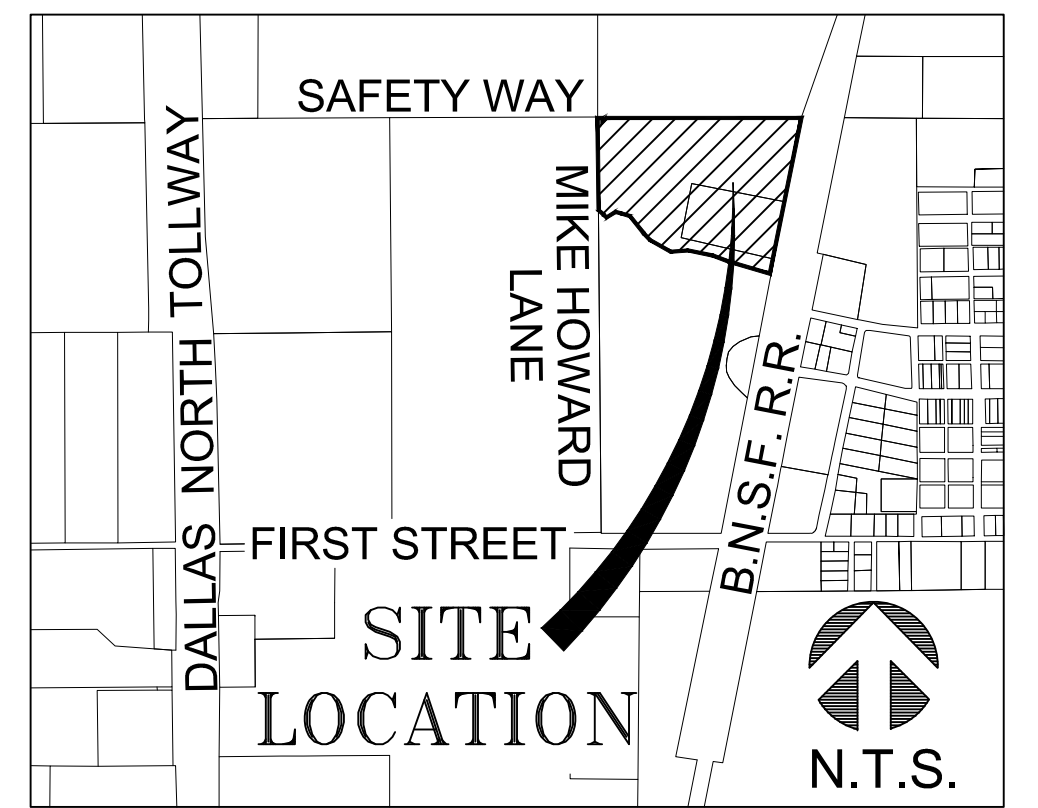


P.O.C.
 1/2" IRON ROD FOUND
 N:7138563.97
 E:2486349.99
 Zone "X"
 Zone "AE"

P.O.B.
 1/2" IRON ROD WITH
 "GRAHAM" CAP FOUND
 N:7138563.83
 E:2486196.78

LEGEND	
VOL	= VOLUME
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
	AS DESCRIBED
CIRS	= CAPPED IRON ROD SET
D.R.C.C.T.	= DEED RECORDS
	COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS
	COLLIN COUNTY, TEXAS
— —	= CENTERLINE OF ROAD
— —	= FIRELANE, ACCESS AND UTILITY EASEMENT



LOT 1, BLOCK A
 NET AREA: 21.489 ACRES
 (936,061 SQ. FEET)

TOWN OF PROSPER
 VOL. 355, PG. 556
 D.R.C.C.T.

CELL SITE NUMBER: TI-OPP-19572
 CELL SITE NAME: PROSPER LIFT STATION
 C.C. FILE NO. 2022020800021880
 D.R.C.C.T.

TOWN OF PROSPER
 VOL. 1066, PG. 22
 D.R.C.C.T.

