

AGENDA

Planning & Zoning Commission

Prosper Town Hall, Council Chambers 250 W. First Street, Prosper, Texas Tuesday, February 20, 2024

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning & Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town Staff for further assistance.

Citizens and other visitors attending Planning & Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

- 1. Call to Order / Roll Call.
- Pledge of Allegiance.
- 3. Election of Officers.

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

<u>4a.</u> Consider and act upon the minutes from the January 16, 2024, Planning & Zoning Commission work session.

- <u>4b.</u> Consider and act upon the minutes from the February 6, 2024, Planning & Zoning Commission work session.
- <u>4c.</u> Consider and act upon the minutes from the February 6, 2024, Planning & Zoning Commission regular meeting.
- 4d. Consider and act upon a request for a Site Plan for The Offices at Prosper Trail, Phase 2, Block A, Lot 1, on 3.7± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-23-0127)
- 4e. Consider and act upon a request for a Final Plat for The Offices at Prosper Trail, Block A, Lot 1, on 7.5± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-24-0009)
- 4f. Consider and act upon a request for a Site Plan for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0205)
- 4g. Consider and act upon a request for a Final Plat for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0204)
- 4h. Consider and act upon a request for a Site Plan for Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. (DEVAPP-24-0010)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to a staff member prior to the meeting.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a "Public Comment Request Form" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning & Zoning Commission.

- Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Child Care Center, Licensed use on 9.7± acres, on Collin County School Land Survey, Abstract 147, Tracts 145, 168, and 172, located 305' south of First Street and 0' east of Church Street. (ZONE-23-0035)
- 6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 7. Adjourn.

CERTIFICATION

| I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper |
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| Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily |
| accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, |
| February 16, 2024, and remained so posted at least 72 hours before said meeting was convened. |

| Michelle Lewis Sirianni, Town Secretary | Date Notice Removed |
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Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper Staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.

MINUTES

Prosper Planning & Zoning Commission Work Session

PROSPER
A Place Where Everyone Matters

Prosper Town Hall Executive Conference Room 250 W. First Street, Prosper, Texas Tuesday, January 16, 2024, 5:30 p.m.

Call to Order / Roll Call

The meeting was called to order at 5:30 p.m.

Commissioners Present: Vice-Chair Damon Jackson, Secretary Cameron Reeves, Sekou Harris, John Hamilton, Josh Carson, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), and Dakari Hill (Senior Planner)

Items for Individual Consideration:

- 1. Discussion of agenda items on the January 16, 2024, Planning & Zoning Commission agenda.
- 2. Discussion of upcoming agenda items.
- 3. Overview of modifications to the development review process.
- 4. Discussion of the workshop format.

Mr. Hill presented the agenda items for the regular meeting, upcoming agenda items, modifications to the development review process, and the workshop format.

The Planning & Zoning Commission discussed the agenda items, upcoming agenda items, modifications to the development review process, and the workshop format.

Adjourn.

| The meeting was adjourned at 6:00 p.m. | |
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| | |
| Dakari Hill, Senior Planner | Cameron Reeves, Secretary |

MINUTES

Prosper Planning & Zoning Commission Work Session

Prosper Town Hall Executive Conference Room 250 W. First Street, Prosper, Texas Tuesday, February 6, 2024, 5:30 p.m.



Call to Order / Roll Call

The meeting was called to order at 5:30 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Secretary Cameron Reeves, John Hamilton, Josh Carson, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), and Jerron Hicks (Planner).

Items for Individual Consideration:

- 1. Discuss agenda items on the February 6, 2024, Planning & Zoning Commission agenda.
- 2. Discuss upcoming agenda items.
- 3. Discuss the Work Session format and future discussion topics.

Mrs. Porter presented the agenda items for the regular meeting, upcoming agenda items, and discussion topics for future work sessions.

The Planning & Zoning Commission discussed the agenda items, upcoming agenda items, and discussion topics for future work sessions.

Vice-Chair Damon Jackson arrived at 5:35 p.m.

Josh Carson arrived at 5:57 p.m.

Adjourn.

| The meeting was adjourned at 6:00 p.m. | |
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| Dakari Hill, Senior Planner | Cameron Reeves, Secretary |

MINUTES

Regular Meeting of the Prosper Planning & Zoning Commission

Prosper Town Hall Council Chambers 250 W. First Street, Prosper, Texas Tuesday, February 6, 2024, 6:00 p.m.



1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Secretary Cameron Reeves, John Hamilton, Josh Carson, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), and Jerron Hicks (Planner).

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the January 16, 2024, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Final Plat for MQ Prosper Cox, Block A, Lot 1, and a Replat for MQ Prosper Cox, Block B, Lot 1R, on 4.5± acres, located north of Saint Peter Lane and east of North Preston Road. The property is zoned Planned Development-120 (PD-120) MQ Prosper North and Single Family-15 (SF-15). (DEVAPP-23-0107)
- 3c. Consider and act upon a request for a Revised Conveyance Plat for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0196)
- 3d. Consider and act upon a request for a Preliminary Site Plan for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD94) Westside. (DEVAPP-23-0197)
- 3e. Consider and act upon a request for a Site Plan for Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located north of East Prosper Trail and west of North Preston Road. The property is zoned Planned Development-31 (PD-31) Saddle Creek. (DEVAPP-23-0216)
- 3f. Consider and act upon a request for a Final Plat for Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located north of East Prosper Trail and west of North Preston Road. The property is zoned Planned Development-31 (PD-31) Saddle Creek. (DEVAPP-23-0216)

Commissioner Reeves requested that Item 3b be pulled from the Consent Agenda for further review. Commissioner Hamilton made a motion to approve Items 3a, 3c, 3d, 3e, and 3f on the Consent Agenda. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 6-0.

Mr. Hill explained that the purpose of the request was to final plat property into one single-family lot and replat the remainder of the property.

Commissioner Reeves made a motion to approve Item 3b. The motion was seconded by Vice-Chair Jackson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

No items on the regular agenda.

- 4. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 5. Adjourn.

| The meeting was adjourned at 6:08 p.m. | |
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| | |
| Dakari Hill, Senior Planner | Cameron Reeves, Secretary |



PLANNING

To: Planning & Zoning Commission Item No. 4d

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for The Offices at Prosper Trail, Phase 2, Block A, Lot 1, on 3.7± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-23-0127)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-75 (Office District).

Conformance:

The Site Plan conforms to the development standards of Planned Development-75.

Description of Agenda Item:

The Site Plan consists of eight office buildings totaling 33,508 square feet. The Site Plan (D21-0124) for Phase 1 of this development was approved by the Planning & Zoning Commission on April 5, 2022.

Access:

Access is provided from Shawnee Trail and Prosper Trail. Cross access is provided between both phases of the development.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

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Companion Item:

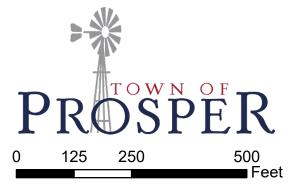
As a companion item, the Final Plat (DEVAPP-24-0009) is on this Planning & Zoning Commission agenda.

- Attachments:
 1. Location Map
- 2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.





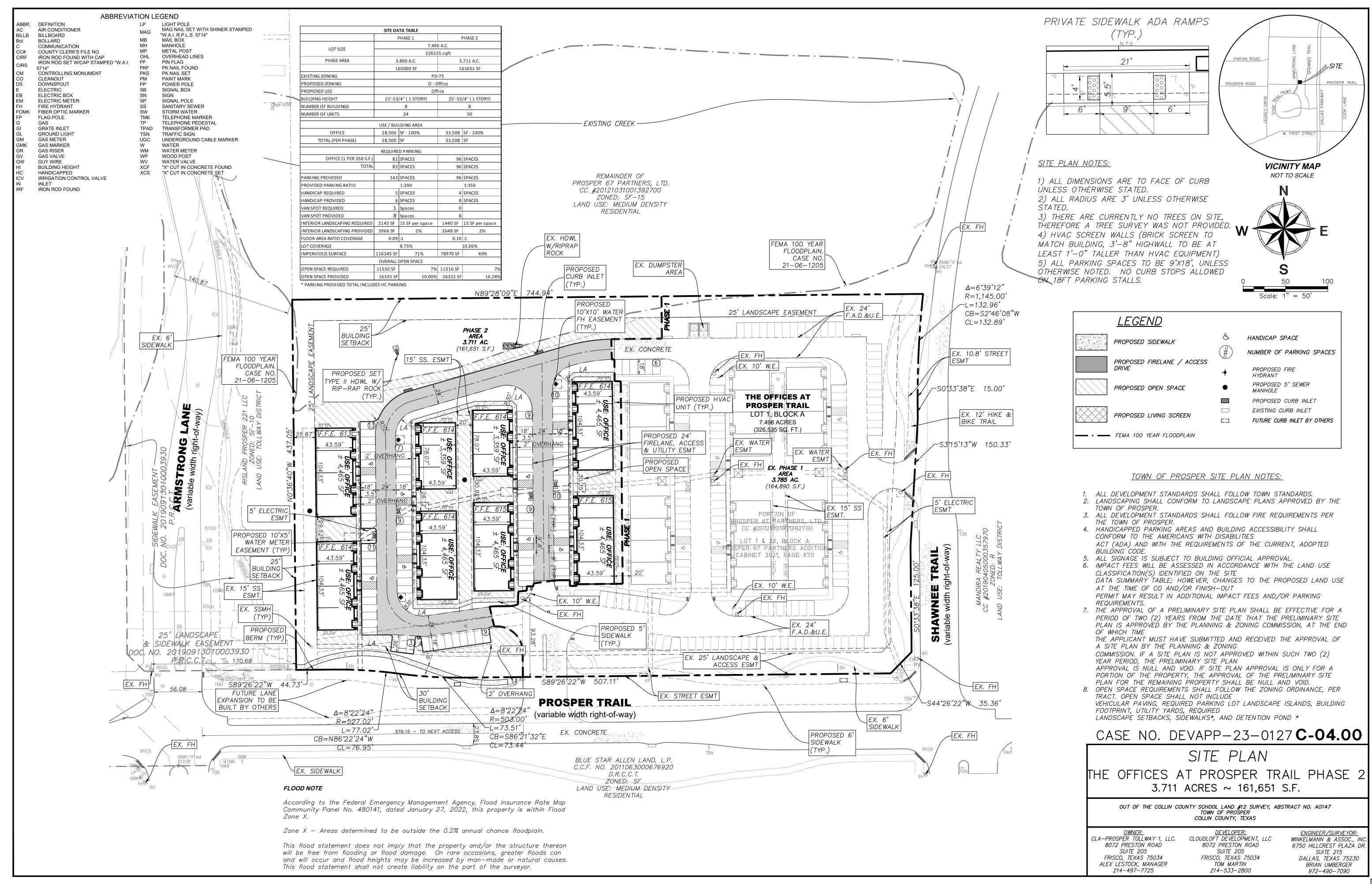


DEVAPP-23-0127

Offices at Prosper Trail
Phase 2

10

Site Plan





PLANNING

To: Planning & Zoning Commission Item No. 4e

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Final Plat for The Offices at Prosper Trail, Block A, Lot 1, on 7.5± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-24-0009)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-75 (Office District).

Conformance:

The Final Plat conforms to the development standards of Planned Development-75.

Description of Agenda Item:

The purpose of this plat is to dedicate easements necessary for the development of both phases of The Offices at Prosper Trail.

Companion Item:

As a companion item, the Site Plan (DEVAPP-23-0127) is on this Planning & Zoning Commission agenda.

Attached Documents:

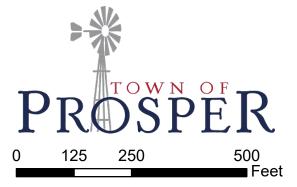
- 1. Location Map
- 2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.

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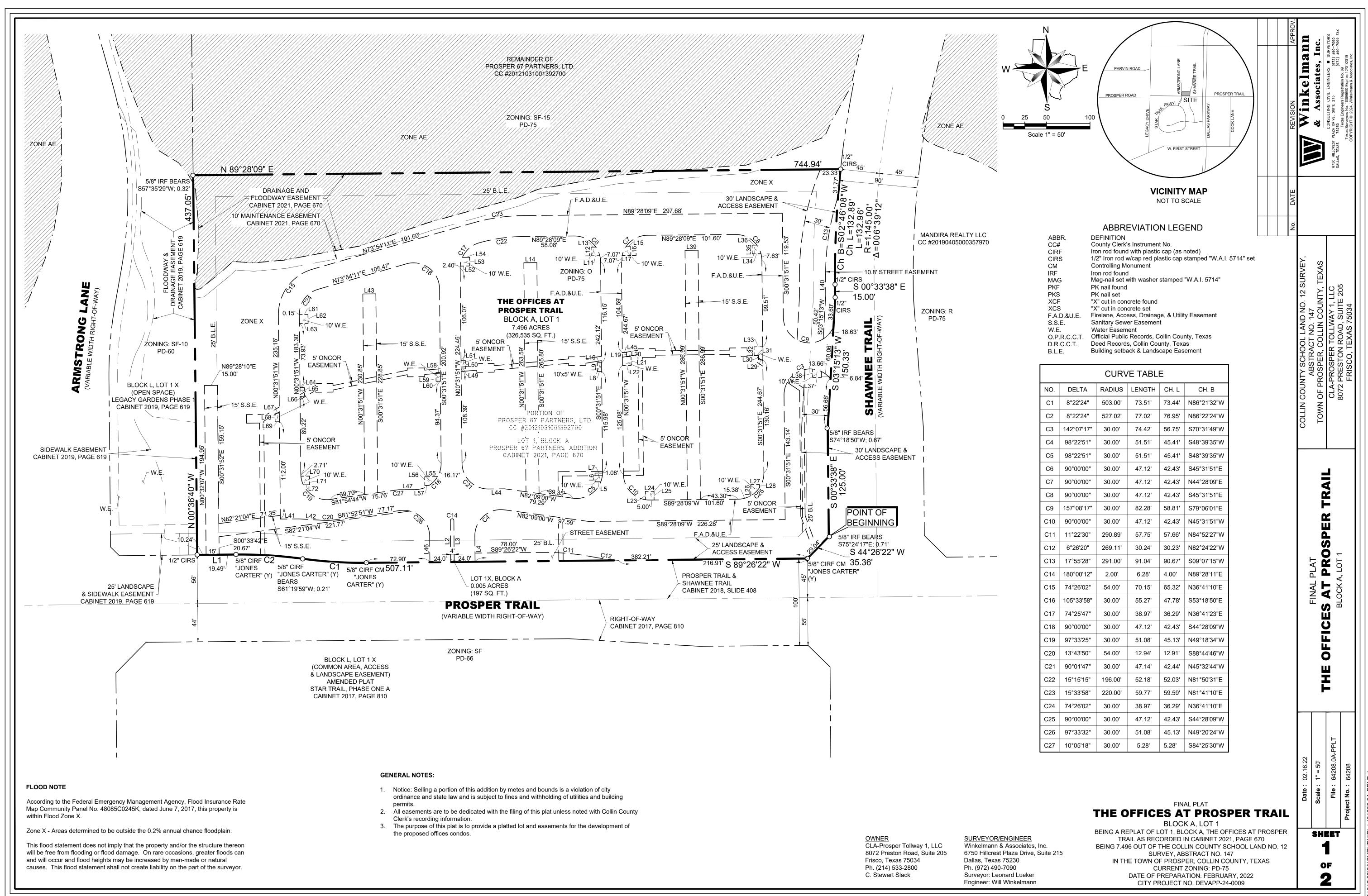


