

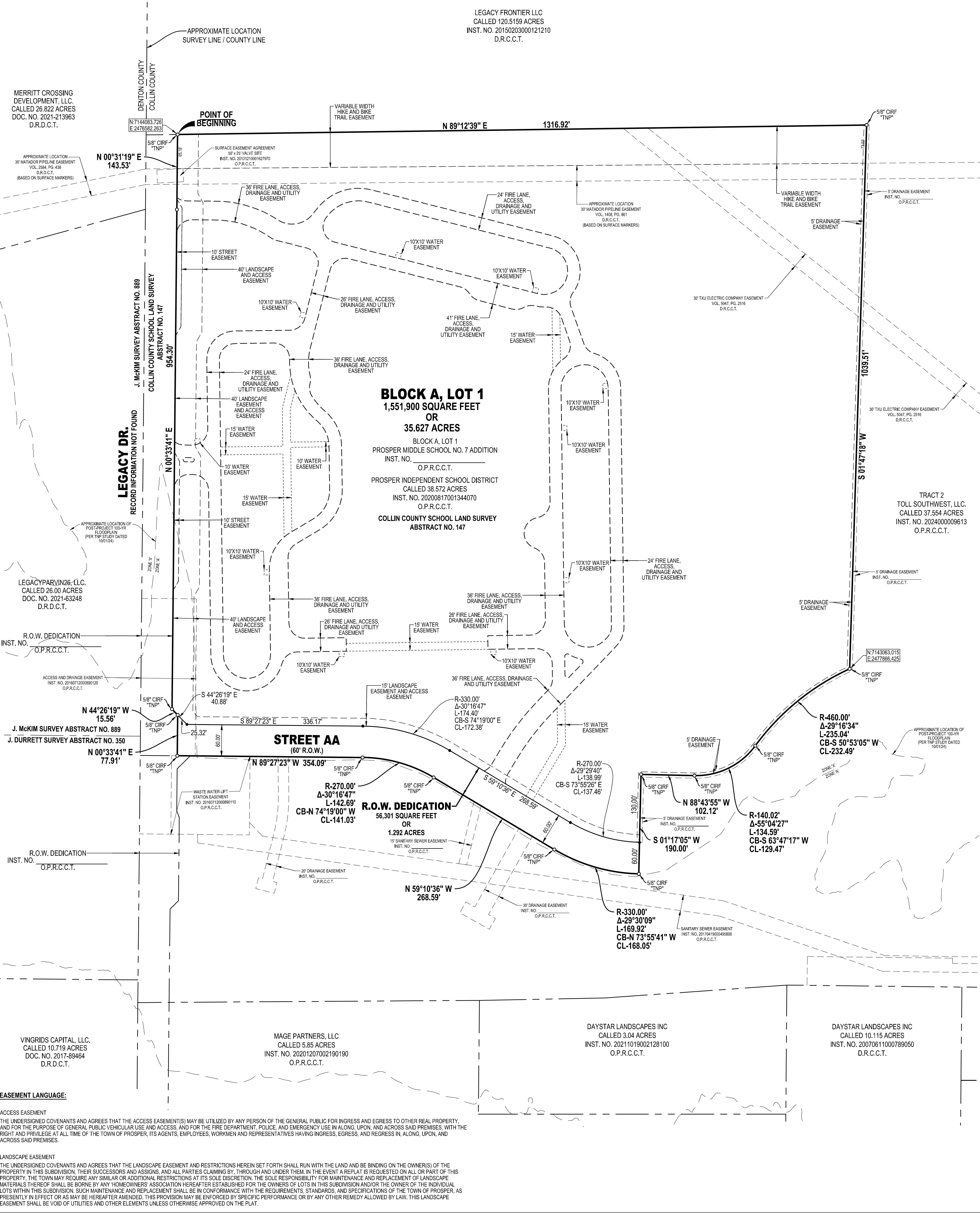
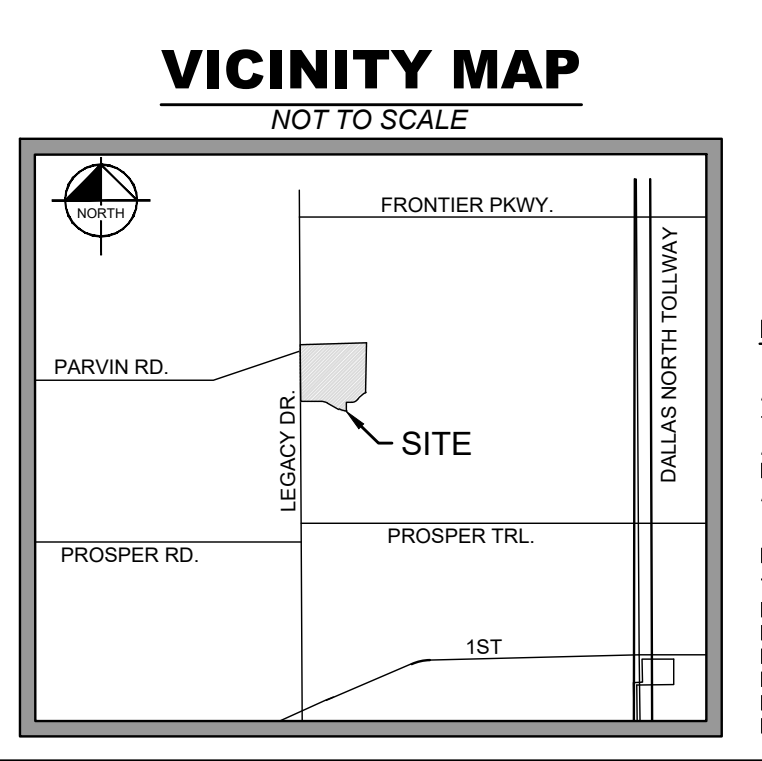
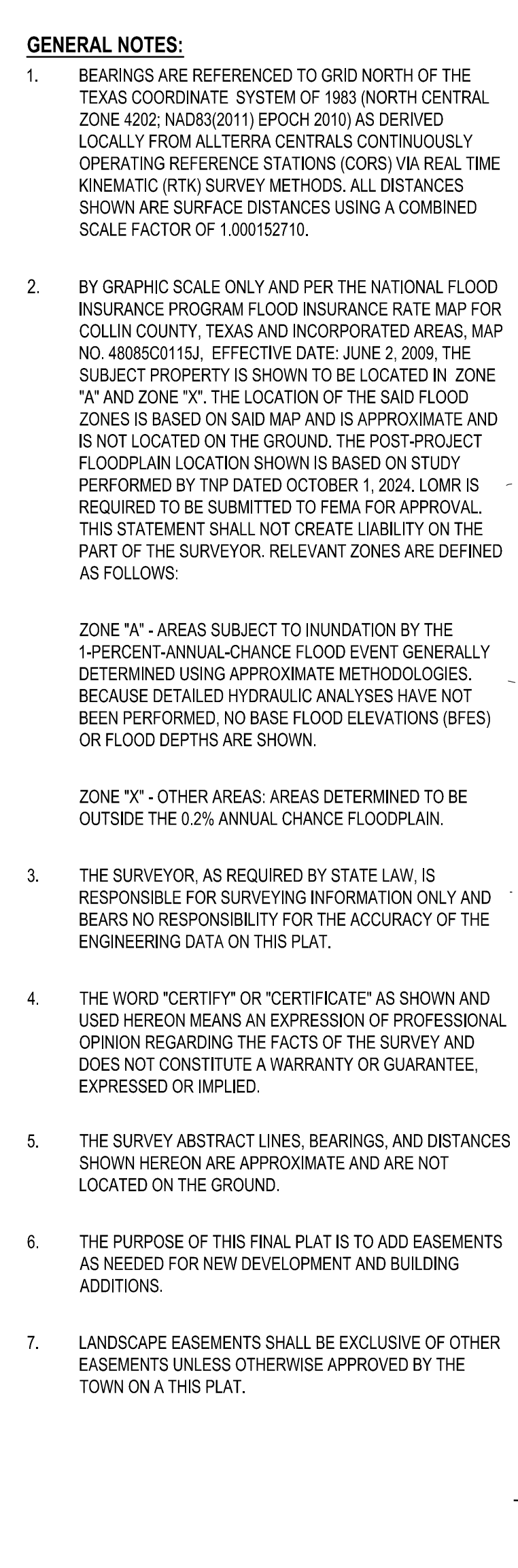
**LEGEND**

