



According to graphical plotting of the Flood Insurance Rate Map for Denton County, Texas, Incorporated Areas, Panel 430 of 750, Map Numbers 48121C0430.G, Map Revised Date: April 18, 2011, the subject property is located in Zone "X (unshaded)" defined as "Areas determined to be outside the 500-year floodplain", and a small portion in Zone "A", (see clouded area on sheet 3) defined as areas inundated by 100-year flood. This statement does not reflect any type of flood study by this firm.

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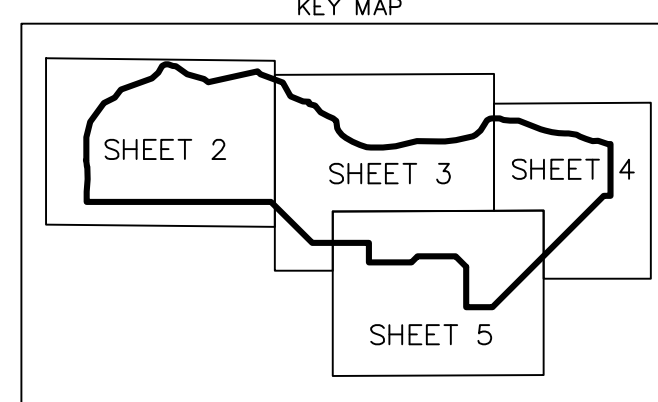
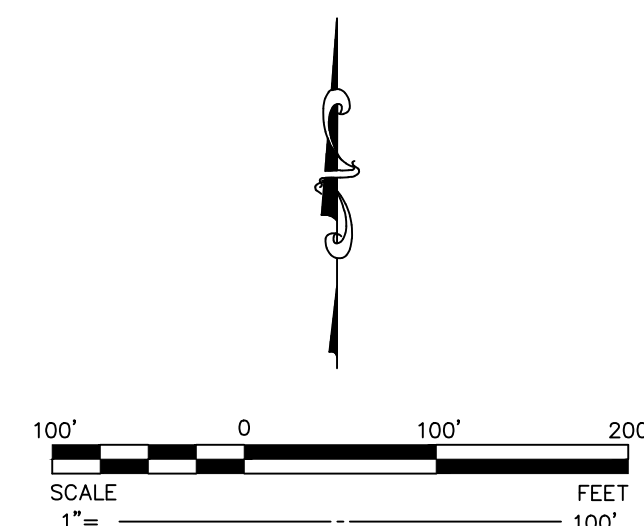
OWNER/DEVELOPER
MICHAEL F. OLSON, S.T.D., BISHOP OF THE
CATHOLIC DIOCESE OF FORT WORTH
800 WEST LOOP 820 SOUTH
FORT WORTH, TEXAS 76108
CONTACT: MICHAEL F. OLSON, S.T.D.,
817-945-9311 (PHONE)
EMAIL: officeofthebishop@fwdioc.org

ENGINEER

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
CONTACT: JUSTIN WELLS
(817)335-1121 (PHONE)
EMAIL: jwells@dunawayassociates.com

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

 = COOK CHILDREN'S HEALTH CARE SYSTEM
ACCESS EASEMENT AGREEMENT RECORDED
IN DOCUMENT NO. 2022-169538, D.R.D.C.T



| | SHEET LIST |
|-----------|---|
| SHEET NO. | Overall Map |
| 1 | Conveyance Plat with Notes |
| 2 | Conveyance Plat |
| 3 | Conveyance Plat |
| 4 | Conveyance Plat |
| 5 | Conveyance Plat |
| 6 | 15' Water Easement Detail |
| 7 | 15' Water Easement Detail |
| 8 | Fire Lane, Access, Drainage and Utility Easement Detail |
| 9 | Co-Serv Easement Detail |
| 10 | Storm and Sanitary Sewer Easement Detail |
| 11 | Description and Dedication |

Revised Conveyance Plat
of

ST. MARTIN DE PORRES
LOT 1R, 2R, AND 5, BLOCK A

Situated in the J. Bates Survey, Abstract No. 1620, and the C.L. Smith Survey, Abstract No. 1681, being a Re-Plat of part of Lots 1 & 2, Block A, St. Martin De Porres, an Addition to the Town of Prosper, according to the plat recorded in Document Number 2017-365, Plat Records, Denton County, Texas.

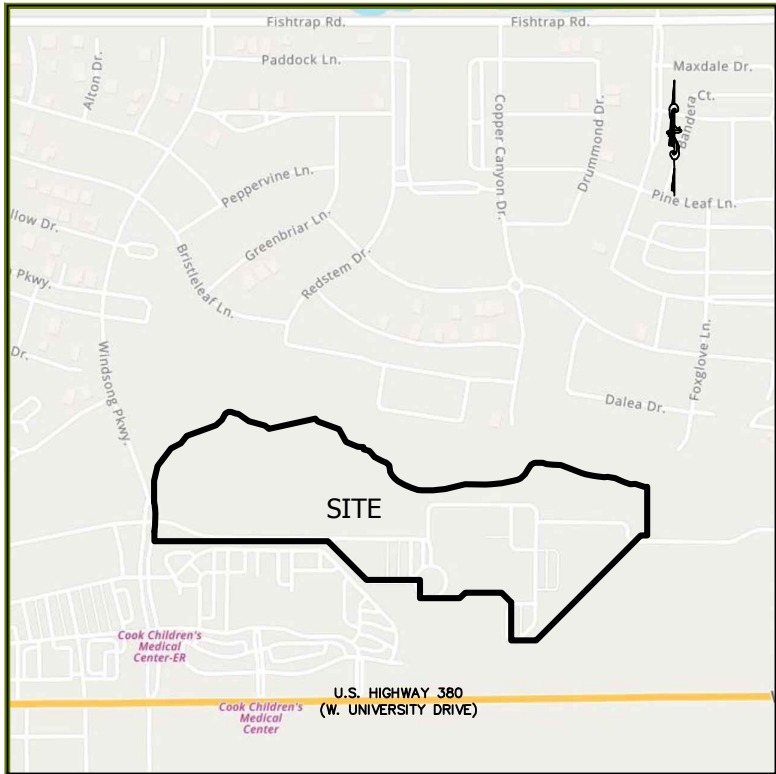
3 Lots 39.686 Acres

CASE NUMBER DEVAPP-23-0021

This plat was prepared in March, 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

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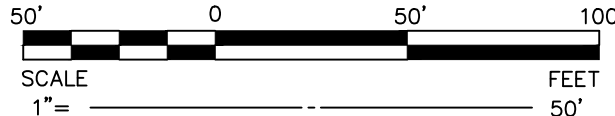
COOK CHILDREN'S HEALTH CARE SYSTEM
801 7TH AVENUE
FORT WORTH, TEXAS 76104
CONTACT: SPENCER SEALS
682-885-7145 (PHONE)
EMAIL: spencer.seals@cookchildrens.org

SURVEYOR

DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: STEPHEN GLOSUP
EMAIL: srg@dunaway.com

ENGINEER

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550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
CONTACT: JUSTIN WELLS
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Building lines will be per the City of Prosper Zoning Ordinances.

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network. Combined Scale Factor = 1.000150630 / 0.999849370

According to graphical plotting of the Flood Insurance Rate Map for Denton County, Texas, Incorporated Areas, Panel 430 of 750, Map Numbers 4812100430 G, Map Revised Date: April 18, 2011, the subject property is located in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain", and a small portion in Zone "A", (see clouded area on sheet 3) defined as areas inundated by 100-year flood. This statement does not reflect any type of flood study by this firm. All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." unless otherwise noted herein.

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● = ZONE A 100 YEAR FLOOD PLAIN

■ = COOK CHILDREN'S HEALTH CARE SYSTEM ACCESS EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2022-169538, D.R.D.C.T.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE PLANNING AND ZONING COMMISSION OF THE
TOWN OF PROSPER, TEXAS.

_____ TOWN SECRETARY

_____ ENGINEERING DEPARTMENT

_____ DEVELOPMENT SERVICES DEPARTMENT

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of March, 2023.

Stephen R. Glosup, RPLS
Registered Professional Land Surveyor
srg@dunaway.com
Texas Registration No. 5570

March 02, 2023
Date

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 DENTON)

Before Me, the undersigned authority, on this day personally appeared Stephen R. Glosup, 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 purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the ____ day of _____, 2023.

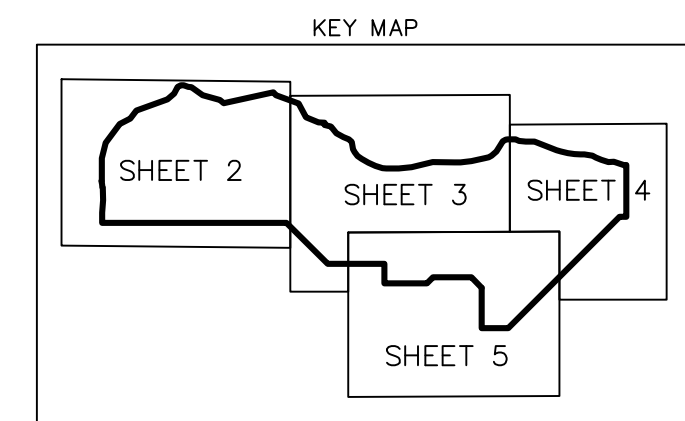
Notary Public in and for the State of Texas

My commission expires _____



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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| Curve Table | | | | |
|--------------|---------------|--------|------------|----------------------------|
| Curve Number | Central Angle | Radius | Arc Length | Chord Bearing and Distance |
| C1 | 029°39'53" | 25.00 | 12.94 | N76°00'07"W 12.80' |
| C2 | 000°40'29" | 656.00 | 7.73 | N01°27'29"W 7.73' |



