

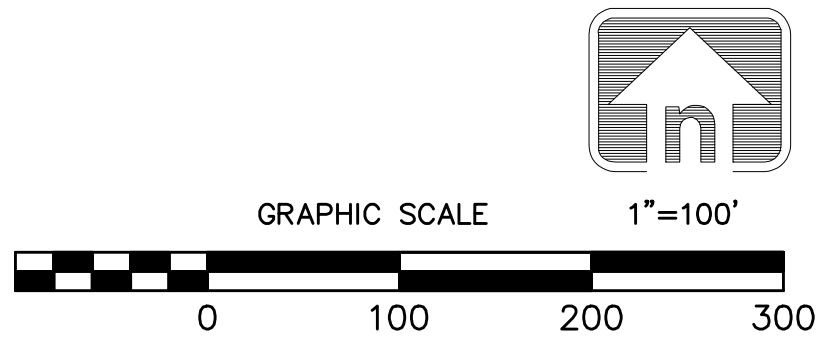
CERTIFICATE OF APPROVAL

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

TOWN SECRETARY _____

TOWN ENGINEER _____

PLANNING DEPARTMENT _____



CASE NO. DEVAPP-23-0108

REPLAT/REVISED CONVEYANCE PLAT

REPLAT OF
PRESTONWOOD ADDITION
LOT 1R, BLOCK A, AS RECORDED IN
DOCUMENT NO. 2021012601000230
AND A REVISED CONVEYANCE PLAT
OF PRESTONWOOD ADDITION
LOT 2, BLOCK A, AS RECORDED IN
DOCUMENT NO. 2021012601000230
PLAT RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL
LAND SURVEY NO. 12, ABSTRACT NO. 147,
COLLIN COUNTY, TEXAS

2-LOTS 102.66 ACRES

TOWN OF PROSPER,
COLLIN COUNTY, TEXAS



DRAWN BY: GAI	PROJECT NO. 9929-1021	SHEET
DATE: AUGUST 2023	FILE NO.	1 OF 3

FLOOD NOTE: NO PORTION OF THE TRACT LIES IN A 100-YEAR FLOOD PLAIN OR IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO.48085C0230 ,DATED JUNE 2, 2009 AND PUBLISHED BY FEMA.

NO FLOOD PLAIN EXIST ON THE SITE.

THE PURPOSE OF THIS REPLAT IS TO CHANGE THE LOT LINE BETWEEN LOTS 1R AND 2.

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 WITHOLDING 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 IT'S OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED OR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED AND FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER. 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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.

LOT 1R, BLOCK A - 36.42 ACRES
LOT 2, BLOCK A - 66.24 ACRES
TOTAL - 102.66 ACRES

BASIS OF BEARING IS
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL TEXAS ZONE
USING PROSPER SCALE FACTOR 1.00015271 (GRID)

LEGEND

P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
DOC.	DOCUMENT
NO.	NUMBER
FND	FOUND
SIR	SET 1/2" IRON ROD WITH A STAMPED "GRAHAM ASSOC INC"

OWNERS/DEVELOPERS
PRESTONWOOD BAPTIST CHURCH
6801 WEST PARK BLVD.
PLANO, TEXAS
PHONE: 972-820-5123
AND
PROSPER CHURCH LAND L.P.
5400 DALLAS PKY.
FRISCO, TEXAS 75034
PHONE: 214-618-3800



N00° 13'08"E 1576.66'

EXIST. 50' DRAINAGE ESMT.
CC#2006D126000108630
O.P.R.C.C.T.

LOT 8,
BLOCK B

LOT 9,
BLOCK B

30' RIGHT-OF-WAY ESMT.
CC#20060126000108660
C.C.C.R.T.

CONVEYANCE PLAT OF
PRESTONWOOD ADDITION
LOT 2, BLOCK A
DOC. NO. 20210126010000230
P.R.C.C.T.

60' RIGHT-OF-WAY
DOC. NO. 20171013001371870
C.C.C.R.T.

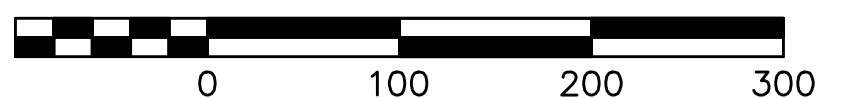
S45°07'43"W
28.51'

TOWN OF PROSPER
DOC. NO. 20170103000006090
D.R.C.C.T.

TOWN OF PROSPER
DOC. NO. 20190204000116920
D.R.C.C.T.



"=100'



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FILE NO.

2 OF 3

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