DEVAPP-24-0009

THE OFFICES AT PROSPER TRAIL, BLOCK A

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Final Plat



OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN §

WHEREAS, We, CLA-Prosper Tollway 1, LLC, are the sole owners of a tract of land situated in the COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147, in the Town of Prosper, Collin County, Texas, and being a portion of a tract of land described in deed to Prosper 67 Partners, Ltd., as recorded in County Clerk's Instrument No. 20121031001392700, Official Public Records, Collin County, Texas, also being all of Lot 1, Block A, Prosper 67 Partners Addition, an addition to the Town of Prosper, Collin County, Texas, according to the Conveyance Plat there of recorded in Cabinet 2021, Page 670, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner from which a 5/8-inch iron rod found bears South 75 degrees 24 minutes 17 seconds East, a distance of 0.71 feet, said point being the Northeast end of a corner clip at the intersection of the West right-of-way of Shawnee Trail, a variable width right-of-way, with the North right-of-way of Prosper Trail, a variable width right-of-way;

THENCE South 44 degrees 26 minutes 22 seconds West, along said corner clip, a distance of 35.36 feet to a 5/8-inch iron rod with yellow plastic cap stamped "JONES CARTER" found for the Southwest end of said corner clip on the North right-of-way of said Prosper Trail;

THENCE along the North right-of-way of said Prosper Trail, the following courses and distances:

South 89 degrees 26 minutes 22 seconds West, a distance of 507.11 feet to a 5/8-inch iron rod with yellow plastic cap stamped "JONES CARTER" found for corner, said point being the beginning of a curve to the right having a radius of 503.00 feet, a central angle of 08 degrees 22 minutes 24 seconds, a chord bearing of North 86 degrees 21 minutes 32 seconds West, and a chord length of 73.44 feet;

Along said curve to the right, an arc distance of 73.51 feet to a point for corner from which a 5/8-inch iron rod with yellow plastic cap stamped "JONES CARTER" found bears South 61 degrees 19 minutes 59 seconds West, a distance of 0.21 feet, said point being the beginning of a curve to the left having a radius of 527.02 feet, a central angle of 08 degrees 22 minutes 24 seconds, a chord bearing of North 86 degrees 22 minutes 24 seconds West, and a chord length of 76.95 feet;

Along said curve to the left, an arc distance of 77.02 feet to a 5/8-inch iron rod with yellow plastic cap stamped "JONES CARTER" found for corner;

South 89 degrees 26 minutes 22 seconds West, a distance of 44.73 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of Block L, Lot 1X (Open Space), Legacy Gardens Phase 1, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2019, Page 619, Official Public Records, Collin County, Texas;

THENCE North 00 seconds 36 minutes 40 seconds West, along the West line of said Lot 1, Block A, and the East line of said Block L, Lot 1X, a distance of 437.05 feet to a point for corner from which a 5/8-inch iron rod found bears South 57 degrees 35 minutes 29 seconds West, 0.32 feet;

THENCE North 89 degrees 28 minutes 09 seconds East, departing the East line of said Block L, Lot 1X, along the North line of said Lot 1, Block A, a distance of 744.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the West right-of-way of said Shawnee Trail, said point being the beginning of a non-tangent curve to the left having a radius of 1,145.00 feet, a central angle of 06 degrees 39 minutes 12 seconds, a chord bearing of South 02 degrees 46 minutes 08 seconds West, and a chord length of 132.89 feet;

THENCE along the West right-of-way of said Shawnee Trail, the East line of said Lot 1, Block A, and along said non-tangent curve to the left, an arc distance of 132.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 degrees 33 minutes 38 seconds East, continuing the West right-of-way of said Shawnee Trail and the East line of said Lot 1, Block A, a distance of 15.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 03 degrees 15 minutes 13 seconds West, continuing the West right-of-way of said Shawnee Trail and the East line of said Lot 1, Block A, a distance of 150.33 feet to a point for corner from which a 5/8-inch iron rod found bears South 74 degrees 18 minutes 50 seconds West, a distance of 0.67 feet;

THENCE South 00 degrees 33 minutes 38 seconds East, continuing the West right-of-way of said Shawnee Trail and the East line of said Lot 1, Block A, a distance of 125.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7.496 acres or 326,535 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of October, 2021, utilizing a G.P.S. bearing related to the Town of Prosper, Texas Geodetic Control Monuments No. 3 and No. 4, North Texas Central Zone (4202), NAD 83, grid values.

NOW. THEREFORE. KNOWN ALL MEN BY THESE PRESENTS:

THAT, CLA-Prosper Tollway 1, LLC, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **THE OFFICES AT PROSPER TRAIL**, Lot 1, Block A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and allevs shown thereon. The CLA-Prosper Tollway 1, LLC does hereby certify the following:

The streets and alleys are dedicated for street and alley purposes.

on this plat.

- 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
- 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 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 part of any building, fences, trees, shrubs, or other improvements or growths which may in any was 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. For lots adjacent to a Floodplain Only:
- 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.

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

| WITNESS, my hand, this | day of | _, 2024. |
|------------------------|------------------------|----------|
| BY: | | |
| | | |
| Authorized Signature | Printed Name and Title | |
| | | |

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/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for State of Texas

SURVEYOR'S CERTIFICATE

My Commission Expires:

STATE OF TEXAS

COUNTY OF DALLAS

Known All Men By These Presents:

That I, Leonard J. Lueker, 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 _____

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.

Leonard J. Lueker Registered Professional Land Surveyor Texas Registration # 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 215 Dallas, Texas 75230 (972) 490-7090

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge 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 _____

Notary Public in and for the State of Texas

My Commission Expires On:

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 food 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 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.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

DRAINAGE AND FLOODWAY 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 Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided 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 streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway 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 natural drainage channels traversing or adjacent to his property 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 owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown 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 of 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 owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

I INF TARI F

| LINE TABLE | | |
|------------|-------------|----------|
| LINE# | BEARING | DISTANCE |
| L1 | S89°26'22"W | 44.73' |
| L2 | N00°31'51"W | 47.84' |
| L3 | S00°31'58"E | 47.77' |
| L4 | S00°31'51"E | 29.76' |
| L5 | N90°00'00"E | 6.62' |
| L6 | S00°00'00"E | 10.00' |
| L7 | N90°00'00"W | 8.62' |
| L8 | S89°28'09"W | 5.00' |
| L9 | N00°31'51"W | 10.00' |
| L10 | N89°28'09"E | 5.00' |
| L11 | S89°28'09"W | 9.99' |
| L12 | N00°31'51"W | 10.00' |
| L13 | N89°28'09"E | 5.53' |
| L14 | N89°28'09"E | 15.00' |
| L15 | S89°28'09"W | 5.55' |
| L16 | N00°31'51"W | 10.00' |
| L17 | N89°28'09"E | 10.00' |
| L18 | N89°28'09"E | 5.01' |
| L19 | S00°31'51"E | 5.00' |
| L20 | N89°28'09"E | 5.00' |
| L21 | S00°31'51"E | 10.00' |
| L22 | S89°28'09"W | 10.00' |
| L23 | S00°31'51"E | 9.58' |
| L24 | S89°28'09"W | 10.00' |

| LINE TABLE | | | | |
|------------|-------------|----------|--|--|
| LINE# | BEARING | DISTANCE | | |
| L25 | N00°31'51"W | 10.00' | | |
| L26 | N00°00'00"E | 12.82' | | |
| L27 | N90°00'00"E | 10.00' | | |
| L28 | S00°00'00"E | 3.46' | | |
| L29 | S89°28'09"W | 5.00' | | |
| L30 | N00°31'51"W | 5.00' | | |
| L31 | S89°28'09"W | 5.00' | | |
| L32 | N00°31'51"W | 10.00' | | |
| L33 | N89°28'09"E | 10.00' | | |
| L34 | S89°28'09"W | 10.13' | | |
| L35 | N00°31'51"W | 10.00' | | |
| L36 | N89°28'09"E | 5.42' | | |
| L37 | S89°28'09"W | 10.00' | | |
| L38 | N00°30'58"W | 9.72' | | |
| L39 | N89°28'09"E | 15.00' | | |
| L40 | S00°25'15"E | 23.80' | | |
| L41 | S89°28'12"W | 21.71' | | |
| L42 | N86°34'11"W | 26.57' | | |
| L43 | N89°28'09"E | 15.00' | | |
| L44 | S89°26'22"W | 18.77' | | |
| L45 | N89°28'09"E | 5.01' | | |
| L46 | N00°33'38"W | 30.04' | | |
| L47 | S89°28'09"W | 17.30' | | |
| L49 | N89°28'09"E | 5.00' | | |
| L49 | N89°28'09"E | 5.00' | | |

CLA-Prosper Tollway 1, LLC

Frisco, Texas 75034

Ph. (214) 533-2800

C. Stewart Slack

8072 Preston Road, Suite 205

| | LINE# | BEARING | DISTANCE |
|---|-------|-------------|----------|
| | L50 | N00°31'51"W | 10.00' |
| | L51 | S89°28'09"W | 5.00' |
| | L52 | N89°28'09"E | 10.94' |
| | L53 | N00°31'51"W | 10.00' |
| | L54 | S89°28'09"W | 8.35' |
| | L55 | N89°28'09"E | 14.77' |
| | L56 | N00°31'51"W | 10.00' |
| | L57 | S89°28'09"W | 5.00' |
| | L58 | N89°28'09"E | 5.00' |
| | L59 | N00°31'51"W | 10.00' |
| | L60 | S89°28'09"W | 5.00' |
| | L61 | S89°28'09"W | 10.00' |
| | L62 | N00°31'51"W | 10.00' |
| | L63 | N89°28'09"E | 10.00' |
| | L64 | S89°28'09"W | 5.00' |
| | L65 | N00°31'51"W | 10.00' |
| | L66 | N89°28'09"E | 5.00' |
| | L67 | N89°28'09"E | 5.00' |
| | L68 | N00°31'51"W | 10.00' |
| | L69 | S89°28'09"W | 5.00' |
| | L70 | N89°28'09"E | 9.88' |
| | L71 | S00°31'51"E | 10.00' |
| | L72 | S89°28'09"W | 7.17' |
| 1 | | | |

SURVEYOR/ENGINEER

Surveyor: Leonard Lueker

Engineer: Will Winkelmann

Dallas, Texas 75230

Ph. (972) 490-7090

Winkelmann & Associates, Inc.

6750 Hillcrest Plaza Drive, Suite 215

LINE TABLE

| CERTIFICATE OF APPROVAL | OFFICE |
|--|--------|
| Approved this day of 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas. | 붙 |
| Town Secretary | |
| Engineering Department | |

| | FINAL | PLAT | | |
|-------------|--------------|------|-----|--------------|
| THE OFFICES | AT | PROS | PER | TRAIL |

Development Services Department

BLOCK A, LOT 1 BEING A REPLAT OF LOT 1, BLOCK A, THE OFFICES AT PROSPER TRAIL AS RECORDED IN CABINET 2021, PAGE 670 BEING 7.496 OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS **CURRENT ZONING: PD-75**

SHEET DATE OF PREPARATION: FEBRUARY, 2022 CITY PROJECT NO. DEVAPP-24-0009



PLANNING

To: Planning & Zoning Commission Item No. 4f

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0205)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zonina:

The property is zoned Single Family-15.

Conformance:

The Final Plat conforms to the development standards of Single Family-15.

Description of Agenda Item:

The Site Plan consists of four baseball fields, pickleball and tennis courts, restroom facilities, a concession stand, batting cages, a playground, multi-use fields, and parking. This is Phase 1 of the park plan.

Access:

Access is provided from Coit Road and First Street. Cross access is not required.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As a companion item, the Final Plat (DEVAPP-23-0204) is on this Planning & Zoning Commission agenda.

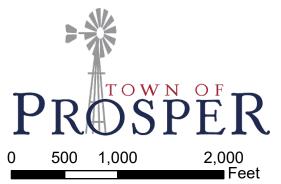
Page 1 of 2

Attached Documents: 1. Location Map 2. Site Plan

<u>Town Staff Recommendation:</u> Town Staff recommends approval of the Site Plan.

Page 2 of 2 17





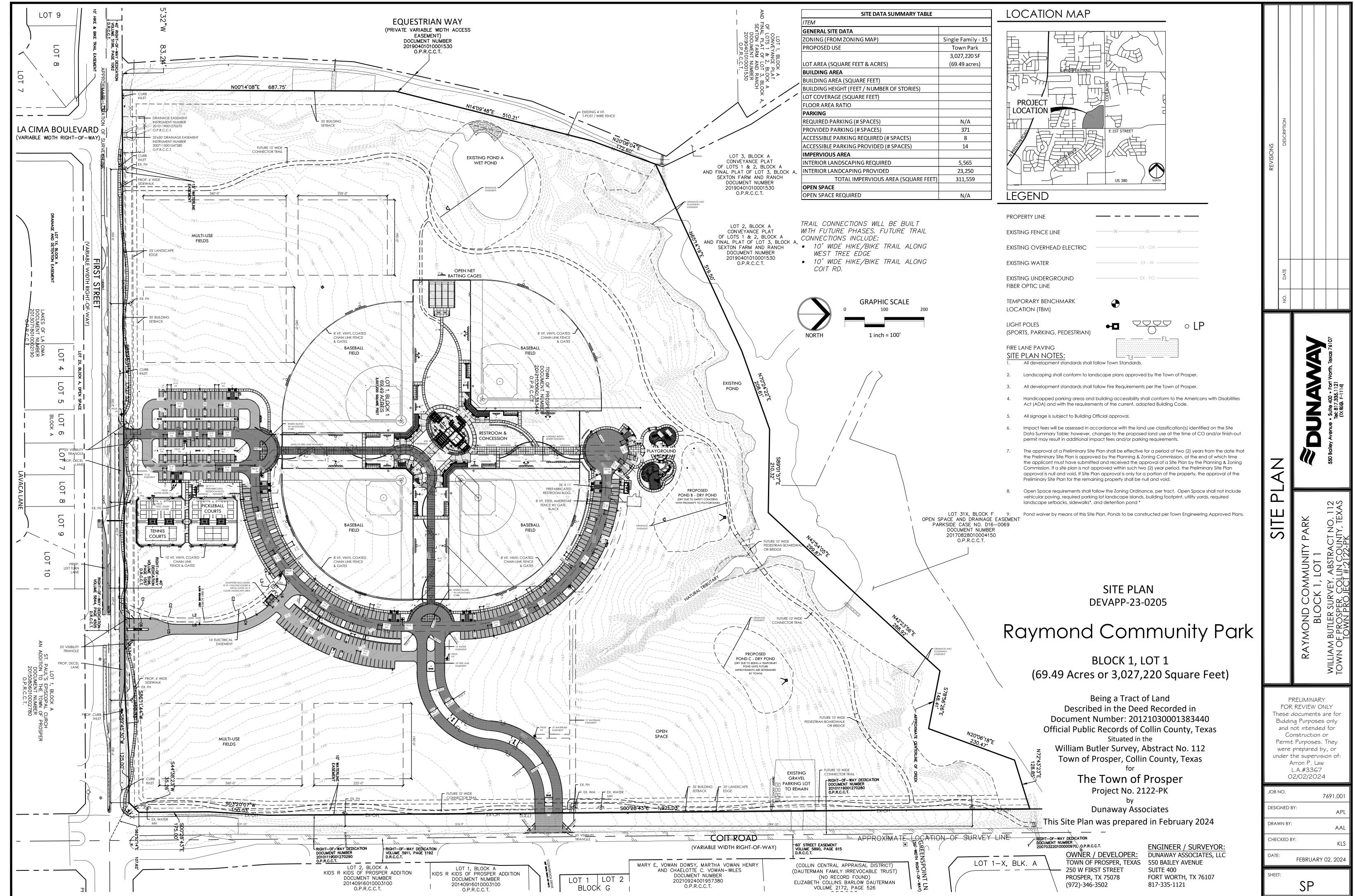


DEVAPP-23-0205

Raymond Community Park

| '

Site Plan



FILENAME: 7691-Site Plan.dwg PLOTTED BY: Arron Law

19



PLANNING

To: Planning & Zoning Commission Item No. 4g

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Final Plat for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0204)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zonina:

The property is zoned Single Family-15.

Conformance:

The Final Plat conforms to the development standards of Single Family-15.