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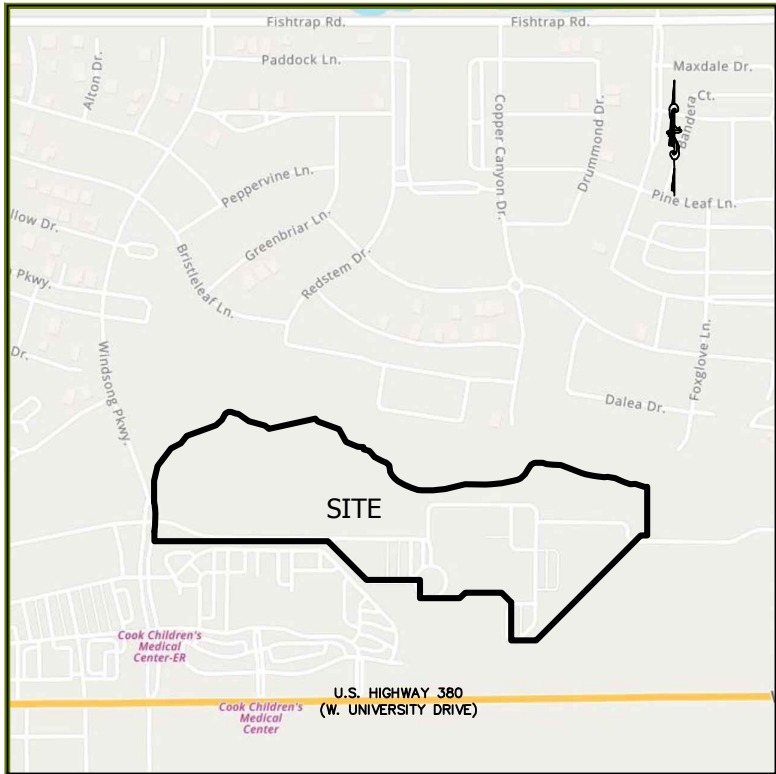
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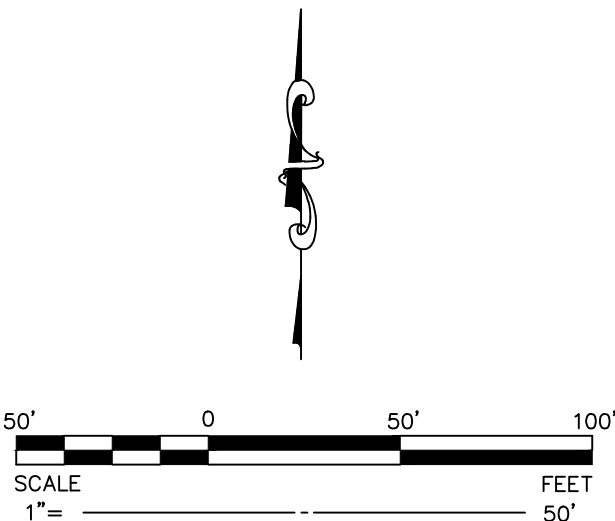
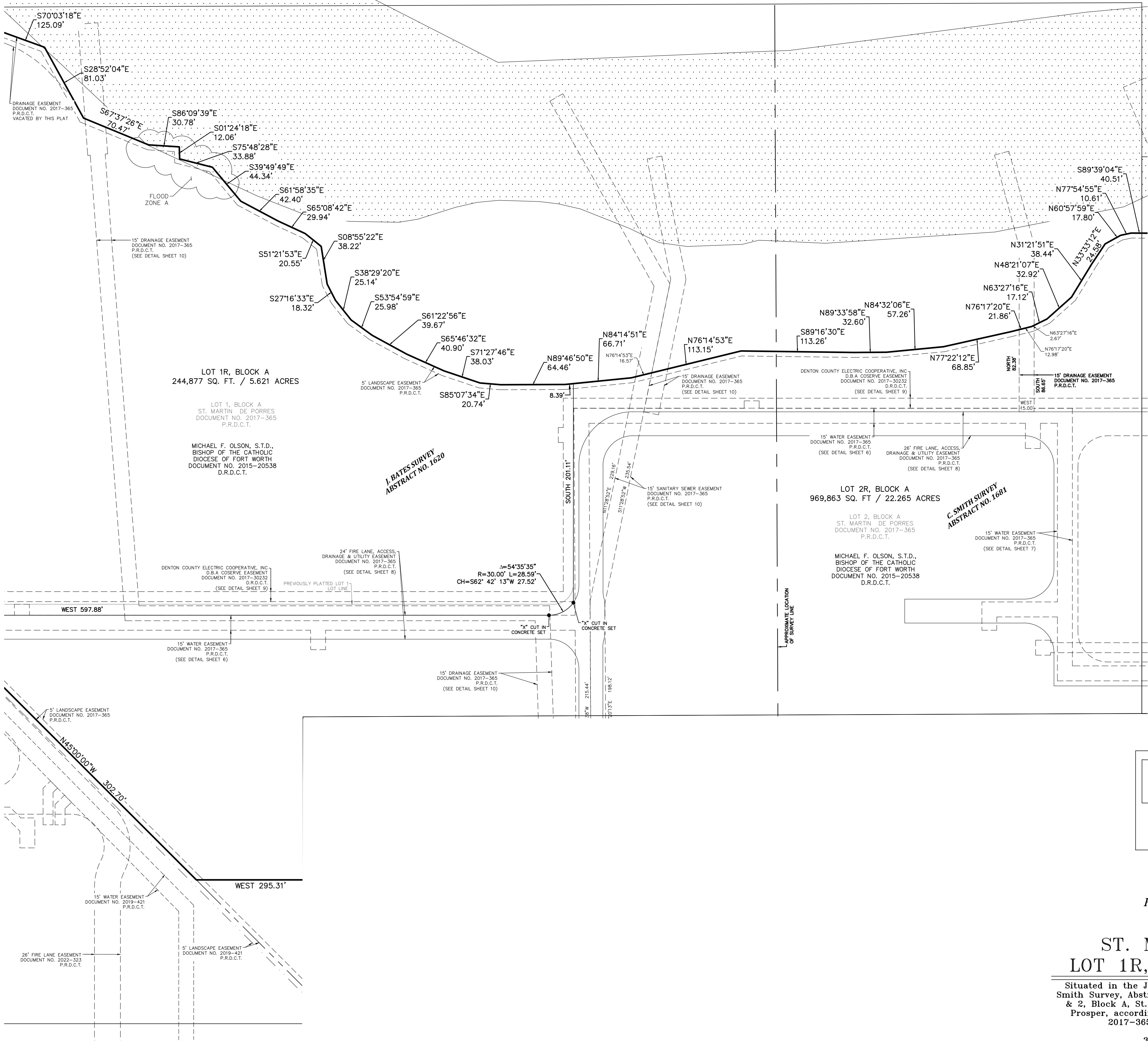
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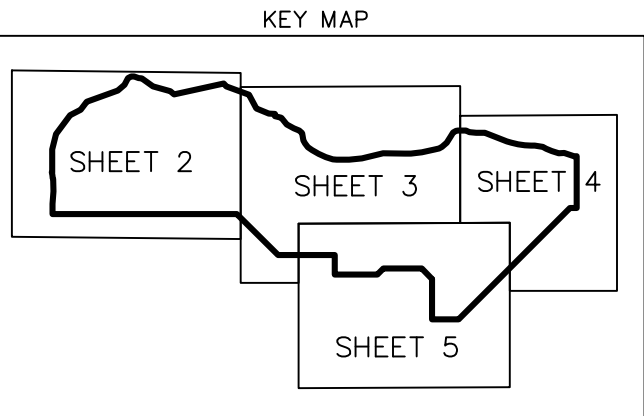
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- [Shaded Box] = COOK CHILDREN'S HEALTH CARE SYSTEM ACCESS EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2022-169538, D.R.D.C.T.

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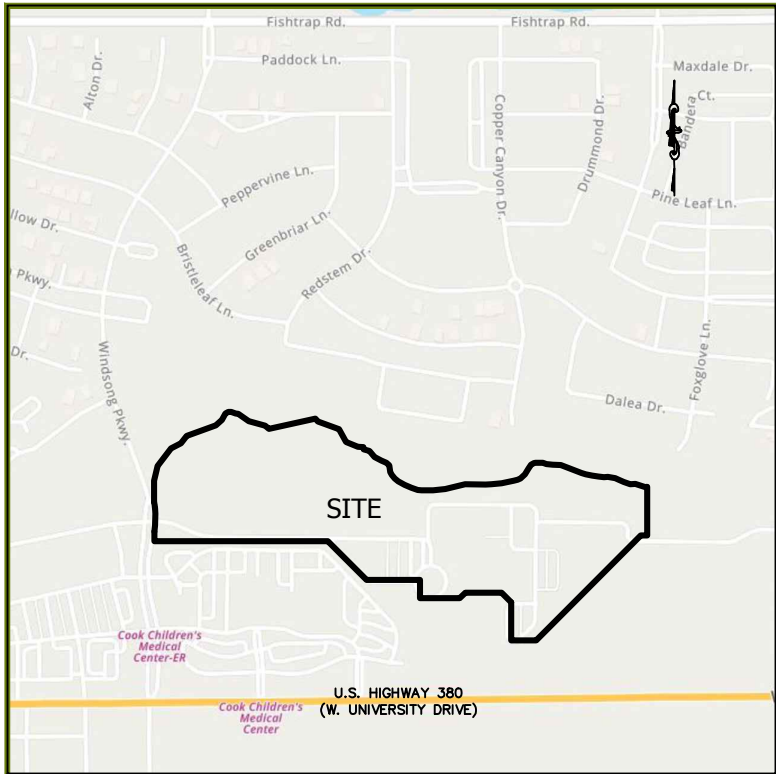
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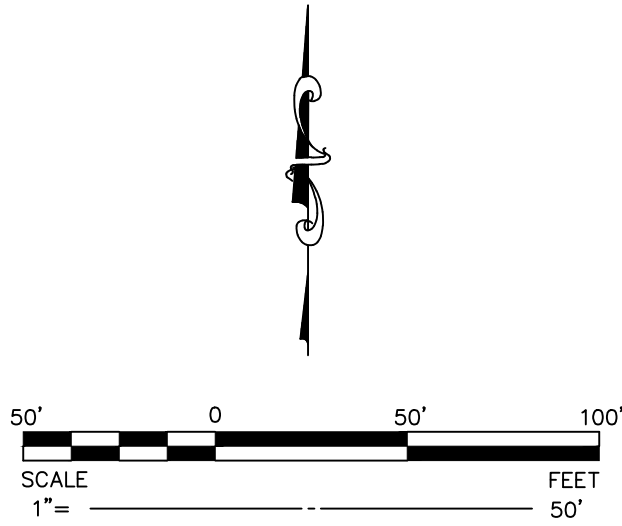
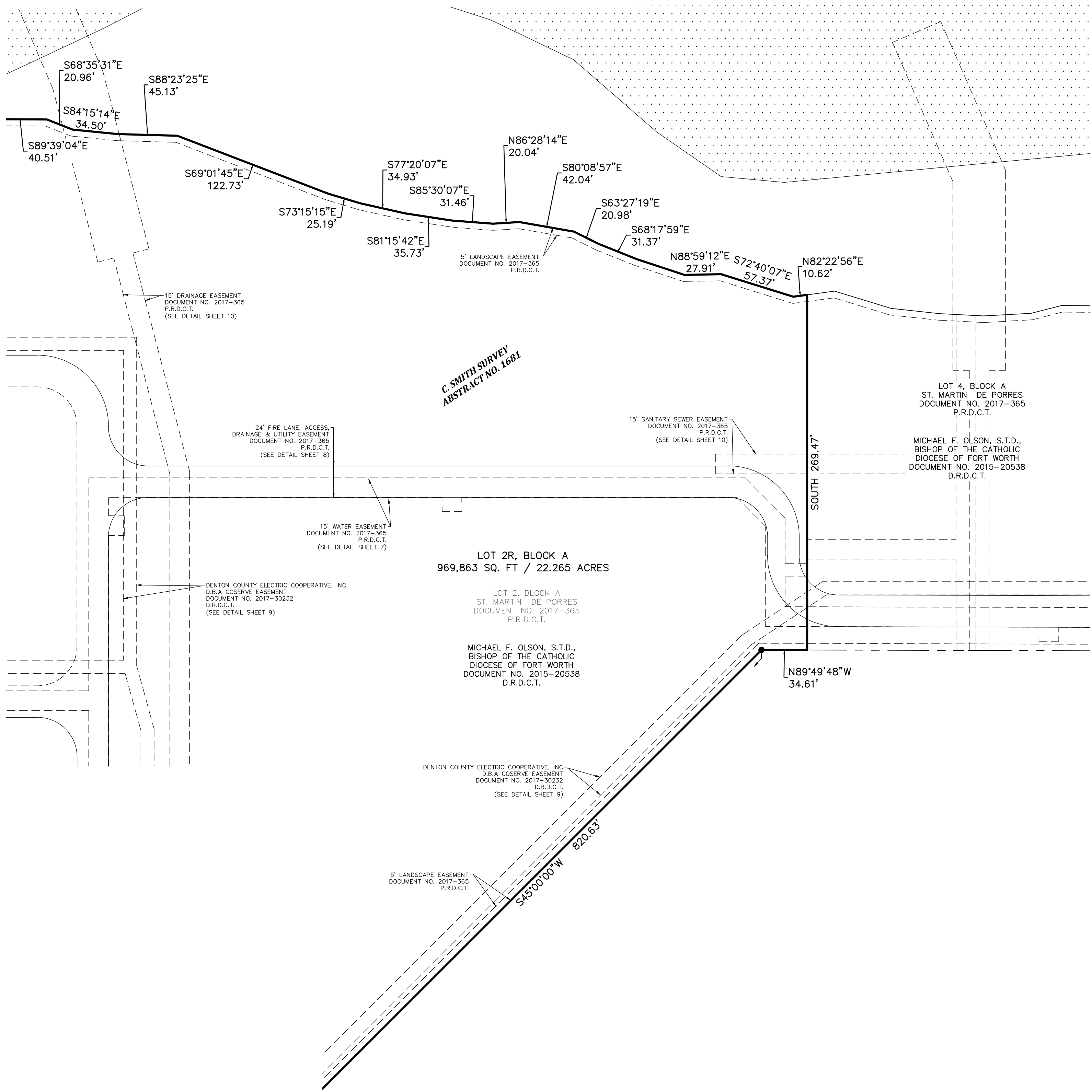
This plat was prepared in March, 2023