(C.M.) - CONTROLLING MONUMENT  
 IRF - IRON ROD FOUND  
 CIRF - CAPPED IRON ROD FOUND  
 DOC - DOCUMENT  
 INST. - INSTRUMENT  
 NO. - NUMBER  
 VOL. - VOLUME  
 PG. - PAGE  
 R.O.W. - RIGHT-OF-WAY  
 D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS  
 P.R.D.C.T. - PLAT RECORDS DENTON COUNTY TEXAS  
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS

**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:**

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRALS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000152710.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0115J, EFFECTIVE DATE: JUNE 2, 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 MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THE POST-PROJECT FLOODPLAIN LOCATION SHOWN IS BASED ON STUDY PERFORMED BY TNP DATED OCTOBER 1, 2024. LOMR IS REQUIRED TO BE SUBMITTED TO FEMA FOR APPROVAL. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:  
 ZONE 'A' - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.  
 ZONE 'X' - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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.
- 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.
- THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
- THE PURPOSE OF THIS FINAL PLAT IS TO ADD EASEMENTS AS NEEDED FOR NEW DEVELOPMENT AND BUILDING ADDITIONS.
- LANDSCAPE EASEMENTS SHALL BE EXCLUSIVE OF OTHER EASEMENTS UNLESS OTHERWISE APPROVED BY THE TOWN ON A THIS PLAT.



