

- ### GENERAL NOTES
- The purpose of this plat is to dedicate and abandon easements.
 - This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J. No 100-year floodplain exists on this site.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - 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/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That I, **Matthew Raabe**, Registered Professional Land Surveyor, 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 _____, 2024

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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

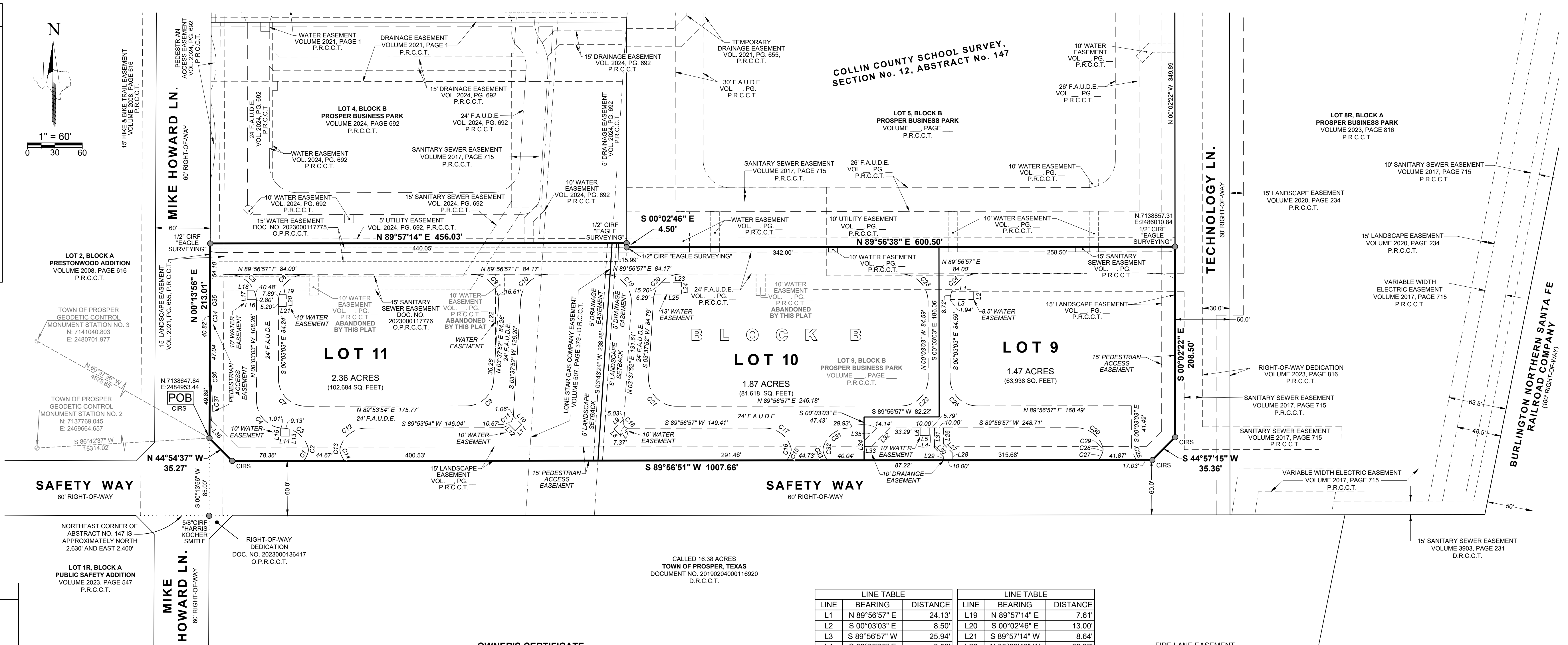
Notary Public in and for the State of Texas

LEGEND

PG	=	PAGE
VOL	=	VOLUME
POB	=	POINT OF BEGINNING
IRF	=	IRON ROD FOUND
CIRF	=	CAPPED IRON ROD FOUND
CIRS	=	CAPPED IRON ROD SET
INST NO.	=	INSTRUMENT NUMBER
F.A.U.D.E.	=	FIRELANE, ACCESS, UTILITY & DRAINAGE EASEMENT
D.R.C.C.T.	=	DEED RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	=	PLAT RECORDS COLLIN COUNTY, TEXAS
⊕	=	CENTERLINE OF ROAD
—	=	CENTERLINE OF R.R. TRACK