SURVEYOR/ENGINEER
 SCHAUMBURG & POLK, INC.
 WILLIAM J. HOWARD, RPLS
 WHOWARD@SPI-ENG.COM
 2201 N. CENTRAL EXPY
 SUITE 205
 RICHARDSON, TEXAS 75080
 (972) 864-8200
 TBPELS NO. 10022000

OWNER/APPLICANT
 TOWN OF PROSPER
 601 W. 5th STREET
 PROSPER, TEXAS 75078
 (972)347-9969

DEVAPP-25-0098
 A FINAL PLAT OF
**PUBLIC WORKS AND PARKS
 OPERATIONS FACILITIES ADDITION
 BLOCK A, LOT 1**

AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 BEING 21.895 ACRES (GROSS), 21.489 ACRES (NET),
 LOCATED IN THE COLLIN COUNTY SCHOOL SURVEY,
 SECTION NO. 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS
 TOWN OF PROSPER
 SHEET 1 OF 2

FIRELANE EASEMENT – CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD DISTANCE
C1	30.00'	19.11'	36°29'35"	N71°42'04"E	18.79'
C2	103.00'	24.65'	13°42'41"	S83°08'40"E	24.59'
C3	48.00'	15.03'	17°56'14"	N81°01'53"E	14.97'
C4	52.00'	16.23'	17°53'05"	N81°00'18"E	16.17'
C5	54.00'	82.47'	87°30'30"	N46°11'36"E	74.69'
C6	30.00'	42.75'	81°39'21"	N40°46'32"E	39.23'
C7	47.00'	62.31'	75°57'38"	N43°37'23"E	57.85'
C8	42.00'	31.79'	43°22'15"	S24°08'38"E	31.04'
C9	30.00'	44.33'	84°39'27"	S47°37'08"W	40.40'
C10	30.00'	47.12'	90°00'00"	N45°00'00"W	42.43'
C11	30.00'	47.12'	90°00'00"	S45°00'00"W	42.43'
C12	30.00'	45.27'	86°27'11"	S43°16'45"E	41.09'
C13	30.00'	43.91'	83°52'04"	S48°07'07"W	40.10'
C14	28.00'	43.96'	89°56'51"	N41°12'22"W	39.58'
C15	28.00'	44.01'	90°03'09"	S48°47'38"W	39.62'
C16	31.00'	48.69'	89°59'48"	N41°10'53"W	43.84'
C17	31.00'	25.49'	47°07'10"	N27°22'36"E	24.78'
C18	53.50'	44.00'	47°07'10"	N27°22'36"E	42.77'
C19	30.00'	18.65'	35°36'53"	N17°48'27"E	18.35'
C20	30.00'	18.61'	35°32'20"	N17°46'10"W	18.31'
C21	30.00'	24.62'	47°00'46"	N27°16'58"E	23.93'
C22	55.00'	45.09'	46°58'19"	N27°18'11"E	43.84'
C23	31.00'	48.70'	90°00'03"	N48°49'11"E	43.84'
C24	127.00'	28.37'	12°47'51"	S82°41'15"E	28.31'
C25	30.00'	18.42'	35°10'53"	S72°27'43"E	18.13'
C26	30.00'	47.12'	90°00'00"	N45°00'00"E	42.43'
C27	30.00'	47.12'	90°00'00"	S45°00'00"E	42.43'
C28	30.00'	47.12'	90°00'00"	S45°00'00"W	42.43'
C29	30.00'	47.10'	89°56'51"	N45°01'34"W	42.41'
C30	30.00'	47.12'	90°00'00"	N45°00'00"E	42.43'
C31	30.00'	47.12'	90°00'00"	S45°03'09"E	42.43'
C32	30.00'	47.12'	90°00'00"	S45°00'00"W	42.43'
C33	30.00'	47.12'	90°00'00"	N45°03'09"W	42.43'

