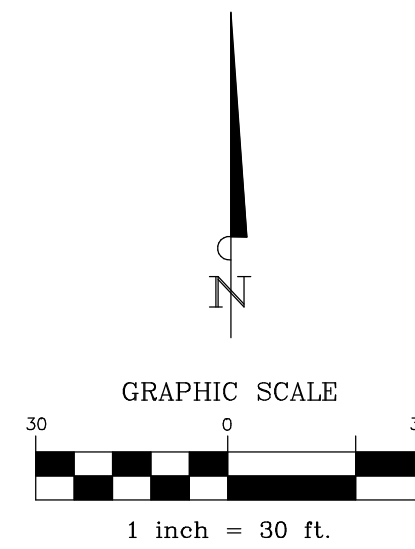


Double H Horse  
and Cattle, LLC  
Document No.  
2009010800022820  
O.P.R.C.C.T.

# Approved Final Plat (D22-0102)

Prosperous Realty, LLC  
Document No.  
2021010800055130,  
O.P.R.C.C.T.



## Prosper Trail

(called 100' public right-of-way)

centerline

Approximately  
S88°57'E 2738' to the  
Northwest Corner of the  
Larkin McCarty Survey

**POINT OF  
BEGINNING**  
N=7,141,320.38'  
E=2,506,205.30'

1/2" C.I.R.F.  
"RPLS 5686"

1/2" C.I.R.F.  
"RPLS 5686"

15' Conserv  
Electric Easement  
Vol. 4377, Pg. 662,  
D.R.C.C.T.

15' Water Easement  
N00°00'00"E 136.91'  
S00°00'00"W 112.70'

N90°00'00"W 11.50'

30' Pipeline Easement  
Vol. 4839, Pg. 5 and  
Vol. 4839, Pg. 8,  
D.R.C.C.T.

S89°59'16"E 405.03'

25' Landscape and  
Access Easement

1/2" C.I.R.F.  
"RPLS 5686"

1/2" C.I.R.F. BEARS;  
S14°32'15"E 0.38'

30' KOCH Pipeline Easement  
Vol. 4868, Pg. 6924,  
D.R.C.C.T.

Remainder of Tract 1  
Town of Prosper, Texas  
Document No.  
20150115000048760,  
O.P.R.C.C.T.

### BLOCK A, LOT 1

116,738 SQ. FT. / 2.680 ACRES

Tract 2  
Town of Prosper, Texas  
Document No.  
20150115000048760,  
O.P.R.C.C.T.

Part of Tract 1  
Town of Prosper, Texas  
Document No.  
20150115000048760,  
O.P.R.C.C.T.

5' x 10'  
Water  
Easement

N89°59'16"W 375.03'

24' Fire Lane, Access  
and Utility Easement

S90°00'00"W 149.41'

S00°37'30"E 285.99'

C.I.R.S.

N89°22'30"E 405.01'

Block B, Lot 5X  
**WHITLEY PLACE, PHASE 3**  
Vol. 2012, Pg. 217,  
O.P.R.C.C.T.