Description of Agenda Item:

The purpose of this plat is to dedicate easements necessary for the development the first phase of a Town Park.

Companion Item:

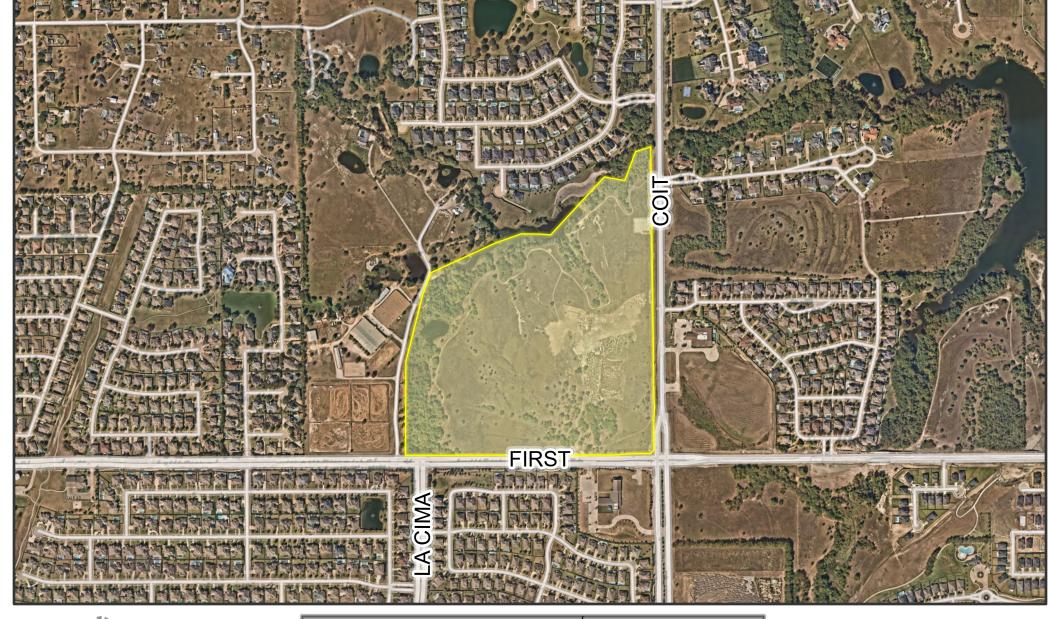
As a companion item, the Site Plan (DEVAPP-23-0205) is on this Planning & Zoning Commission agenda.

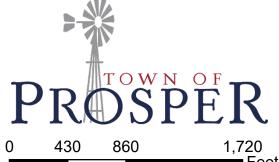
Attached Documents:

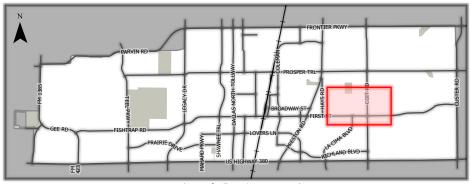
- Location Map
- 2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.



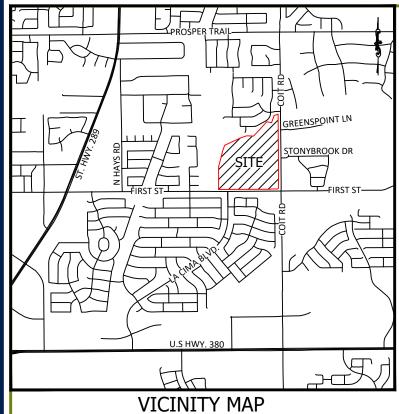




DEVAPP-23-0204

Raymond Community Park

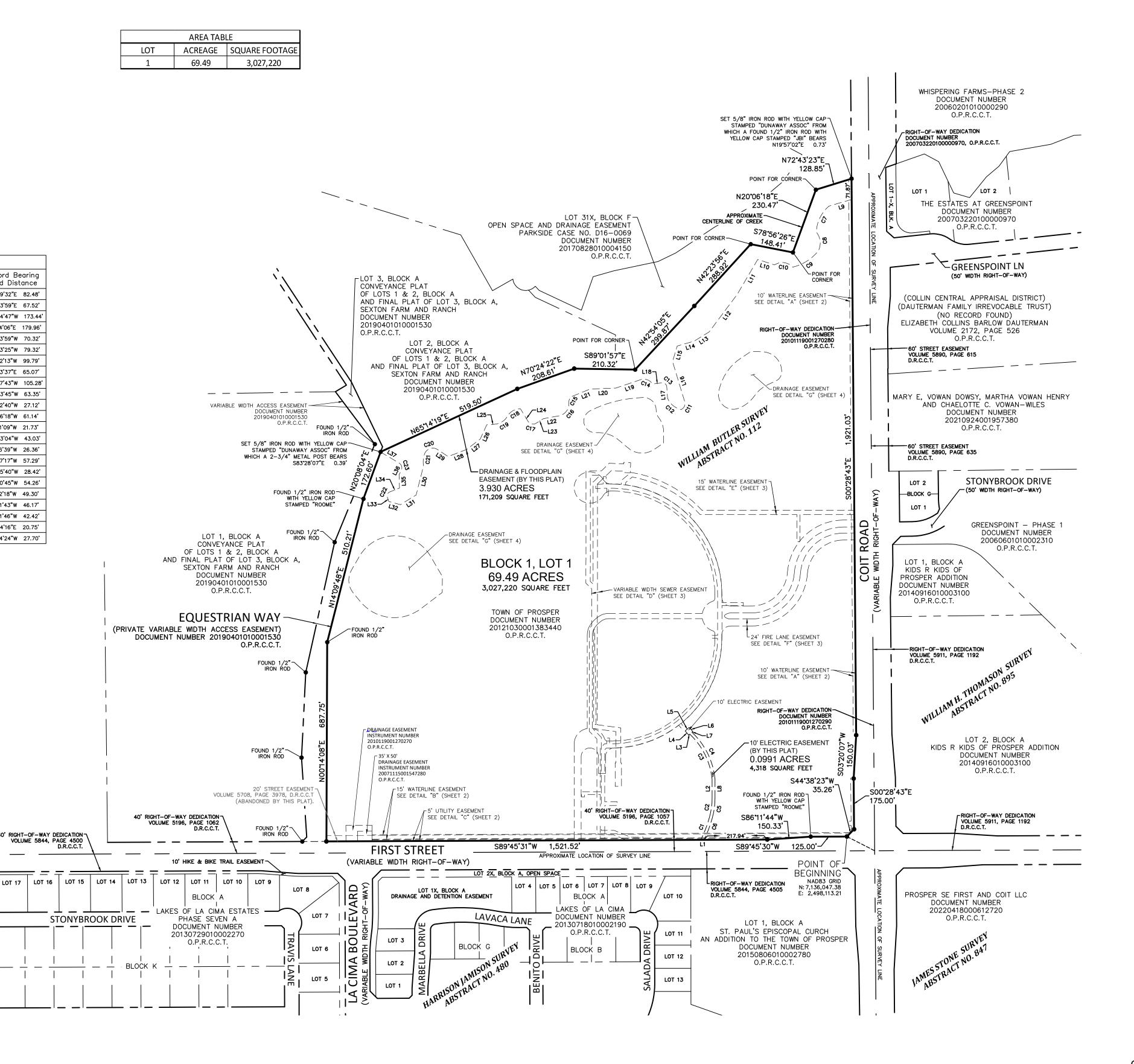
Final Plat



| VICINITY | MAF |
|------------|-----|
| NOT TO SCA | LE |

| | Line Table | |
|----------------|-------------|----------|
| Line Number | Bearing | Distance |
| L1 | S89*45'31"W | 11.08 |
| L2 | N00°00'11"E | 65.57 |
| L3 | S49*06'27"W | 4.93' |
| L4 | N40°53'33"W | 18.85 |
| L5 | N49°06'27"E | 18.76 |
| L6 | S40*53'33"E | 18.85 |
| L7 | S49*06'27"W | 3.77 |
| L8 | S00°00'11"W | 66.07 |
| L9 | S73°47'25"W | 81.72 |
| L10 | N72°06'49"W | 60.73' |
| L11 | S30°21'15"W | 136.60 |
| L12 | S36°47'16"W | 165.34 |
| L13 | S58°30'13"W | 61.24 |
| L14 | S74*10'04"W | 59.64 |
| L15 | S17°03'11"W | 56.10 |
| L16 | S16*52'31"E | 148.33 |
| L17 | N03°46'11"W | 39.27 |
| L18 | S83°23'52"W | 33.03' |
| L19 | S71°21'38"W | 91.66 |
| L20 | S87°58'38"W | 87.53 |
| L21 | S67°55'05"W | 64.95 |
| L22 | S79*43'57"W | 53.96 |
| L23 | S58*07'37"W | 30.21 |
| L24 | N31"18'57"W | 50.59 |
| L25 | S85*49'58"W | 27.56 |
| L26 | S24°39'14"W | 53.89 |
| L27 | S52*29'16"W | 58.87 |
| L28 | S68*57'27"W | 68.87 |
| L29 | N56°19'41"W | 43.64 |
| L30 | S14°20'47"W | 104.60' |
| L31 | S5815'45"W | 63.77 |
| L32 | N74"16'50"W | 41.39 |
| L33 | N18*51'09"W | 15.31 |
| L34 | N68*39'40"E | 35.57 |
| L35 | N01°53'04"W | 46.60 |
| L36 | N2815'16"E | 15.12 |
| L37 | N59°24'03"W | 73.99 |

| | | Curve | Table | | |
|-----------------|---------------|--------|------------|-------------|--------|
| Curve Number | Central Angle | Radius | Arc Length | Chord Be | |
| C1 | 010*25'28" | 453.95 | 82.59 | N20*49'32"E | 82.48 |
| C2 | 016*07'36" | 240.67 | 67.74 | N08°03'59"E | 67.52 |
| C3 | 041°19'21" | 245.77 | 177.26 | N26°24'47"W | 173.44 |
| C4 | 041°11'37" | 255.77 | 183.89 | S26°14'06"E | 179.96 |
| C5 | 016*07'36" | 250.67 | 70.55 | S08°03'59"W | 70.32 |
| C6 | 009*56'24" | 457.77 | 79.42 | S20°33'25"W | 79.32 |
| C7 | 047°22'47" | 124.18 | 102.69 | S26°02'13"W | 99.79 |
| C8 | 065*33'39" | 60.10 | 68.76 | S06°33'37"E | 65.07 |
| С9 | 038*25'56" | 159.93 | 107.28 | S57°37'43"W | 105.28 |
| C10 | 081*32'59" | 48.50 | 69.03 | N83°03'45"W | 63.35 |
| C11 | 072°04'01" | 23.05 | 28.99 | S28°42'40"W | 27.12 |
| C12 | 055°55'58" | 65.19 | 63.64 | N50°26'18"W | 61.14 |
| C13 | 092*49'57" | 15.00 | 24.30 | N50°11'09"W | 21.73 |
| C14 | 075*49'09" | 35.02 | 46.34 | N69*33'04"W | 43.03 |
| C15 | 073°36'52" | 22.00 | 28.27 | S31°06'39"W | 26.36 |
| C16 | 085"18'10" | 42.28 | 62.94 | S36°57'17"W | 57.29 |
| C17 | 090*33'26" | 20.00 | 31.61 | N76°35'40"W | 28.42 |
| C18 | 064*59'44" | 50.49 | 57.28 | S59°00'45"W | 54.26 |
| C19 | 053"15'20" | 55.00 | 51.12 | S59"12'18"W | 49.30' |
| C20 | 100°37'12" | 30.00 | 52.68 | S73°21'43"W | 46.17 |
| C21 | 035*22'42" | 69.80 | 43.10 | S05°21'46"W | 42.42 |
| C22 | 087°30'49" | 15.00 | 22.91 | N24°54'16"E | 20.75 |
| C23 | 087*39'19" | 20.00 | 30.60 | N15°34'24"W | 27.70 |

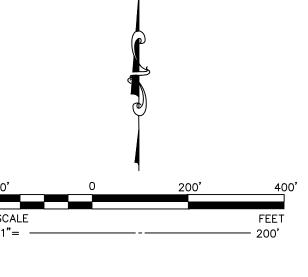


SHEET 1 OF 4



OWNER / DEVELOPER: TOWN OF PROSPER, TEXAS 250 W FIRST STREET PROSPER, TX 75078 (972)-346-3502

ENGINEER / SURVEYOR: DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 CONTACT: MARK YALE (RPLS) (817) 335-1121



O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS

= SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" (UNLESS OTHERWISE NOTED)

- 1. The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984587 was used for this project.
- 2. PRIMARY BENCHMARK: Town of Prosper Geodetic Control Monument: Monument No. 3, bronze disk stamped "Town of Prosper Survey Monument"

located on the northwest corner of a curb inlet lying on the west side of Shawnee Trail +90' south of the intersection of Shawnee Trail and W. Prosper Trail. NAD83 (2011) Texas North Central Zone 4202

N: 7,141,040.803 E: 2,480,701.977

Published Elevation: 615.09' (NAVD88-Geiod12B)

- According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 235 of 600, Map Number 48085C0235J, Effective Date June 02, 2009, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- 4. "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."

FINAL PLAT DEVAPP-23-0204

Raymond Community Park BLOCK 1, LOT 1

(69.49 Acres or 3,027,220 Square Feet)

Being a Final Plat of a Tract of Land Described in the Deed Recorded in Document Number: 20121030001383440 Official Public Records of Collin County, Texas

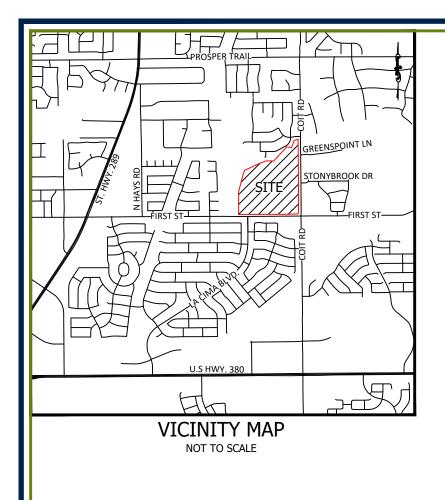
William Butler Survey, Abstract No. 112 Town of Prosper, Collin County, Texas

