Lot 1, Raymond Community Park, an addition to the Town of Prosper, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and 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 natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

STATE OF TEXAS §
 COUNTY OF COLLIN §

OWNER'S CERTIFICATE

Metes and Bounds Description

WHEREAS, the Town of Prosper, Texas are the owners of a 69.49 acre tract of land situated in the William Butler Survey, Abstract No. 112, Collin County, Texas and being out of a 161.79 acre tract conveyed to them by Sexton Farms, LTD, by the deed recorded in Document Number 20121030001383440, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said 69.49 acre tract of land being more particularly described as follows:
 BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (herein after called 5/8-inch YCIR) in the south end of a corner clip on the north right-of-way line of First Street (Variable Width) as dedicated by the deeds recorded in Document Number 20101119001270290, O.P.R.C.C.T., and Volume 5196, Page 1057, Deed Records of Collin County, Texas, (D.R.C.C.T.), and the west right-of-way line of Coit Road (Variable Width) as dedicated by the document recorded in Document Number 20101119001270290, O.P.R.C.C.T., from which the southeast corner of said William Butler Survey, Abstract No. 112 bears South 62 degrees 52 minutes 14 seconds East, a distance of 107.62 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate: N: 7,136,047.38; E: 2,498,113.21;
 THENCE South 89 degrees 45 minutes 30 seconds West, departing the west right-of-way line of said Coit Road and with the north right-of-way line of said First Street, a distance of 125.00 feet to a found 1/2-inch iron rod with yellow cap stamped "ROOMIE";
 THENCE South 86 degrees 11 minutes 44 seconds West, continuing along the north right-of-way line of said First Street, a distance of 150.33 feet to a set 5/8-inch YCIR;
 THENCE South 89 degrees 45 minutes 31 seconds West, continuing along the north right-of-way line of said First Street, a distance of 1,521.52 feet to a set 5/8-inch YCIR for the southeast corner of Lot 1, Block A, as described by the Conveyance Plat of Lots 1 & 2, Block A and Final Plat of Lot 3, Block A Sexton Farm and Ranch recorded in Document Number 20190401010001530, O.P.R.C.C.T., from which a found 1/2-inch iron rod for the southwest corner of a private variable width access easement as dedicated by said Sexton Farm and Ranch plat bears South 89 degrees 45 minutes 32 seconds West, a distance of 83.24 feet;
 THENCE North 00 degrees 14 minutes 08 seconds East, departing the north right-of-way line of said First Street and with the east line of said Lot 1, Block A, a distance of 687.75 feet to a found 1/2-inch iron rod;
 THENCE North 14 degrees 09 minutes 48 seconds East, continuing along the east line of said Lot 1, Block A, a distance of 510.21 feet to a found 1/2-inch iron rod with yellow cap stamped "ROOMIE";
 THENCE North 20 degrees 08 minutes 04 seconds East, continuing along the east line of said Lot 1, Block A, a distance of 172.60 feet to a set 5/8-inch YCIR for the southwest corner of Lot 2, Block A, of said Sexton Farm and Ranch plat, from which a found 2-3/4-inch metal post bears South 83 degrees 28 minutes 07 seconds East, a distance of 0.39 feet;
 THENCE North 65 degrees 14 minutes 19 seconds East, departing the east line of said Lot 1, Block A, and with the south line of said Lot 2, Block A, a distance of 519.50 feet to a set 5/8-inch YCIR;
 THENCE North 70 degrees 24 minutes 22 seconds East, continuing along the south line of said Lot 2, Block A, a distance of 208.61 feet to a set 5/8-inch YCIR;
 THENCE South 89 degrees 01 minute 57 seconds East, continuing along the south line of said Lot 2, Block A, and with the south line of Lot 31X, Block F (open space and drainage easement) as described by the plat Parkside Case No. 016-0069, recorded in Document Number 20170828010004150, O.P.R.C.C.T., a distance of 210.32 feet to a point for corner;
 THENCE North 42 degrees 54 minutes 05 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 299.87 feet to a set 5/8-inch YCIR;
 THENCE North 42 degrees 23 minutes 56 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 288.92 feet to a point for corner;
 THENCE South 78 degrees 56 minutes 26 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 148.41 feet to a point for corner;
 THENCE North 20 degrees 06 minutes 18 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 230.47 feet to a point for corner;
 THENCE North 72 degrees 43 minutes 23 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 128.85 feet to a set 5/8-inch YCIR in the west right-of-way line of said Coit Road (Variable Width) as dedicated by the documents recorded in Document Number 20101119001270280 & 20101119001270290, O.P.R.C.C.T., from which a found 1/2-inch iron rod with yellow cap stamped "JB" bears North 19 degrees 57 minutes 02 seconds East, a distance of 0.73 feet;
 THENCE South 00 degrees 28 minutes 43 seconds East, departing the south line of said Lot 31X, Block F, and with the west right-of-way line of said Coit Road, a distance of 1,921.03 feet to a set 5/8-inch YCIR;
 THENCE South 03 degrees 20 minutes 07 seconds West, continuing along the west right-of-way line of said Coit Road, a distance of 150.03 feet to a set 5/8-inch YCIR;
 THENCE South 00 degrees 28 minutes 43 seconds East, continuing along the west right-of-way line of said Coit Road, a distance of 175.00 feet to a set 5/8-inch YCIR for the north end of a corner clip;
 THENCE South 44 degrees 38 minutes 23 seconds West, continuing along the west right-of-way line of said Coit Road, a distance of 35.26 feet to the POINT OF BEGINNING and containing a computed area of 69.49 acres (3,027,220 square feet) of land, more or less. (Precision 1: 3741840.00)

