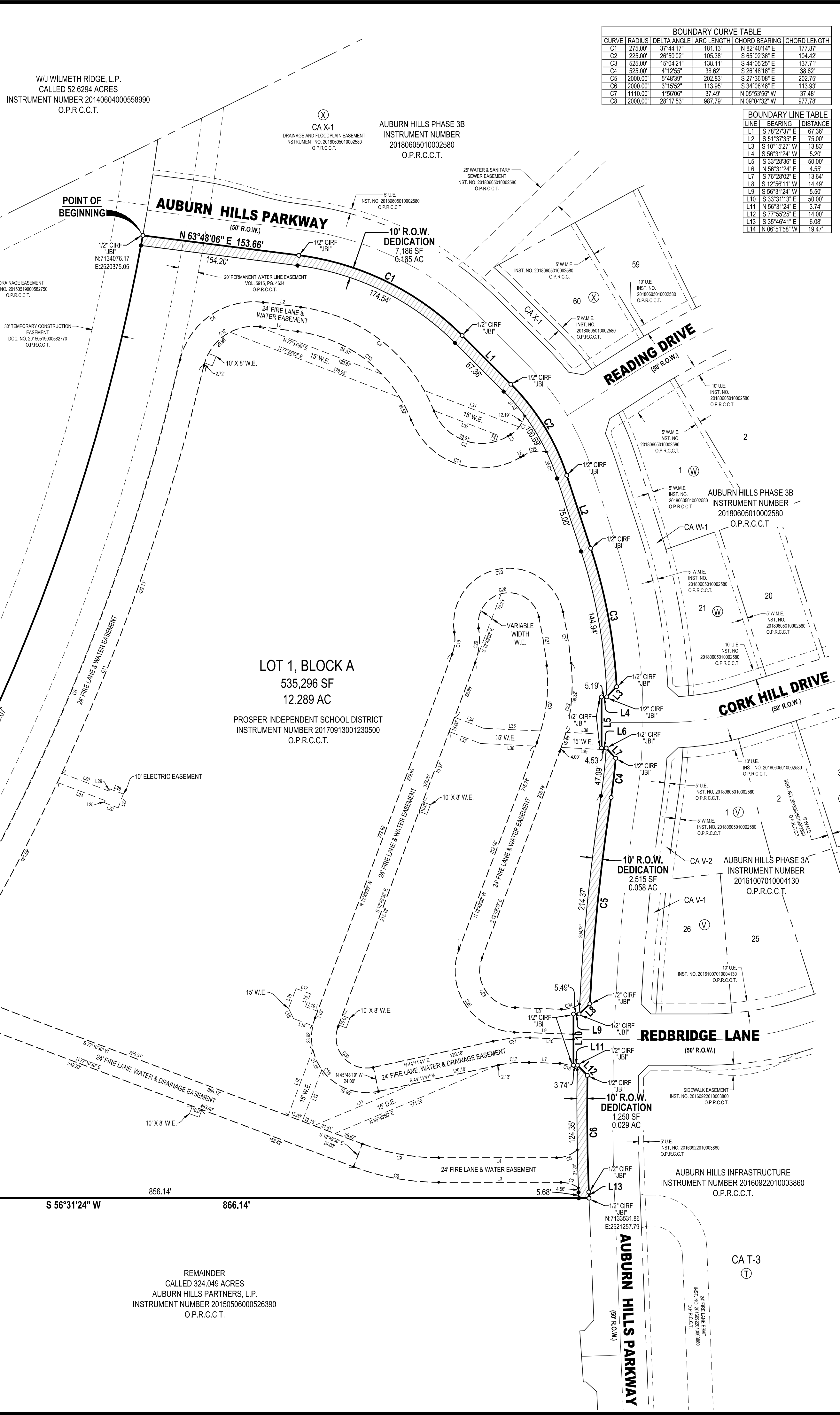
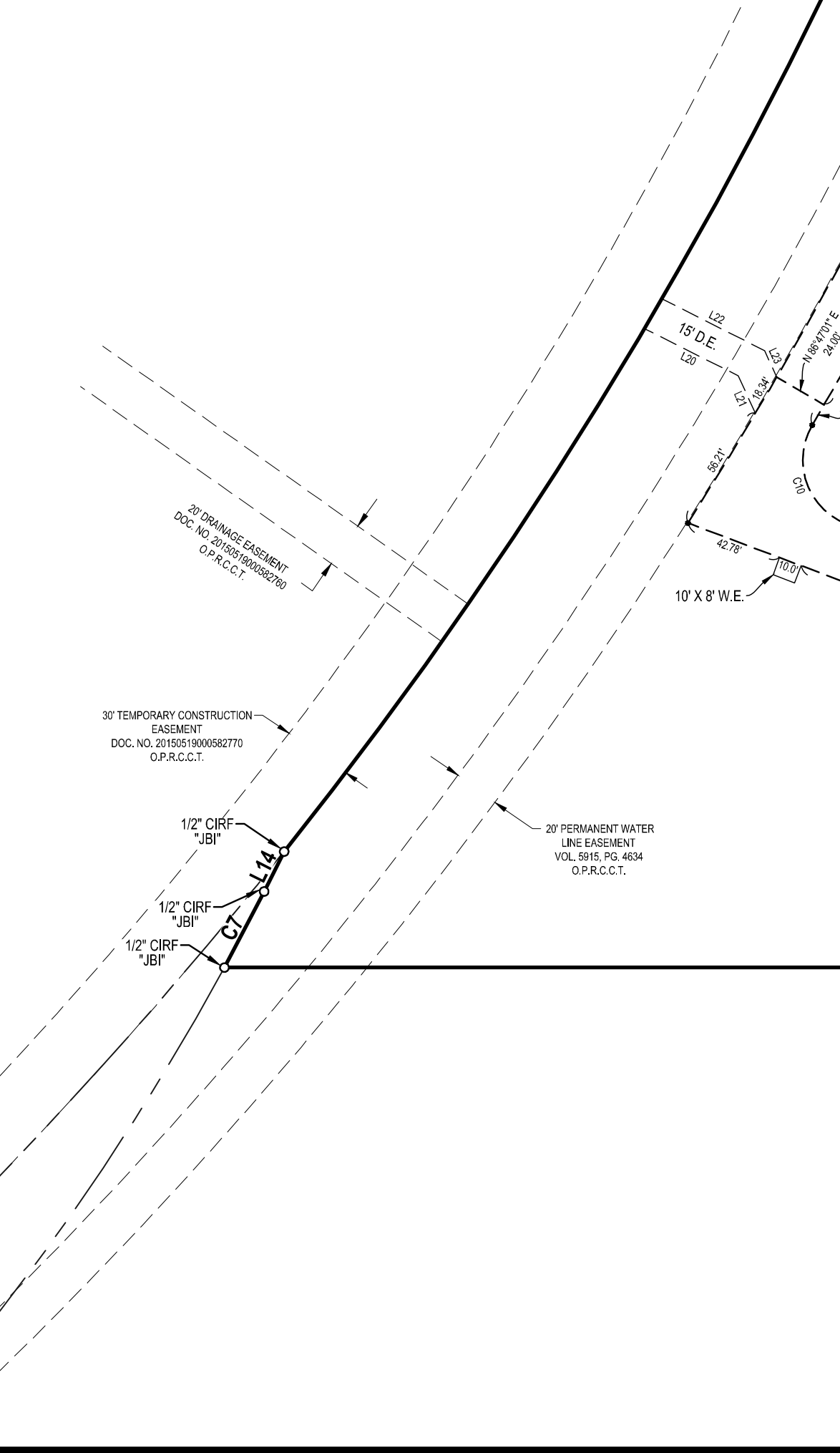


- LEGEND**
- (C.M.) - CONTROLLING MONUMENT
  - IRF - IRON ROD FOUND
  - CRF - CAPPED IRON ROD FOUND
  - NTS - NOT TO SCALE
  - R.O.W. - RIGHT OF WAY
  - INST. - INSTRUMENT
  - CA - COMMON AREA
  - CAV. - CABINET
  - VOL. - VOLUME
  - NO. - NUMBER
  - PG. - PAGE
  - SF - SQUARE FEET
  - AD - ACRES
  - W.E. - WATER EASEMENT
  - U.E. - UTILITY EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - W.M.E. - WALL MAINTENANCE EASEMENT
  - O.P.R.C.C.T. - OFFICIAL PLAT RECORDS COLLIN COUNTY TEXAS

- NOTES:**
1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4302, NAD83/2011 EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000152710.
  2. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
  3. ALL CORNERS ARE A 5/8 INCH IRON ROD SET WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
  4. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.



**BOUNDARY CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	275.00'	37°44'17"	151.13'	N 82°40'14" E	177.87'
C2	225.00'	28°50'02"	105.38'	S 89°02'36" E	104.42'
C3	525.00'	15°04'21"	138.11'	S 44°03'25" E	137.71'
C4	525.00'	4°12'55"	38.62'	S 28°48'19" E	38.62'
C5	2000.00'	9°49'59"	202.83'	S 27°38'09" E	202.75'
C6	2000.00'	1°13'52"	113.95'	S 24°08'49" E	113.95'
C7	1110.00'	1°56'08"	37.49'	N 05°53'25" W	37.49'
C8	2000.00'	28°17'53"	987.79'	N 09°04'32" W	977.78'

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 72°27'21" E	47.36'
L2	S 51°32'35" E	75.00'
L3	S 10°12'22" W	13.83'
L4	S 98°12'24" W	5.07'
L5	S 33°28'36" E	50.00'
L6	N 58°31'24" E	4.55'
L7	S 78°20'02" E	13.94'
L8	S 12°58'11" W	14.49'
L9	S 98°31'24" W	5.50'
L10	S 33°31'15" E	25.00'
L11	N 58°31'24" E	3.74'
L12	S 77°55'25" E	14.00'
L13	S 32°48'41" E	6.08'
L14	N 06°58'11" W	19.47'

**OWNERS CERTIFICATE**

STATE OF TEXAS)  
COUNTY OF COLLIN)

WHEREAS PROSPER INDEPENDENT SCHOOL DISTRICT AND AUBURN HILLS PARTNERS, L.P. are the owners of a 12.540 acre tract of land situated in the Malachi Tucker Survey, Abstract Number 904, Collin County, Texas same being all of a tract of land to Prosper Independent School District as recorded in Instrument Number 20170913001230500 of the Official Public Records of Collin County, Texas and a portion of a tract of land to Auburn Hills Partners, L.P. as recorded in Instrument Number 20150506000526390 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "JBI" found lying on the southerly right-of-way line of Auburn Hills Parkway, (a 50' right-of-way) as dedicated by Auburn Hills Infrastructure, an addition to The City of McKinney as recorded in Instrument Number 20160522010003860 of the Official Public Records of Collin County, Texas, Auburn Hills Phase 3A, an addition to The City of McKinney as recorded in Instrument Number 201607010004130 of the Official Public Records of Collin County, Texas, and Auburn Hills Phase 3B an addition to The City of McKinney as recorded in Instrument Number 2018060510002580 of the Official Public Records of Collin County, Texas, said point also being the southwest corner of said Auburn Hills Phase 3B;

THENCE along the southerly right-of-way line of said Auburn Hills Parkway the following courses and distances;

North 63 degrees 48 minutes 06 seconds East, a distance of 153.66 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 275.00 feet, a central angle of 37 degrees 44 minutes 17 seconds, an arc length of 151.13 feet, a chord bearing of North 82 degrees 40 minutes 14 seconds East, a distance of 177.87 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 78 degrees 27 minutes 37 seconds East, a distance of 67.36 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 225.00 feet, a central angle of 28 degrees 50 minutes 02 seconds, an arc length of 105.38 feet, a chord bearing of South 89 degrees 02 minutes 36 seconds East, a distance of 104.42 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 51 degrees 37 minutes 35 seconds East, a distance of 75.00 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner at the beginning of a curve to the right;

with said curve to the right having a radius of 525.00 feet, a central angle of 15 degrees 04 minutes 21 seconds, an arc length of 137.71 feet, a chord bearing of South 44 degrees 03 minutes 25 seconds East, a distance of 137.71 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 10 degrees 15 minutes 27 seconds West, a distance of 13.83 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 56 degrees 31 minutes 24 seconds West, a distance of 5.20 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 33 degrees 28 minutes 36 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

North 56 degrees 31 minutes 24 seconds East, a distance of 4.55 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 76 degrees 28 minutes 02 seconds East, a distance of 13.64 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner at the beginning of a curve to the right;

with said curve to the right having a radius of 525.00 feet, a central angle of 04 degrees 12 minutes 55 seconds, an arc length of 38.62 feet, a chord bearing of South 28 degrees 48 minutes 16 seconds East, a distance of 38.62 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner at the beginning of a reverse curve to the left;

with said reverse curve to the left having a radius of 2000.00 feet, a central angle of 05 degrees 48 minutes 39 seconds, an arc length of 202.83 feet, a chord bearing of South 27 degrees 36 minutes 08 seconds East, a distance of 202.75 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 12 degrees 56 minutes 11 seconds West, a distance of 14.49 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 56 degrees 31 minutes 24 seconds West, a distance of 5.50 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 33 degrees 31 minutes 13 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

North 56 degrees 31 minutes 24 seconds East, a distance of 3.74 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 77 degrees 55 minutes 25 seconds East, a distance of 14.00 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner at the beginning of a curve to the left;

with said curve to the left having a radius of 2000.00 feet, a central angle of 03 degrees 15 minutes 52 seconds, an arc length of 113.95 feet, a chord bearing of South 34 degrees 08 minutes 46 seconds East, a distance of 113.93 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

South 35 degrees 46 minutes 41 seconds East, a distance of 6.08 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

THENCE South 56 degrees 31 minutes 24 seconds West departing the southerly right-of-way line of said Auburn Hills Parkway passing the southeast corner of aforesaid Prosper Independent School District tract at 10.00 feet and continuing along the south line of same, a total distance of 866.14 feet to a 1/2 inch iron rod with cap stamped "JBI" found for the south corner of same said point also lying at the beginning of a curve to the left;

THENCE with said curve to the left along the west line of said Prosper Independent School District Tract having a radius of 1110.00 feet, a central angle of 01 degrees 56 minutes 06 seconds, an arc length of 37.49 feet, a chord bearing of North 05 degrees 53 minutes 56 seconds West, a distance of 37.48 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner;

THENCE North 06 degrees 51 minutes 58 seconds West continuing along the west line of said Prosper Independent School District Tract, a distance of 19.47 feet to a 1/2 inch iron rod with cap stamped "JBI" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left continuing along the west line of said Prosper Independent School District Tract, having a radius of 2000.00 feet, a central angle of 28 degrees 17 minutes 53 seconds, an arc length of 987.79 feet, a chord bearing of North 09 degrees 04 minutes 32 seconds West, a distance of 977.78 feet to the POINT OF BEGINNING containing 546,247 square feet, or 12,540 acres of land.

**SURVEYOR'S CERTIFICATE**

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Brian J. Maddox II  
Texas Registered Professional  
Land Surveyor No. 6659

STATE OF TEXAS)  
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**OWNER**  
PROSPER INDEPENDENT SCHOOL DISTRICT  
605 East 7th Street  
Prosper Texas 75078  
Contact: Dr. Drew Watkins

**OWNER**  
AUBURN HILLS PARTNERS, L.P.  
5055 Keller Springs, Suite 450  
Addison, Texas 75001

**OWNERS DEDICATION**

STATE OF TEXAS)  
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, PROSPER INDEPENDENT SCHOOL DISTRICT AND AUBURN HILLS PARTNERS, L.P., do hereby adopt this minor plat designating the herein above described property as PROSPER ELEMENTARY SCHOOL NO. 13 ADDITION, LOT 1, BLOCK A and do hereby dedicate to public use forever, their streets, alleys, and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway may interfere with the construction, maintenance, or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**PROSPER INDEPENDENT SCHOOL DISTRICT**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS)  
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**AUBURN HILLS PARTNERS, L.P.**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS)  
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 56°21'11" W	3.01'
L2	S 63°48'06" E	36.93'
L3	N 58°31'24" E	119.46'
L4	S 98°12'24" W	119.69'
L5	N 63°48'06" E	36.93'
L6	N 24°48'36" E	2.72'
L7	S 38°33'01" W	29.96'
L8	N 58°33'01" E	45.41'
L9	S 83°33'01" W	57.92'
L10	N 58°33'01" E	42.53'
L11	N 33°42'59" E	105.86'
L12	S 12°48'30" E	54.00'
L13	S 12°48'30" E	69.05'
L14	S 77°12'30" W	20.08'
L15	N 58°02'30" W	11.14'
L16	N 12°48'30" W	20.53'
L17	N 78°32'38" E	15.00'
L18	N 12°48'30" E	13.45'
L19	N 77°12'30" E	12.50'
L20	N 83°12'39" E	45.87'
L21	S 74°48'30" E	17.98'
L22	N 83°12'39" E	50.21'
L23	S 74°48'30" E	12.74'
L24	N 77°12'30" E	49.12'
L25	N 77°12'30" E	14.50'
L26	S 77°12'30" E	14.50'
L27	S 77°12'30" E	48.00'
L28	N 77°12'30" E	48.00'
L29	N 77°12'30" E	48.00'
L30	N 77°12'30" E	48.00'
L31	N 77°12'30" E	48.00'
L32	N 77°12'30" E	48.00'
L33	S 12°51'51" E	6.48'
L34	N 77°12'30" E	39.15'
L35	N 59°24'45" E	56.08'
L36	S 59°24'45" W	54.88'
L37	S 77°02'30" E	52.50'
L38	N 59°24'45" E	34.87'
L39	S 59°24'45" W	43.88'

**EASEMENT CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	48°39'15"	23.38'	S 03°15'40" W	22.72'
C2	50.00'	99°41'05"	86.99'	S 75°15'31" W	76.43'
C3	162.00'	81°17'53"	173.32'	N 85°32'36" W	165.17'
C4	74.00'	83°32'29"	108.33'	S 01°14'11" W	98.91'
C5	2060.50'	18°57'33"	681.82'	S 10°35'31" E	678.71'
C6	238.00'	20°39'05"	85.00'	N 95°20'51" E	84.60'
C7	30.00'	34°28'22"	19.00'	N 24°43'58" E	17.75'
C8	30.00'	42°38'15"	22.31'	S 38°13'11" W	21.80'
C9	212.00'	28°38'58"	78.41'	S 86°55'15" E	78.00'
C10	30.00'	99°55'08"	52.32'	N 52°15'56" W	45.94'
C11	2084.50'	17°10'01"	624.36'	N 11°29'23" E	622.22'
C12	50.00'	83°52'29"	73.19'	N 21°51'15" E	69.83'
C13	138.00'	61°17'53"	147.64'	S 83°52'58" E	143.70'
C14	74.00'	99°40'52"	128.74'	N 75°15'33" E	113.11'
C15	30.00'	42°48'52"	23.45'	N 47°18'10" E	22.87'
C16	30.00'	34°51'36"	18.42'	S 76°08'49" W	18.14'
C17	120.00'	14°21'20"	30.07'	S 51°22'21" W	28.99'
C18	54.00'	122°35'11"	115.90'	N 74°18'55" W	94.90'
C19	42.00'	29°48'21"	21.85'	N 27°43'41" W	21.60'
C20	54.00'	177°01'39"	166.84'	N 45°52'58" E	167.96'
C21	482.00'	67°01'25"	59.12'	S 42°35'11" E	59.70'
C22	188.00'	28°48'19"	87.19'	S 28°12'10" E	86.99'
C23	36.00'	108°37'29"	68.25'	S 07°08'19" E	58.48'
C24	30.00'	39°29'14"	18.95'	N 40°15'41" E	19.29'
C25	60.00'	108°37'29"	113.75'	N 67°08'19" W	97.47'
C26	184.00'	28°48'19"	78.58'	N 26°12'10" W	75.89'
C27	498.00'	67°01'25"	48.00'	N 42°35'11" W	48.18'
C28	30.00'	177°01'39"	92.89'	S 45°52'58" E	59.98'
C29	66.00'	29°48'21"	34.33'	S 27°43'41" E	33.95'
C30	30.00'	122°35'11"	64.99'	S 74°18'55" E	52.72'
C31	144.00'	14°21'20"	36.08'	N 51°22'21" E	35.99'

**PRELIMINARY FINAL PLAT FOR REVIEW PURPOSES ONLY**

**PRELIMINARY FINAL PLAT  
PROSPER ELEMENTARY SCHOOL  
NO. 13 ADDITION  
LOT 1, BLOCK A  
12.540 ACRES GROSS  
12.289 ACRES NET AFTER R.O.W. DEDICATION**

SITUATED IN THE MALACHI TUCKER SURVEY, ABSTRACT 904  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PROJECT INFORMATION**  
Project No.: HUC 19415  
Date: February 28, 2020  
Drawn By: JM  
Scale: 1"=60'



**SURVEYOR**  
TEAGUE NALL & PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 10194381  
www.tnpsc.com