





OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

Whereas Prosper Independent School District is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962, Denton County, Texas and being all of Block A, Lot 1 of Prosper High School No. 4, an addition to the Town of Prosper, as recorded in Document Number 2023-220 of the Official Public Records of Denton County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with cap stamped "KHA" found on the south line of Fishtrap Road, (a variable width right-of-way) for the northwest corner of The Parks at Legacy, Phase Two, an addition to the Town of Prosper as recorded in Document Number 2017-117 of the Official Public Records of Denton County, Texas, same being the northeast corner of said Block A, Lot 1, same being the southeast corner of a right-of-way dedication to the Town of Prosper as recorded in Document Number 2020-7802 of the Official Public Records of Denton County, Texas;

THENCE South 00 degrees 21 minutes 09 seconds West along the west line of said The Parks at Legacy, Phase Two addition, same being the east line of said Block A, Lot 1, a distance of 1427.65 feet to a 5/8 inch iron rod with cap stamped "KHA" found on the north right-of-way of Praine Drive, (a 90 foot right-of-way) for the southeast corner of said Block A, Lot 1, same being the southwest corner of Block A, Lot 4&X of said The Parks at Legacy, Phase Two addition;

THENCE departing the west line of said The Parks at Legacy, Phase Two addition and along the north right-of-way of said Prairie Drive same being the south line of said Block A, Lot 1, the following courses and distances;

South 88 degrees 24 minutes 14 seconds West, a distance of 443.96 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 1145.00 feet, a central angle of 43 degrees 53 minutes 22 seconds, an arc length of 877.09 feet, a chord bearing of South 66 degrees 27 minutes 33 seconds West, a distance of 855.80 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 44 degrees 30 minutes 52 seconds West, a distance of 103.75 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 1055.00 feet, a central angle of 45 degrees 34 minutes 48 seconds, an arc length of 839.27 feet, a chord bearing of South 67 degrees 18 minutes 15 seconds West, a distance of 817.32 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 89 degrees 54 minutes 19 seconds West, a distance of 334.35 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the south end of a corner clip at the southwest corner of said Block A Lot 1;

North 44 degrees 57 minutes 03 seconds West along said corner clip and the west line of said Block A, Lot 1, a distance of 49.54 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner on the east right-of-way of Teel Parkway, (a variable width right-of-way);

THENCE North 00 degrees 00 minutes 14 seconds East, along the east right-of-way of said Teel Parkway and the west line of said Block A, Lot 1, a distance of 1630.01 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner at the southeast corner of a right-of-way dedication to the Town of Prosper as recorded in Document Number 2020-7802 of the Official Public Records of Denton County, Texas;

THENCE along the southerly line of said right-of-way dedication to the Town of Prosper same being the east line of said Teel Parkway and the west line of said Block A, Lot 1 the following courses and distances;

North 00 degrees 03 minutes 48 seconds West, a distance of 100.00 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 03 degrees 45 minutes 02 seconds East, a distance of 150.34 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 00 degrees 03 minutes 48 seconds West, a distance of 178.79 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner at the south end of a corner clip at the northwest corner of said Block A, Lot 1;

North 43 degrees 28 minutes 03 seconds East along said corner clip and the north line of said Block A, Lot 1, a distance of 31.60 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner on the south line of said previously mentioned Fishtrap Road;

THENCE continuing along the southerly line of said right-of-way dedication to the Town of Prosper same being the south line of said Fishtrap Road and the north line of said Block A, Lot 1 the following courses and distances;

North 88 degrees 57 minutes 21 seconds East, a distance of 118.04 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 85 degrees 44 minutes 50 seconds East, a distance of 178.88 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 88 degrees 57 minutes 21 seconds East, a distance of 2106.01 feet to the POINT OF BEGINNING containing 4,296,296 square feet, or 98.629 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 _____, 2025.

BRIAN J. MADDOX, II
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6659
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph
jmaddox@tnpinc.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 _____, 2025.

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 HIGH SCHOOL NO. 4, BLOCK A, LOT 1 and LOT 2, 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.