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TEXAS REGISTERED SURVEYING FIRM NO. 10098100



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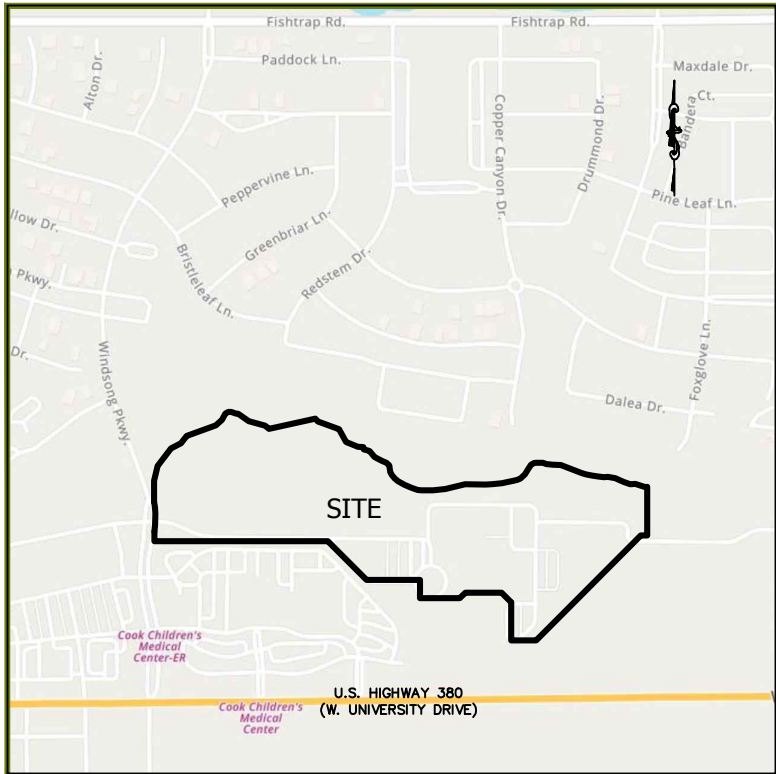
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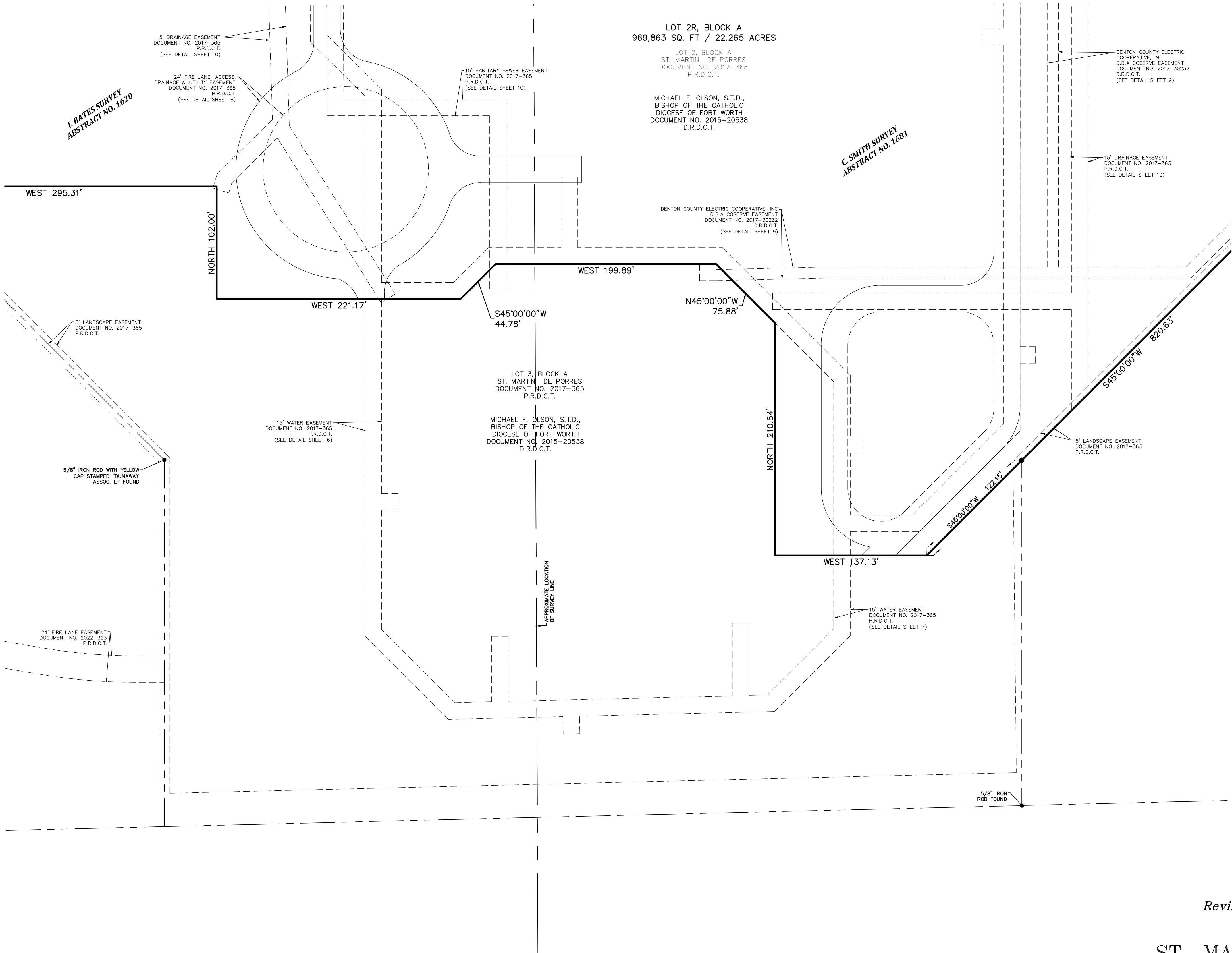
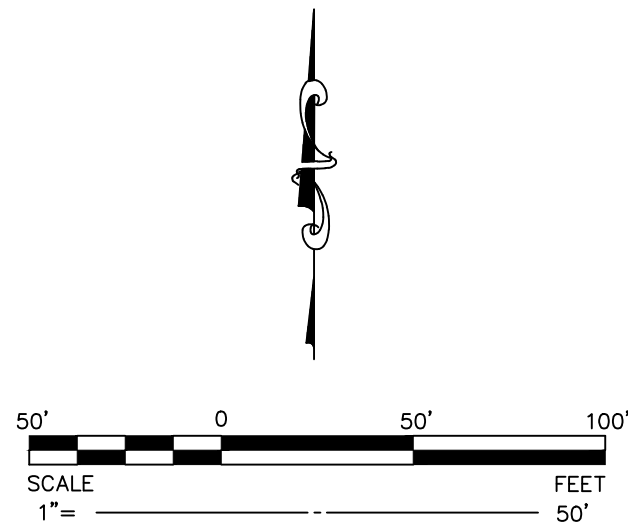
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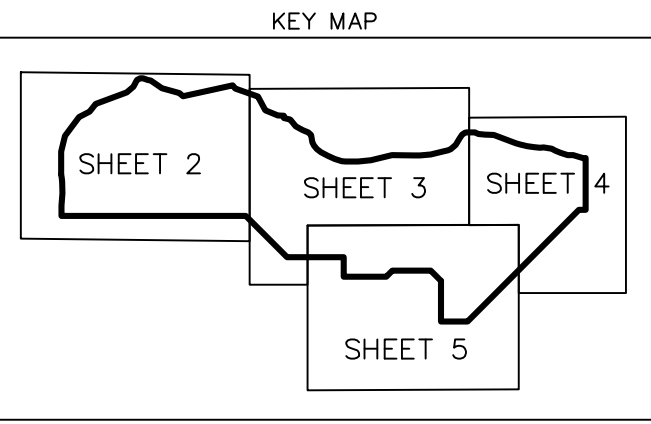
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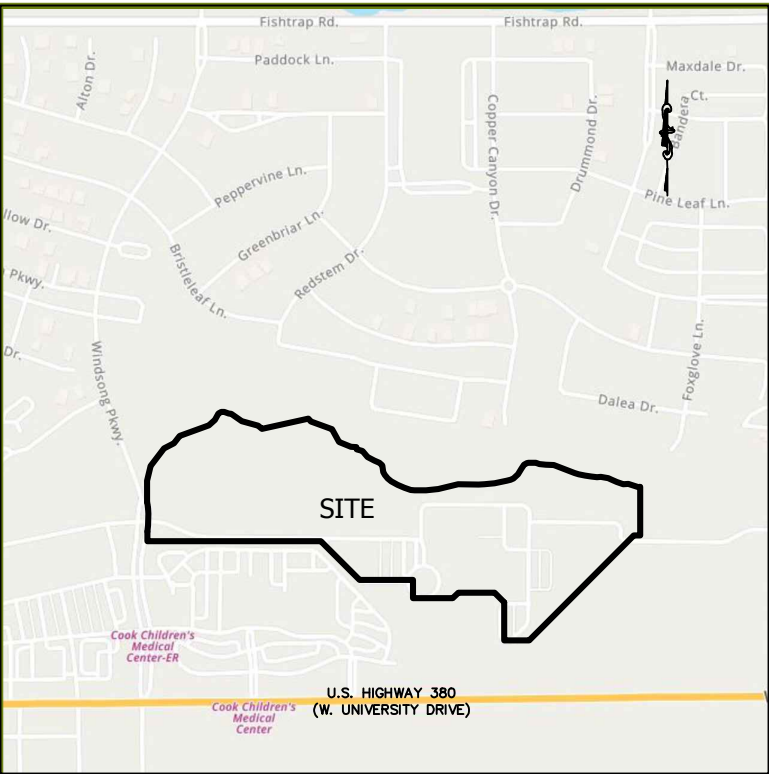
3 Lots 39.686 Acres

