

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Whereas Prosper Independent School District is the owner of a 38.572 acre tract of land situated in the Collin County School Land Survey, Abstract Number 147, Collin County, Texas and being all of a called 38.572 acre tract of land to Prosper Independent School District as recorded in instrument Number 20200817001344070 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

THENCE North 89 degrees 12 minutes 39 seconds East departing said Legacy Drive and along the north line of said 38.572 acre tract, a distance of 1377.02 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most northerly northwest corner of a called 37.554 acre tract of land called Tract 2 to Toll Southwest, LLC as recorded in Instrument Number

THENCE along the common line of said 38.572 acre tract and said 37.554 acre tract the following courses and distances; South 01 degrees 47 minutes 18 seconds West, a distance of 1039.51 feet to a 5/8 inch iron rod with cap stamped "TNP"

With said curve to the left having a radius of 460.00 feet, a central angle of 29 degrees 16 minutes 34 seconds, an arc length of 235.04 feet, a chord bearing of South 50 degrees 53 minutes 05 seconds West, a distance of 232.49 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;

arc length of 134.59 feet, a chord bearing of South 63 degrees 47 minutes 17 seconds West, a distance of 129.47 feet to a

South 01 degrees 17 minutes 05 seconds West, a distance of 190.00 feet to a 5/8 inch iron rod with cap stamped "TNP"

With said curve to the right having a radius of 330.00 feet, a central angle of 29 degrees 30 minutes 09 seconds, an arc length of 169.92 feet, a chord bearing of North 73 degrees 55 minutes 41 seconds West, a distance of 168.05 feet to a 5/8

length of 142.69 feet, a chord bearing of North 74 degrees 19 minutes 00 seconds West, a distance of 141.03 feet to a 5/8

found for corner in said Legacy Drive for the most westerly northwest corner of said 37.554 acre tract, same being the southwest corner of said 38.572 acre tract;

acre, a distance of 1043.19 feet to a 5/8 inch iron rod found for corner;

North 88 degrees 43 minutes 55 seconds West, a distance of 102.12 feet to a 5/8 inch iron rod with cap stamped "TNP"

North 59 decrees 10 minutes 36 seconds West, a distance of 268.59 feet to a 5/8 inch iron rod with cap stamped "TNP" set

With said curve to the left having a radius of 270.00 feet, a central angle of 30 degrees 16 minutes 47 seconds, an arc

North 89 degrees 27 minutes 23 seconds West, a distance of 424.96 feet to a 5/8 inch iron rod with cap stamped "TNP"

THENCE North 00 degrees 33 minutes 14 seconds East along said Legacy drive same being the west line of said 38.572

THENCE North 00 degrees 29 minutes 25 seconds East, continuing along said Legacy drive and the west line of said 38.572 acre tract, a distance of 142.16 feet to the POINT OF BEGINNING containing 1,680,217 square feet, or 38.572

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.

, 2024.

PRELIMINAR

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

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

\_\_\_\_ day, of \_

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. 7, BLOCK A, LOT 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 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 and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.

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.

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 \_\_\_\_

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

Authorized Signature

Printed Name and Title

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 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Development Services Department

Engineering Department

Town Secretary

## CASE NO. DEVAPP-24-0093 **CONVEYANCE PLAT PROSPER MIDDLE SCHOOL NO. 7 ADDITION BLOCK A, LOT 1**

1,680,217 SQUARE FEET 38.572 ACRES

SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS

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

ENGINEER / APPLICANT 5237 N. Riverside Drive, Suite 100 Date: July 14, 2024 Fort Worth, TX 76137 Contact: Amanda Mullen 817.420.7414 ph

PROJECT INFORMATION Project No.: HUC 24057 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

Prosper Independent School District

STATE OF TEXAS COUNTY OF COLLIN §

Notary Public, State of Texas

SURVEY DOCUMENT