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: PROSPER INDEPENDENT SCHOOL DISTRICT

Authorized Signature

Printed Name and Title

Prosper Independent School District

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N 21°35'43" E	8.68'	L97	S 42°38'51" E	12.71'	C4	5.00'	180°00'00"	15.71'	S 68°24'17" W	10.00'
L2	S 21°35'43" E	8.68'	L98	N 47°21'09" E	10.00'	C5	495.00'	6°18'55"	54.56'	N 24°45'11" W	54.53'
L3	S 01°02'39" E	83.28'	L99	N 42°38'51" W	15.41'	C6	5.00'	180°00'00"	15.71'	N 62°50'22" E	10.00'
L4	N 01°02'39" W	83.28'	L100	N 57°21'09" E	22.86'	C7	568.00'	6°18'55"	55.66'	S 34°45'11" E	55.63'
L5	S 22°58'10" W	112.60'	L101	N 32°38'51" W	20.86'	C8	5.00'	180°00'00"	15.71'	S 88°57'21" W	10.00'
L6	S 22°58'10" W	112.60'	L102	S 44°43'03" E	140.70'	C9	5.00'	179°59'58"	15.71'	N 88°57'23" E	10.00'
L7	S 89°59'46" E	138.43'	L103	S 32°38'51" E	7.50'	C10	5.00'	180°00'00"	15.71'	S 67°01'50" W	10.00'
L8	N 89°59'46" E	138.43'	L104	S 57°21'09" W	10.00'	C11	5.00'	180°00'00"	15.71'	N 67°01'50" E	10.00'
L9	S 32°38'51" E	26.62'	L105	N 32°38'51" W	7.50'	C12	5.00'	180°00'00"	15.71'	S 00°00'14" W	10.00'
L10	N 00°21'09" E	24.00'	L106	S 32°38'51" E	7.50'	C13	5.00'	180°00'00"	15.71'	N 00°00'14" E	10.00'
L11	N 32°38'51" W	117.38'	L107	S 57°21'09" W	10.00'	C14	30.00'	123°00'00"	64.40'	S 28°51'09" W	52.73'
L12	N 57°21'09" E	21.82'	L108	N 32°38'51" W	7.50'	C15	30.00'	57°00'00"	29.85'	S 61°08'51" E	28.63'
L13	N 32°38'51" W	99.26'	L109	S 32°38'51" E	7.50'	C16	30.00'	90°00'00"	47.12'	N 45°21'09" E	42.43'
L14	N 57°21'09" E	73.13'	L110	S 57°21'09" W	10.00'	C17	30.00'	90°00'00"	47.12'	N 4°38'51" W	42.43'
L15	N 89°38'51" W	7.50'	L111	N 32°38'51" W	7.50'	C19	68.00'	40°13'15"	61.77'	S 20°27'46" W	66.51'
L16	S 00°21'09" E	19.78'	L112	S 68°11'35" W	7.06'	C20	30.00'	106°48'45"	55.91'	N 86°02'14" W	48.16'
L17	S 34°51'09" W	54.23'	L113	N 21°48'25" W	10.00'	C21	30.00'	90°00'00"	47.12'	N 12°21'09" E	42.43'
L18	S 57°21'09" W	13.56'	L114	N 68°11'35" E	7.52'	C22	80.00'	90°00'00"	125.66'	N 21°21'09" E	113.14'
L19	N 32°38'51" W	39.66'	L115	S 88°56'36" W	14.00'	C23	80.00'	90°00'00"	125.66'	N 12°21'09" E	113.14'
L20	S 00°21'09" W	73.57'	L116	N 01°04'04" W	10.00'	C24	30.00'	123°00'00"	64.40'	S 61°08'51" E	52.73'
L21	S 44°38'51" E	14.14'	L117	N 88°56'36" E	14.00'	C25	1045.00'	5°35'21"	101.94'	N 62°38'45" E	101.90'