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

Whereas Prosper Independent School District is the owner of a 36.919 acre tract of land situated in the Collin County School Land Survey, Abstract Number 147, Collin County, Texas and being all of Prosper Middle School No. 7 Addition, Block A, Lot 1, an addition to the Town of Prosper, as recorded in instrument Number \_\_\_\_\_ of the Official Public Records of Collin County, Texas, same being a portion of a called 38.572 acre tract of land to Prosper Independent School District as recorded in instrument Number 20200817001344070 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" found on the east line Legacy Drive for the northwest corner of said Lot 1;

THENCE North 89 degrees 12 minutes 39 seconds East departing the east line of said Legacy Drive and along the north line of said Lot 1, a distance of 1316.92 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most northerly northwest corner of a called 37.554 acre tract of land called 'Tract 2 to Toll Southwest, LLC' as recorded in instrument Number 202400009613 of the Official Public Records of Collin County, Texas same being the northeast corner of said Lot 1;

THENCE along the common line of said 38.572 acre tract and said Lot 1 the following courses and distances:  
 South 01 degrees 47 minutes 18 seconds West, a distance of 1039.51 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 460.00 feet, a central angle of 29 degrees 16 minutes 34 seconds, an arc length of 235.04 feet, a chord bearing of South 50 degrees 53 minutes 05 seconds West, a distance of 232.49 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said reverse curve to the right having a radius of 140.02 feet, a central angle of 55 degrees 04 minutes 27 seconds, an arc length of 134.59 feet, a chord bearing of North 73 degrees 55 minutes 41 seconds West, a distance of 129.47 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 88 degrees 43 minutes 55 seconds West, a distance of 102.12 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 01 degrees 17 minutes 05 seconds West, a distance of 190.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 330.00 feet, a central angle of 29 degrees 30 minutes 09 seconds, an arc length of 169.92 feet, a chord bearing of North 73 degrees 55 minutes 41 seconds West, a distance of 168.05 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 59 degrees 10 minutes 36 seconds West, a distance of 268.59 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 270.00 feet, a central angle of 30 degrees 16 minutes 47 seconds, an arc length of 142.69 feet, a chord bearing of North 74 degrees 19 minutes 00 seconds West, a distance of 141.03 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 89 degrees 27 minutes 23 seconds West, a distance of 354.09 feet to a 5/8 inch iron rod with cap stamped "TNP" found on the east line of said Legacy Drive for the southwest corner of said Lot 1;

THENCE along the east line of said Legacy Drive and the west line of said Lot 1 the following courses and distances:  
 North 00 degrees 33 minutes 41 seconds East, a distance of 77.91 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 44 degrees 26 minutes 19 seconds West, a distance of 15.56 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 00 degrees 33 minutes 41 seconds East, a distance of 954.30 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 00 degrees 33 minutes 19 seconds East, a distance of 143.53 feet to the POINT OF BEGINNING containing 1,608,201 square feet, or 36.919 acres of land.

**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 \_\_\_\_\_, 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.**

BRIAN J. MADDOX, II  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 6659  
 825 Waters Creek Boulevard, Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph  
 jrmaddox@trpic.com

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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
 Development Services Department

\_\_\_\_\_  
 Engineering Department

\_\_\_\_\_  
 Town Secretary

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.

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Notary Public, State of Texas

CASE NO. DEVAPP-24-0100  
**FINAL PLAT**  
**PROSPER MIDDLE SCHOOL**  
**NO. 7 ADDITION**  
**BLOCK A, LOT 1**  
 1,608,201 SQUARE FEET  
 36.919 ACRES

SITUATED IN THE  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147,  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

**OWNER**  
 PROSPER INDEPENDENT SCHOOL DISTRICT  
 605 East 7th Street  
 Prosper, Texas 75078  
 Contact: Dr. Greg Bradley  
 (469) 219-2000

**ENGINEER / APPLICANT**  
 TEAGUE NALL & PERKINS, INC.  
 5237 N. Riverside Drive, Suite 100  
 Fort Worth, TX 76137  
 Contact: Joel Richey  
 817.420.7414 ph

**PROJECT INFORMATION**  
 Project No.: HUC 24057  
 Date: October 22, 2024  
 Drawn By: JM  
 Scale: 1"=100'

**SHEET 1 of 1**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER MIDDLE SCHOOL NO. 7, BLOCK A, LOT 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Prosper Independent School District does herein certify the following:

- The Streets and Alleys are dedicated for Street and Alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 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.
- 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.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- 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.
- 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 planning ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

\_\_\_\_\_  
 Authorized Signature

Printed Name and Title  
 Prosper Independent School District

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.

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