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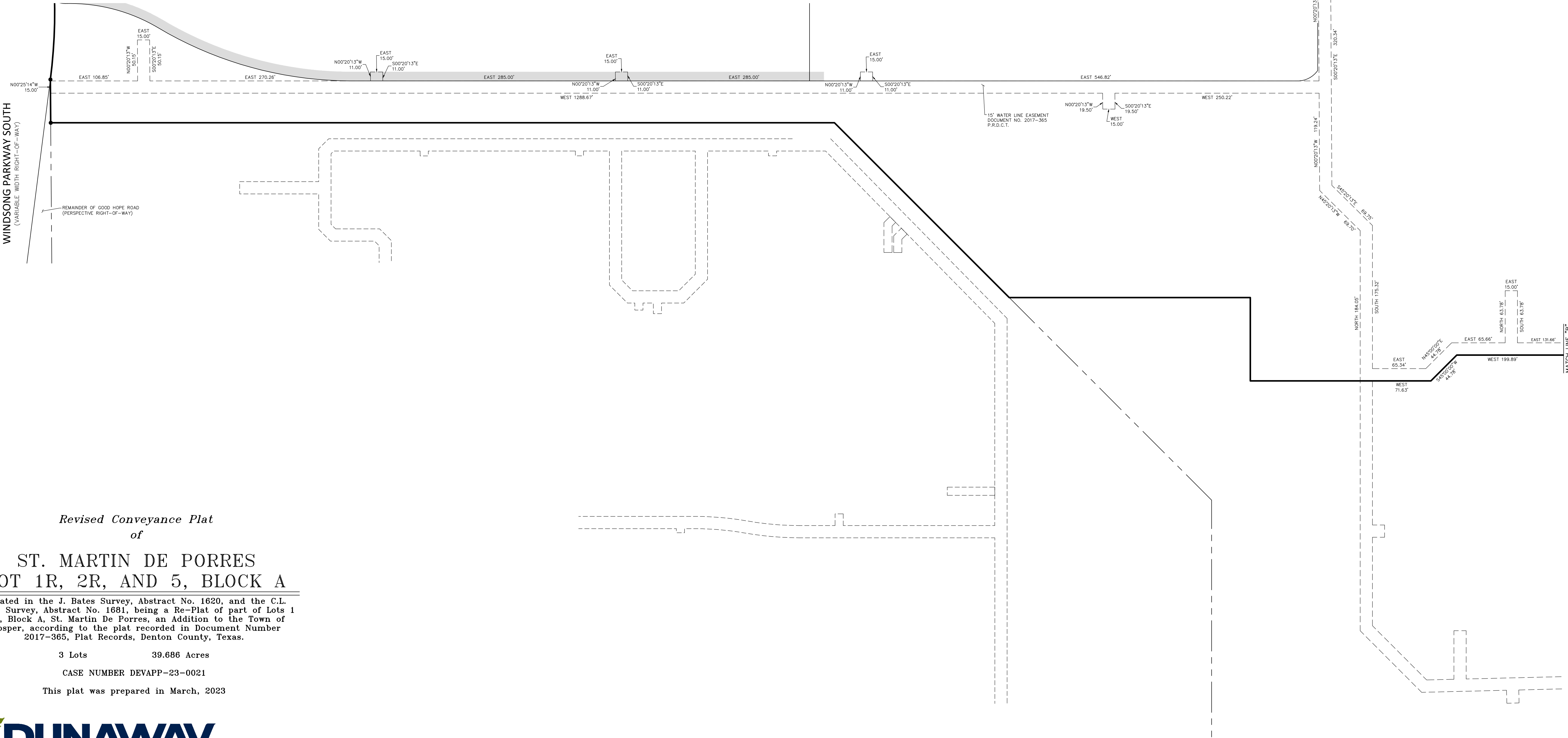
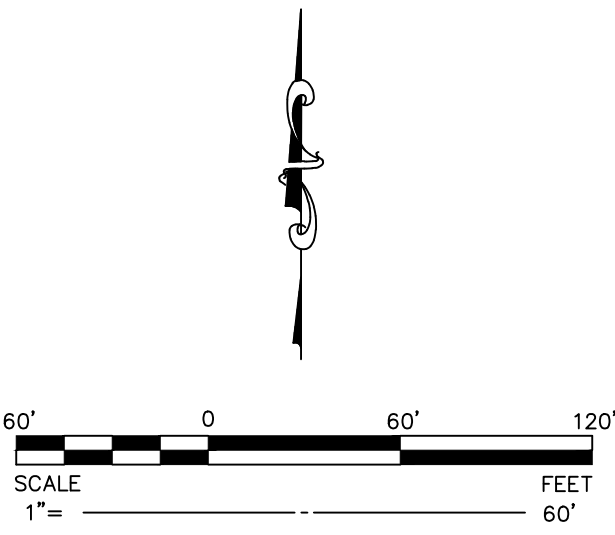
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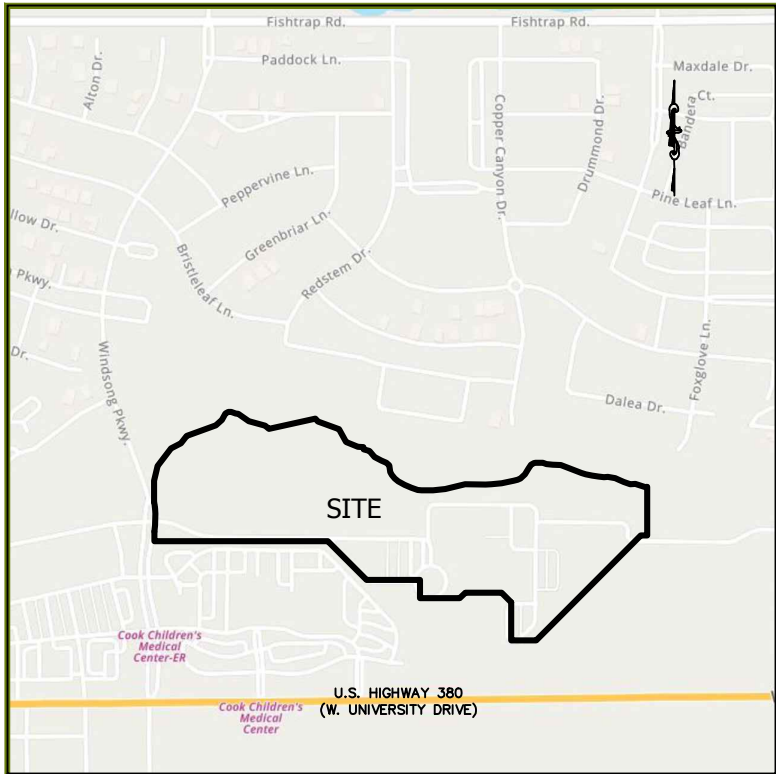
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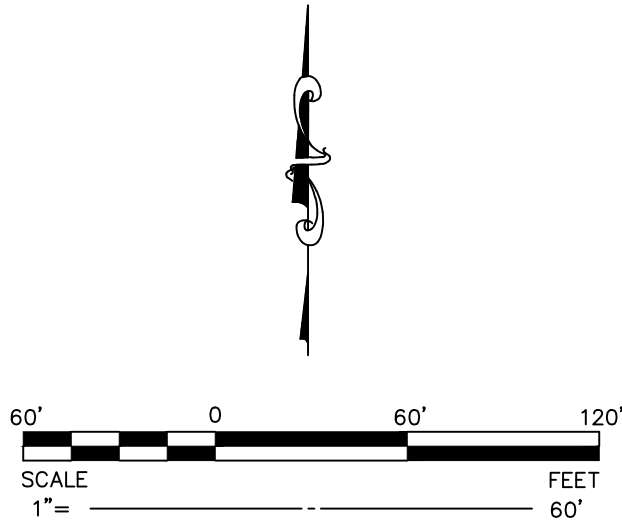
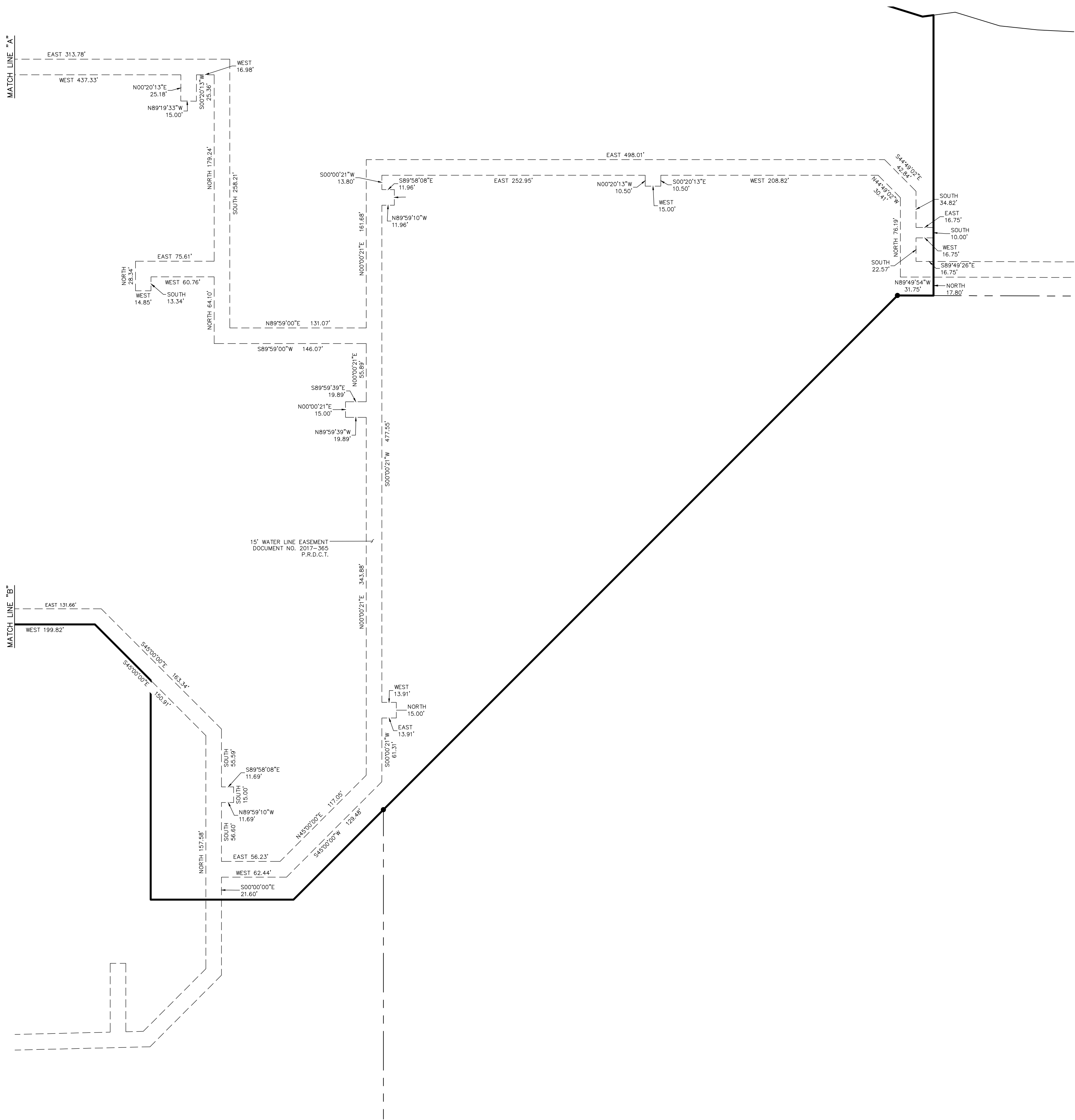