L22	S 00°21'09" W	0.43'	L118	N 32°38'51" W	7.50'	C26	291.00'	6°59'37"	45.68'	N 65°48'18" E	45.63'
L23	N 57°21'09" E	15.00'	L119	N 57°21'09" E	10.00'	C27	269.00'	7°14'01"	33.96'	N 63°42'50" E	33.94'
L24	N 22°58'10" W	10.00'	L120	S 32°38'51" E	7.50'	C28	291.00'	11°21'02"	57.85'	S 64°42'50" W	57.55'
L25	S 89°59'46" E	10.00'	L121	N 32°38'51" W	7.50'	C29	269.00'	7°23'51"	34.73'	S 08°48'46" W	34.71'
L26	S 00°00'15" W	109.81'	L122	N 57°21'09" E	10.00'	C30	1170.00'	43°53'22"	886.24'	S 66°27'33" W	874.49'
L27	S 01°02'39" E	10.00'	L123	S 32°38'51" E	7.50'	C31	1030.00'	45°34'49"	819.39'	S 67°18'16" W	797.95'
L28	S 88°57'21" W	90.01'	L124	S 00°00'14" W	13.50'	C32	269.00'	5°43'18"	26.86'	S 87°00'55" W	26.85'
L29	S 89°21'09" W	15.00'	L125	N 89°59'46" W	10.00'	C33	291.00'	11°26'11"	58.08'	S 61°22'51" W	57.99'
L30	S 01°02'39" E	10.00'	L126	N 00°00'14" E	13.50'	C34	1155.00'	4°25'18"	89.47'	S 10°14'32" W	89.45'
L31	N 89°21'09" E	15.00'	L127	S 67°26'32" W	7.55'	C35	30.00'	75°09'51"	38.36'	N 52°25'17" E	36.59'
L32	S 32°38'51" E	28.50'	L128	N 22°32'28" W	10.00'	C36	200.00'	11°28'42"	40.07'	N 84°15'53" E	40.00'
L33	N 57°21'09" E	10.00'	L129	N 67°26'32" E	7.53'	C37	200.00'	11°28'42"	40.07'	N 84°15'53" E	40.00'
L34	N 32°38'51" W	26.50'	L130	S 57°21'09" W	7.50'	C38	30.00'	90°20'54"	47.31'	S 44°48'19" E	42.56'
L35	S 00°21'09" W	7.50'	L131	N 32°38'51" W	10.00'	C39	315.00'	33°00'00"	181.43'	S 16°08'51" E	178.93'
L36	S 89°38'51" E	10.00'	L132	N 57°21'09" E	7.50'	C40	30.00'	21°53'01"	11.46'	S 21°42'21" E	11.39'
L37	N 00°21'09" E	7.50'	L133	N 67°01'50" E	7.50'	C41	200.00'	13°56'46"	48.68'	S 11°39'46" E	48.56'
L38	N 88°58'13" W	14.00'	L134	S 22°58'10" E	10.00'	C42	30.00'	39°28'17"	20.67'	S 03°01'41" E	20.26'
L39	N 01°04'04" W	10.00'	L135	S 67°01'50" W	7.03'	C43	30.00'	71°41'36"	37.54'	N 58°13'22" W	35.14'
L40	N 89°58'13" E	14.00'	L136	N 57°21'09" E	7.50'	C44	629.00'	9°47'28"	90.43'	N 27°10'28" W	90.32'
L41	N 89°38'51" W	38.74'	L137	S 32°38'51" E	10.00'	C45	50.00'	71°16'40"	62.20'	N 03°29'01" E	58.27'
L42	S 89°38'51" E	61.96'	L138	S 57°21'09" W	7.50'	C46	112.00'	38°45'12"	75.75'	N 19°43'44" E	74.32'
L43	N 32°38'51" W	7.50'	L139	S 32°38'51" E	7.50'	C47	30.00'	90°00'00"	47.12'	N 45°21'09" E	42.43'
L44	N 57°21'09" E	10.00'	L140	S 57°21'09" W	10.00'	C48	56.00'	90°00'00"	87.96'	N 45°21'09" E	79.20'
