

LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
DOC-DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
R.O.W. - RIGHT-OF-WAY
D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. - PLAT RECORDS DENTON COUNTY TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS

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.

NOTICE:
A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE TOWN OF PROSPER, TEXAS, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED AND PUBLIC IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER.

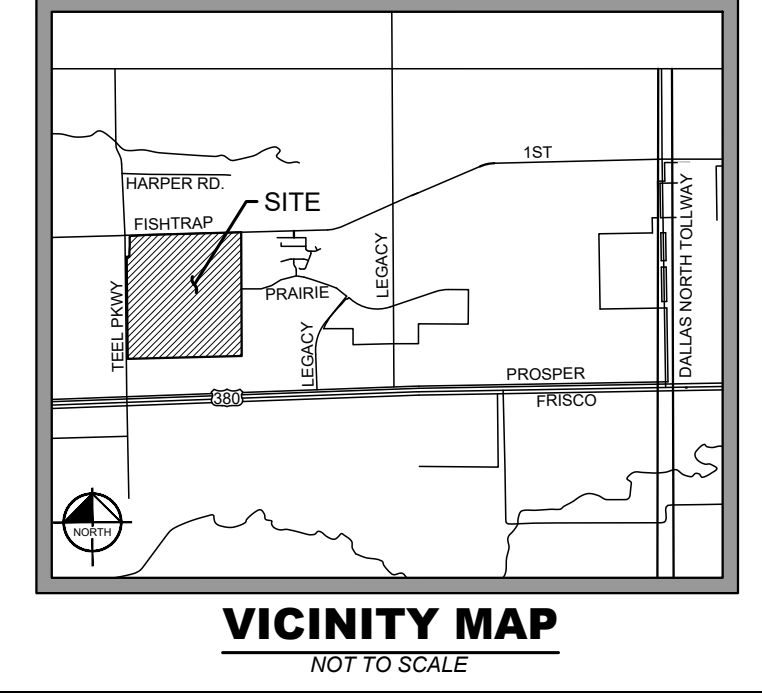
GENERAL NOTES:

- 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 ALLTERRA 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 1.000159350.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4812104301, EFFECTIVE DATE: APRIL 18, 2011, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE 'A' AND 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 "A" - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.

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.
- ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.



RIGHT-OF-WAY DEDICATION
DEDICATED IN FEE SIMPLE TO THE TOWN OF PROSPER
374,010 SQUARE FEET
OR 8.587 ACRES

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CASE NO. DEVAPP-23-0040
CONVEYANCE PLAT
PROSPER HIGH SCHOOL NO. 4 ADDITION
BLOCK A, LOT 1 AND BLOCK B, LOT 1