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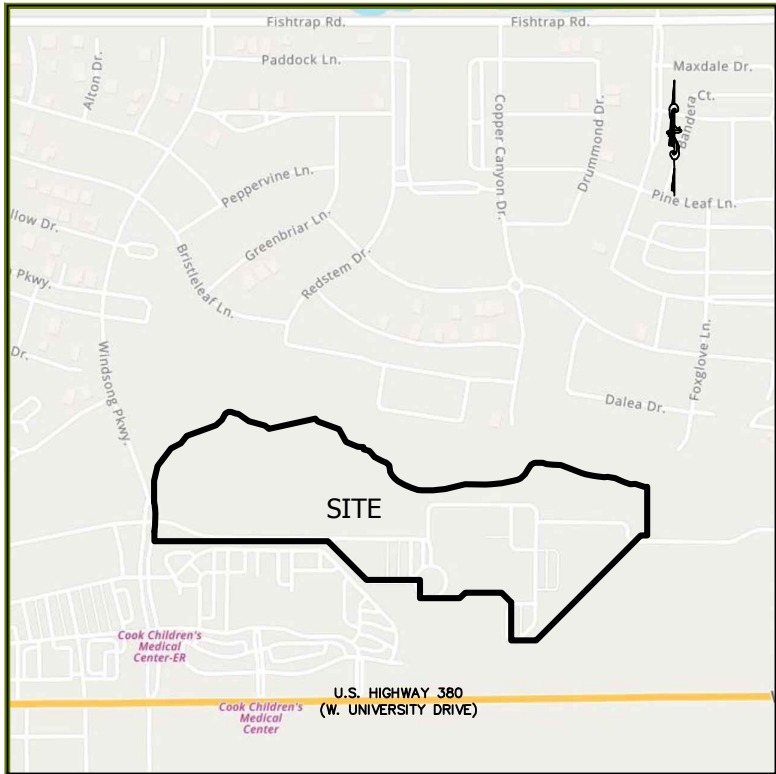
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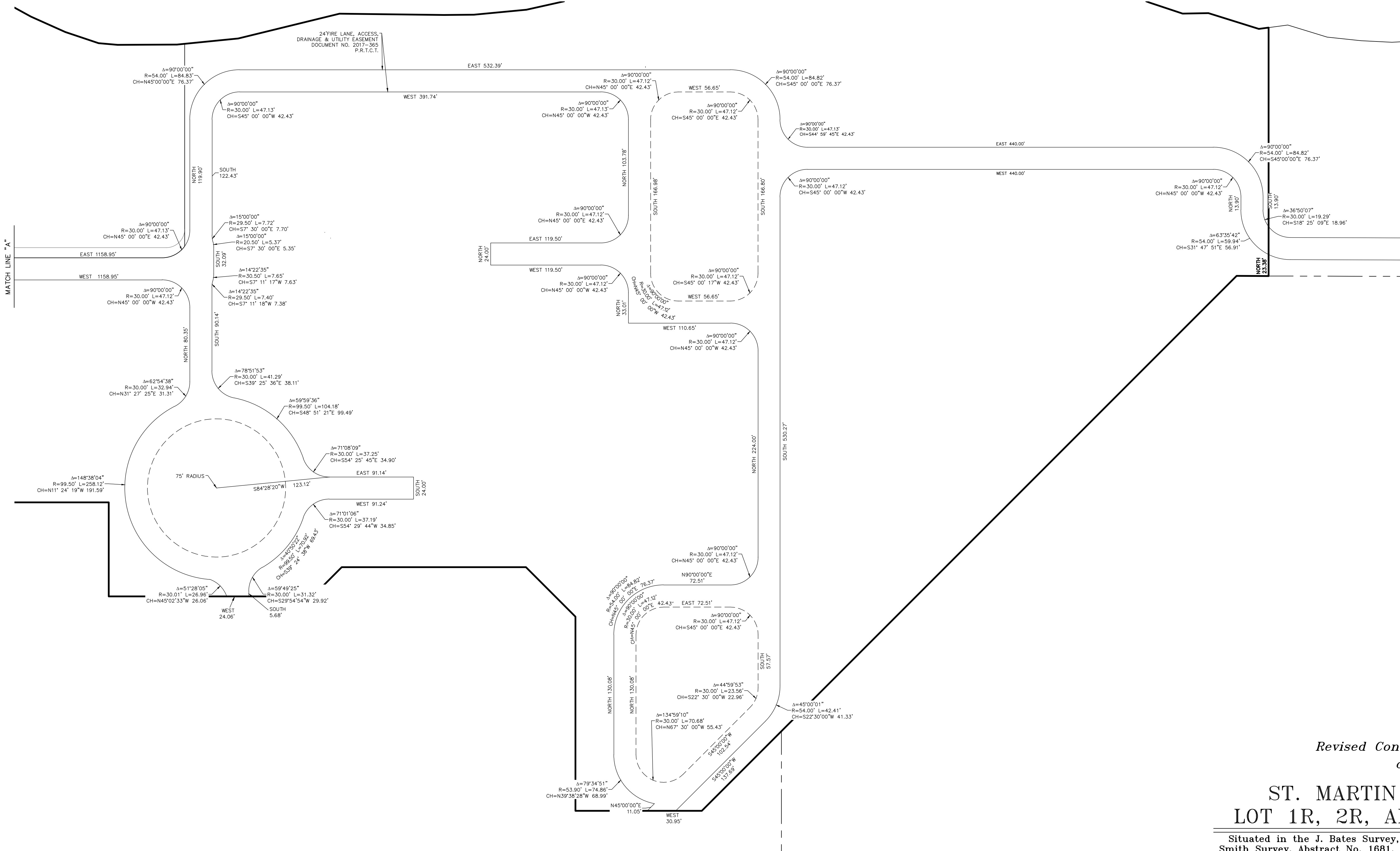
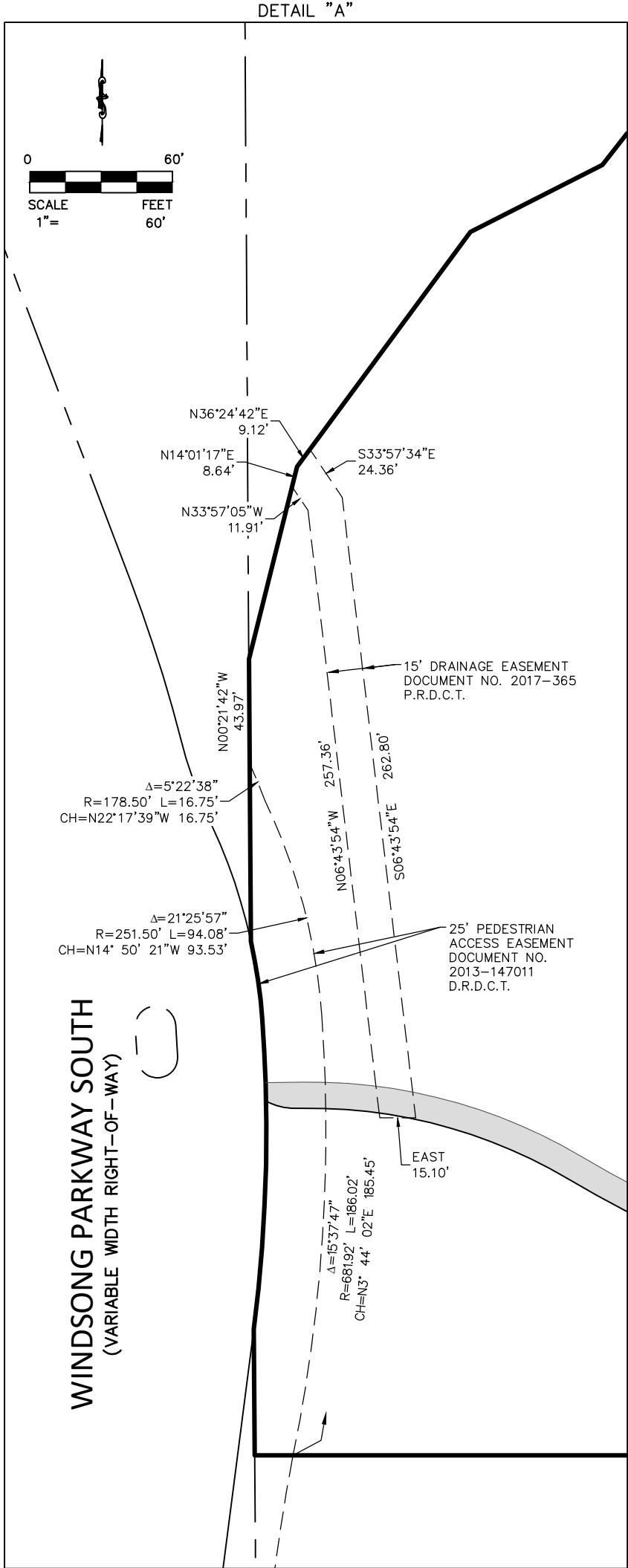
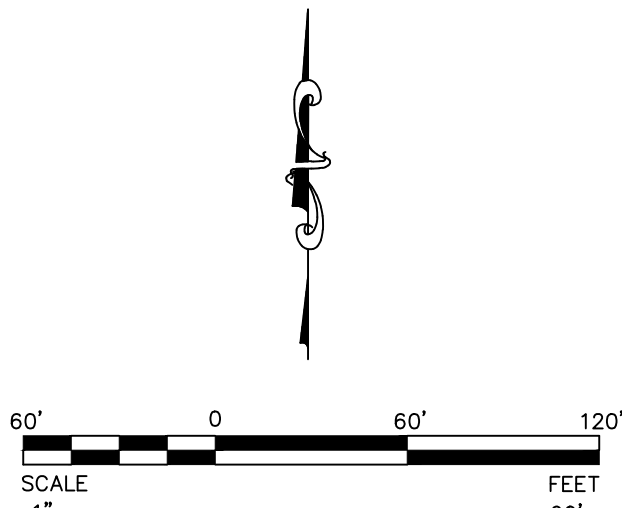
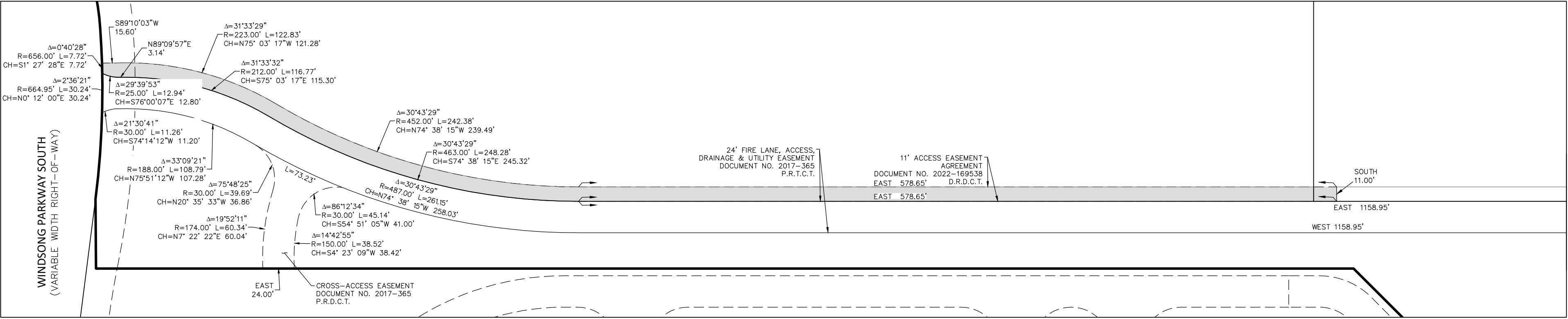
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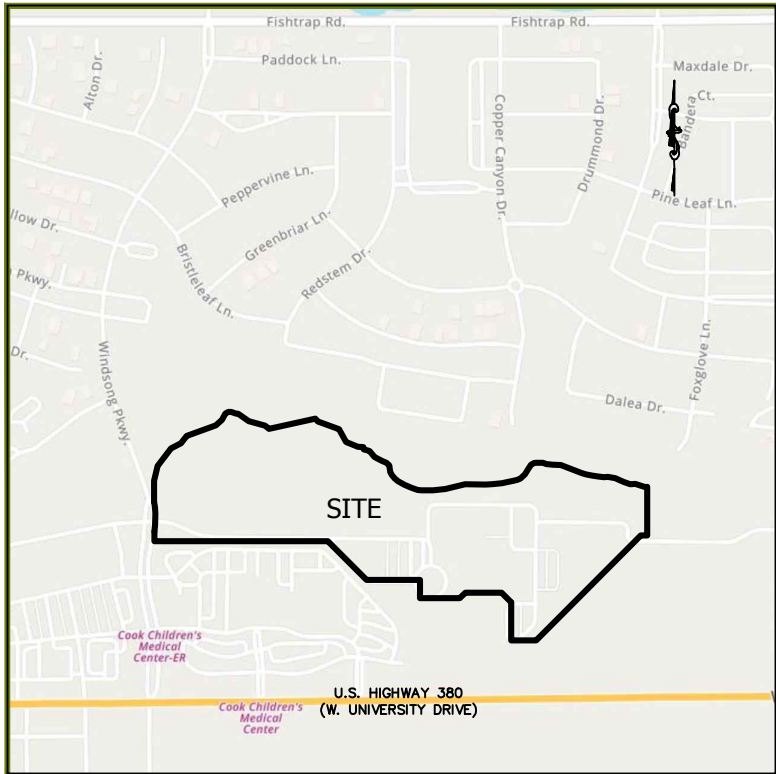