NOW, THEREFORE, KNOWN 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 Raymond Community Park, Block 1, Lot 1, 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 the 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 _____, 20____.

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 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 _____, 20____.

Notary Public, State of Texas

NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984587 was used for this project.
- PRIMARY BENCHMARK:** Town of Prosper Geodetic Control Monument: Monument No. 3, bronze disk stamped "Town of Prosper Survey Monument" located on the northwest corner of a curb inlet lying on the west side of Shawnee Trail +90' south of the intersection of Shawnee Trail and W. Prosper Trail. NAD83 (2011) Texas North Central Zone 4202 N: 7,141,040.803 E: 2,480,701.977 Published Elevation: 615.09' (NAVD83-Geoid12B)
- According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 235 of 600, Map Number 48085C0235J, Effective Date June 02, 2009, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- "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."

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark Yale, 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 _____, 20____.

Mark Yale
 Registered Professional Land Surveyor
 Texas Registration No. 5975

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.

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, Mark Yale, 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 expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

 Town Secretary

 Engineering Department

 Development Services Department

**FINAL PLAT
 DEVAPP-23-0204**

**Raymond Community Park
 BLOCK 1, LOT 1
 (69.49 Acres or 3,027,220 Square Feet)**

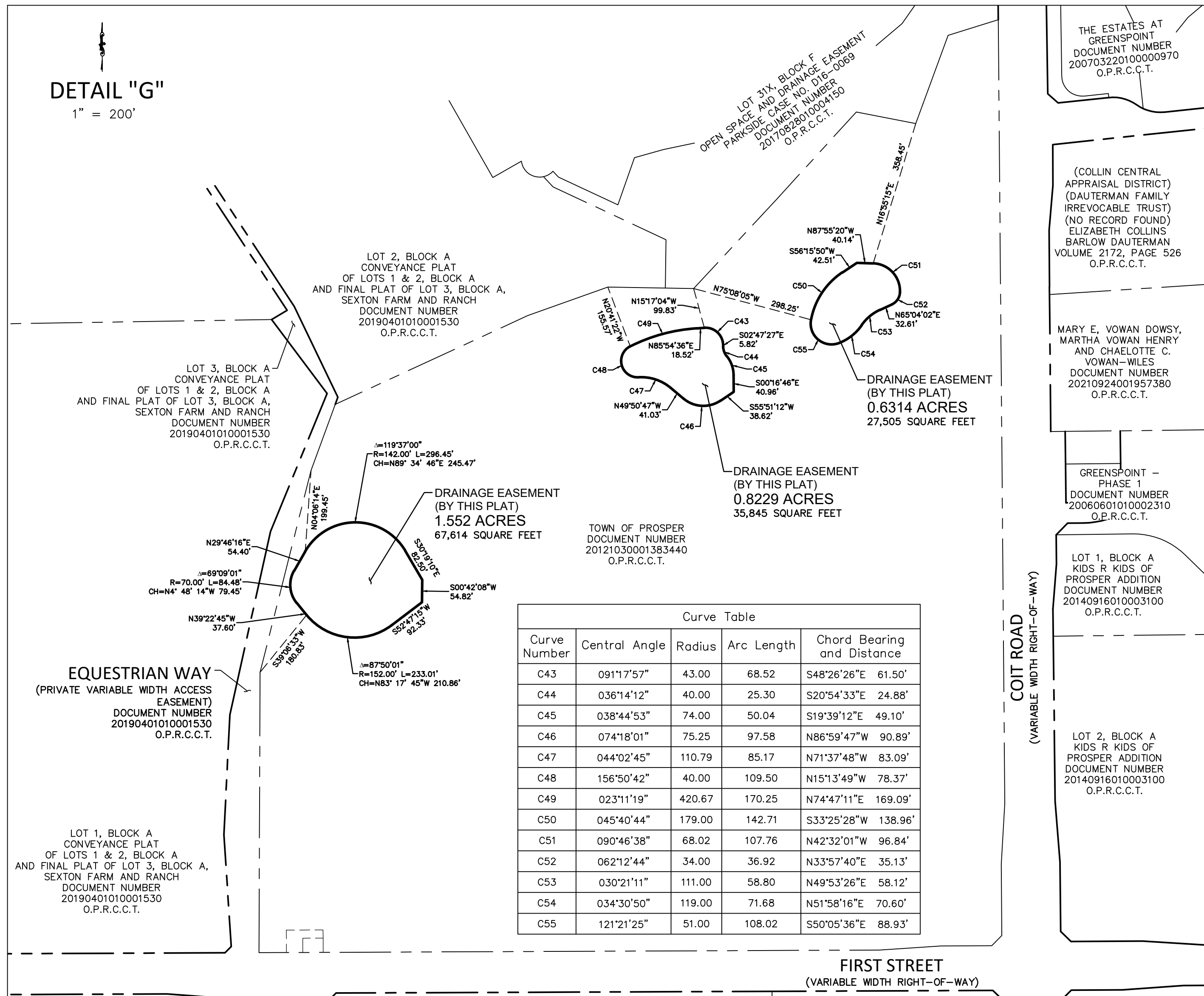
Being a Final Plat of a Tract of Land Described in the Deed Recorded in Document Number: 20121030001383440 Official Public Records of Collin County, Texas Situated in the William Butler Survey, Abstract No. 112 Town of Prosper, Collin County, Texas for

Town of Prosper
 Project No. 2122-PK
 by
Dunaway Associates

This plat was prepared in November 2023

OWNER / DEVELOPER:
 TOWN OF PROSPER, TEXAS
 250 W FIRST STREET
 PROSPER, TX 75078
 (972)-346-3502

ENGINEER / SURVEYOR:
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE SUITE 400
 FORT WORTH, TX 76107
 CONTACT: MARK YALE (RPLS)
 (817) 335-1121



Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C43	091°17'57"	43.00	68.52	S48°26'26"E 61.50'
C44	036°14'12"	40.00	25.30	S20°54'33"E 24.88'
C45	038°44'53"	74.00	50.04	S19°39'12"E 49.10'
C46	074°18'01"	75.25	97.58	N86°59'47"W 90.89'
C47	044°02'45"	110.79	85.17	N71°37'48"W 83.09'
C48	156°50'42"	40.00	109.50	N151°34'49"W 78.37'
C49	023°11'19"	420.67	170.25	N74°47'11"E 169.09'
C50	045°40'44"	179.00	142.71	S33°25'28"W 138.96'
C51	090°46'38"	68.02	107.76	N42°32'01"W 96.84'
C52	062°12'44"	34.00	36.92	N33°57'40"E 35.13'
C53	030°21'11"	111.00	58.80	N49°53'26"E 58.12'
C54	034°30'50"	119.00	71.68	N51°58'16"E 70.60'
C55	121°21'25"	51.00	108.02	S50°05'36"E 88.93'



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100