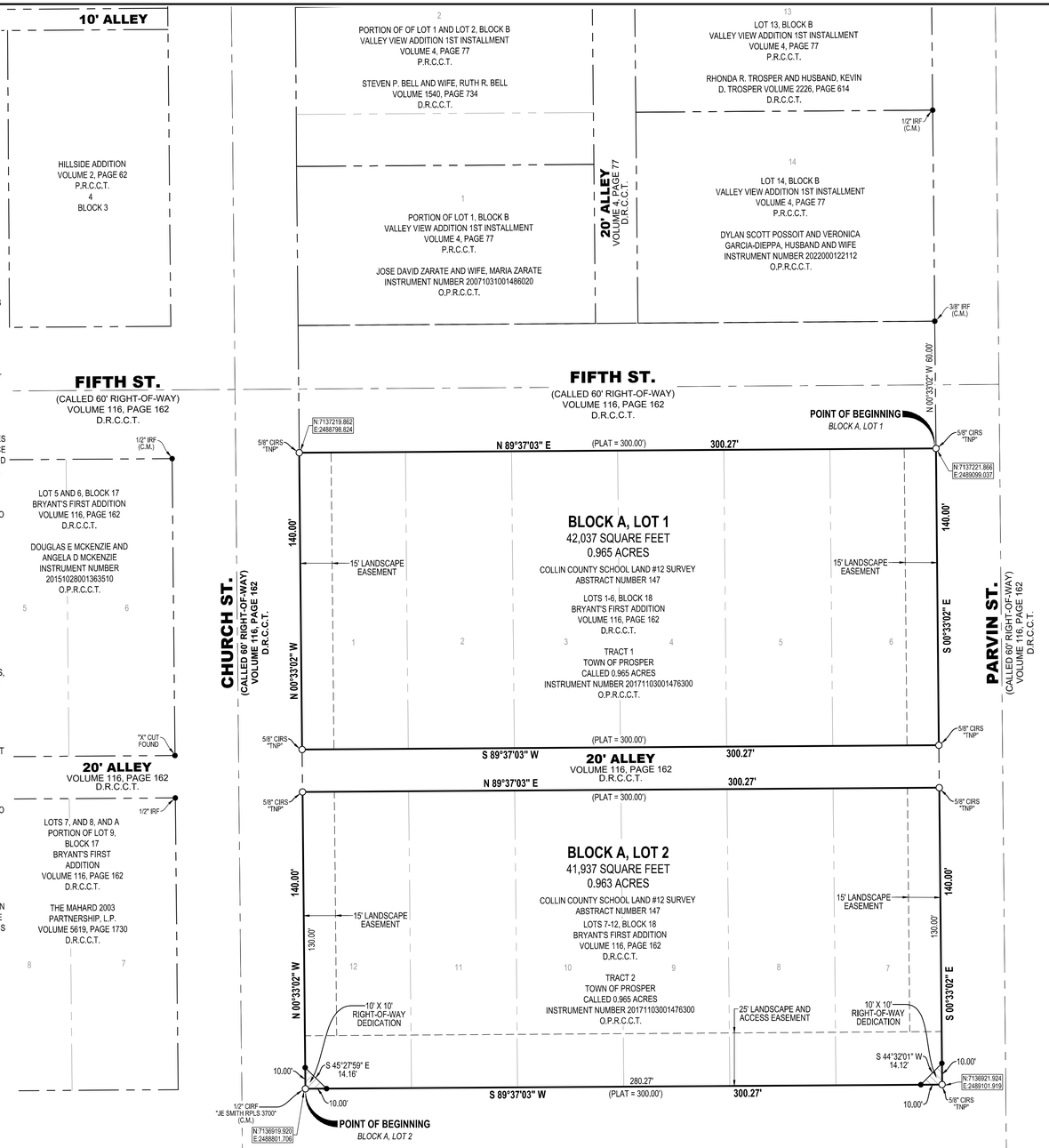


SCALE IN FEET
1" = 30'

LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
CIRS - CAPPED IRON ROD SET
R.O.W. - RIGHT-OF-WAY
D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS

P.R.C.C.T. - PLAT RECORDS COLLIN COUNTY, TEXAS

O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

- RIGHT-OF-WAY DEDICATED BY THIS PLAT

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.

GENERAL NOTES:

1. BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE UTIILIZING A COMBINED SCALE FACTOR OF 1.000152710.

2. BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J EFFECTIVE DATE FOR BOTH: JUNE 02, 2009, 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 MAPS 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 INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

   ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3. 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.

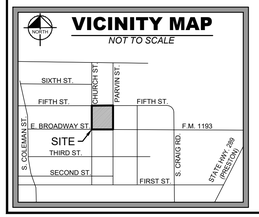
4. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

5. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT-OF-WAY, DEDICATE EASEMENTS AND COMBINE EXISTING LOTS INTO TWO PLATTED LOTS FOR THE DEVELOPMENT OF A PARK.

6. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE NOTED.