L45	S 32°38'51" E	7.50'	L141	N 32°38'51" W	7.50'	C49	106.00'	90°00'00"	166.50'	N 4°38'51" W	148.91'
L46	S 32°38'51" E	32.79'	L142	N 44°43'03" W	142.44'	C50	56.00'	43°00'00"	42.03'	S 68°51'09" W	41.05'
L47	N 57°21'09" E	10.00'	L143	N 57°21'09" E	84.67'	C51	30.00'	43°00'00"	22.51'	S 68°51'09" W	21.99'
L48	N 32°38'51" W	35.00'	L144	S 34°51'09" W	48.63'	C52	50.00'	57°00'00"	49.74'	N 61°08'51" W	47.72'
L49	S 89°38'51" E	30.50'	L145	S 57°21'09" W	91.55'	C53	100.00'	31°36'13"	55.16'	N 16°50'45" W	54.46'
L50	S 00°21'09" W	10.00'	L146	N 32°38'51" W	2.50'	C54	200.00'	15°12'13"	53.07'	N 08°33'28" E	52.92'
L51	N 89°38'51" W	30.50'	L147	N 57°21'09" E	75.70'	C55	200.00'	15°12'13"	53.07'	N 08°33'28" E	52.92'
L52	N 00°23'41" E	7.50'	L148	N 89°38'51" W	8.00'	C56	30.00'	37°31'18"	19.65'	N 17°43'00" E	19.30'
L53	S 89°38'51" E	10.00'	L149	N 00°21'09" E	10.00'	C57	30.00'	36°52'12"	19.31'	S 71°33'40" E	18.97'
L54	S 00°21'09" W	7.50'	L150	S 89°38'51" E	7.84'	C58	200.00'	11°28'42"	40.07'	S 84°15'25" E	40.00'
L55	N 89°38'51" W	7.50'	L151	S 89°59'46" E	137.00'	C59	200.00'	11°28'42"	40.07'	S 84°15'25" E	40.00'
L56	S 00°21'09" W	10.00'	L152	S 89°59'46" E	140.26'	C60	180.00'	32°39'06"	102.58'	N 7°34'04" E	101.20'
L57	S 89°38'51" E	7.50'	L153	N 32°38'51" W	49.66'	C61	30.00'	90°00'00"	47.12'	N 12°21'09" E	42.43'
L58	S 42°38'51" E	18.67'	L154	N 01°02'39" W	181.25'	C62	130.00'	31°36'13"	71.71'	N 16°50'45" W	70.80'
L59	N 47°11'50" E	10.00'	L155	N 01°02'39" W	71.02'	C63	200.00'	15°12'13"	53.07'	N 08°38'45" W	52.92'
L60	N 42°38'51" W	18.65'	L156	N 57°21'09" E	95.34'	C64	200.00'	15°12'13"	53.07'	N 08°38'45" W	52.92'
L61	N 00°21'09" E	4.57'	L157	N 12°21'09" E	86.75'	C65	30.00'	75°02'59"	39.30'	N 38°34'08" W	36.55'
L62	N 44°38'51" E	14.14'	L158	N 57°21'09" E	120.00'	C66	30.00'	45°00'00"	23.56'	N 34°51'09" E	22.96'
L63	N 00°21'09" E	69.43'	L159	S 77°38'51" E	48.73'	C67	30.00'	45°00'00"	23.56'	N 79°51'09" E	22.96'
L64	N 00°21'09" E	69.43'	L160	N 57°21'09" E	120.00'	C68	30.00'	45°00'00"	23.56'	N 79°51'09" E	22.96'
L65	N 89°38'51" W	10.00'	L161	N 57°21'09" E	120.00'	C69	30.00'	45°00'00"	23.56'	N 79°51'09" E	22.96'
L66	N 00°21'09" E	7.50'	L162	S 77°38'51" E	31.76'	C70	50.00'	90°00'00"	76.54'	N 12°21'09" E	70.71'
L67	S 44°38'51" E	10.75'	L163	N 57°21'09" E	87.31'	C71	110.00'	90°00'00"	17.12'	N 12°21'09" E	15.50'
