

- LEGEND**
- IRF - IRON ROD FOUND
  - CRIF - CAPPED IRON ROD FOUND
  - INST. - INSTRUMENT
  - NO. - NUMBER
  - VOL. - VOLUME
  - PG. - PAGE
  - R.O.W. - RIGHT-OF-WAY
  - U.E. - UTILITY EASEMENT
  - W.M.E. - WALL MAINTENANCE EASEMENT
  - 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

**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 ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA 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.
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. 48085C011S1, EFFECTIVE DATE: JUNE 2, 2009, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP 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 "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 SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
6. ALL PLAT CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE SHOWN.
7. THE PURPOSE OF THIS PLAT IS TO CREATE A PLATTED LOT FOR THE DEVELOPMENT OF A SCHOOL.

REMAINDER OF  
BGY PROSPER 221 LLC,  
CALLED 221.617 ACRES  
INST. NO. 20171121001544530  
O.P.R.C.C.T.

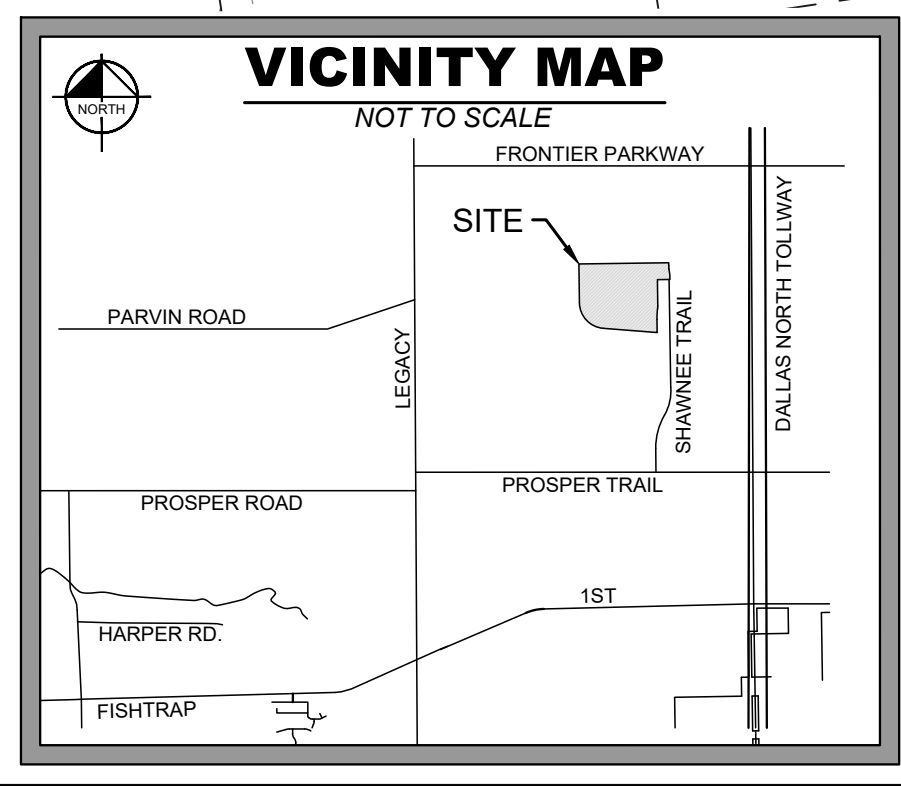
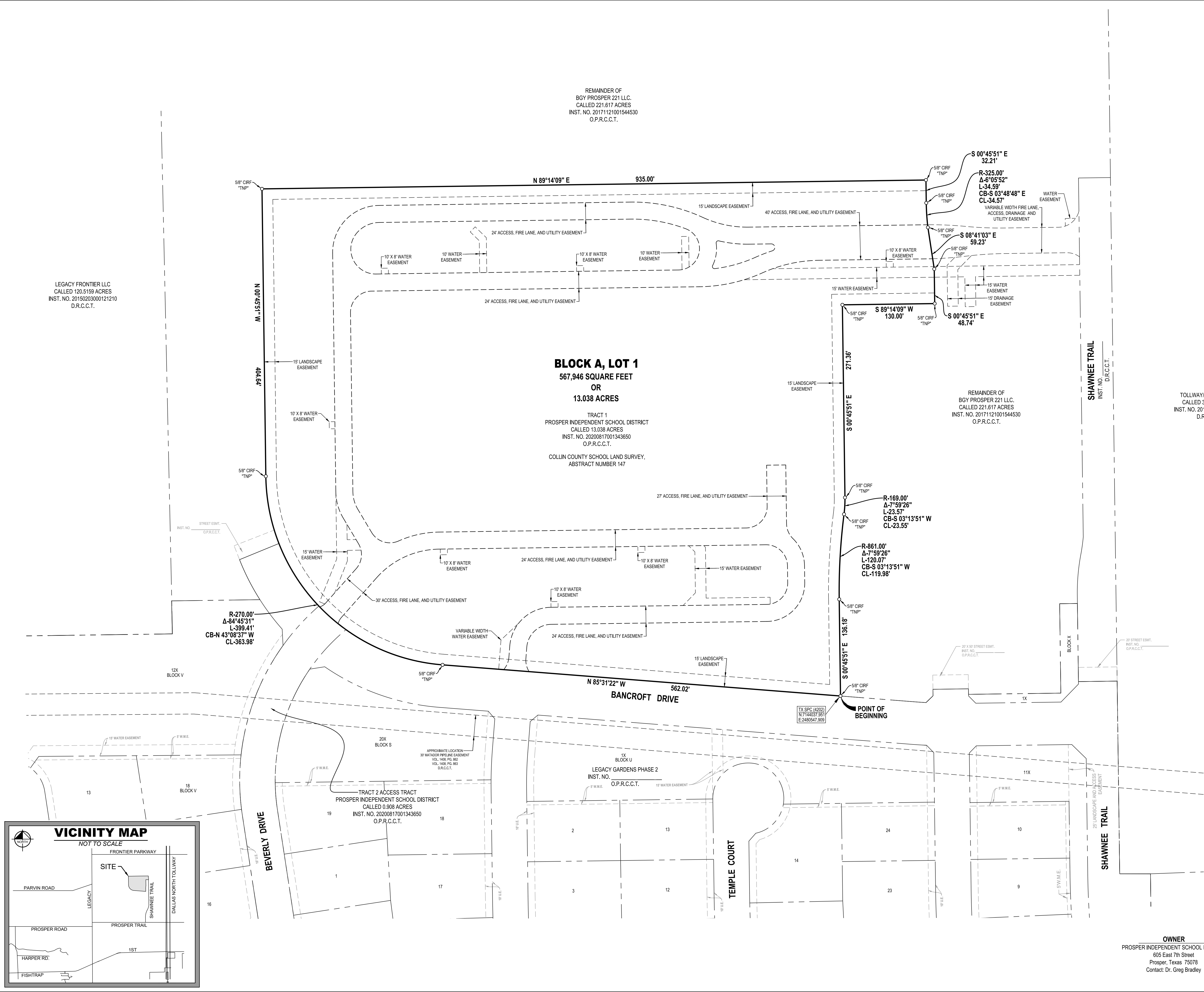
LEGACY FRONTIER LLC  
CALLED 120.5159 ACRES  
INST. NO. 20150203000121210  
D.R.C.C.T.

**BLOCK A, LOT 1**  
567,946 SQUARE FEET  
OR  
13.038 ACRES

TRACT 1  
PROSPER INDEPENDENT SCHOOL DISTRICT  
CALLED 13.038 ACRES  
INST. NO. 20200817001343650  
O.P.R.C.C.T.  
  
COLLIN COUNTY SCHOOL LAND SURVEY,  
ABSTRACT NUMBER 147

REMAINDER OF  
BGY PROSPER 221 LLC,  
CALLED 221.617 ACRES  
INST. NO. 20171121001544530  
O.P.R.C.C.T.

TOLLWAY/34 PARTNERS  
CALLED 34.709 ACRES  
INST. NO. 20180628000803120  
D.R.C.C.T.