> Town of Prosper Project No. 2122-PK

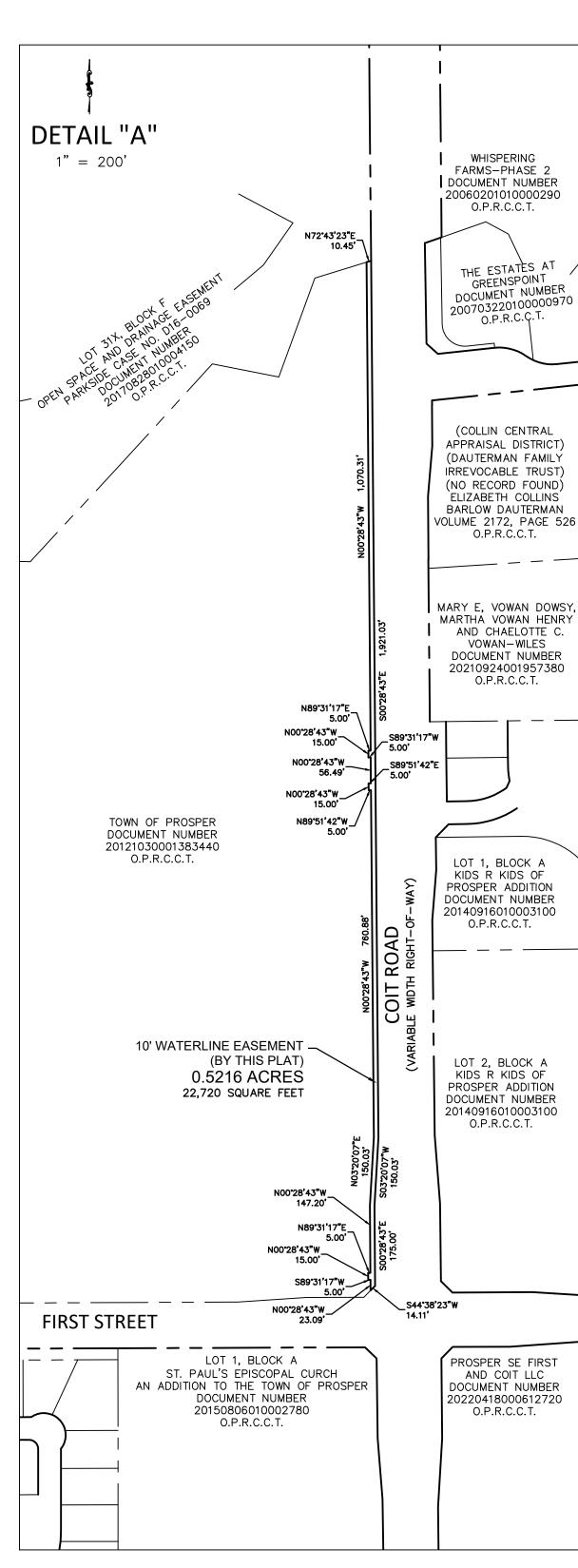
Dunaway Associates

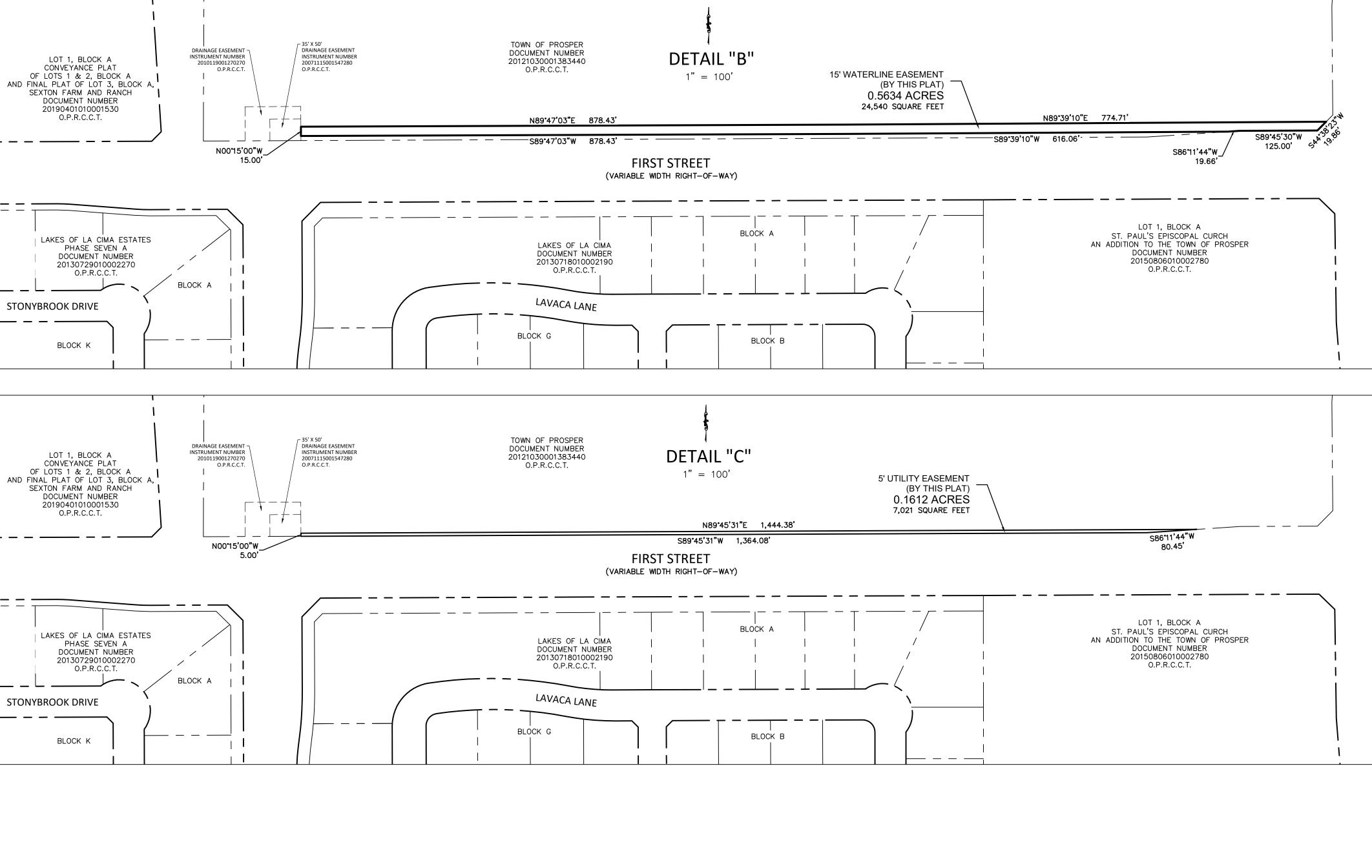
DATE: FEBRUARY 02, 2024

This plat was prepared in November 2023



O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS





- 1. The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984587 was used for this project.
- PRIMARY BENCHMARK: Town of Prosper Geodetic Control Monument: Monument No. 3, bronze disk stamped "Town of Prosper Survey Monument" located on the northwest corner of a curb inlet lying on the west side of Shawnee Trail +90' south of the intersection of Shawnee Trail and W. Prosper Trail. NAD83 (2011) Texas North Central Zone 4202 N: 7,141,040.803

E: 2,480,701.977 Published Elevation: 615.09' (NAVD88-Geiod12B)

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FINAL PLAT DEVAPP-23-0204

Raymond Community Park BLOCK 1, LOT 1

(69.49 Acres or 3,027,220 Square Feet)

OWNER / DEVELOPER: TOWN OF PROSPER, TEXAS 250 W FIRST STREET PROSPER, TX 75078 (972)-346-3502

ENGINEER / SURVEYOR: DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 CONTACT: MARK YALE (RPLS) (817) 335-1121

Being a Final Plat of a Tract of Land Described in the Deed Recorded in Document Number: 20121030001383440 Official Public Records of Collin County, Texas Situated in the William Butler Survey, Abstract No. 112

> Town of Prosper Project No. 2122-PK **Dunaway Associates**

Town of Prosper, Collin County, Texas

This plat was prepared in November 2023

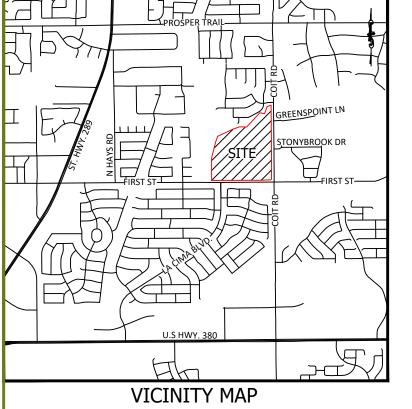


Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

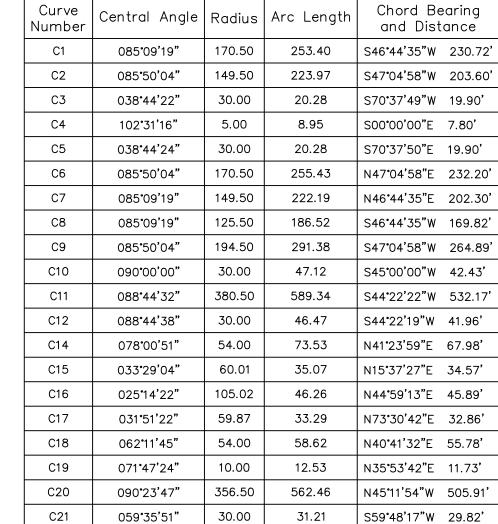
SHEET 2 OF 4

DATE: FEBRUARY 02, 2024



LEGEND O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS



54.00

279.10 N01°55'28"W 57.12'

C22

296°08'19"

Curve Table

| | | Curve | Table | | |
|-----------------|---------------|--------|------------|-------------|---------|
| Curve Number | Central Angle | Radius | Arc Length | Chord Be | |
| C23 | 058*35'55" | 30.00 | 30.68 | S61°00'54"E | 29.36' |
| C24 | 090"18'51" | 380.50 | 599.77 | S45°09'26"E | 539.58' |
| C25 | 090*00'00" | 30.00 | 47.12 | S45°00'00"E | 42.43' |
| C26 | 085*50'04" | 125.50 | 188.01 | N47°04'58"E | 170.92 |
| C27 | 085°09'19" | 194.50 | 289.07 | N46°44'35"E | 263.19 |
| C28 | 062"11'46" | 54.00 | 58.62 | N40°41'31"W | 55.78' |
| C29 | 071°47'24" | 10.00 | 12.53 | N35°53'42"W | 11.73' |
| C30 | 089*59'54" | 356.50 | 559.98 | N45°00'03"E | 504.16 |
| C31 | 071°47'24" | 10.00 | 12.53 | S54°06'18"E | 11.73' |
| C32 | 062"11'42" | 54.00 | 58.62 | S49°18'27"E | 55.78' |
| C33 | 033°42'10" | 42.01 | 24.71 | S15*30'52"W | 24.36' |
| C34 | 025*14'22" | 87.03 | 38.34 | S44*59'20"W | 38.03' |
| C35 | 031°45'13" | 41.87 | 23.20 | S73°27'37"W | 22.91' |
| C36 | 038*01'49" | 411.00 | 272.80 | N60°59'19"W | 267.82 |
| C37 | 036°10'04" | 381.00 | 240.51 | S64°37'48"E | 236.53 |
| C38 | 017*56'13" | 381.00 | 119.28 | S36°04'25"E | 118.79' |
| C39 | 027°06'19" | 381.00 | 180.24 | S13*33'09"E | 178.57 |
| C40 | 061°44'08" | 366.00 | 394.36 | N57*58'23"W | 375.56 |
| C41 | 003*53'34" | 381.00 | 25.89 | S86*55'00"E | 25.88' |
| C42 | 038°04'21" | 426.00 | 283.07 | S61*54'54"E | 277.89' |

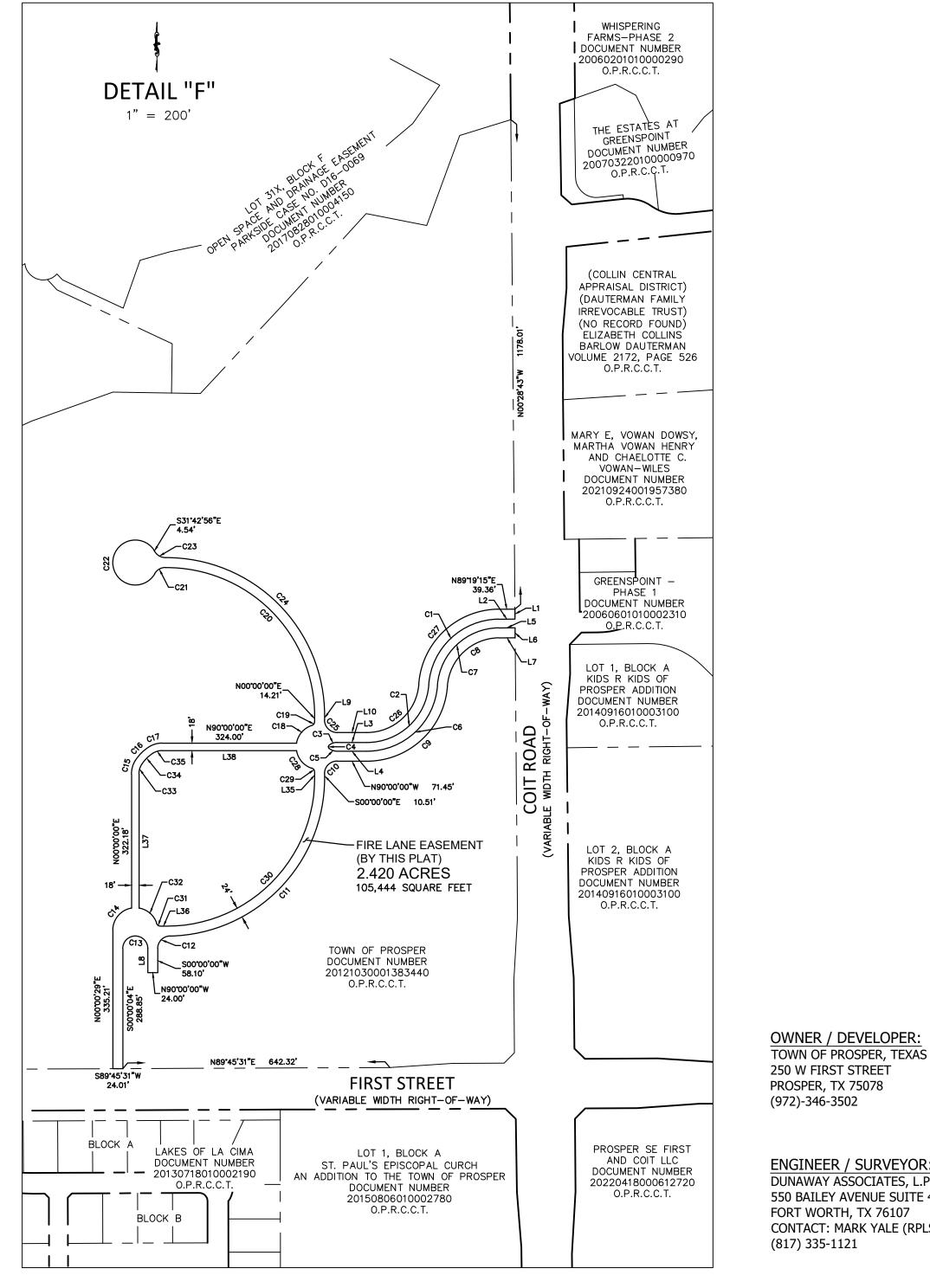
| Line Number | Bearing | Distance |
|----------------|-------------|----------|
| L21 | N89°57'47"W | 18.49 |
| L22 | S00°00'39"W | 25.79 |
| L23 | N89°59'15"W | 5.00' |
| L24 | N00°00'39"E | 25.79 |
| L25 | N89°57'47"W | 7.73' |
| L26 | S88°02'40"W | 30.92 |
| L27 | N01*57'20"W | 15.00' |
| L28 | N88°02'40"E | 26.05' |
| L29 | N00°34'08"E | 25.19' |
| L30 | N90°00'00"E | 10.00 |
| L31 | S00°00'40"E | 25.01' |
| L32 | S89°57'47"E | 26.50 |
| L33 | N05°00'00"E | 14.06' |
| L34 | N50°00'00"E | 42.26 |

| Line Table | | |
|----------------|-------------|----------|
| Line Number | Bearing | Distance |
| L21 | N89°57'47"W | 18.49' |
| L22 | S00°00'39"W | 25.79' |
| L23 | N89°59'15"W | 5.00' |
| L24 | N00°00'39"E | 25.79' |
| L25 | N89°57'47"W | 7.73' |
| L26 | S88°02'40"W | 30.92 |
| L27 | N01*57'20"W | 15.00' |
| L28 | N88°02'40"E | 26.05 |
| L29 | N00°34'08"E | 25.19' |
| L30 | N90°00'00"E | 10.00' |
| L31 | S00°00'40"E | 25.01' |
| L32 | S89°57'47"E | 26.50' |
| L33 | N05°00'00"E | 14.06' |
| L34 | N50°00'00"E | 42.26' |