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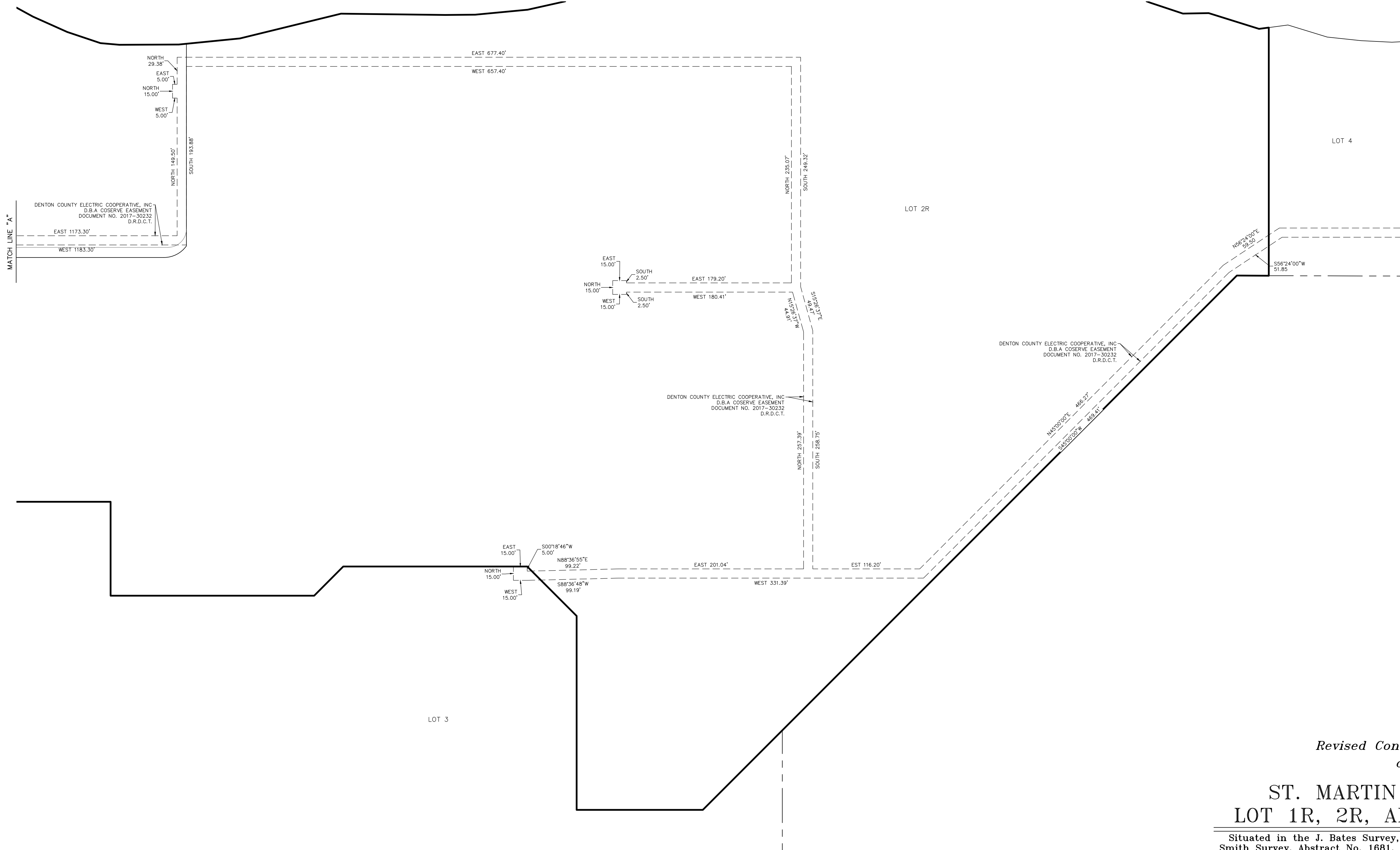
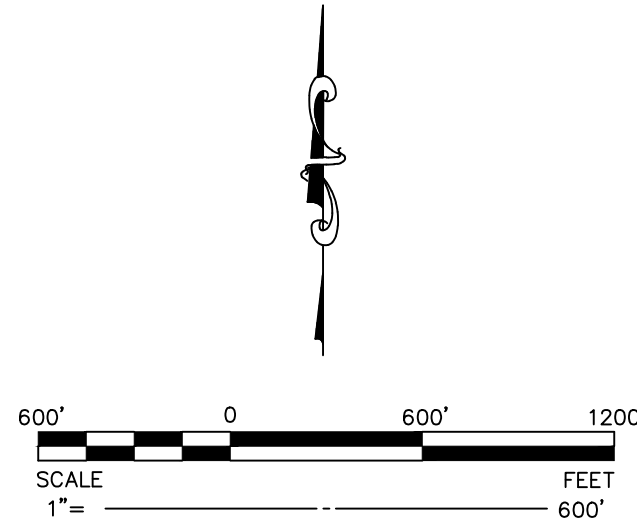
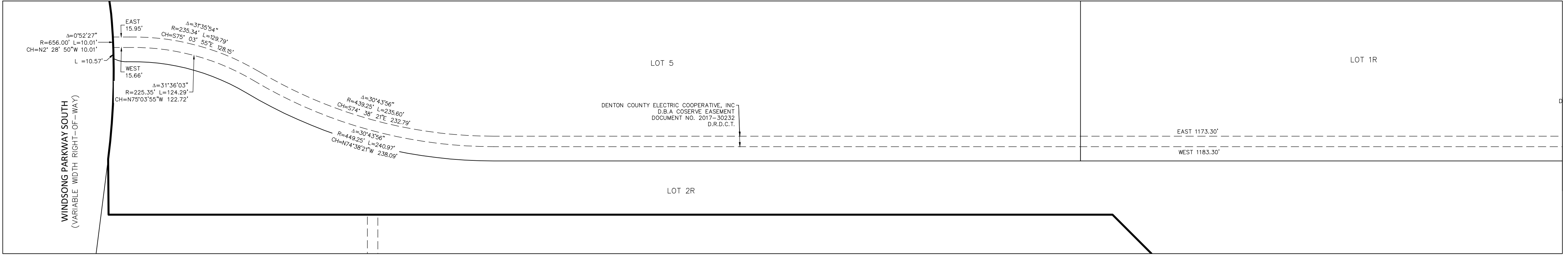
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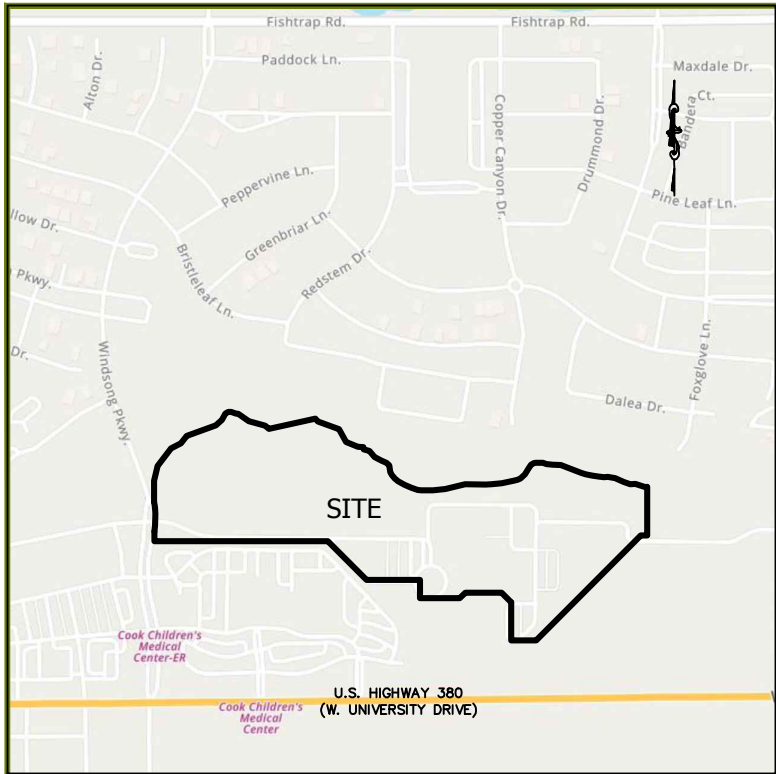
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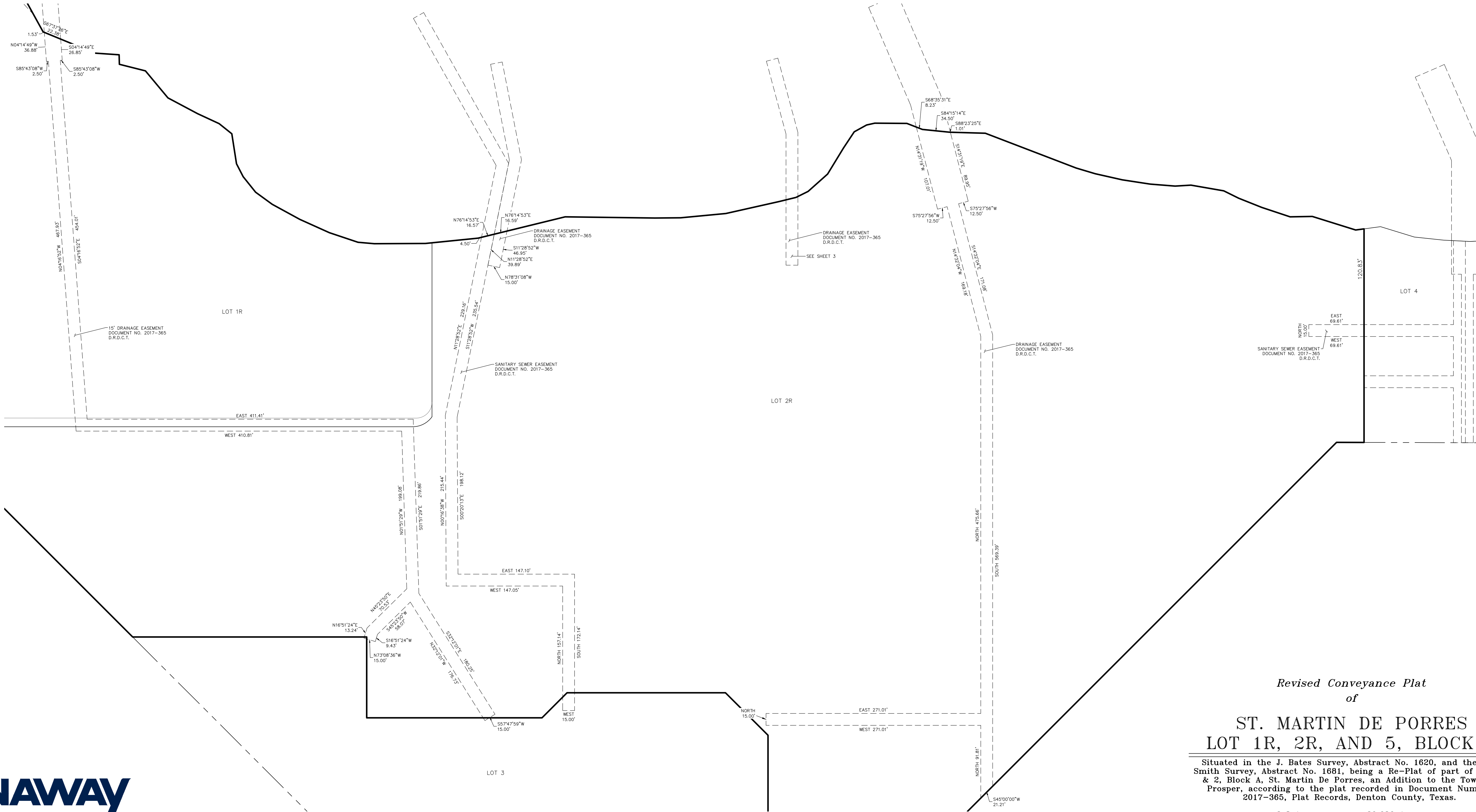
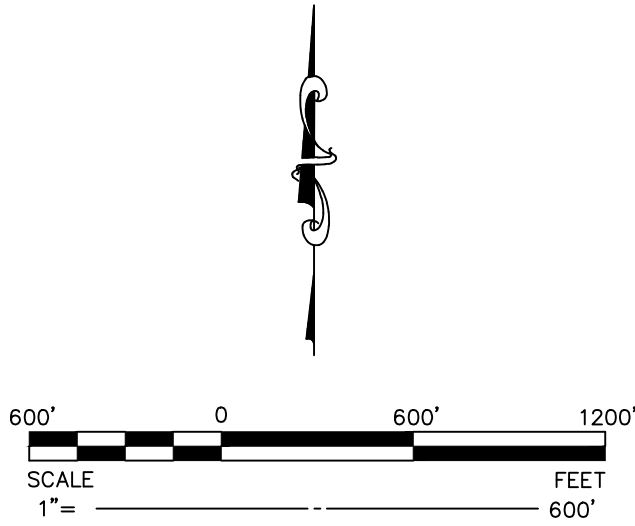
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CASE NUMBER DEVAPP-23-0021