FIRELANE EASEMENT – LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°16'51"E	1.21'
L2	N90°00'00"E	15.49'
L3	S76°17'19"E	162.43'
L4	S86°10'47"E	299.24'
L5	N90°00'00"E	152.42'
L6	N72°03'46"E	46.68'
L7	N90°00'00"E	235.65'
L8	N00°00'00"E	55.71'
L9	N00°00'00"E	241.03'
L10	S00°00'00"E	101.83'
L11	N90°00'00"W	300.98'
L12	N90°00'00"W	60.91'
L13	S00°00'00"E	24.09'
L14	N90°00'00"E	62.73'
L15	S00°00'00"E	193.80'
L16	N90°00'00"W	143.04'
L17	N86°10'47"W	37.05'
L18	N03°46'30"E	27.92'
L19	N86°13'56"W	24.09'
L20	S03°46'30"W	27.85'
L21	N86°10'47"W	77.34'
L22	N03°49'01"E	149.78'
L23	N03°47'46"E	124.33'
L24	N00°00'00"E	17.67'
L25	N00°00'00"E	16.88'
L26	N03°46'35"E	123.27'
L27	N03°49'01"E	149.78'
L28	S86°10'47"E	16.01'
L29	S76°17'19"E	160.35'
L30	N90°00'00"E	19.71'
L31	N90°00'00"E	301.04'
L32	S00°00'00"E	20.25'
L33	N90°00'00"W	301.04'
L34	N00°00'00"E	20.28'
L35	N90°00'00"E	235.13'

ELECTRIC EASEMENT
LINE TABLE

LINE #	BEARING	DISTANCE
L42	N73°35'01"W	158.69'
L43	N90°00'00"W	422.18'
L44	N00°00'00"E	75.70'

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

OWNERS DEDICATION

WHEREAS, TOWN OF PROSPER, are the owners of a tract of land situated in the Collin County School Land Survey, Section 12, Abstract No. 147, Collin County, Texas, being all of that certain called 16.38 acre tract as conveyed and described in a deed to the Town of Prosper and recorded under Instrument No. 20190204000116920, Deed Records, Collin County, Texas and all of that certain called 5.00 acre tract as conveyed and described in a deed to the Town of Prosper and recorded in Volume 355, Page 556 of said Deed Records and having a net of 21.489 acre tract conveyed and described in a deed to the Town of Prosper and recorded in Volume 355, Page 556, Deed Records Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod being the southeast corner of lot 8R, Replat of Prosper Business Park according to the plat thereof recorded in Volume 2023, Page 816, Plat Records, Collin County, Texas and an interior corner of the Burlington Northern-Santa Fe Railway;

THENCE South 89° 56' 51" West along the south line of said Lot 8R, common with an interior north line of said Railway, a distance of 153.22 feet to found 1/2 inch iron rod with a cap stamped "Graham" for the POINT OF BEGINNING and being the northeast corner of the herein described tract;

THENCE South 11° 24' 43" West along the east line of this tract common with the west line of said Railway a distance of 993.34 feet to a point in the centerline of a creek for the southeast corner of the herein described tract;

THENCE along the meanders of said creek the following courses and distances;

North 73° 38' 05" West, 273.20 feet to a point for corner;

North 69° 03' 31" West, 99.98 feet to a point for corner;

North 78° 32' 36" West, 158.15 feet to a point for corner;

South 86° 21' 05" West, 108.89 feet to a point for corner;

North 60° 25' 20" West, 149.95 feet to a point for corner;

North 43° 56' 46" West, 53.40 feet to a point for corner;

North 38° 38' 28" West, 140.75 feet to a point for corner;

North 72° 14' 26" West, 58.64 feet to a point for corner;

North 74° 33' 33" West, 34.82 feet to a point for corner;

South 57° 57' 43" West, 67.23 feet to a point for corner;

THENCE North 46° 50' 57" West, 67.65 feet to a point lying in the centerline of Mike Howard Lane (a 60.00' right of way);