| VICINITY MAP NOT TO SCALE | | |
|--|------------------------------|---|
| DETAIL "D" 1" = 200' | | WHISPERING FARMS-PHASE 2 DOCUMENT NUMBER 20060201010000290 O.P.R.C.C.T. THE ESTATES AT |
| OPEN PARKS DOC 1708, R.C.C.T. | | GREENSPOINT DOCUMENT NUMBER 200703220100000970 O.P.R.C.C.T. (COLLIN CENTRAL APPRAISAL DISTRICT) |
| | | (DAUTERMAN FAMILY IRREVOCABLE TRUST) (NO RECORD FOUND) ELIZABETH COLLINS BARLOW DAUTERMAN VOLUME 2172, PAGE 526 O.P.R.C.C.T. MARY E, VOWAN DOWSY, MARTHA VOWAN HENRY |
| N02*39'39"E 5.50' S87*20'21"E 50.36' N45*19'58"E S02*39'39"W 35.00' S89*59'36"E N87*20'21"W 24.00' N87*20'21"W 24.00' N87*20'21"W 41.41' S46*13'52"W 66.34' | | AND CHAELOTTE C. VOWAN-WILES DOCUMENT NUMBER 20210924001957380 O.P.R.C.C.T. GREENSPOINT — PHASE 1 DOCUMENT NUMBER 20060601010002310 |
| N44*59'36"W 28.19' N0000'02"W 71.54' N00042'57"W 55.28' N43*51'53"E 12.52' N43*51'53"E | OIT ROAD WIDTH RIGHT-OF-WAY) | O.P.R.C.C.T. LOT 1, BLOCK A KIDS R KIDS OF PROSPER ADDITION DOCUMENT NUMBER 20140916010003100 O.P.R.C.C.T. |
| S00'00'05"W 3.67' N44'59'52"W 36.77' N90'00'00"E 2.50' N90'00'00"E 2.50' S44'59'52"E 36.77' N82'05'32"W 77.23' S82'05'32"E 82.75' N00'00'00"E 120.59' N00'00'00"E 107.81' N90'00'00"E 2.50' | COIT (VARIABLE MIDTH | LOT 2, BLOCK A KIDS R KIDS OF PROSPER ADDITION DOCUMENT NUMBER 20140916010003100 O.P.R.C.C.T. |
| S00°00'00"E 81.00' N00°00'00"E 81.00' N90°00'00"W 22.00' N89°47'50"E 44.52' S89°45'31"W 56.94' S89°47'50"W N45°06'05"W N45°06'05"W N89°47'50"W N89°45'31"W 56.94' S89°47'50"W N67°44'40"W 49.69' (VARIABLE WIDTH RIGHT-OF-WAY) | | |
| BLOCK A LAKES OF LA CIMA DOCUMENT NUMBER 20130718010002190 O.P.R.C.C.T. DOCUMENT NUMBER 20150806010002780 O.P.R.C.C.T. | | PROSPER SE FIRST AND COIT LLC DOCUMENT NUMBER 20220418000612720 O.P.R.C.C.T. |

| BLOCK A LAKES OF LA CIMA DOCUMENT NUMBER 20130718010002190 O.P.R.C.C.T. | LOT 1, BLOCK A ST. PAUL'S EPISCOPAL CURCH AN ADDITION TO THE TOWN OF PROSPE DOCUMENT NUMBER 20150806010002780 O.P.R.C.C.T. |
|---|--|
| 550 Bailey Avenue • Suite 40 Tel: 817.3 TEXAS REGISTERED SURVEY | 35.1121 |
| | |

| DETAIL "E" 1" = 200' 1" = 200' PEN PARKS DOLVO P. R. C. C. T. 201 70 P. R. C. C. T. | | WHISPERING FARMS-PHASE 2 DOCUMENT NUMBER 20060201010000290 O.P.R.C.C.T. THE ESTATES AT GREENSPOINT DOCUMENT NUMBER 200703220100000970 O.P.R.C.C.T. |
|--|-----------------------------------|---|
| OPEN PARK OJOLYO'F. | | (COLLIN CENTRAL APPRAISAL DISTRICT) (DAUTERMAN FAMILY IRREVOCABLE TRUST) (NO RECORD FOUND) ELIZABETH COLLINS BARLOW DAUTERMAN VOLUME 2172, PAGE 526 O.P.R.C.C.T. |
| L30 | S00°28'43 | MARY E, VOWAN DOWSY, MARTHA VOWAN HENRY AND CHAELOTTE C. VOWAN-WILES DOCUMENT NUMBER 20210924001957380 O.P.R.C.C.T. GREENSPOINT - PHASE 1 DOCUMENT NUMBER 20060601010002310 O.P.R.C.C.T. |
| N90°00'00"W R=366.00' L=173.15' CH=N13' 33' 09"W 171.54' N00°00'00"E 141.89' N90°00'00"E 19.98' N90°00'00"E 10.00' N90°00'00"E 111.00' N90°00'00"E 111.00' | COIT ROAD BLE WIDTH RIGHT-OF-WAY) | LOT 1, BLOCK A KIDS R KIDS OF PROSPER ADDITION DOCUMENT NUMBER 20140916010003100 O.P.R.C.C.T. |
| R=366.00' L=573.02' CH=N45' 08' 52"E 516.26' N90°00'00"E 19.66' N90°00'00"E 19.66' N90°00'00"E 20.36' N90°00'00"W 17.89' L20 N90°00'00"E 179.51' N90°00'00"E N90° | CVARIABLE | LOT 2, BLOCK A KIDS R KIDS OF PROSPER ADDITION DOCUMENT NUMBER 20140916010003100 O.P.R.C.C.T. |
| 150.46' S00'00'00"E 112.72' FIRST STREET (VARIABLE WIDTH RIGHT-OF-WAY) | | |
| BLOCK A LAKES OF LA CIMA DOCUMENT NUMBER 20130718010002190 O.P.R.C.C.T. BLOCK B LOT 1, BLOCK A ST. PAUL'S EPISCOPAL CURCH AN ADDITION TO THE TOWN OF PROSPER DOCUMENT NUMBER 20150806010002780 O.P.R.C.C.T. | | PROSPER SE FIRST AND COIT LLC DOCUMENT NUMBER 20220418000612720 O.P.R.C.C.T. |



Line Table

L1 S00°28'43"E

L2 | S89°23'24"W |

L3 N90°00'00"W

L4 N90°00'00"E

L5 N89°23'24"E

L6 S00°28'43"E

L7 S89°18'59"W

L8 N00°00'00"E

L9 | S00°00'00"W |

L10 N90°00'00"E

L11 | S50°00'00"W |

L12 | S05°00'00"W |

L13 N44*21'33"E

L14 S45°38'27"E

L15 S44°21'33"W

L16 N90°00'00"W

L17 | S00°00'00"E

L19 N00°00'00"E

L20 N90°00'00"E

L18 N90°00'00"W

Number

Bearing Distance

39.20

23.95

58.00

29.13

8.07

10.00

8.04

55.00

48085C0235J, Effective Date June 02, 2009, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.

According to the graphical plotting of the Flood Insurance Rate Map for Collin

County, Texas and Incorporated Areas, Panel 235 of 600, Map Number

1. The basis of bearings for this survey is the Texas State Coordinate System, North

2. PRIMARY BENCHMARK: Town of Prosper Geodetic Control Monument:

NAD83 (2011) Texas North Central Zone 4202

Published Elevation: 615.09' (NAVD88-Geiod12B)

N: 7,141,040.803

E: 2,480,701.977

Central Zone 4202, based upon GPS measurements. Distances and areas hereon are

surface values. A combined scale factor of 0.99984587 was used for this project.

Monument No. 3, bronze disk stamped "Town of Prosper Survey Monument"

Trail +90' south of the intersection of Shawnee Trail and W. Prosper Trail.

located on the northwest corner of a curb inlet lying on the west side of Shawnee

4. "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."

> FINAL PLAT DEVAPP-23-0204

Raymond Community Park BLOCK 1, LOT 1

(69.49 Acres or 3,027,220 Square Feet)

ENGINEER / SURVEYOR: DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 CONTACT: MARK YALE (RPLS) (817) 335-1121

Being a Final Plat of a Tract of Land Described in the Deed Recorded in Document Number: 20121030001383440 Official Public Records of Collin County, Texas William Butler Survey, Abstract No. 112

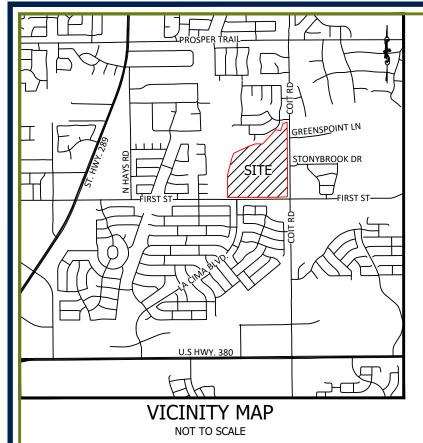
> Town of Prosper Project No. 2122-PK **Dunaway Associates**

Town of Prosper, Collin County, Texas

SHEET 3 OF 4

DATE: FEBRUARY 02, 2024

This plat was prepared in November 2023



O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egrees 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

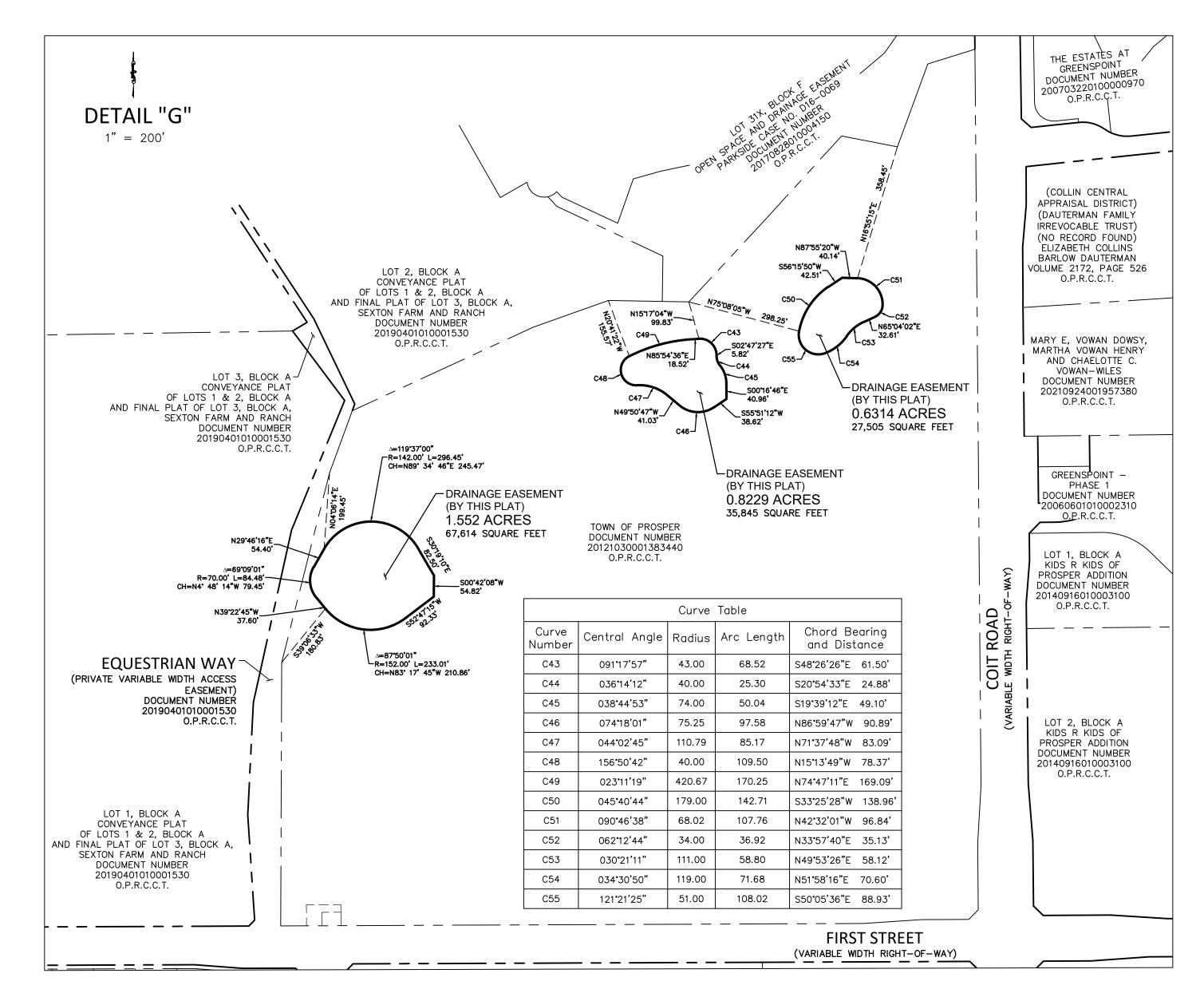
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of food repair at all times and keep the same free and clear of 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.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

DRAINAGE AND FLOODWAY FASEMENT

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 1, Lot 1, Raymond Community Park, an addition to the Town of Prosper, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided 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 streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway 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 natural drainage channels traversing or adjacent to his property 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 owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.



DUNAWAY 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN §

Metes and Bounds Description

WHEREAS, the Town of Prosper, Texas are the owners of a 69.49 acre tract of land situated in the William Butler Survey, Abstract No. 112, Collin County, Texas and being out of a 161.579 acre tract conveyed to them by Sexton Farms, LTD. by the deed recorded in Document Number 20121030001383440, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said 69.49 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (herein after called 5/8-inch YCIR) in the south end of a corner clip on the north right-of-way line of First Street (Variable Width) as dedicated by the deeds recorded in Document Number 20101119001270290, O.P.R.C.C.T., and Volume 5196, Page 1057, Deed Records of Collin County, Texas, (D.R.C.C.T.), and the west right-of-way line of Coit Road (Variable Width) as dedicated by the document recorded in Document Number 20101119001270290, O.P.R.C.C.T., from which the southeast corner of said William Butler Survey, Abstract No. 112 bears South 62 degrees 52 minutes 14 seconds East, a distance of 107.62 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate: N: 7,136,047.38, E: 2,498,113.21; THENCE South 89 degrees 45 minutes 30 seconds West, departing the west right-of-way line of said Coit Road and with the north right-of-way line of said First Street, a

distance of 125.00 feet to a found 1/2-inch iron rod with yellow cap stamped "ROOME"; THENCE South 86 degrees 11 minutes 44 seconds West, continuing along the north right-of-way line of said First Street, a distance of 150.33 feet to a set 5/8-inch YCIR; THENCE South 89 degrees 45 minutes 31 seconds West, continuing along the north right-of-way line of said First Street, a distance of 1,521.52 feet to a set 5/8-inch YCIR

Document Number 20190401010001530, O.P.R.C.C.T., from which a found 1/2-inch iron rod for the southwest corner of a private variable width access easement as dedicated by said Sexton Farm and Ranch plat bears South 89 degrees 45 minutes 32 seconds West, a distance of 83.24 feet; THENCE North 00 degrees 14 minutes 08 seconds East, departing the north right-of-way line of said First Street and with the east line of said Lot 1, Block A, a distance of

for the southeast corner of Lot 1, Block A, as described by the Conveyance Plat of Lots 1& 2, Block A and Final Plat of Lot 3, Block A Sexton Farm and Ranch recorded in

687.75 feet to a found 1/2-inch iron rod; THENCE North 14 degrees 09 minutes 48 seconds East, continuing along the east line of said Lot 1, Block A, a distance of 510.21 feet to a found 1/2-inch iron rod with

vellow cap stamped "ROOME"; THENCE North 20 degrees 08 minutes 04 seconds East, continuing along the east line of said Lot 1, Block A, a distance of 172.60 feet to a set 5/8-inch YCIR for the southwest corner of Lot 2, Block A, of said Sexton Farm and Ranch plat, from which a found 2-3/4-inch metal post bears South 83 degrees 28 minutes 07 seconds East, a

distance of 0.39 feet; THENCE North 65 degrees 14 minutes 19 seconds East, departing the east line of said Lot 1, Block A, and with the south line of said Lot 2, Block A, a distance of 519.50 feet to a set 5/8-inch YCIR;

THENCE North 70 degrees 24 minutes 22 seconds East, continuing along the south line of said Lot 2, Block A, a distance of 208.61 feet to a set 5/8-inch YCIR; THENCE South 89 degrees 01 minute 57 seconds East, continuing along the south line of said Lot 2, Block A, and with the south line of Lot 31X, Block F (open space and drainage easement) as described by the plat Parkside Case No. D16-0069, recorded in Document Number 20170828010004150, O.P.R.C.C.T., a distance of 210.32 feet to

THENCE North 42 degrees 54 minutes 05 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 299.87 feet to a set 5/8-inch YCIR; THENCE North 42 degrees 23 minutes 56 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 288.92 feet to a point for corner; THENCE South 78 degrees 56 minutes 26 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 148.41 feet to a point for corner; THENCE North 20 degrees 06 minutes 18 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 230.47 feet to a point for corner; THENCE North 72 degrees 43 minutes 23 seconds East, continuing along the south line of said Lot 31X, Block F, a distance of 128.85 feet to a set 5/8-inch YCIR in the west right-of-way line of said Coit Road (Variable Width) as dedicated by the documents recorded in Document Number 20101119001270280 & 20101119001270290, O.P.R.C.C.T., from which a found 1/2-inch iron rod with yellow cap stamped "JBI" bears North 19 degrees 57 minutes 02 seconds East, a distance of 0.73 feet;

THENCE South 00 degrees 28 minutes 43 seconds East, departing the south line of said Lot 31X, Block F, and with the west right-of-way line of said Coit Road, a distance of 1,921.03 feet to a set 5/8-inch YCIR; THENCE South 03 degrees 20 minutes 07 seconds West, continuing along the west right-of-way line of said Coit Road, a distance of 150.03 feet to a set 5/8-inch YCIR; THENCE South 00 degrees 28 minutes 43 seconds East, continuing along the west right-of-way line of said Coit Road, a distance of 175.00 feet to a set 5/8-inch YCIR for

the north end of a corner clip; THENCE South 44 degrees 38 minutes 23 seconds West, continuing along the west right-of-way line of said Coit Road, a distance of 35.26 feet to the POINT OF BEGINNING and containing a computed area of 69.49 acres (3,027,220 square feet) of land, more or less. (Precision 1: 3741840.00)

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, 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 Raymond Community Park, Block 1, 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:

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 areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. 4. 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.

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 use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use

7. 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 was endanger or interfere with the construction, maintenance, or efficiency of the 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 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.

10. For lots adjacent to a Floodplain Only: a. 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Prosper,

| WITNESS, my hand, this BY: | day of, 20 |
|-------------------------------|------------------------|
| | |
| 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 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/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

Notary Public, State of Texas

OWNER / DEVELOPER: TOWN OF PROSPER, TEXAS 250 W FIRST STREET PROSPER, TX 75078 (972)-346-3502

ENGINEER / SURVEYOR DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 CONTACT: MARK YALE (RPLS) (817) 335-1121

- The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984587 was used for this project.
- 2. PRIMARY BENCHMARK: Town of Prosper Geodetic Control Monument: Monument No. 3, bronze disk stamped "Town of Prosper Survey Monument" located on the northwest corner of a curb inlet lying on the west side of Shawnee

Trail +90' south of the intersection of Shawnee Trail and W. Prosper Trail.

N: 7,141,040.803

E: 2,480,701.977 Published Elevation: 615.09' (NAVD88-Geiod12B)

NAD83 (2011) Texas North Central Zone 4202

- 3. According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 235 of 600, Map Number 48085C0235J, Effective Date June 02, 2009, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- 4. "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."

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark Yale, 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.

| ed this the day of | , 20 | Preliminary, this document shall not be recorded for any purpose and shall not |
|---|------|--|
| k Yale stered Professional Land Surveyor as Registration No. 5975 | | be used or viewed or relied upon as a final survey document. |

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, Mark Yale, 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 purposed and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ______day of _____

Notary Public in and for the State of Texas

| | CERTIFICATE OF APPROVAL |
|---|---|
| Approved this day Town of Prosper, Texas. | of, 20 by the Planning & Zoning Commission of t |
| | Town Secretary |
| | Engineering Department |
| | Development Services Department |

FINAL PLAT DEVAPP-23-0204

Raymond Community Park BLOCK 1, LOT 1

(69.49 Acres or 3,027,220 Square Feet)

Being a Final Plat of a Tract of Land Described in the Deed Recorded in Document Number: 20121030001383440 Official Public Records of Collin County, Texas

William Butler Survey, Abstract No. 112 Town of Prosper, Collin County, Texas

> Town of Prosper Project No. 2122-PK **Dunaway Associates**

This plat was prepared in November 2023

SHEET 4 OF 4

DATE: FEBRUARY 02, 2024



PLANNING

To: Planning & Zoning Commission Item No. 4h

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. (DEVAPP-24-0010)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-82 (Single Family-15).

Conformance:

The Site Plan conforms to the development standards of Planned Development-82.

Description of Agenda Item:

The Site Plan consists of a 4,155 square foot addition to an existing 134,076 square foot middle school.

Access:

Access is provided from Coit Road and Richland Boulevard. Cross access is not required due to residential adjacency.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Page 1 of 2

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Companion Item:

As a companion item, the Final Plat (DEVAPP-24-0009) is on this Planning & Zoning Commission agenda.

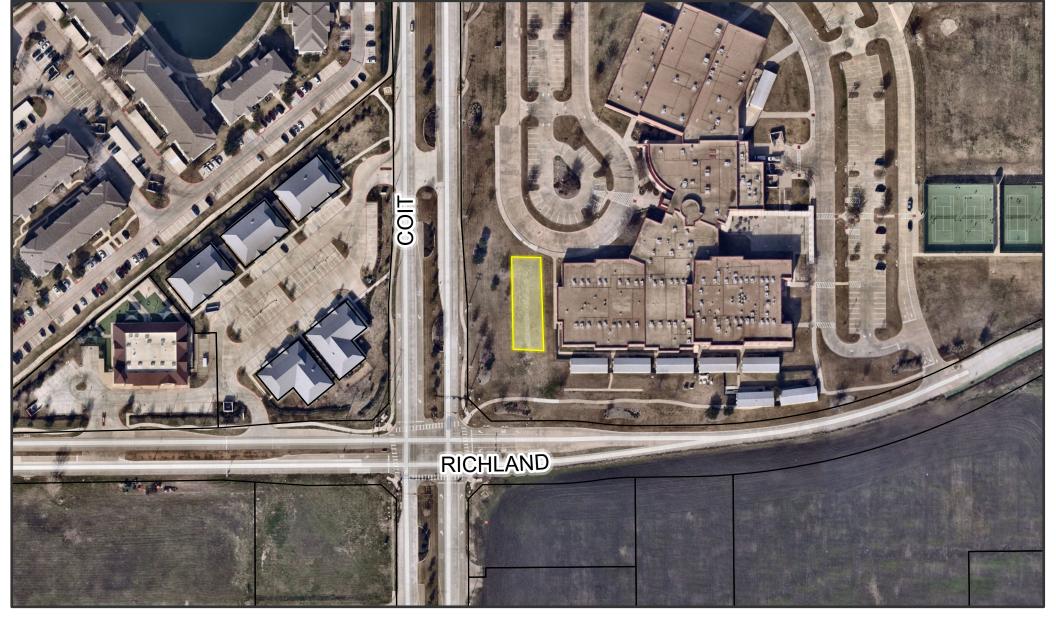
Attached Documents: 1. Location Map

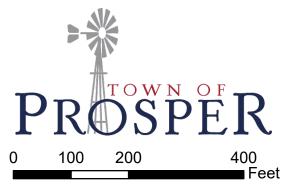
- 2. Site Plan

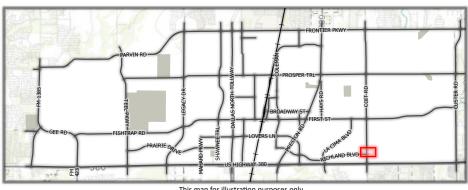
Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.

Page 2 of 2 27







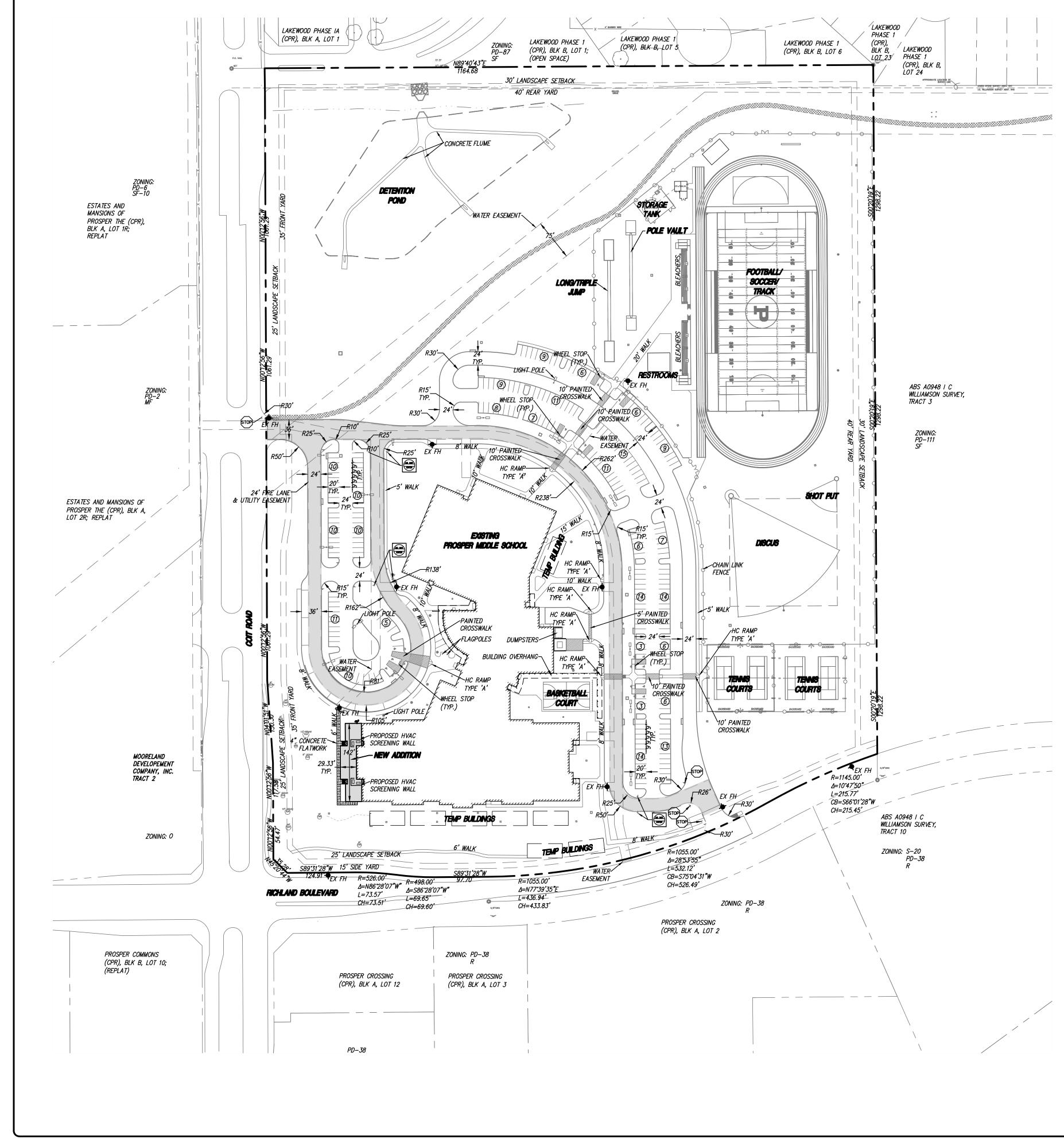
DEVAPP-24-0010

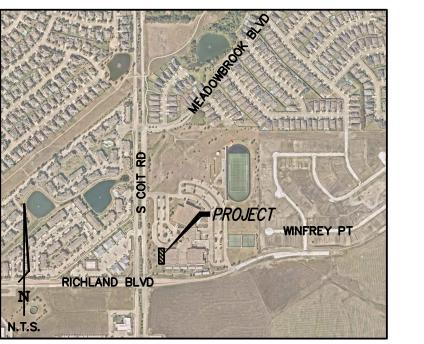
Lorene Rogers Middle School Building Addition

Site Plan









LOCATION MAP NOT TO SCALE

SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS

- 1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS. 2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND
- WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING
- 5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPÁCT FEES AND/OR PARKING REQUIREMENTS
- THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE
 EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE
 THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE
 PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME
 THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE
 APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING
 COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO
 (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL
 AND VOID IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
- R. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS*, AND DETENTION POND

| METER S | CHEDULE | |
|---------|---------|--|
| TYPE | SIZE | |
| DOM | 2-4" | |
| FIRE | 1-8" | |
| IRR | 1-3" | |

OWNER/APPLICANT:

PROSPER I.S.D. 605 E. SEVENTH STREET PROSPER, TEXAS 75078 PHONE: 469.219.2000 CONTACT: DR. GREG BRADLEY

ARCHITECT:

HUCKABEE & ASSOCIATES, INC. 5830 GRANITE PARKWAY, SUITE 750 PLANO, TX 75024 972.292.7670 CONTACT: JOE TREMBLAY, III

ENGINEER:

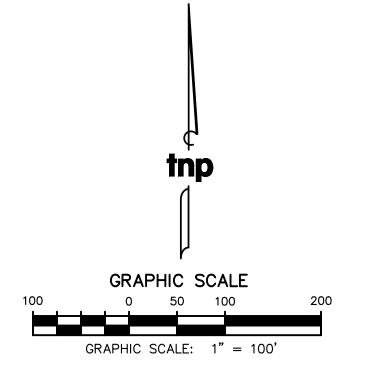
TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: AMANDA MULLEN, P.E.

SURVEYOR:

TEAGUE NALL & PERKINS, INC. 825 WATTERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.461.9918 CONTACT: BRIAN J. MADDOX, R.P.L.S.

LANDSCAPE ARCHITECT:

TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: JOE MADRID



| LEGEND | | |
|--|---------------------------------|--|
| | FIRE LANE & UTILITY EASEMENT | |
| The Control of the Co | PROPOSED FLATWORK | |
| • | FIRE HYDRANT | |
| @ | PARKING COUNT | |

| SITE DATA SUMMARY | | | | |
|--|------------------------------|--|--|--|
| EXISTING ZONING: | PD-82 SF-15 | | | |
| PROPOSED USE: | MIDDLE SCHOOL | | | |
| GROSS LOT AREA: | 34.95 ACRES (1,522,549.5 SF) | | | |
| EXISTING BUILDING AREA: BUILDING ADDITION AREA: | 134,076.04 SF 4,154.75 SF | | | |
| HEIGHT: | 37' 4" — TWO STORY | | | |
| LOT COVERAGE RATIO: | 9.08% | | | |
| FLOOR AREA RATIO: | 10.11% | | | |
| TOTAL IMPERVIOUS AREA: | 455,879.54 SF (30%) | | | |
| TOTAL PARKING REQUIRED: (1.5 SPACES/CLASSROOM) | 90 SPACES (60 CLASSROOMS) | | | |
| HANDICAP PARKING REQUIRED: | 7 SPACES | | | |
| TOTAL PROVIDED PARKING: STANDARD SPACES: (9'x20') HANDICAP SPACES: | | | | |
| OPEN SPACE REQUIRED: OPEN SPACE PROVIDED: | | | | |

SITE PLAN FOR LORENE ROGERS MIDDLE SCHOOL BUILDING ADDITION PROSPER I.S.D. BLOCK A, LOT 1R TOWN OF PROSPER, **COLLIN COUNTY, TEXAS CASE No. (DEVAPP-24-0010)**

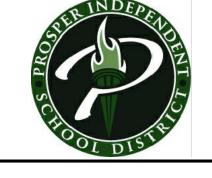
JANUARY 2024

| no. | revision | by | date |
|-----|----------|----|------|
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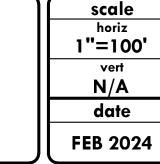
teague nall and perkins, inc 5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137 817.336.5773 ph 817.336.2813 fx www.tnpinc.com

GBPE: PEF007431; TBAE: BR 2673



Prosper Independent School **District**





This document is for interim review and is not intended for construction, bidding or permit purposes.

AMANDA M. MULLEN, P.E. Date: <u>JAN 2024</u>

Tx. Reg. # _____123232

Town of Prosper, Texas **Prosper Independent School District** ROGERS MIDDLE SCHOOL BUILDING ADDITION AND RENOVATIONS

TOWN SITE PLAN

tnp project HUC23593 sheet



PLANNING

To: Planning & Zoning Commission Item No. 5

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Child Care Center, Licensed use on 9.7± acres, on Collin County School Land Survey, Abstract 147, Tracts 145, 168, and 172, located 305' south of First Street and 0' east of Church Street. (ZONE-23-0035)

Future Land Use Plan:

The Future Land Use Plan recommends Town Center. The proposed zoning request does conform to the Future Land Use Plan.

Zoning:

The property is zoned Single-Family 15 (SF-15).

Thoroughfare Plan:

This property has direct access to Church Street.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

- 1. Aerial & Zoning Maps
- 2. Survey
- 3. Site Plan

Page 1 of 4

Description of Agenda Item:

The purpose of this request is to obtain a Specific Use Permit to continue the operation of a licensed child-care center at First Baptist Church. Currently, the church operates First Friends Preschool out of classrooms in both their main building and temporary building. A Specific Use Permit is required for a licensed child-care center unless it is operated by an independent school district.

Compatibility:

This zoning change would not be seen as out of character with the existing neighborhood due to compatibility with the uses in the surrounding area. The property to the north is a family resource center operated by Prosper ISD. Additionally, an elementary school, Rucker Elementary, is located to the east of the property. The similarity of these surrounding uses emphasizes that a licensed child-care center is compatible with the area.

The zoning and land use of the surrounding properties are as follows:

| | Zoning | Current Land Use | Future Land Use Plan |
|---------------------|------------------------|---------------------------------------|----------------------|
| Subject Property | Single Family-15 | House of Worship | Town Center |
| North | Downtown Office | Family Resource Center (PISD) | Town Center |
| East | Single Family-15 | Elementary School (Rucker Elementary) | Town Center |
| South | Planned Development-67 | Vacant | Town Center |
| West | Planned Development-67 | Vacant | Town Center |

History:

In 2016, a temporary building was permitted for First Baptist Church due to temporary buildings being allowed by right for houses of worship. These temporary buildings have a life span of three years and must be renewed at the end of the three-year period. Additionally, a one-year extension can be granted at the end of the three-year period instead of renewing. The church's temporary building was permitted in 2016 and in 2019. Then in 2022, a one-year extension was granted for the temporary building.

Throughout this time, First Baptist operated their licensed child-care center out of both their main building and temporary building. A Specific Use Permit is required for a licensed child-care center that is not operated by an independent school district.

When the church came back to renew the temporary building in 2023, Staff determined that a Specific Use Permit was needed for the child-care center.

Page 2 of 4

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Conditions:

Staff recommends that the following conditions be part of the Specific Use Permit.

- Condition 1: The Specific Use Permit will expire two years after Town Council approval.
- Condition 2: The temporary building will be removed once the permanent building is built.
- Condition 3: Upon expiration of the Specific Use Permit, a one-year extension may be granted by the Planning & Zoning Commission if progress has been made.

Specific Use Permit Criteria:

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

- 1. Is the use harmonious and compatible with its surrounding existing uses or proposed uses?
 - Yes, a family resource center operated by Prosper ISD is directly to the north of the church.
 Additionally, Rucker Elementary is directly to the east of the church. The adjacent educational
 uses indicate that a licensed child-care center is an appropriate use and consistent with the
 surrounding area.
- 2. Are the activities requested by the applicant normally associated with the requested use?
 - Yes, it is common practice for houses of worship to have licensed child-care centers associated with them. Churches within the Town such as Prosper United Methodist Church (Specific Use Permit-3), St. Paul's Episcopal Church (Specific Use Permit-10), and St. Martin de Porres Catholic Church (Specific Use Permit-15) all have an educational or licensed child-care component.
- 3. Is the nature of the use reasonable?
 - Yes, a licensed child-care use is compatible with the surrounding area and commonly associated with houses of worship.
- 4. Has any impact on the surrounding area been mitigated?
 - The Specific Use Permit will have a two-year expiration date which should cause the permanent building to be constructed within that time frame.

Staff believes the applicant has satisfied the criteria and recommends approval of the request.

Town Staff Recommendation:

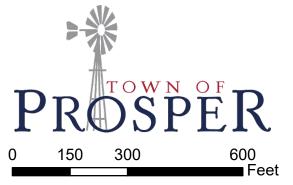
Town Staff recommends approval of the Specific Use Permit request for a Licensed Child-Care Center subject to the following conditions:

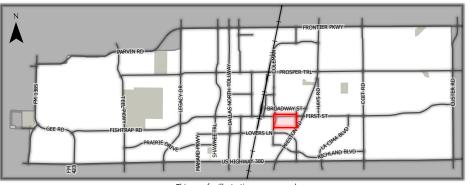
- 1. The Specific Use Permit will expire two years after Town Council approval.
- 2. The temporary building will be removed once the permanent building is built.
- 3. Upon expiration of the Specific Use Permit, a one-year extension may be granted by the Planning & Zoning Commission if progress has been made.

<u>Town Council Public Hearing:</u>
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on March 12, 2024.

Page 4 of 4 33





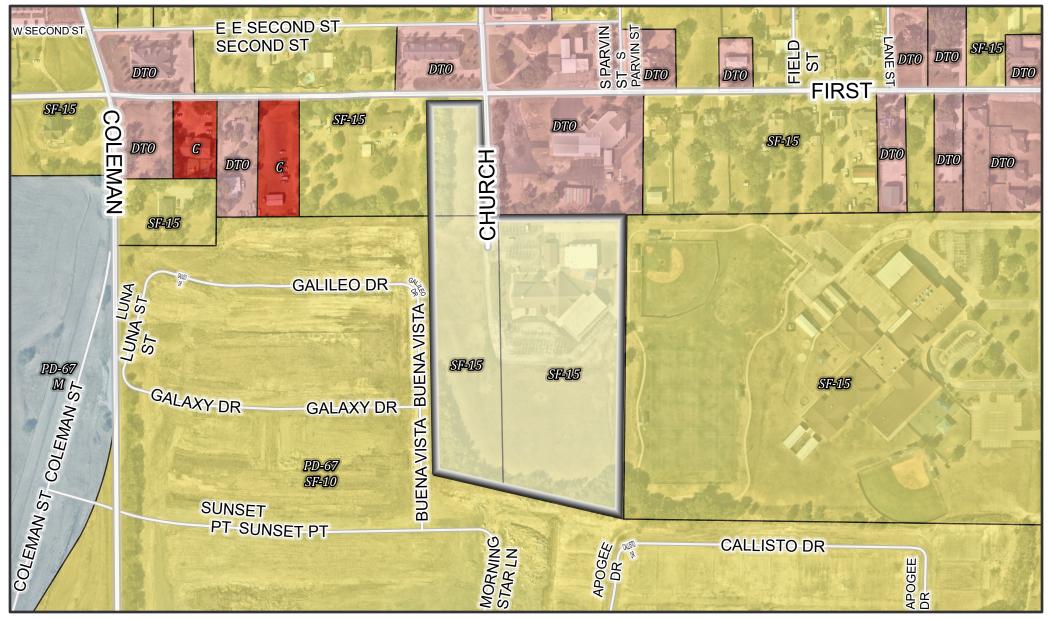


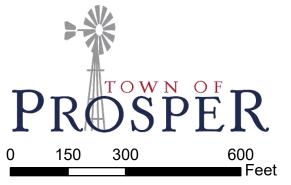
ZONE-23-0035

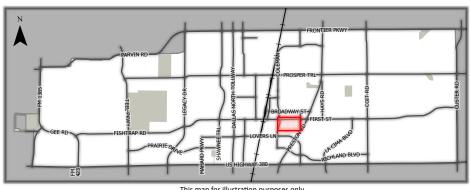
FIRST BAPTIST CHURCH CHILDCARE

34

Specific Use Permit





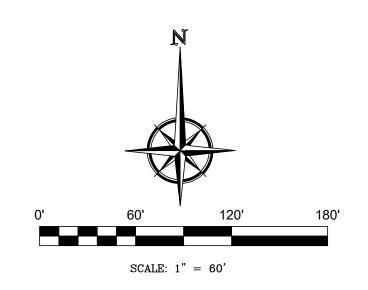


ZONE-23-0035

FIRST BAPTIST CHURCH CHILDCARE

Specific Use Permit

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AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

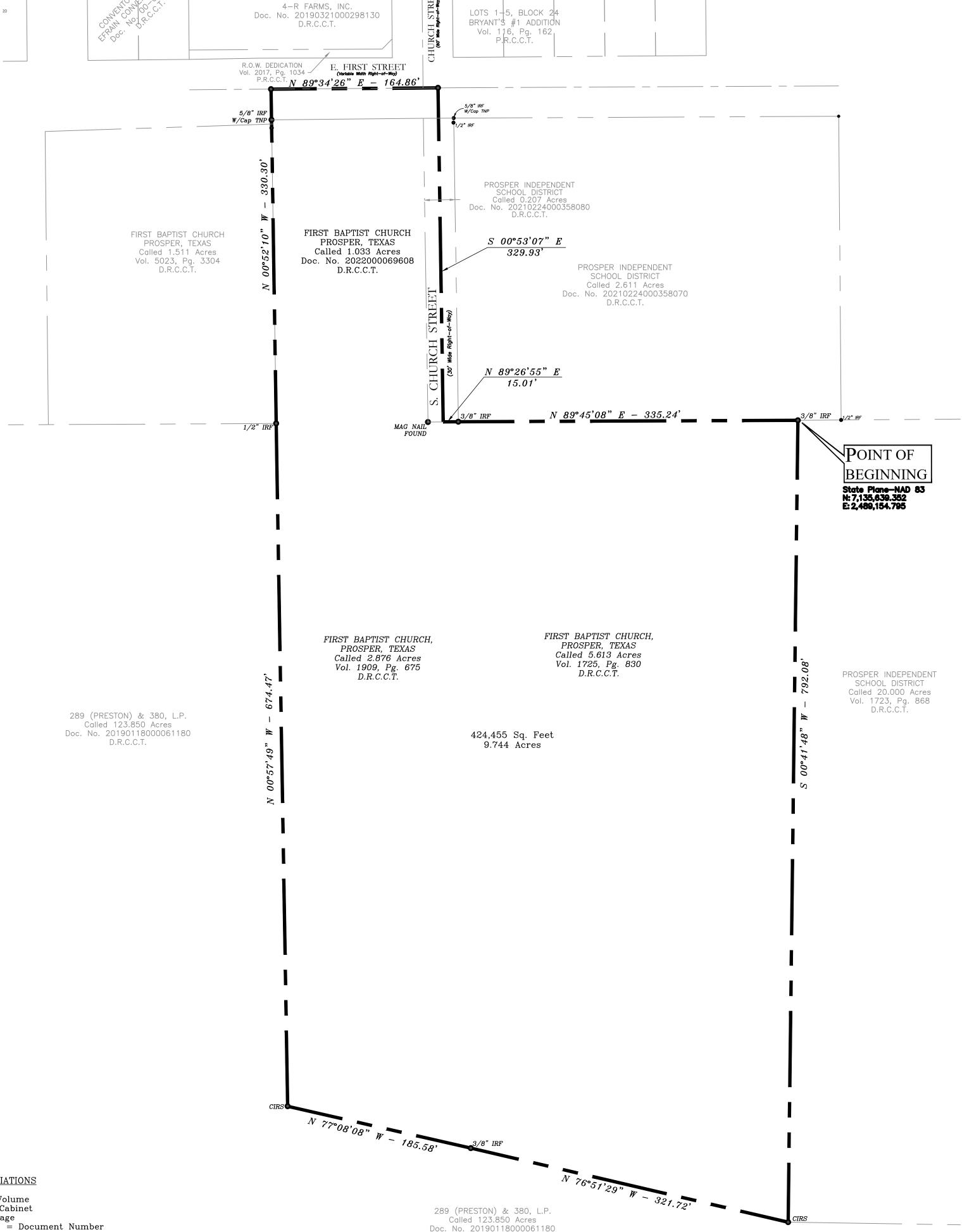
The bearings and coordinates shown hereon are Geodetic and derived from GPS observations and measurements from City of Celina Control Monument No. 1, NAD-83, Texas State Plane Coordinate System, North Central Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0235J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise



289 (PRESTON) & 380, L.P.

Called 123.850 Acres

Doc. No. 20190118000061180

D.R.C.C.T.

LOT 3R, BLOCK 23 BRYANT'S #1 ADDITION Vol. 2017, Pg. 1034 P.R.C.C.T.

LEGAL DESCRIPTION

SITUATED in the City of Prosper, in the Collin County School Land Survey, Abstract No. 147 of Collin County, Texas and being all of that certain called 5.613 acre tract of land, described in a deed to First Baptist Church, Prosper, Texas, recorded in Volume 1725, Page 830, Deed Records, Collin County, Texas (D.R.C.C.T.) and all of that certain called 2.876 acre tract of land, described in a deed to First Baptist Church, Prosper, Texas, recorded in Volume 1909, Page 675, D.R.C.C.T. and all of that certain called 1.033 acre tract of land, described in a deed to First Baptist Church, Prosper, Texas, recorded in Document No. 2022000069608, D.R.C.C.T. and also including a portion of E. First Street and a portion of S. Church Street and

the consolidation of these tracts of land being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the northeast corner of the above described 5.613 acre First Baptist Church, Prosper, Texas (hereinafter referred to as "FBCP") tract, on the south line of that certain called 2.611 acre tract described in a deed to Prosper Independent School District, recorded in Document No. 20210224000358070, D.R.C.C.T. and same being the northwest corner of that certain called 20.000 acre tract of land described in a deed to Prosper Independent School District (hereinafter referred to as "Prosper ISD"), recorded in Volume 1723, Page 868, D.R.C.C.T.;

THENCE: South 00 deg. 41 min. 48 sec. West, along the common line of said 5.613 acre FBCP tract and said 20.000 acre Prosper ISD tract, a distance of 792.08 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said 5.613 acre FBCP tract and the southwest corner of said 20.000 acre Prosper ISD tract and said point also being on the easterly north line of that certain called 123.850 acre tract of land described in a deed to 289 (Preston) & 380, L.P., recorded in Document No. 20190118000061180, D.R.C.C.T.;

THENCE: North 76 deg. 51 min. 29 sec. West, along the common line of said 5.613 acre FBCP tract and said 123.850 acre tract, a distance of 321.72 feet to a 3/8 inch iron rod found for the southwest corner of said 5.613 acre FBCP tract and the southeast corner of the above described 2.876 acre FBCP tract;

THENCE: North 77 deg. 08 min. 08 sec. West, along the common line of said 2.876 acre FBCP tract and said 123.850 acre tract, a distance of 185.58 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said 2.876 acre FBCP tract and an inside ell corner of said 123.850 acre 289 (Preston) & 380. L.P. tract:

THENCE: North 00 deg. 57 min. 49 sec. West, continuing along said common line, a distance of 674.47 feet to a 1/2 inch iron rod found for the northwest corner of said 2.876 acre FBCP tract and the most northern northeast corner of said 123.850 acre tract and said point also being the southeast corner of that certain called 1.511 acre tract described in a deed to First Baptist Church, Prosper, Texas, recorded in Volume 5023, Page 5304, D.R.C.C.T. and the southwest corner of the above described 1.033 acre tract;

THENCE: North 00 deg. 52 min. 10 sec. West, along the common line of said 1.511 acre tract and said 1.033 acre tract, at a distance of 291.96 feet, passing a 1/2 inch iron rod found for reference, at a distance of 299.93 feet, passing a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "TNP", found on the south right-of-way line of E. First Street (a variable width right-of-way), for the northwest corner of said 1.033 acre tract and continuing on for a total distance of 330.30 feet to a point in the center of E. First Street;

THENCE: North 89 deg. 34 min. 26 sec. East, along the center of said E. First Street, a distance of 164.86 feet to a point for corner at the centerline intersection of said E. First Street and S. Church Street;

THENCE: South 00 deg. 53 min. 07 sec. East, departing from said E. First Street, along the centerline of said S. Church Street, a distance of 329.93 feet to point for corner on the south line of said S. Church Street and the north line of the above described 2.876 acre FBCP

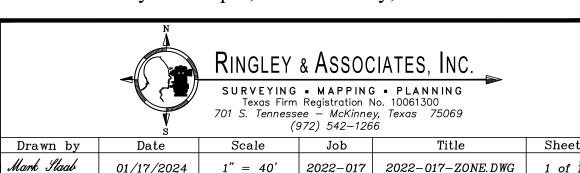
THENCE: North 89 deg. 26 min. 55 sec. East, along the south line of said S. Church Street and the north line of said 2.876 acre FBCP tract, a distance of 15.01 feet to a 3/8 inch iron rod found for the northeast corner of said 2.876 acre FBCP tract, the southwest corner of the above described 2.611 acre Prosper ISD tract and the northwest corner of said 5.613 acre FBCP tract;

THENCE: North 89 deg. 45 min. 08 sec. East, along the common line of said 5.613 acre FBCP tract and said 2.611 acre Prosper ISD tract, a distance of 335.24 feet to the POINT OF BEGINNING and containing 424,455 square feet or 9.744 acres of land.

ZONING EXHIBIT "A"

FIRST BAPTIST CHURCH, PROSPER, TEXAS 9.744 ACRES

Collin County School Land Survey, Abstract No. 147 City of Prosper, Collin County, Texas





U.S. HIGHWAY 380

ABBREVIATIONS

Cab. = Cabinet

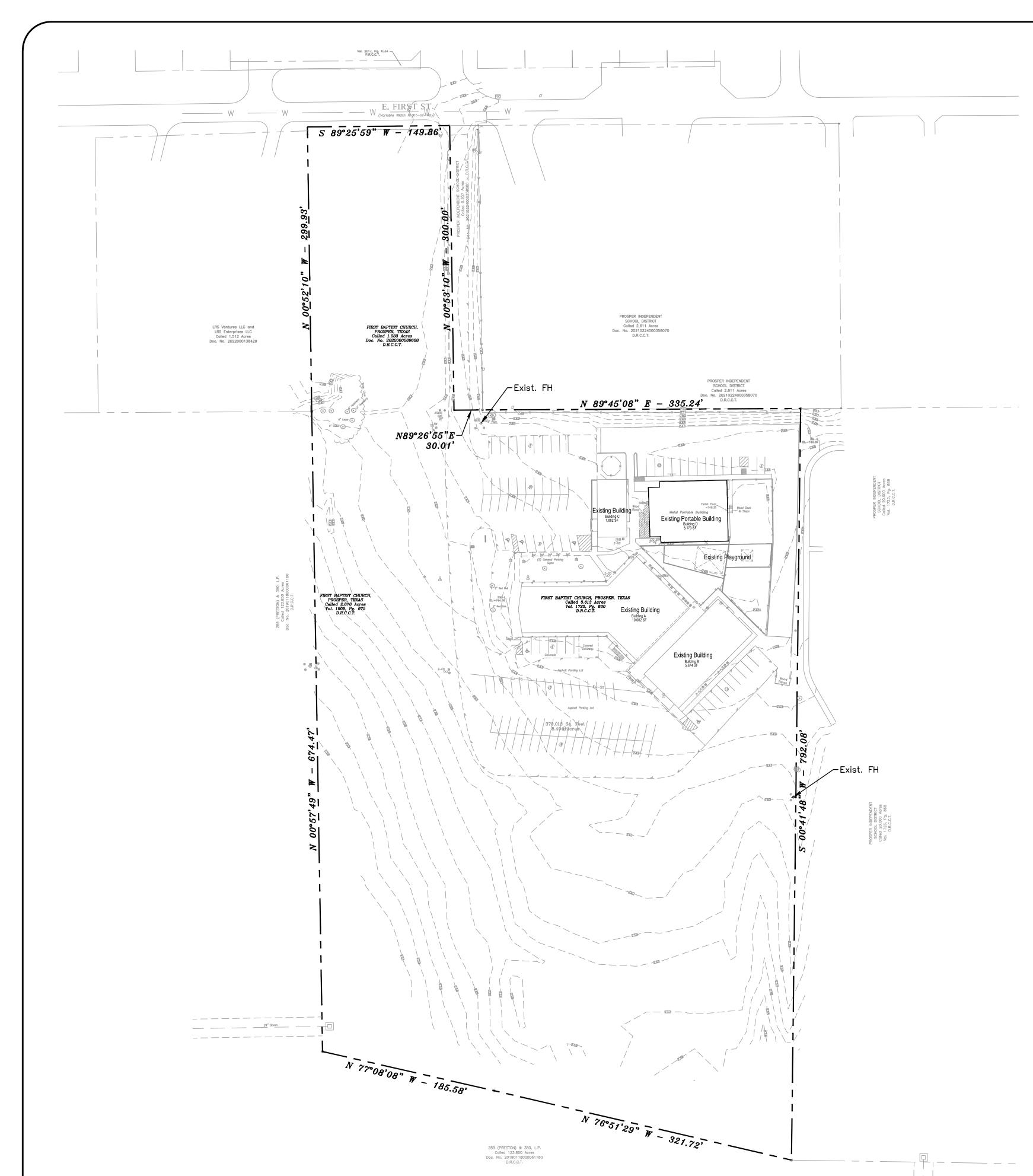
Pg. = PageDoc. No. = Document Number P.R.C.C.T. = Plat Records, Collin County, Texas

D.R.C.C.T. = Deed Records, Collin County, Texas CM = Controlling Monument CIRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"

MNF = Mag Nail Found with Steel Washer Stamped "RPLS 4701" RPLS = Registered Professional Land Surveyor 4701 = The License Number for this Registered Professional Land Surveyor

HALFF = 1/2" Iron Rod Found with Yellow Plastic Cap Stamped "HALFF ASSOC." HZ = 5/8" Iron Rod Found with Yellow Plastic Cap Stamped "HUITT-ZOLLERS"

CASE NO. ZONE-23-0035



BENCHMARKS:

of a power pole. Elev.=676.10

MON-3 = Celina Monument #3 is a bronze disk

City of Celina Wilson Creek Lift Station, 440'±

Pebble Creek Drive, 20'± southeast of the

set in concrete on the same property line as the

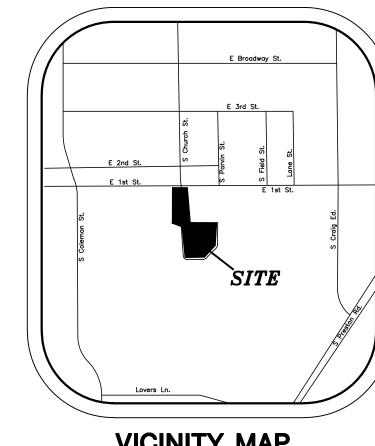
west of the intersection of Frontier Parkway and

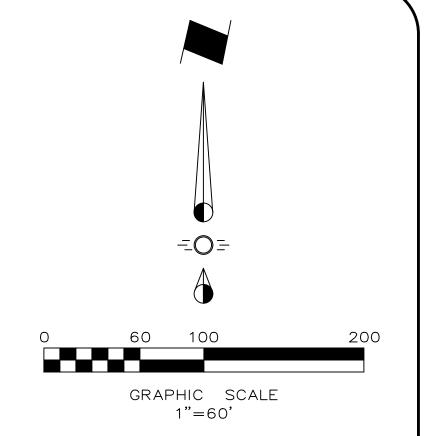
southeast corner of an 8' screening wall column,

46'± northeast of a gate keypad, 45'± northwest

Note:

The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and do not set the alignment. The alignment is determined at the time of Final Plat.





VICINITY MAP

TOWN OF PROSPER STANDARD NOTES:

It is not the intent of these construction notes to coverall details and/or speciation requirements of the Town of Prosper. All work and materials shall be in accordance with the Town's standard specifications, general design standards, ordinances, rules, policies, requirements and regulations, as well as any other applicable state and/or federal rules, regulations and/or requirements, as they exist or may be amended. I the even an item is not covered in the plans or the above referenced document, the most current North Central Texas Council of Governments (NCTCOG) Standard Specifications for Public Works Construction shall apply with concurring notification to the Director of Engineering Services and the Engineer of Record. Engineering drawings shall govern for construction of all Civil Improvements. The Director of Engineering Services shall have the final decision on all construction materials, methods, and procedures. 2. The existence and locations of all underground utilities shown on the drawings were obtained from available records and are approximate. Neither the owner nor the engineer assumes any responsibility for utilities not shown or not in the location shown. The Contractor shall determine the depth and location of existing underground utilities prior to trenching and shall be required to take any precautionary measures to protect all lines shown and/or any other underground utilities not of record or not shown on the plans. Contractor shall be responsible for contacting all franchise and Town utilities 48 hours prior to construction (Texas 8-1-1).

3. Any Contractor/Subcontractor performing work on this project shall familiarize themselves with the site and shall be solely responsible for any damage to existing facilities resulting directly or indirectly from his operations. Said existing improvements shall include but not be limited to berms, ditches, fences, irrigation and plants. Any removal or damage to existing improvements shall be replaced or repaired by the Contractor at his expense and shall be approved by the Town

4. All construction, testing, and materials shall meet or exceed all requirements of the Town of Prosper. Prior to any construction, the Contractor shall be familiar with the Contract Documents and Specifications, the Plans (including all notes), the Town of Prosper's Specifications, and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the Contractor to be familiar with all Standards and Specifications pertaining to this work shall in no way relieve the Contractor of responsibility for performing the work in accordance with all such applicable Standards and Specifications. 5. All testing shall be done by an approved laboratory at the expense of the Contractor. The Town

will only accept signed original copies of all testing reports for review. 6. The Contractor shall be responsible for furnishing and installing all temporary and permanent traffic control in accordance with the minimum requirements of the latest revision of the Texas Manual on Uniform Traffic Control Handbook. All reference for using Texas Department of Transportation (TxDOT)standards and construction details shall be the latest revisions and/or amendments thereof. The Town of Prosper uses thermoplastic markings in lieu of paint. The

minimum sign size shall be the standard size in the manual. Details are available upon request for the type of button patterns and posts and connections required for the signs. 7. The Contractor shall make every effort to impede traffic on existing streets, alleys, or fire lanes open to the public. In the even the construction work requires the closure of an existing street, alley, or fire lane, the Contractor shall request the road closure through the Town 72 hours prior to the requested closure. If the closure eliminates the second point of access to the existing buildings with a certificate of occupancy, then the access may not be closed for more than fortyeight (48) hours and will require Fire Chief/Fire Marshal approval in either case. Unless otherwise specified by the Town, all other streets or alleys may not be closed for more than seventy—two (72) hours.

8. If the Contractor needs to shut off any residential or non-residential water service in order to make a connection to an existing water main, the Town and Fire Chief/Fire Marshal must grand approval of the specific length of time water will be shut off. Contact the Fire Marshal's office to coordinate shutdowns at https://www.prospertx.gov/fire-department/fire-marshal/. 9. The Contractor shall obtain all necessary permits for private facilities as required by the Town of Prosper Building Inspections Department and/or Fire Marshal's Office. Approval of civil plans do

not constitute approval to install private improvements such as fire protection electrical work retaining walls, irrigation and/or fencing. Any component of design found in the civil plans are for reference only and shall require permits prior to installation. Contractor shall contact the Building Inspections Department and/or Fire Marshal's Office to determine what additional approvals are required.

10. Working time is defined as the time during the day, except holidays, in which the Contractor shall be permitted to work. Unless otherwise approved, normal work hours will be 7:00 am to 7:00 pm Monday through Friday. Contractor will be permitted to work weekend hours between 8:00 am and 5:00 pm on Saturdays provided Contractor supplies written notification to the Town of Prosper Engineering Construction Inspector of the Contractor's intent to work and identifies the specific weekend days and hours it plans to work on before 12:00 noon of the immediately preceding Thursday. The Contractor will not be allowed to work Town of Prosper holidays unless an exception is given by the Town, and it is the Contractor's responsibility to verify the Town's holiday schedule. The consequences of work being performed without the benefit of inspection on Saturdays, Sundays, or holidays may be the removal of all work performed without the appropriate inspection, as determined by the Prosper Engineering Construction Inspector. 11. If any conflict arises between these general notes and any other notes found in the plans, the Town General Notes shall take precedence. However, the Director of Engineering Services has the authority to review and approve legitimate conflict in project specific notes if needed. For CIP Projects, the controlling order of precedence will be as specified in the Contract Documents. 12. It is the Contractor's responsibility to maintain a neat and accurate record of construction for the Record Drawings that will be submitted to the Town. Prior to final acceptance, the Contractor's redlines shall be provided to the Engineer of Record for incorporation into the Record Drawings. Record Drawings including redline updates shall be provided to the Prosper Engineering Construction Inspector at least one day prior to the scheduled final walk through inspection.

LEGEND

Firelane

Proposed Sidewalk

Ex. Concrete

Proposed Retaining Wall

—— Proposed Wheel Stop Typical

riangle Existing Fire Hydrant

Proposed Fire Hydrant

BFR Barrier Free Ramp

SYNOPSIS

601 Church Street Address: Propser, Texas 75078

SF-15 Zoning: Proposed Use: Church w/ Daycare 9.527 Acres (414,983 sf) Lot Area:

Existing Building Areas:

Building A Building (Building (Total Bldg Area:

Square Footage of Impervious Surface: 25.84% (107,215 sf)

Lot Coverage: 5.48% (Total Bldg Area 22,731 sf)

Floor Area Ratio: 0.055 : 1

Required Parking: Church (1 Per 3 Seats)

Parking Required Total: 100 Parking Spaces (5 HC)

Parking Provided Total: 122 Parking Spaces (5 HC)

ENGINEER:

Cross Engineering Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 Phone (972) 562-4409 Contact: Casey McBroom, P.E.

OWNER:

First Baptist Church of Prosper 601 S. Church St. Prosper, Texas 75078 Phone (972) 347-2481 Contact: William S. Mears

> **SURVEYOR:** Ringley & Associates 701 S. Tennessee St.

McKinney, TX. 75069 Phone (972) 542-1266 Contact: Lawrence Ringley **CALL BEFORE YOU DIG**

STOP!

(@ least 72 hours prior to digging)

972.562.4409

Drawn By:

C.E.C.I.

1720 W. Virginia Street

CROSS ENGINEERING CONSULTANTS

Checked By:

C.E.C.I.

McKinney, Texas 75069

Texas P.E. Firm No. F-5935

Scale:

1"=60'

CASE NO. ZONE-23-0035

ssue Dates:

11/08/2023

2 01/09/2024

BM-1 = "X" on west edge of concrete sidewalk,

BM-2 = "X" on north edge of concrete sidewalk

in the middle of a curve on the east adjoining

property, 49'± south of the northeast corner of

church building.

Elev.=744.68

the subject property. Elev.=745.39

10.5'± west of the west center wall of the main

Revision & Date:

THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ASEY R. McBROOM, P.E NO. 110104 ON 01/09/24. IT IS NOT TO BE USED FOR

PURPOSES.

CONSTRUCTION

EXHIBIT B -SITE PLAN FIRST BAPTIST CHURCH OF PROSPER EXPANSION

FIRST BAPTIST CHURCH OF PROSPER PROSPER, TEXAS

Project No. 22016

Sheet No.