L68	N 89°54'39" W	68.53'	L164	N 32°38'51" W	28.26'	C72	150.00'	33°00'00"	86.39'	N 73°51'09" E	85.26'
L69	N 00°21'09" E	10.00'	L165	N 32°38'51" W	28.26'	C73	150.00'	33°00'00"	86.39'	N 73°51'09" E	85.26'
L70	N 00°03'48" E	99.21'	L166	S 00°21'09" W	150.26'	C74	80.00'	90°00'00"	125.66'	N 44°38'51" W	113.14'
L71	N 03°40'52" E	150.34'	L167	S 00°21'09" W	28.33'	C75	30.00'	43°00'00"	22.51'	S 68°51'09" W	21.99'
L72	N 00°03'48" E	169.64'	L168	N 32°38'51" W	68.01'	C76	57.00'	47°00'00"	46.76'	S 23°51'09" W	45.46'
L73	N 43°26'10" E	11.14'	L169	S 87°21'09" W	24.00'	C77	54.00'	90°00'00"	84.82'	S 45°21'09" W	76.37'
L74	N 43°26'10" E	11.14'	L170	N 87°21'09" W	24.00'	C78	54.00'	90°00'00"	84.82'	S 45°21'09" W	76.37'
L75	N 85°45'40" E	176.88'	L171	N 57°21'09" E	20.00'	C79	30.00'	90°00'00"	47.12'	N 77°38'51" E	42.43'
L76	N 34°44'48" E	18.03'	L172	S 32°38'51" E	24.00'	C80	30.00'	90°00'00"	47.12'	N 12°21'09" W	42.43'
L77	S 27°39'06" E	10.01'	L173	S 57°21'09" W	14.00'	C81	30.00'	90°00'00"	47.12'	S 77°38'51" E	42.43'
L78	S 27°39'06" E	10.01'	L174	N 32°38'51" W	24.00'	C82	30.00'	90°00'00"	47.12'	N 12°21'09" E	42.43'
L79	S 89°59'46" E	126.00'	L175	N 32°38'51" W	24.00'	C83	30.00'	90°00'00"	47.12'	N 12°21'09" E	42.43'
L80	N 00°21'09" E	33.52'	L176	N 32°38'51" W	24.00'	C84	30.00'	90°00'00"	47.12'	N 12°21'09" E	42.43'
L81	S 00°21'09" W	119.25'	L176	N 32°38'51" W	51.94'	C84	30.00'	90°00'00"	47.12'	N 12°21'09" E	42.43'
L82	S 22°58'10" W	111.85'	L177	S 32°38'51" E	74.15'	C85	20.00'	80°06'32"	27.96'	N 74°05'00" W	25.74'
L83	S 47°21'09" W	145.82'	L178	S 57°21'09" W	99.00'	C88	222.00'	22°44'20"	88.10'	N 78°38'04" W	87.53'
L84	N 32°38'51" W	77.86'	L179	S 32°38'51" W	75.75'	C87	30.00'	89°39'06"	46.94'	S 45°10'14" W	42.30'
L85	N 00°21'09" E	10.00'	L180	N 32°38'51" W	75.75'	C88	30.00'	89°39'06"	46.94'	S 45°10'14" W	42.30'
L86	N 00°21'09" E	81.73'	L181	S 00°21'09" W	118.80'	C89	30.00'	60°07'38"	31.48'	S 62°42'00" E	30.06'
L87	S 05°05'14" E	16.47'	L182	S 32°38'51" E	176.99'	C90	30.00'	60°07'38"	31.48'	S 62°42'00" E	30.06'
L88	N 84°58'36" E	10.00'	L183	N 67°13'02" E	50.68'	C91	30.00'	90°00'00"	47.12'	S 72°03'51" W	42.43'
L89	N 84°58'36" E	15.69'	L184	S 32°38'51" E	92.44'	C92	30.00'	78°14'58"	40.97'	S 62°03'51" W	37.88'
L90	N 32°38'51" W	10.00'	L185	N 32°38'51" E	92.44'	C93	30.00'				