6,634,919 SQUARE FEET
152.317 ACRES

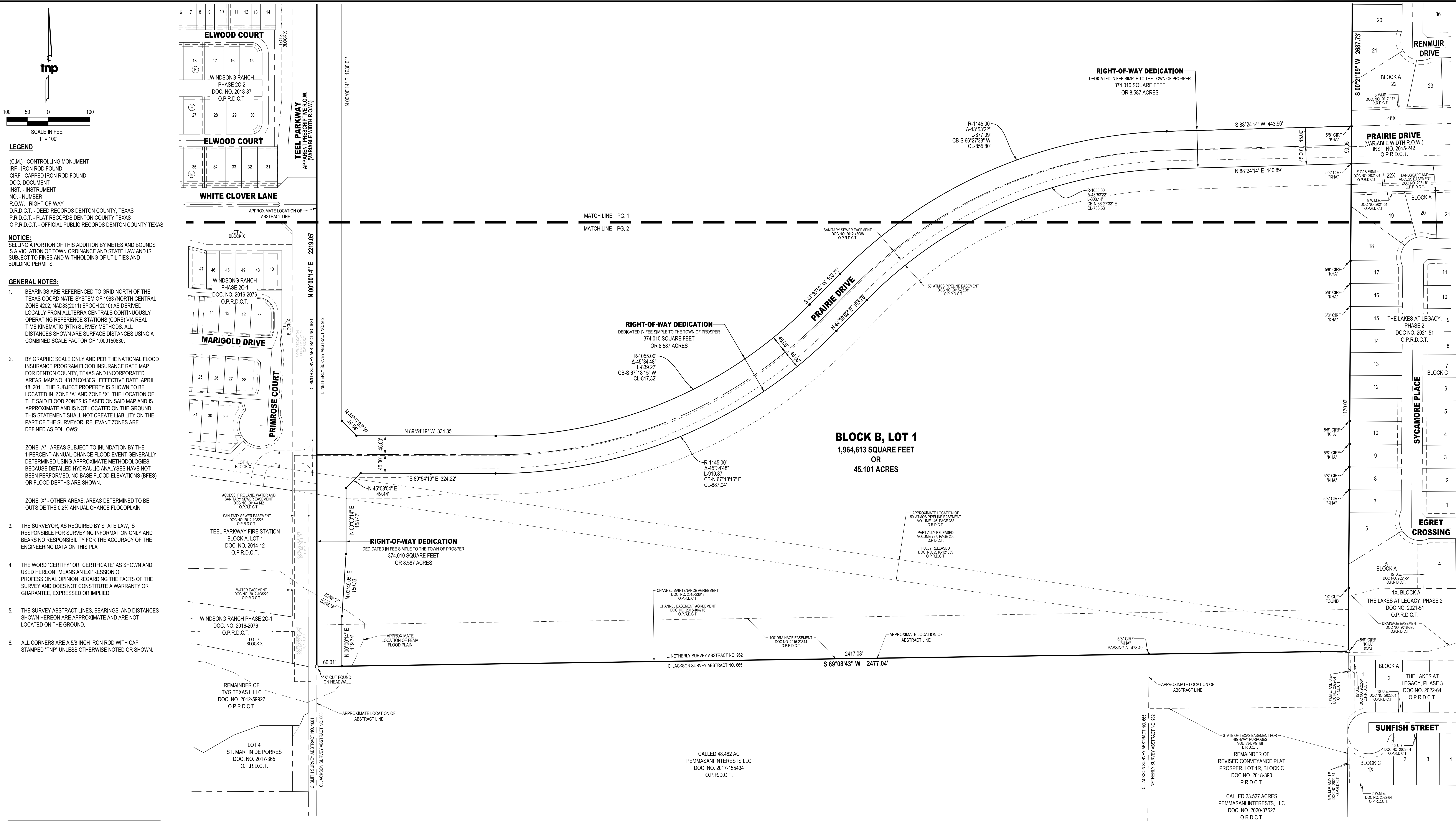
SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NUMBER 962,
TOWN OF PROSPER, DENTON COUNTY, TEXAS

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

ENGINEER / APPLICANT
TEAGUE NALL & PERKINS, INC.
5237 N. Riverside Drive, Suite 100
Fort Worth, TX 76137
Contact: Amanda Mullen
817.420.7144 ph

PROJECT INFORMATION
Project No.: HUC 22396
Date: April 27, 2023
Drawn By: WS
Scale: 1"=100'

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



tnp

100 50 0 100

SCALE IN FEET
1" = 100'

LEGEND

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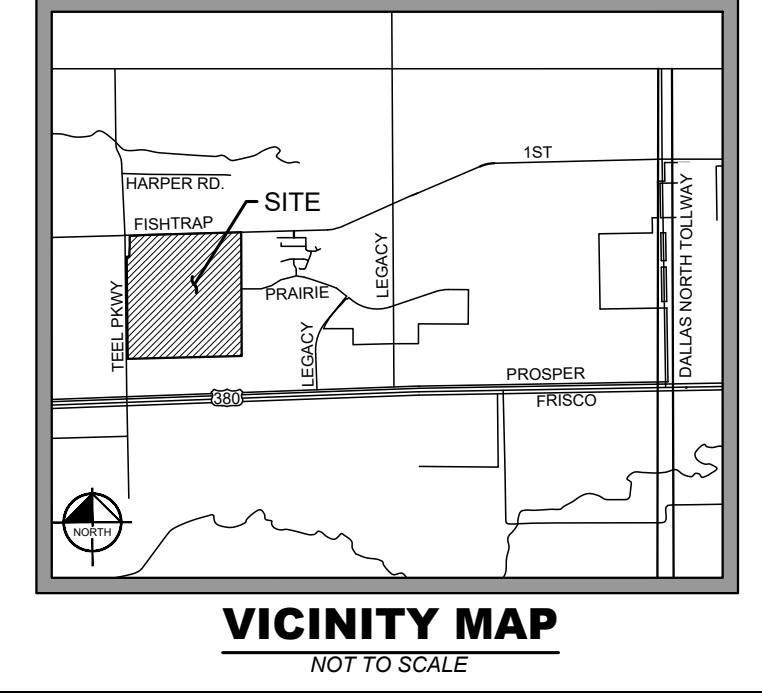
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- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0430G, EFFECTIVE DATE: APRIL 18, 2011, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "A" AND 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:

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PROSPER HIGH SCHOOL NO. 4 ADDITION
BLOCK A, LOT 1 AND BLOCK B, LOT 1
6,634,919 SQUARE FEET
152.317 ACRES
SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NUMBER 962,
TOWN OF PROSPER, DENTON COUNTY, TEXAS

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

ENGINEER / APPLICANT
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite 100
Fort Worth, TX 76137
Contact: Amanda Mullen
817.420.7414 ph

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tnp

SHEET 2 of 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

Whereas Prosper Independent School District is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962 , Denton County, Texas and being all of a called 152.317 acre tract of land to Prosper Independent School District as recorded in Document Number 2022000149751 of the Official Public Records of Denton County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with cap stamped "KHA" found on the south line of Fishtrap Road, (a variable width right-of-way) for the northwest corner of The Parks at Legacy, Phase Two, an addition to the Town of Prosper as recorded in Document Number 2017-117 of the Official Public Records of Denton County, Texas same being the southeast corner of a right-of-way dedication to the Town of Prosper as recorded in Document Number 2020-7802 of the Official Public Records of Denton County, Texas;

THENCE South 00 degrees 21 minutes 09 seconds West along the west line of said The Parks at Legacy, Phase Two addition and the west line of The Lakes at Legacy, Phase 2, an addition to the Town of Prosper as recorded in Document Number 2021-51 of the Official Public Records of Denton County, Texas, a distance of 2687.73 feet to a 3/8 inch iron rod with cap stamped "KHA" found for the northeast corner of a called 23.527 acre tract of land to Pemmasani Interests, LLC as recorded in Document Number 2020-87527 of the Official Public Records of Denton County, Texas;

THENCE South 89 degrees 08 minutes 43 seconds West along the north line of said 23.527 acre tract, passing a 5/8 inch iron rod with cap stamped "KHA" found for the northwest corner of said 23.527 acre tract same being the northeast corner of a called 48.482 acre tract to Pemmasani Interests, LLC as recorded in Document Number 2017-155434 of the Official Public Records of Denton County, Texas at a distance of 478.49 feet and continuing a total distance of 2477.04 feet to a "X" cut on a concrete headwall found on the east side of Teel Parkway, (a variable width right-of-way) for the northwest corner of said 48.482 acre tract same being the southwest corner of said 152.317 acre tract;

THENCE North 00 degrees 00 minutes 14 seconds East along the east side of said Teel Parkway and the west line of said 152.317 acre tract, a distance of 2219.05 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for the southwest corner of said previously mentioned right-of-way dedication to the Town of Prosper;

THENCE North 89 degrees 56 minutes 12 seconds East departing the west line of said 162.722 acre tract and along the southerly line of said right-of-way dedication to the Town of Prosper, a distance of 60.00 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner on the east line of said Teel Parkway;

THENCE North 00 degrees 03 minutes 48 seconds West continuing along the southerly line of said right-of-way dedication to the Town of Prosper same being the east line of said Teel Parkway a distance of 100.00 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

THENCE North 03 degrees 45 minutes 02 seconds East continuing along the southerly line of said right-of-way dedication to the Town of Prosper same being the east line of said Teel Parkway, a distance of 150.34 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

THENCE North 00 degrees 03 minutes 48 seconds West continuing along the southerly line of said right-of-way dedication to the Town of Prosper same being the east line of said Teel Parkway, a distance of 178.79 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner at the south end of a corner clip;

THENCE North 43 degrees 28 minutes 03 seconds East continuing along the southerly line of said right-of-way dedication to the Town of Prosper and along said corner clip, a distance of 31.60 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner on the south line of said previously mentioned Fishtrap Road;

THENCE continuing along the southerly line of said right-of-way dedication to the Town of Prosper same being the south line of said Fishtrap Road the following (3) three courses and distances;

North 88 degrees 57 minutes 21 seconds East, a distance of 118.04 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 85 degrees 44 minutes 50 seconds East, a distance of 178.68 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 88 degrees 57 minutes 21 seconds East, a distance of 2106.01 feet to the POINT OF BEGINNING containing 6,634,919 square feet, or 152.317 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 _____, 2023.

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

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 _____, 2023.

Notary Public, State of Texas

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 HIGH SCHOOL NO. 4, BLOCK A, LOT 1 and BLOCK B, 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:

- 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 _____, 2023.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

Authorized Signature

Printed Name and Title

Prosper Independent School District

STATE OF TEXAS §
COUNTY OF DENTON §

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 _____, 2023.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day, of _____, 2023 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Development Services Department

Engineering Department

Town Secretary

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