This plat was prepared in March, 2023



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

OWNER'S CERTIFICATE

STATE OF TEXAS)(

COUNTY OF DENTON)(

WHEREAS, MICHAEL F. OLSON, S.T.D. BISHOP OF THE CATHOLIC DIOCESE OF FORT WORTH AND COOK CHILDREN'S HEALTH CARE SYSTEM, ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of land situated in the J. Bates Survey, Abstract No. 1620, and the C.L. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, being all of Lots 1 and 2, Block A, St. Martin De Porres, an Addition to the Town of Prosper, according to the plat recorded in Document Number 2017-365, Plat Records, Denton County, Texas, and being all of that certain tract of land described by deed to Children's Health Care System, recorded in Document Number 2022-169537, Deed Records, Denton County, Texas, and being a portion of that certain tract of land described by deed to Michael F. Olson, S.T.D., Bishop of the Catholic Diocese of Fort Worth, recorded in Document Number 2015-20538, Deed Records, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a X-cut in concrete found in the east right-of-way line of Windsong Parkway (a variable width right-of-way), the southwest corner of said Lot 1, Block A, St. Martin De Porres, being approximately South 00°18'49" West, a distance 2,823.5 feet & North 89°41'11" East, a distance of 42.2 feet from the northwest corner of said J. Bates Survey and the beginning of a non-tangent curve to the left, having a central angle of 02°19'15", a radius of 656.00 feet and a chord bearing and distance of North 08°20'22" West — 33.36 feet;

THENCE with the east right-of-way line of said Windsong Parkway, the west line of said Lot 1, Block A, St. Martin De Porres, and with said non-tangent curve to the left in a northwesterly direction, an arc length of 26.57 feet to a 1/2" iron rod with yellow cap stamped "SPIRES ENG." (hereinafter called 1/2" YCIR) found for the beginning of a compound curve to the left, having a central angle of 08°26'47", a radius of 226.50 feet and a chord bearing and distance of North 08°20'22" West — 33.36 feet;

THENCE continuing with the east right-of-way line of said Windsong Parkway, the west line of said Lot 1, Block A, St. Martin De Porres, and with said compound curve to the left in a northwesterly direction, an arc length of 33.39 feet to a 5/8" iron rod with yellow cap stamped "BHB INC." (hereinafter called 5/8" YCIR) found.