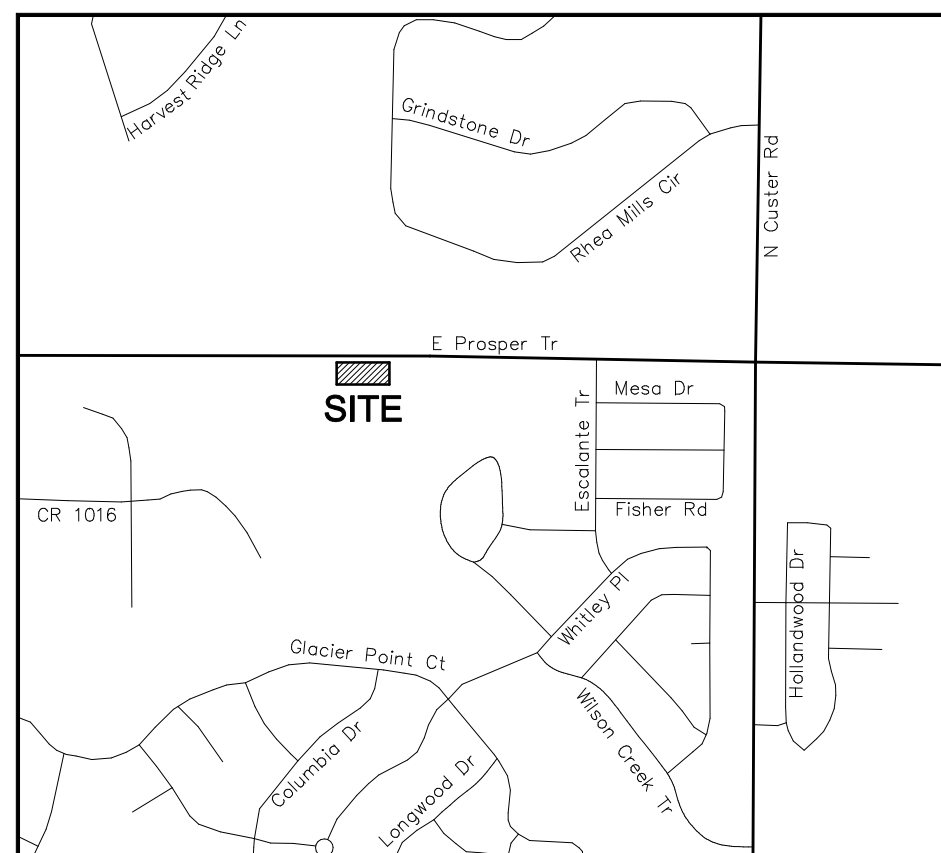
### ABBREVIATIONS

I.R.F. = Iron Rod Found  
(R.M.) = Reference Monument  
C.I.R.F. = Capped Iron Rod Found  
C.I.R.S. = 1/2" iron rod with yellow plastic cap  
stamped "RPLS 5686" set  
M.R.C.C.T. = Map Records, Collin County, Texas  
D.R.C.C.T. = Deed Records, Collin County, Texas  
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Easement Curve Data					
CURVE NO.	RADIUS	ARC LENGTH	DELTA	CHRD. BRNG.	CHORD
C1	30.00'	28.19'	53°50'38"	N26°55'19"W	27.17'
C2	30.00'	14.12'	26°57'41"	S13°28'50"W	13.99'
C3	30.00'	47.12'	90°00'00"	N45°00'00"E	42.43'
C4	54.00'	84.82'	90°00'00"	N45°00'00"E	76.37'
C5	30.00'	47.12'	90°00'00"	S45°00'00"W	42.43'
C6	30.00'	47.12'	90°00'00"	S45°00'00"E	42.43'

#### General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0255J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Town of Prosper GPS Monument No(s). 4, 5 and 6. Surface values shown can be converted to grid by dividing by the combined scaled factor of 0.999846711.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to create a platted lot and dedicate easements.



Vicinity Map  
(not to scale)

Case No.: D22-0102

## FINAL PLAT FIRE STATION NUMBER 4 ADDITION BLOCK A, LOT 1

116,738 Sq. Ft. / 2.680 Acres  
in the  
Larkin McCarty Survey,  
Abstract No. 600  
Town of Prosper,  
Collin County, Texas  
Prepared: November 07, 2022  
Scale: 1" = 30'

#### Owner:

Town of Prosper  
400 East First Street  
P.O. Box 307  
Prosper, Texas  
Phone: (972) 346-3502

#### Surveyor:

North Texas Surveying, LLC  
1010 West University  
McKinney, Texas 75069  
(469) 424-2074  
www.northtexasurveying.com  
Firm Registration No. 10074200  
Contact: Chad Holcomb



DATE: 12/08/2021 SCALE: 1" = 30' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2021-0143

1  
2

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, the Town of Prosper, Texas is th owner of a tract of land, situated in the Larkin McCarty Survey, Abstract No. 600, in the Town of Prosper, Collin County, Texas, and being all of a part of Tract 1 and all of Tract 2, as described in General Warranty Deed to the Town of Prosper, Texas, as recorded under Document No. 20150115000048760, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described, as follows:

**BEGINNING** at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northwesterly corner of said Tract 1, same being an "ell" corner of Tract 1, of said deed to the Town of Prosper, Texas, same being in the southerly monumented line of Prosper Trail;

**THENCE** South 89°59'16" East, along the northerly line of said Tract 2, same being the southerly monumented line of Prosper Trail, passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northeasterly corner of said Tract 2, same being an "ell" corner of said Tract 1, at a distance of 375.01' and continuing along the most easterly north line of said Tract 1, a total distance of 405.03' to a point for corner, being the most easterly northeast corner of said Tract 1, same being the northwesterly corner of Block B, Lot 5X, of **WHITLEY PLACE, PHASE 3**, an addition to the Town of Prosper, as recorded in Volume 2012, Page 217, O.P.R.C.C.T., from which a 1/2" capped iron rod found bears, South 14°32'15" East, a distance of 0.38';

**THENCE** South 00°37'30" East, along the common line between said Tract 1 and Lot 5X, a distance of 285.99' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of the herein described tract;

**THENCE** over and across said Tract 1, the following (2) two courses and distances:

1. North 89°22'30" East, a distance of 405.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwesterly corner of the herein described tract;
2. North 00°37'30" West, a distance of 290.49' to the **POINT OF BEGINNING** and containing 116,738 square feet or 2.680 acres of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, the Town of Prosper, Texas acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **FIRE STATION NUMBER 4 ADDITION, 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. The Town of Prosper, Texas does hereby 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 are dedicated for the public use forever for the purposes indicated on this plat.
4. 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.
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 limits easement limits the us limits e to particular utilities, said use by the 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 part of any building, fences, trees, shrubs, or other improvements or growths which may in any was 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 approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TOWN OF PROSPER, TEXAS

BY: \_\_\_\_\_  
Authorized Agent

Printed Name \_\_\_\_\_

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 whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Subdivision Regulations of the Town of Prosper, Collin County, 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**

Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686

Date: \_\_\_\_\_

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 MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Director of Development Services of the Town of Prosper, Texas.

Development Services Department

Engineering Department

Town Secretary

Case No.: D22-0102

FINAL PLAT  
FIRE STATION  
NUMBER 4 ADDITION  
BLOCK A, LOT 1

116,738 Sq. Ft. / 2.680 Acres  
in the

Larking McCarty Survey,  
Abstract No. 600  
Town of Prosper,  
Collin County, Texas

Prepared: November 07, 2022  
Scale: 1" = 30'

**Owner:**  
Town of Prosper  
400 East First Street  
P.O. Box 307  
Prosper, Texas  
Phone: (972) 346-3502

**Surveyor:**  
North Texas Surveying, LLC  
1010 West University  
McKinney, Texas 75069  
(469) 424-2074  
www.northtexasurveying.com  
Firm Registration No. 10074200  
Contact: Chad Holcomb



P&Z Approved  
01-03-2023

2  
2