Project: 1809.012-16
 Date: 11/01/2024
 Drafter: TAR

EAGLE SURVEYING, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177



OWNER'S CERTIFICATE (continued)

WHEREAS, **CROSSLAND TEXAS INDUSTRIAL, LLC**, is the owner of a 5.70 acre tract of land situated in the Collin County School Survey, Section No. 12, Abstract No. 147, in the Town of Prosper, Collin County, Texas, being all of Lots 9, 10 and 11, Block B of Prosper Business Park, a subdivision of record in Volume _____ Page _____ of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the East right-of-way line of Mike Howard Lane (a 60' right-of-way) and the North right-of-way line of Safety Way (a 60' right-of-way) at the Southwest corner of said Lot 11, from which a 5/8" iron rod with cap stamped "HARRIS KOCHER SMITH" bears S00°13'56"W, a distance of 85.00 feet;

THENCE, N00°13'56"E, along the East right-of-way line of Mike Howard Lane, being the common West line of said Lot 11, a distance of 213.01 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of Lot 4, Block B of Prosper Business Park, a subdivision of record in Volume 2024, Page 692 of said Plat Records, also being the Northwest corner of said Lot 11;

THENCE, N89°57'14"E, along the South line of said Lot 4, being in part the common North line of said Lot 11, also being in part the common North line of said Lot 10, a distance of 456.03 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West line of Lot 5, Block B of Prosper Business Park, a subdivision of record in Volume _____ Page _____ of said Plat records at the Southeast corner of said Lot 4;

THENCE, S00°02'46"E, along the West line of said Lot 5, being the common North line of said Lot 10, a distance of 4.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of said Lot 5;

THENCE, N89°56'38"E, along the South line of said Lot 5, being in part the North line of said Lots 9 and 10, a distance of 600.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West right-of-way line of Technology Lane (a 60' right-of-way) at the Southeast corner of said Lot 5, also being the Northeast corner of said Lot 9;

THENCE, S00°02'22"E, along the West right-of-way line of Technology Lane, being the common East line of said Lot 9, a distance of 208.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of said Lot 9;

THENCE, S44°57'15"W, along said corner clip, also being the common South line of said Lot 9, a distance of 35.36 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S89°56'51"W, along the North right-of-way line of Safety Way, being the common South line of said Lots 9, 10 and 11, a distance of 1007.66 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N44°54'37"W, along the North right-of-way line of Safety Way, being the common South line of said Lot 11, a distance of 35.27 feet the **POINT OF BEGINNING** and containing an area of 5.70 Acres, or (248,240 Square Feet) of land, more or less.

OWNER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 area, as shown 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 easements as shown, except that landscape improvements may be placed in landscape easements in 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 user 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 part 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 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.

Plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS AT MY HAND, this the _____ day of _____, 20__.

OWNER: **CROSSLAND TEXAS INDUSTRIAL, LLC**

By: _____
 Ivan Crossland, Jr. (Manager)

STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **IVAN CROSSLAND, JR.**, Manager of CROSSLAND TEXAS INDUSTRIAL, LLC, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of _____