THENCE departing the east right-of-way line of said Windsong Parkway, continuing with the west and north lines of said Lots 1 and 2, Block A, St. Martin De Porres, the following courses and distances:

North 00°21'42" West, a distance of 118.64 feet to a 5/8" YCIR found;
North 14°01'17" East, a distance of 83.35 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." set;
North 36°24'42" East, a distance of 122.80 feet to a 5/8" YCIR found;
North 63°00'07" East, a distance of 62.17 feet to a point from which a 1/2" YCIR found bears South 79°48'19" West, a distance of 0.36 feet;
North 38°13'44" East, a distance of 51.46 feet to a 1/2" YCIR found;
North 70°01'53" East, a distance of 172.36 feet to a 1/2" YCIR found;
North 48°06'12" East, a distance of 45.28 feet to a 1/2" YCIR found;
North 27°59'58" East, a distance of 40.16 feet to a 1/2" YCIR found;
North 66°02'31" East, a distance of 18.53 feet to a 1/2" YCIR found;
South 89°51'37" East, a distance of 15.62 feet to a 1/2" YCIR found;
South 70°26'59" East, a distance of 24.93 feet to a 1/2" YCIR found;
South 82°07'55" East, a distance of 15.81 feet to a point from which a 1/2" YCIR found bears North 52°26'06" East, a distance of 0.43 feet;
South 55°16'31" East, a distance of 70.84 feet to a 1/2" YCIR found;
South 74°10'10" East, a distance of 93.31 feet to a 1/2" YCIR found;
South 50°24'15" East, a distance of 26.68 feet to a 1/2" YCIR found;
North 77°35'49" East, a distance of 263.50 feet to a 1/2" YCIR found;
South 42°38'58" East, a distance of 20.94 feet to a point from which a 1/2" YCIR found bears South 74°01'26" East, a distance of 0.38 feet;
South 70°03'18" East, a passing distance of 26.65 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." set and continuing for a total distance of 125.09 feet to a point;
South 28°52'04" East, a distance of 81.03 feet to a point;
South 67°37'26" East, a distance of 70.47 feet to a point;
South 66°09'39" East, a distance of 30.78 feet to a point;
South 01°24'18" East, a distance of 12.06 feet to a point;
South 75°48'28" East, a distance of 33.88 feet to a point;
South 39°49'49" East, a distance of 44.34 feet to a point;
South 61°58'35" East, a distance of 42.40 feet to a point;
South 65°08'42" East, a distance of 29.94 feet to a point;
South 51°21'53" East, a distance of 20.55 feet to a point;
South 08°55'22" East, a distance of 38.22 feet to a point;
South 27°16'33" East, a distance of 18.32 feet to a point;
South 38°29'20" East, a distance of 25.14 feet to a point;
South 53°54'59" East, a distance of 25.98 feet to a point;
South 61°22'56" East, a distance of 39.67 feet to a point;
South 65°46'32" East, a distance of 40.90 feet to a point;
South 71°27'46" East, a distance of 38.03 feet to a point;
South 85°07'34" East, a distance of 20.74 feet to a point;
North 89°46'50" East, a distance of 64.46 feet to a point;
North 84°14'51" East, a distance of 66.71 feet to a point;
North 76°14'53" East, a distance of 113.15 feet to a point;
South 89°16'30" East, a distance of 113.26 feet to a point;
North 89°33'58" East, a distance of 32.60 feet to a point;
North 84°32'06" East, a distance of 57.26 feet to a point;
North 77°22'12" East, a distance of 68.85 feet to a point;
North 76°17'20" East, a distance of 21.86 feet to a point;
North 63°27'16" East, a distance of 17.12 feet to a point;
North 48°21'07" East, a distance of 32.92 feet to a point;
North 31°21'51" East, a distance of 38.44 feet to a point;
North 33°33'12" East, a distance of 24.58 feet to a point;
North 60°57'59" East, a distance of 17.80 feet to a point;
North 77°54'55" East, a distance of 10.61 feet to a point;
South 89°39'04" East, a distance of 40.51 feet to a point;
South 68°35'31" East, a distance of 20.96 feet to a point;
South 84°15'14" East, a distance of 34.50 feet to a point;
South 88°23'25" East, a distance of 45.13 feet to a point;
South 69°01'45" East, a distance of 122.73 feet to a point;
South 73°15'15" East, a distance of 25.19 feet to a point;
South 77°20'07" East, a distance of 34.93 feet to a point;
South 81°15'42" East, a distance of 35.73 feet to a point;
South 85°30'07" East, a distance of 31.46 feet to a point;

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North 86°28'14" East, a distance of 20.04 feet to a point;
South 80°08'57" East, a distance of 42.04 feet to a point;
South 63°27'19" East, a distance of 20.98 feet to a point;
South 68°17'59" East, a distance of 31.37 feet to a point;
South 71°41'56" East, a distance of 32.72 feet to a point;
North 88°59'12" East, a distance of 27.91 feet to a point;
South 72°40'07" East, a distance of 57.37 feet to a point;
North 82°22'56" East, a distance of 10.62 feet to a point for the northeast corner of said Lot 2, Block A, St. Martin De Porres;

THENCE SOUTH, departing the north lines of said Lots 1 and 2, Block A, St. Martin De Porres, with the east line of said Lot 2, Block A, St. Martin De Porres, a distance of 269.47 feet to a point for the most easterly southeast corner of said Lot 2, Block A, St. Martin De Porres;

THENCE departing the east line of said Lot 2, Block A, St. Martin De Porres, with the south line of said Lot 2, Block A, St. Martin De Porres, the following courses and distances:

North 89°49'48" West, a distance of 34.61 feet to a 5/8" YCIR found;
South 45°00'00" West, a distance of 820.63 feet to a point;
WEST, a distance of 137.13 feet to a point;
NORTH, a distance of 210.64 feet to a point;
North 45°00'00" West, a distance of 75.88 feet to a point;
WEST, a distance of 199.89 feet to a point;
South 45°00'00" a distance of 44.78 feet to a point;
WEST, a distance of 221.17 feet to a point;
NORTH, a distance of 102.00 feet to a point;feet to a point;
WEST, a distance of 295.31 feet to a point;
North 45°00'00" West a distance of 302.70 feet to a 5/8" iron rod with yellow cap stamped "DUMAWAY ASSOC. LP" found;
WEST, 959.90 a distance of feet to a 5/8" YCIR found for the most westerly southwest corner of said Lot 2, Block A, St. Martin De Porres, the northwest corner of Lot 1R, Block A, Cook Children's Health Center, recorded in Document Number 2022-232, Plat Records, Denton County, Texas, the east right-of-way line of said Windsong Parkway;
THENCE North 00°25'14" West, departing the south line of said Lot 2, Block A, St. Martin De Porres, with the west line of said Lot 2, Block A, the east right-of-way line of said Windsong Parkway, a distance of 53.00 feet to point for the beginning of a non-tangent curve to the left, having a central angle of 09°04'51", a radius of 656.00 feet and a chord bearing and distance of North 02°44'43" East. — 130.86 feet;
THENCE with said non-tangent curve to the left in a northeasterly direction, an arc length of 103.97 feet to the POINT OF BEGINNING and containing a calculated area of 1,728,749 square feet or 39.686 acres of land.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

1. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS 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.
2. THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
3. 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.
4. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL 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.
5. 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.
6. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER, TEXAS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

COOK CHILDREN'S HEALTH CARE SYSTEM
a Texas nonprofit corporation

EXECUTED this _____ day of _____, 2023.

By: _____

Printed Name: Spencer Seals

Title: Vice President — Real Estate

STATE OF TEXAS)(

COUNTY OF TARRANT)(

Before Me, the undersigned authority, on this day personally appeared Spencer Seals, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Cook Children's Health Care System, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

My commission expires _____

MICHAEL F. OLSON, S.T.D., BISHOP OF THE CATHOLIC DIOCESE OF FORT WORTH

EXECUTED this _____ day of _____, 2023.

By: _____

Printed Name: E. Jams Hart

Title: Rev Msgr.
as Agent and Attorney-in-fact
for Michael F. Olson, S.T.D. Bishop of the Catholic Diocese of Fort Worth

STATE OF TEXAS)(

COUNTY OF TARRANT)(

Before Me, the undersigned authority, on this day personally appeared Rev. Msgr. E. James Hart, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Michael F. Olson, S.T.D. Bishop of the Catholic Diocese of Fort Worth, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

My commission expires _____

Revised Conveyance Plat
of

ST. MARTIN DE PORRES
LOT 1R, 2R, AND 5, BLOCK A

Situated in the J. Bates Survey, Abstract No. 1620, and the C.L. Smith Survey, Abstract No. 1681, being a Re-Plat of part of Lots 1 & 2, Block A, St. Martin De Porres, an Addition to the Town of Prosper, according to the plat recorded in Document Number 2017-365, Plat Records, Denton County, Texas.

3 Lots 39.686 Acres

CASE NUMBER DEVAPP-23-0021

This plat was prepared in March, 2023



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100