CASE NO. DEVAPP-23-0194  
**FINAL PLAT**  
**PROSPER ELEMENTARY SCHOOL NO. 19**  
BLOCK A, LOT 1  
567,946 SQUARE FEET  
13.038 ACRES

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

ALL OF OF A CALLED 13.038 ACRE TRACT OF LAND TO PROSPER  
INDEPENDENT SCHOOL DISTRICT AS RECORDED IN INSTRUMENT  
NUMBER 20200817001343650 OF THE OFFICIAL PUBLIC RECORDS OF  
COLLIN COUNTY, TEXAS

**OWNER**  
PROSPER INDEPENDENT SCHOOL DISTRICT  
605 East 7th Street  
Prosper, Texas 75078  
Contact: Dr. Greg Bradley

**PROJECT INFORMATION**  
Project No.: HUC 23376  
Date: February 16, 2024  
Drawn By: JM  
Scale: 1"=60'



**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

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

Whereas Prosper Independent School District is the owner of a tract of land situated in the Collin County School Land Survey, Abstract Number 147, Collin County, Texas and being a all of a called 13.038 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20200817001343650 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 north right-of-way line of Bancroft Drive, (a called 60' R.O.W.) as dedicated by Legacy Gardens Phase 2, an addition to the Town of Prosper as recorded in Instrument Number \_\_\_\_\_ of the Official Public Records of Collin County, Texas for the southeast corner of said 13.038 acre tract;

THENCE North 85 degrees 31 minutes 22 seconds West along the north right-of-way of said Bancroft Drive, a distance of 562.02 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right continuing along the north right-of-way of said Bancroft Drive part of the way having a radius of 270.00 feet, a central angle of 84 degrees 45 minutes 31 seconds, an arc length of 399.41 feet, a chord bearing of North 43 degrees 08 minutes 37 seconds West, a distance of 363.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE along the west, north and east lines of said 13.038 acre tract the following courses and distances;

North 00 degrees 45 minutes 51 seconds West, a distance of 404.64 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 89 degrees 14 minutes 09 seconds East, a distance of 935.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00 degrees 45 minutes 51 seconds East, a distance of 32.21 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 325.00 feet, a central angle of 06 degrees 05 minutes 52 seconds, an arc length of 34.59 feet, a chord bearing of South 03 degrees 48 minutes 48 seconds East, a distance of 34.57 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 08 degrees 41 minutes 03 seconds East, a distance of 59.23 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00 degrees 45 minutes 51 seconds East, a distance of 48.74 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 89 degrees 14 minutes 09 seconds West, a distance of 130.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00 degrees 45 minutes 51 seconds East, a distance of 271.36 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 169.00 feet, a central angle of 07 degrees 59 minutes 26 seconds, an arc length of 23.57 feet, a chord bearing of South 03 degrees 13 minutes 51 seconds West, a distance of 23.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 861.00 feet, a central angle of 07 degrees 59 minutes 26 seconds, an arc length of 120.07 feet, a chord bearing of South 03 degrees 13 minutes 51 seconds West, a distance of 119.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00 degrees 45 minutes 51 seconds East, a distance of 136.18 feet to the POINT OF BEGINNING containing 567,946 square feet, or 13.038 acres of land.

**SURVEYOR'S CERTIFICATE**

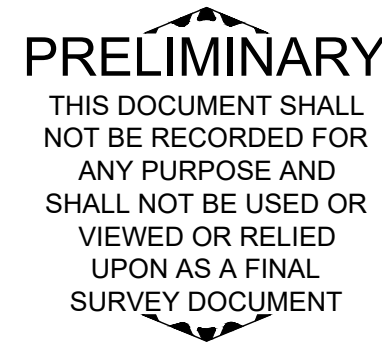
KNOW ALL MEN BY THESE PRESENTS:

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 Walters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph  
jmaddox@tncinc.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 the \_\_\_\_\_ day, of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

**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 ELEMENTARY SCHOOL NO. 19, 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 platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this the \_\_\_\_\_ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ 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

CASE NO. DEVAPP-23-0194  
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