THENCE North 00° 42' 30" West, departing said creek and along said common line a distance of 575.22 feet to a point lying in the centerline of said Mike Howard Lane being on the south right of way line of Safety Way, a 60' right of way as dedicated by the Final Plat of Prosper Business Park Addition as recorded in County Clerk's File No. 2024010000525, Plat Records, Collin County, Texas;

THENCE North 89° 56' 51" East, along said right of way line, a distance of 30.02 feet to a point on the northwest corner of a corner clip common with said south right of way line of Safety Way as recorded in Collin County Clerk's File No. 2023000136417, Plat Records, Collin County, Texas.;

THENCE South 00° 42' 30" East, along said corner clip, a distance of 25.10 feet to a set ½ inch iron rod stamped "RPLS 5390" for the southeast end of said corner clip;

THENCE North 44° 48' 53" East, along the east side of said corner clip, a distance of 35.41 feet to a set ½ inch iron rod stamped "RPLS 5390" for the northeast end of corner clip common with the south right of way line of said Safety Way;

THENCE North 89° 56' 51" East, along the south right of way line of said Safety Way, common with the north line of this tract, a distance of 1218.66 feet to the POINT OF BEGINNING and containing a gross area of 953,756 square feet or 21.895 acres of land of which 17,694 square feet is dedicated to the Town of Prosper for Mike Howard Lane right of way leaving a net area of 936,061 square feet or 21.489 acres;

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this _____ day of _____, 2025.

BY:

Authorized Signature Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025

Notary Public, State of Texas

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.

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 such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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 it's 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. The Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, Grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement, The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property

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

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, William J. Howard, 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 Regulation of the Town of Prosper, Texas.

Dated this _____ day of _____, 2025.

FOR PRELIMINARY REVIEW ONLY
(Professional Seal)
NOT TO BE RECORDED FOR ANY REASON

William J. Howard, R.P.L.S. No. 7038

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 Raul D. Reyes 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 OFFICE this _____ day of _____, 2025.

Notary Public, State of Texas

DEVAPP-25-0098
A FINAL PLAT OF

**PUBLIC WORKS AND PARKS
OPERATIONS FACILITIES ADDITION
BLOCK A, LOT 1**

AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
BEING 21.895 ACRES (GROSS), 21.489 ACRES (NET),
LOCATED IN THE COLLIN COUNTY SCHOOL SURVEY,
SECTION NO. 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS
TOWN OF PROSPER
SHEET 2 OF 2

SURVEYOR/ENGINEER
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TBPELS NO. 10022000

OWNER/APPLICANT
TOWN OF PROSPER
601 W. 5th STREET
PROSPER, TEXAS 75078
(972)347-9969

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, The Town of Prosper acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above-described property as PUBLIC WORKS AND PARKS OPERATIONS FACILITIES ADDITION, 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. The Town of Prosper does hereby 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 are dedicated for the public use forever for the purposes indicated on this plat.
- No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the 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 the public utilities being subordinate to the publics 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 part of any building, 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.
- 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

GENERAL NOTES

- Basis of Bearings: The Town of Prosper Geodetic Monumentation System, Monument Number 3. NORTHING (Y): 7141040.803, EASTING (X): 2480701.977 and Monument Number 4. NORTHING (Y): 7136423.283, EASTING (X): 2487289.835289.835.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale, no projection.
- 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 corners property corners are marked with a 1/2" iron rod with red plastic cap marked "SPI" unless noted otherwise.
- Volume 507, Page 354 described as "General in Nature". The centerline of pipeline was marked in the field May, 2025 by current owner Atmos Energy
- A. portion of this property appears to lie within the limits 100 year flood hazard zone according to the map published by the Federal Emergency Management Agency (FEMA) and has zones "A", "AE" & "X" ratings as shown by map No. 48085c0235 J, Dated 06/02/2009.
- A FEMA Letter Of Map Revision (LOMR) will be submitted to the Town at a later date.