VICINITY MAP

NOT TO SCALE



EASEMENT LANGUAGE:

ACCESS EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

LANDSCAPE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY 'HOMEOWNERS' ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BLOCK A, LOT 1

Whereas the Town of Prosper is the owner of a 0.965 acre tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being all of a Lots 1, 2, 3, 4, 5 and 6, Block 18, of Bryant's First Addition, an addition to the Town of Prosper as recorded in Volume 116, Page 162 of the Deed Records of Collin County, Texas same being all of a called 0.965 acre tract of land called Tract 1 to the Town of Prosper as recorded in Instrument Number 20171103001476300 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set at the intersection of the south line of Fifth Street, a called 60 feet wide right-of-way with the west line of Parvin Street, a called 60 feet wide right-of-way for the northeast corner of said Tract 1 same being the northeast corner of said Lot 6 from which a 3/8 inch iron rod found for the southeast corner of Lot 14, Block B of Valley View Addition 1st Installment, an addition to the Town of Prosper as recorded in Volume 4, Page 77 of the Deed Records of Collin County, Texas bears North 00 degrees 33 minutes 02 seconds West, a distance of 60.00 feet;

THENCE South 00 degrees 33 minutes 02 seconds East along the west line of said Parvin Street, the east line of said Tract 1, same being the east line of Block 18 of said Bryant's First Addition, a distance of 140.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the intersection of west line of said Parvin Street with the north line of a 20 feet wide Alley for the southeast corner of said Tract 1, same being the southeast corner of said Lot 6;

THENCE South 89 degrees 37 minutes 03 seconds West along the north line of said 20 feet wide Alley, same being the south line of said Tract 1 and the south line of said Lots 1 through 6, a distance of 300.27 feet (Plat=300.00 feet) to a 5/8 inch iron rod with cap stamped "TNP" set at the intersection of the east line of Church Street, a called 60 feet wide right-of-way with the north line of said 20 feet wide Alley for the southwest corner of said Tract 1, same being the southwest corner of said Lot 1;

THENCE North 00 degrees 33 minutes 02 seconds West along the east line of said Church Street, the west line of said Tract 1, same being the west line of Block 18 of said Bryant's First Addition, a distance of 140.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the intersection of the east line of said Church Street with the south line of said Fifth Street for the northwest corner of said Tract 1, same being the northwest corner of said Lot 1;

THENCE North 89 degrees 37 minutes 03 seconds East along the south line of said Fifth Street, same being the north line of said Tract 1 and and the north line of said Lots 1 through 6, a distance of 300.27 feet (Plat=300.00 feet) to the POINT OF BEGINNING containing 42,037 square feet, or 0.965 of an acre of land.

BLOCK A, LOT 2

Whereas the Town of Prosper is the owner of a 0.965 acre tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being all of a Lots 7, 8, 9, 10, 11 and 12, Block 18, of Bryant's First Addition, an addition to the Town of Prosper as recorded in Volume 116, Page 162 of the Deed Records of Collin County, Texas same being all of a called 0.965 acre tract of land called Tract 2 to the Town of Prosper as recorded in Instrument Number 20171103001476300 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "JE SMITH RPLS 3700" found at the intersection of the north line of East Broadway Street, a called 100 feet wide right-of-way with the east line of Church Street, a called 60 feet wide right-of-way for the southwest corner of Tract 2, same being the southwest corner of said Lot 12;

THENCE North 00 degrees 33 minutes 02 seconds West along the east line of said Church Street, the west line of said Tract 2, same being the west line of Block 18 of said Bryant's First Addition, a distance of 140.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the intersection of east line of said Church Street with the south line of a 20 feet wide Alley for the northwest corner of said Tract 2, same being the northwest corner of said Lot 12;

THENCE North 89 degrees 37 minutes 03 seconds East, along the south line of said 20 feet wide Alley, same being the north line of said Tract 2 and the north line of said Lots 7 through 12, a distance of 300.27 feet (Plat=300.00 feet) to a 5/8 inch iron rod with cap stamped "TNP "set at the intersection of the west line of Parvin Street, a called 60 feet wide right-of-way with the south line of said 20 feet wide Alley for the northeast corner of said Tract 2, same being the northeast corner of said Lot 7;

THENCE South 00 degrees 33 minutes 02 seconds East along the west line of said Parvin Street, the east line of said Tract 2, same being the east line of said Lot 7, a distance of 140.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the intersection of the north line of said East Broadway Street with the west line of said Parvin Street for the southeast corner of said Tract 2, same being the southeast corner of said Lot 7;

THENCE South 89 degrees 37 minutes 03 seconds West along the north line of said East Broadway Street, same being the south line of said Tract 2 and the south line of said Lots 7 through 12, a distance of 300.27 feet (Plat=300.00 feet) to the POINT OF BEGINNING containing 42,037 square feet, or 0.965 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT The TOWN OF PROSPER, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PARVIN PARK, BLOCK A, LOT 1 AND BLOCK A, LOT 2, 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 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 _____, 2025.

BY: TOWN OF PROSPER

_____
Authorized Signature

_____
Printed Name and Title
Town of Prosper

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 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 _____, 2025.

_____
Notary Public, State of Texas

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 _____ 2025.

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.

_____
BRIAN J. MADDOX, II
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6659
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
jmaddox@tnpinc.com

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 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 _____, 2025.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day, of _____ 2025 by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____ Development Services Department

_____ Engineering Department

_____ Town Secretary

CASE NO. DEVAPP-25-0063

FINAL PLAT
PARVIN PARK

BLOCK A, LOT 1
42,037 SQUARE FEET
0.965 ACRES
AND
BLOCK A, LOT 2
42,037 SQUARE FEET (GROSS)
0.965 ACRES (GROSS)
41,937 SQUARE FEET (NET AFTER R.O.W. DEDICATION)
0.963 ACRES (NET AFTER R.O.W. DEDICATION)

COLLIN COUNTY SCHOOL LAND #12 SURVEY ABSTRACT NUMBER 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
TOWN OF PROSPER
250 West 1st Street
Prosper, Texas 75078
Contact: Mario Canizares
972-569-1010

PROJECT INFORMATION
Project No.: PRO 24296
Date: July 21, 2025
Drawn By: WS
Scale: 1"=30'

SHEET 1 of 1

SURVEYOR
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

Drawing: L:\Projects\PRO 24296 Prosper Downtown Park\Acad\Deliverables\Final_Plat\2025 07 21 PRO 24296 Final Plat.dwg at Jul 29, 2025-7:21am by jmaddox