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°56'57" E	24.13'	L19	N 89°57'14" E	7.61'
L2	S 00°03'03" E	8.50'	L20	S 00°02'46" E	13.00'
L3	S 89°56'57" W	25.94'	L21	S 89°57'14" W	8.64'
L4	S 00°03'03" E	8.50'	L22	N 00°02'46" W	69.92'
L5	S 89°56'57" W	10.00'	L23	N 89°57'14" E	22.21'
L6	N 00°03'03" W	8.50'	L24	S 00°02'46" E	13.00'
L7	S 44°57'06" W	11.29'	L25	S 89°57'14" W	29.78'
L8	N 45°02'54" W	10.00'	L26	S 00°03'03" E	17.73'
L9	N 44°57'06" E	15.82'	L27	S 45°00'00" E	14.25'
L10	S 45°03'03" E	12.76'	L28	S 00°02'52" E	7.61'
L11	N 44°56'57" W	10.00'	L29	N 00°02'52" W	3.47'
L12	N 45°03'03" W	9.73'	L30	N 45°00'00" W	14.25'
L13	S 00°03'03" E	7.44'	L31	N 00°03'03" W	21.87'
L14	S 89°56'57" W	10.00'	L32	S 44°56'57" W	28.89'
L15	N 00°03'03" W	8.84'	L33	S 89°56'57" W	7.57'
L16	S 89°57'14" W	9.98'	L34	N 00°03'03" W	6.57'
L17	N 00°02'46" W	10.00'	L35	N 44°56'57" E	19.59'
L18	N 89°57'14" E	7.10'	L36	N 44°54'37" W	3.17'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	10.08'	19°14'59"	N 27°10'50" E	10.03'
C2	10.00'	6.15'	35°15'38"	N 00°04'28" W	6.06'
C3	30.00'	38.14'	72°49'37"	N 54°07'11" W	35.62'
C4	30.00'	44.53'	85°02'15"	N 42°34'10" W	40.55'
C5	30.00'	47.12'	89°59'58"	N 45°03'02" W	42.43'
C6	30.00'	47.12'	89°59'59"	S 44°56'57" W	42.43'
C7	30.00'	47.15'	90°03'03"	S 45°04'34" E	42.45'
C8	30.00'	45.17'	86°16'02"	N 46°45'53" E	41.02'
C9	30.00'	49.05'	93°40'55"	N 43°12'36" W	43.77'
C10	30.00'	45.20'	86°19'04"	S 46°47'24" W	41.04'
C11	15.00'	22.58'	86°16'02"	S 46°45'53" W	20.51'
C12	29.94'	37.87'	72°28'53"	S 53°45'40" W	35.40'
C13	10.00'	6.16'	35°16'09"	S 00°04'28" E	6.06'
C14	30.00'	10.04'	19°10'59"	S 27°18'03" E	10.00'
C15	30.00'	9.69'	18°30'32"	N 27°26'51" E	9.65'
C16	10.00'	6.37'	36°29'16"	N 00°03'03" W	6.26'
C17	30.00'	37.57'	71°45'22"	N 54°10'22" W	35.16'
C18	5.00'	8.18'	93°40'55"	N 43°12'36" W	7.29'
C19	30.00'	49.05'	93°40'53"	N 43°12'35" W	43.77'
C20	30.00'	45.20'	86°19'04"	S 46°47'23" W	41.04'
C21	30.00'	49.05'	93°40'55"	S 43°12'36" E	43.77'
C22	30.00'	47.12'	89°59'58"	N 45°03'02" W	42.43'
C23	30.00'	47.12'	89°59'58"	N 45°03'02" W	42.43'
C24	30.00'	47.12'	90°00'00"	S 44°56'57" W	42.43'
C25	30.00'	47.12'	90°00'00"	S 45°03'03" E	42.43'
C26	30.00'	19.21'	36°41'05"	S 18°22'44" E	18.88'
C27	29.96'	9.66'	18°28'25"	N 27°21'48" E	9.62'
C28	10.06'	3.18'	18°06'55"	N 09°04'08" E	3.17'
C29	10.00'	3.18'	18°13'00"	N 09°08'52" W	3.17'
C30	30.00'	37.59'	71°47'40"	N 54°09'13" W	35.18'
C31	30.00'	37.57'	71°45'22"	S 54°04'16" W	35.16'
C32	10.00'	6.37'	36°29'16"	S 00°03'03" E	6.26'
C33	30.00'	9.69'	18°30'21"	S 27°32'51" E	9.65'
C34	201.00'	29.44'	8°23'31"	N 00°55'53" E	29.41'
C35	193.00'	11.41'	3°23'19"	N 01°34'13" W	11.41'
C36	188.64'	5.13'	1°33'26"	S 07°36'07" E	5.13'
C37	201.00'	47.19'	13°27'03"	S 01°39'18" E	47.08'

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause fire fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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.

CERTIFICATE OF APPROVAL

APPROVED on this _____ day of _____, 20__, by the Planning & Zoning Commission of the Town of Prosper, Texas.

 Town Secretary

 Engineering Department

 Development Services Department

CASE# DEVAPP-23-0141

A FINAL PLAT OF PROSPER BUSINESS PARK BLOCK B, LOTS 9-11

BEING 5.70 ACRES
 SITUATED IN THE COLLIN COUNTY SCHOOL SURVEY,
 SECTION No. 12, ABSTRACT No. 147,
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS