

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 19-14

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE; GRANTING A SPECIFIC USE PERMIT (SUP) FOR WIRELESS COMMUNICATIONS AND SUPPORT STRUCTURES, LOCATED ON A TRACT OF LAND CONSISTING OF 0.0138 ACRE, MORE OR LESS, IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS; DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that the Zoning Ordinance should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from AT&T ("Applicant") for a Specific Use Permit (SUP) for a wireless communications and support structures, on a tract of land zoned Agricultural (A), consisting of 0.0138 acre of land, more or less, in The Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes; and

WHEREAS, the Town Council has investigated and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required to grant a Specific Use Permit (SUP) have been given in the manner and form set forth by law, Public Hearings have been held, and all other requirements of notice and completion of such procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:

SECTION 1

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

Specific Use Permit Granted. The Town's Zoning Ordinance is amended as follows: Applicant is granted a Specific Use Permit (SUP) for wireless communications and support structures, on a tract of land zoned Agricultural (A), consisting of 0.0138 acre of land, more or less, in the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Specific Use Permit shall conform to, and comply with 1) the site plan and elevations, attached hereto as Exhibit "B", which is incorporated herein for all purposes as if set forth verbatim, subject to the following conditions of approval by the Town Council:

1. Town Council approval of a lease agreement to allow for the use of facilities on Town property;
2. Coordination with the Town and any necessary sports associations to ensure no scheduled activities are disrupted resulting from the relocation of the lights from the existing pole to the cell tower; and
3. Acquisition of any off-site access easements necessary to serve the subject property at the time of Site Plan.

All development plans, standards, and uses for the Property shall comply fully with the requirements of all ordinances, rules, and regulations of the Town of Prosper, as they currently exist or may be amended.

Two (2) original, official, and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy, and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

SECTION 3

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5

Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7

Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

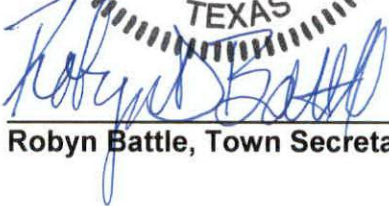
SECTION 8

Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 26th DAY OF MARCH, 2019.



ATTEST:

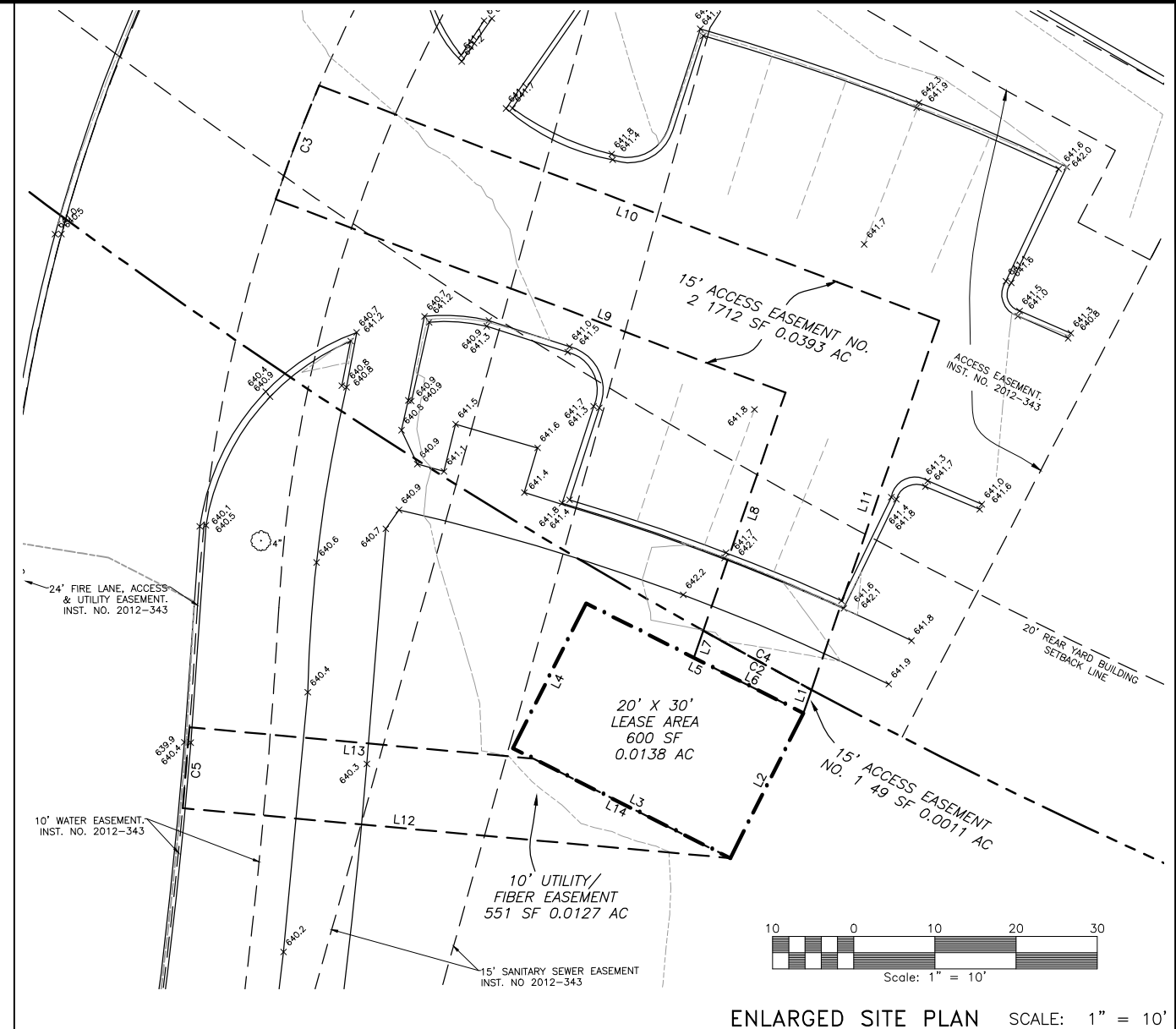
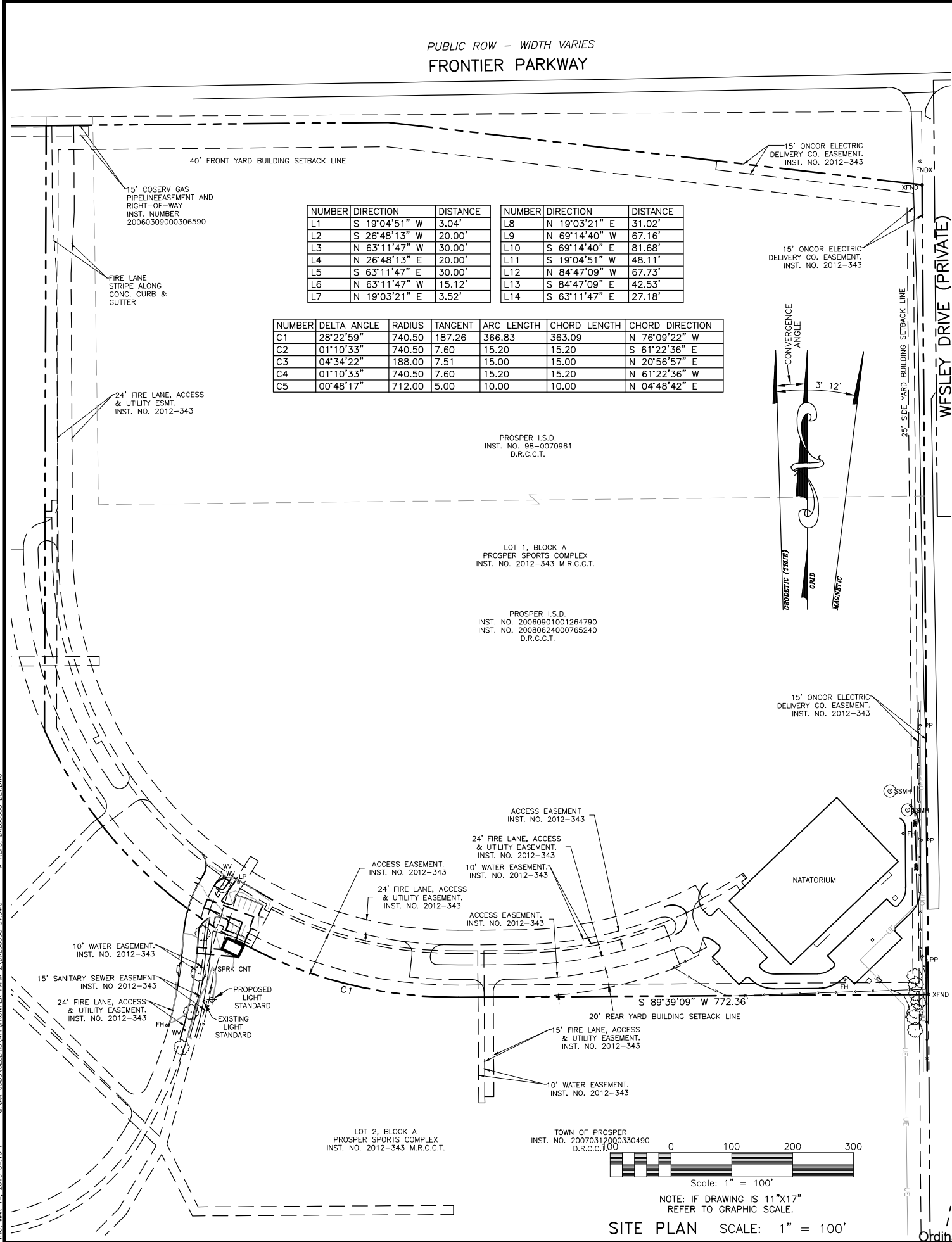

Robyn Battle, Town Secretary


Ray Smith, Mayor

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, Town Attorney

THIS MAP IS THE PROPERTY OF KURTIS R. WEBB, A PROFESSIONAL LAND SURVEYOR. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KURTIS R. WEBB. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.



PROJECT INFORMATION

CENTER OF NEW LIGHT POLE COORDINATES:

Latitude (DMS): N 33° 15' 30.8514" NAD83
Longitude (DMS): W 96° 48' 20.6515" NAD83
Latitude (DD): N 33.258570° NAD83
Longitude (DD): W 96.805737° NAD83
Ground Elevation (AMSL): 639.9 Feet
Top of Existing Light Pole: 81.1' AGL

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

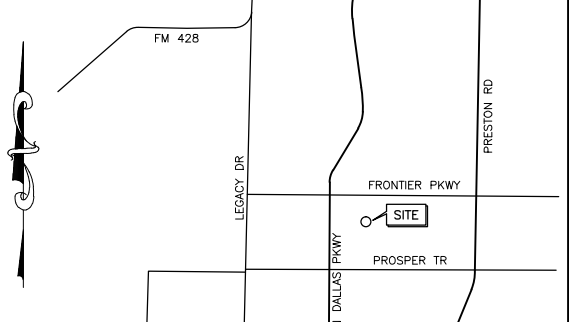
CONVERGENCE ANGLE: 0° 55' 27"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0120J, DATED 06/02/2009. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- TOWER CENTROID
- LP - LIGHT POLE
- EM - ELECTRIC METER
- GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM - BENCH MARK
- BUILDING LINES
- FENCE LINE
- POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE:

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

Kurtis R. Webb
R.P.L.S. #4125

Land Surveyors
Webb Surveying, Inc.
Suite 139
Prosper, TX 75073
Phone: (972) 589-2302
Fax: (972) 589-2302
info@webbsurveying.com

SURVEY
SITE NAME: FRONTIER PARK
SITE NUMBER: DXL00038
PROSPER, TX

at&t

STATE OF TEXAS
KURTIS R. WEBB
PROFESSIONAL LAND SURVEYOR
4125

| NO. | DATE: | DESCRIPTION: |
|-----|------------|----------------|
| 1 | 03/06/2019 | DATE OF SURVEY |
| 2 | | ISSUED |
| 3 | 03/14/2019 | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

S18-0007
Exhibit A

THIS MAP IS THE PROPERTY OF THE COLLIN COUNTY SURVEYING DEPARTMENT. IT IS TO BE USED FOR THE PURPOSES FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE COLLIN COUNTY SURVEYING DEPARTMENT.

20' X 30' LEASE AREA

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas, also being situated in Lot 2, Block A, Prosper Sports Complex, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2012-343, Map Records, Collin County, Texas, and being out of and a portion of that certain tract of land conveyed to the Town of Prosper by Instrument No. 20070312000330490, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a chiseled "x" set in concrete found for the southeast corner of Lot 1, Block A, of said Prosper Sports Complex, also being the most easterly northeast corner of said Lot 2;

THENCE along the south line of said Lot 1, same being an interior line of said Lot 2, the following two (2) courses:

- South 89 degrees 39 minutes 09 seconds West, a distance of 772.36 feet to a Point;
- Along a curve to the right having a radius of 740.50 feet, an arc distance of 366.83 feet, through a central angle of 28 degrees 22 minutes 59 seconds, and whose chord bears North 76 degrees 09 minutes 22 seconds West, a distance of 363.09 feet to a Point;

THENCE through the interior of said Lot 2, South 19 degrees 04 minutes 51 seconds West, a distance of 3.04 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 2 the following four (4) courses:

- South 26 degrees 48 minutes 13 seconds West, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- North 63 degrees 11 minutes 47 seconds West, a distance of 30.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- North 26 degrees 48 minutes 13 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- South 63 degrees 11 minutes 47 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING hereof and containing 0.0138 acres or 600 square feet of land, more or less.

15' ACCESS EASEMENT NO. 1

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas, also being situated in Lot 2, Block A, Prosper Sports Complex, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2012-343, Map Records, Collin County, Texas, and being out of and a portion of that certain tract of land conveyed to the Town of Prosper by Instrument No. 20070312000330490, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a chiseled "x" set in concrete found for the southeast corner of Lot 1, Block A, of said Prosper Sports Complex, also being the most easterly northeast corner of said Lot 2;

THENCE along the south line of said Lot 1, same being an interior line of said Lot 2, the following two (2) courses:

- South 89 degrees 39 minutes 09 seconds West, a distance of 772.36 feet to a Point;
- Along a curve to the right having a radius of 740.50 feet, an arc distance of 366.83 feet, through a central angle of 28 degrees 22 minutes 59 seconds, and whose chord bears North 76 degrees 09 minutes 22 seconds West, a distance of 363.09 feet to the POINT OF BEGINNING hereof;

THENCE through the interior of said Lot 2 the following three (3) courses:

- South 19 degrees 04 minutes 51 seconds West, a distance of 3.04 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner of the lease area described hereon;
- Along the north line of said lease area, North 63 degrees 11 minutes 47 seconds West, a distance of 15.12 feet to a Point;
- North 19 degrees 03 minutes 21 seconds East, a distance of 3.52 feet to a Point on the south line of said Lot 1, same being an interior line of said Lot 2;

THENCE along the south line of said Lot 1, same being an interior line of said Lot 2, along a curve to the left having a radius of 740.50 feet, an arc distance of 15.20 feet, through a central angle of 01 degrees 10 minutes 33 seconds, and whose chord bears South 61 degrees 22 minutes 36 seconds East, a distance of 15.20 feet to the POINT OF BEGINNING hereof and containing 0.0011 acres or 49 square feet of land, more or less.

15' ACCESS EASEMENT NO. 2

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas, also being situated in Lot 1, Block A, Prosper Sports Complex, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2012-343, Map Records, Collin County, Texas, and being out of and a portion of that certain tract of land conveyed to the Prosper Independent School District by Instrument No. 20060901001264790, corrected by Instrument No. 20080624000765240, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a chiseled "x" set in concrete found for the southeast corner of said Lot 1, also being the most easterly northeast corner of Lot 2, Block A, of said Prosper Sports Complex;

THENCE along the south line of said Lot 1, same being an interior line of said Lot 2, the following two (2) courses:

- South 89 degrees 39 minutes 09 seconds West, a distance of 772.36 feet to a Point;
- Along a curve to the right having a radius of 740.50 feet, an arc distance of 366.83 feet, through a central angle of 28 degrees 22 minutes 59 seconds, and whose chord bears North 76 degrees 09 minutes 22 seconds West, a distance of 363.09 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the south line of said Lot 1, same being an interior line of said Lot 2, along a curve to the right having a radius of 740.50 feet, an arc distance of 15.20 feet, through a central angle of 01 degrees 10 minutes 33 seconds, and whose chord bears North 61 degrees 22 minutes 36 seconds West, a distance of 15.20 feet to a Point;

THENCE through the interior of said Lot 1 the following five (5) courses:

- North 19 degrees 03 minutes 21 seconds East, a distance of 31.02 feet to a Point;
- North 69 degrees 14 minutes 40 seconds West, a distance of 67.16 feet to a Point;
- Along a curve to the right having a radius of 188.00 feet, an arc distance of 15.00 feet, through a central angle of 04 degrees 34 minutes 22 seconds, and whose chord bears North 20 degrees 56 minutes 57 seconds East, a distance of 15.00 feet to a Point;
- South 69 degrees 14 minutes 40 seconds East, a distance of 81.68 feet to a Point;
- South 19 degrees 04 minutes 51 seconds West, a distance of 48.11 feet to the POINT OF BEGINNING hereof and containing 0.0393 acres or 1,712 square feet of land, more or less.

10' UTILITY/FIBER EASEMENT

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas, also being situated in Lot 2, Block A, Prosper Sports Complex, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2012-343, Map Records, Collin County, Texas, and being out of and a portion of that certain tract of land conveyed to the Town of Prosper by Instrument No. 20070312000330490, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a chiseled "x" set in concrete found for the southeast corner of Lot 1, Block A, of said Prosper Sports Complex, also being the most easterly northeast corner of said Lot 2;

THENCE along the south line of said Lot 1, same being an interior line of said Lot 2 the following two (2) courses:

- South 89 degrees 39 minutes 09 seconds West, a distance of 772.36 feet to a Point;
- Along a curve to the right having a radius of 740.50 feet, an arc distance of 366.83 feet, through a central angle of 28 degrees 22 minutes 59 seconds, and whose chord bears North 76 degrees 09 minutes 22 seconds West, a distance of 363.09 feet to a Point;

THENCE through the interior of said Lot 2 the following two (2) courses:

- South 19 degrees 04 minutes 51 seconds West, a distance of 3.04 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner of said lease area;
- Along the east line of said lease area, South 26 degrees 48 minutes 13 seconds West, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southeast corner of said lease area and the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 2 the following four (4) courses:

- North 84 degrees 47 minutes 09 seconds West, a distance of 67.73 feet to a Point;
- Along a curve to the left having a radius of 712.00 feet, an arc distance of 10.00 feet, through a central angle of 00 degrees 48 minutes 17 seconds, and whose chord bears North 04 degrees 48 minutes 42 seconds East, a distance of 10.00 feet to a Point;
- South 84 degrees 47 minutes 09 seconds East, a distance of 42.53 feet to a Point;
- South 63 degrees 11 minutes 47 seconds East, a distance of 27.18 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 551 square feet of land, more or less.

PROJECT INFORMATION

CENTER OF NEW LIGHT POLE COORDINATES:

Latitude (DMS): N 33° 15' 30.8514" NAD83
Longitude (DMS): W 96° 48' 20.6515" NAD83
Latitude (DD): N 33.258570° NAD83
Longitude (DD): W 96.805737° NAD83
Ground Elevation (AMSL): 639.9 Feet
Top of Existing Light Pole: 81.1' AGL

NOTES:

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MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

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BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

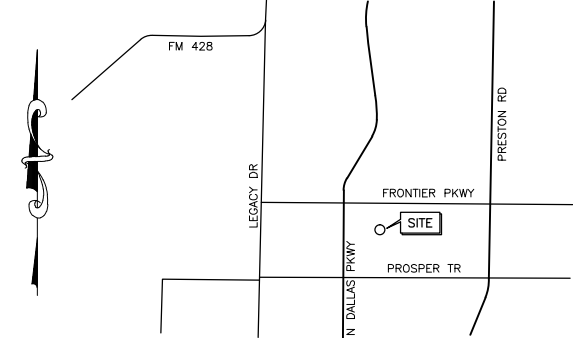
CONVERGENCE ANGLE: 0° 55' 27"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0120J, DATED 06/02/2009. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND


- PP - POWER POLE
- TPED - TELEPHONE RISER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- TOWER CENTROID
- LP - LIGHT POLE
- EM - ELECTRIC METER
- GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM - BENCH MARK
- BUILDING LINES
- FENCE LINE
- PHP - POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE:

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".


Kurtis R. Webb
R.P.L.S. #4125

Surveyor's address to items relevant to survey as described in Report of Title prepared by US Title Solutions, File No. 62614-TX1901-5039, effective date 02/01/2019:

Easement by C. B. Shipley to Texas Power & Light Company, of Dallas, Texas, dated 11/19/1924 recorded 3/14/1925 in book 254 page 82. Does not affect the subject tract.

Right of Way by Virginia Shipley, a widow to Lone Star Gas Company, a Corporation, dated 8/15/1955 recorded 12/16/1955 in book 507 page 364. Does not affect the subject tract.

Easement by Prosper Independent School District to County of Collin, acting by and through Collin County Commissioners Court, dated 8/7/2000 recorded 9/6/2000 in Instrument No: 2000-0096880. Current right-of-way of Frontier Parkway; does not affect the subject tract.

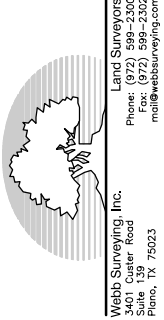
Easement by William F. Ellis, Vice President Bank of America, N.A., Trustee of the Virginia C. Shipley Trust to TXU Gas Company, a corporation, dated 2/12/2002 recorded 4/4/2002 in Instrument No: 2002-0032402. Does not affect the lease area, access easement or utility/fiber easement shown hereon.

Easement by William F. Ellis, Vice President Bank of America, N.A., Trustee, amnd Tommy Allen to CoServ Gas, Ltd., a Texas limited partnership, dated 3/6/2006 recorded 3/9/2006 in Instrument No: 20060309000306590. Does not affect the lease area, access easement or utility/fiber easement shown hereon.

Easement by William F. Ellis, Vice President Bank of America, N.A., Trustee, amnd Tommy Allen to CoServ Gas, Ltd., a Texas limited partnership, dated 3/6/2006 recorded 3/9/2006 in Instrument No: 20060309000306600. Does not affect the lease area, access easement or utility/fiber easement shown hereon.

Easement by Town of Prosper to Oncor Electric Delivery Company LLC, a Delaware limited liability company, dated 10/17/2017 recorded 11/27/2017 in Instrument No: 20171127001564720. Does not affect the lease area, access easement or utility/fiber easement shown hereon.

Prosper Sports Complex Lots 1 & 2, Block A dated 9/4/2012 recorded 9/20/2012 in Instrument No. 2012-343. Easements dedicated therein shown hereon.



SURVEY

SITE NAME: FRONTIER PARK
SITE NUMBER: DXL00038

PROSPER, TX



DRWN KRW
CK KRW

| NO. | DATE: | DESCRIPTION: | |
|-----|------------|----------------|--------|
| | | DATE OF SURVEY | ISSUED |
| 1 | 03/06/2019 | | |
| 2 | | | |
| 3 | 03/14/2019 | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

S18-0007
Exhibit A



Engineer:
Celeris Group Consulting Engineers
2000 E. Lamar Blvd., Suite 550
Arlington, TX 76006
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

STAMP:

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE
OF INTERIM REVIEW UNDER THE AUTHORITY OF
ZHENJING GUO, P.E. LICENSE # 84667. IT IS NOT
TO BE USED FOR CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.

[illegible]

AT&T SITE NUMBER
DXL00038

AT&T SITE NAME
FRONTIER PARK

S18-0007
Exhibit B

| | |
|----------------|----------|
| Project number | 18-10729 |
| Date | 09/26/18 |
| Drawn by | JAC |
| Checked by | ZG |

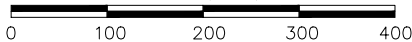
LE01

| |
|-------|
| Scale |
|-------|

1 OVERALL SITE PLAN

SCALE: (34" X 22") 1"=100'-0"
SCALE: (17" X 11") 1"=200'-0"

SCALE (FEET)



Ordinance No. 19-14, 6

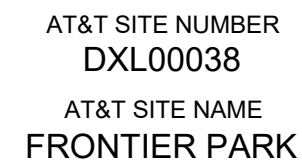


Engineer:
Celeris Group Consulting Engineers
2000 E. Lamar Blvd., Suite 550
Arlington, TX 76006
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

STAMP:

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE
OF INTERIM REVIEW UNDER THE AUTHORITY OF
ZHENJING GUO, P.E. LICENSE # 84667. IT IS NOT
TO BE USED FOR CONSTRUCTION, BIDDING OR
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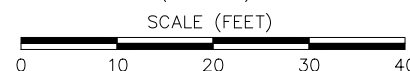
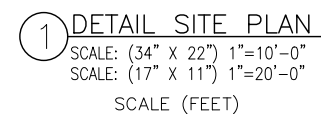
[illegible]

S18-0007
Exhibit B

| | |
|----------------|----------|
| Project number | 18-10729 |
| Date | 09/26/18 |
| Drawn by | JAC |
| Checked by | ZG |

LE02

Scale



Ordinance No. 19-14, 7



SCALE: (34" X 22") 1"=10'-0"
SCALE: (17" X 11") 1"=20'-0"

SCALE (FEET)

