

The legend consists of two parts. On the left, a solid black rectangle is labeled 'BUILDING' and a dashed line is labeled 'BUILDING LINE'. On the right, a diagram shows a building footprint with a circled 'A' in the center, labeled '4', and a dashed line around it labeled '3'. To the right of this diagram is the text 'FOXFIELD (50' RIGHT-OF-WAY)'.

CURVE	ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	75°17'16"	30.50'	N51°30'32"E	37.26'	40.08'
C2	90°00'00"	64.50'	N44°09'10"E	91.22'	101.32'
C3	90°00'00"	64.50'	N45°50'50"W	91.22'	101.32'
C4	37°20'28"	30.50'	N72°10'36"W	19.53'	19.88'
C5	75°17'16"	30.50'	N51°30'32"E	37.26'	40.08'
C6	90°00'00"	40.50'	S45°50'50"E	57.28'	63.62'
C7	90°00'00"	40.50'	S44°09'10"W	57.28'	63.62'

BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
C.C.#	COUNTY CLERK'S FILE NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES

1. REFERENCE BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE FIPS 4202 US FEET, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID=DF8982) AND DENTON CORS ARP (PID=DF8986), GRID COORDINATE VALUES ARE SHOWN.
2. 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" ARE SET AT ALL CORNERS, UNLESS OTHERWISE STATED.
3. NO FLOODPLAIN EXISTS ON THE SITE, FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480850C235 J, DATED JUNE 2, 2009.
4. NOTICE: SELLING 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.
5. ALL FENCES ADJACENT TO OPEN SPACES SHALL BE ORNAMENTAL METAL.
6. NO UTILITY DRAINAGE EASEMENTS ALLOWED IN LANDSCAPE EASEMENTS WITHOUT TOWN COUNCIL APPROVAL. PERPENDICULAR UTILITY DRAINAGE CROSSINGS ARE PERMITTED.
7. THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS REQUIRED FOR THE DEVELOPMENT OF THE PROPERTY.

OWNER/DEVELOPER:

TOWN OF PROSPER
250 W. FIRST STREET
PROSPER, TEXAS 75078
Phone: (972) 346-2640
Contact: MARIO CANIZARES

ENGINEER/SURVEYOR:

LJA | SURVEYING, INC.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0711
Contact: Michael J. Baile
T.B.P.E.L.S. Firm No. 1019438

SHEET 1 OF 1

STATE OF TEXAS	§
COUNTY OF COLLIN	§

WHEREAS, THE TOWN OF PROSPER IS THE OWNER OF THE 22.841 ACRE TRACT OF LAND SITUATED IN THE JAMES STONE SURVEY, ABSTRACT NO. 847, TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND BEING ALL OF BLOCK A, LOT 1 OF LAKEWOOD PRESERVE, AN ADDITION TO THE TOWN OF PROSPER, AS RECORDED IN VOLUME 2017, PAGE 482, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 22.841 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DENTON CORS ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "CORWIN ENGR. INC." FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A AND THE SOUTHWEST CORNER OF A 16.406 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO PROSPER SE FIRST AND COIT LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20220418000612720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE NORTH LINE OF A 217.822 ACRE TRACT OF LAND CONVEYED TO SS PROSPER, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20120111000035080, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND DESCRIBED IN COUNTY CLERK'S FILE NO. 20061218001779160, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF COIT ROAD (A 120' RIGHT-OF-WAY).

THENCE, NORTH 89 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, A NORTH LINE OF SAID 217.822 ACRE TRACT AND THE SOUTH LINE OF SAID 16.406 ACRE TRACT, PASSING AT A DISTANCE OF 919.31 FEET A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 16.406 ACRE TRACT, CONTINUING ALONG SAID NORTH LINE OF LOT 1, BLOCK A AND OVER AND ACROSS SAID 217.822 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 969.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A;

THENCE, ALONG THE EAST LINE OF SAID LOT 1, BLOCK A AND OVER AND ACROSS SAID 217.822 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 36 MINUTES 57 SECONDS EAST, A DISTANCE OF 444.50 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "CORWIN ENGR. INC." FOUND FOR CORNER;

SOUTH 39 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 148.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SAID POINT BEING ON THE NORTHWEST LINE OF LAKEWOOD, PHASE IA, AN ADDITION TO THE TOWN OF PROSPER, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200214010006920, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 50 DEGREES 50 MINUTES 48 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK A AND SAID NORTHWEST LINE OF LAKEWOOD, PHASE IA, A DISTANCE OF 1350.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A AND THE NORTHWEST CORNER OF SAID LAKEWOOD, PHASE IA, SAID POINT BEING ON AFORESAID EAST RIGHT-OF-WAY LINE OF COIT ROAD;

THENCE, NORTH 00 DEGREES 50 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK A AND SAID NORTH LINE OF SAID 217.822 ACRE TRACT AND THE SOUTH LINE OF SAID 16.406 ACRE TRACT, CONTAINING A CALCULATED AREA OF 22.841 ACRES, OR 994,939 SQUARE FEET OF LAND.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. BATIUP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER.

**FOR REVIEW
& COMMENT ONLY**

MICHAEL J. BATIUP, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574
LJA SURVEYING, INC.
6060 NORTH CENTRAL EXPRESSWAY, SUITE 400
DALLAS, TEXAS 75206
469-484-0778

STATE OF TEXAS §
COUNTY OF DALLAS §


BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BATIUP, REGISTERED PUBLIC LAND SURVEYOR, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES ON: _____

NOTARY ID NO. _____



CERTIFICATE OF APPROVAL

APPROVED THIS ____ DAY OF _____, 2025

BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT
TOWN PROJECT NO. DEVAPP-25-0049

LAKEWOOD PARK
BLOCK A, LOT 1
22.841 ACRES
BLOCK A, LOT 1, LAKEWOOD PRESERVE
CABINET 2017, PAGE 482
O.P.R.C.C.T.
IN THE
JAMES STONE SURVEY, ABSTRACT NO. 847
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
Date: SEPTEMBER 2025 JOB NO. 0483

SURVEYING, INC.

sway

Phone 469.621.0710
Contact: Michael J Batiup
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SHEET 1 OF 1