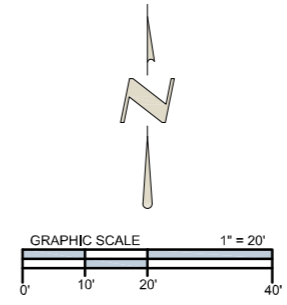
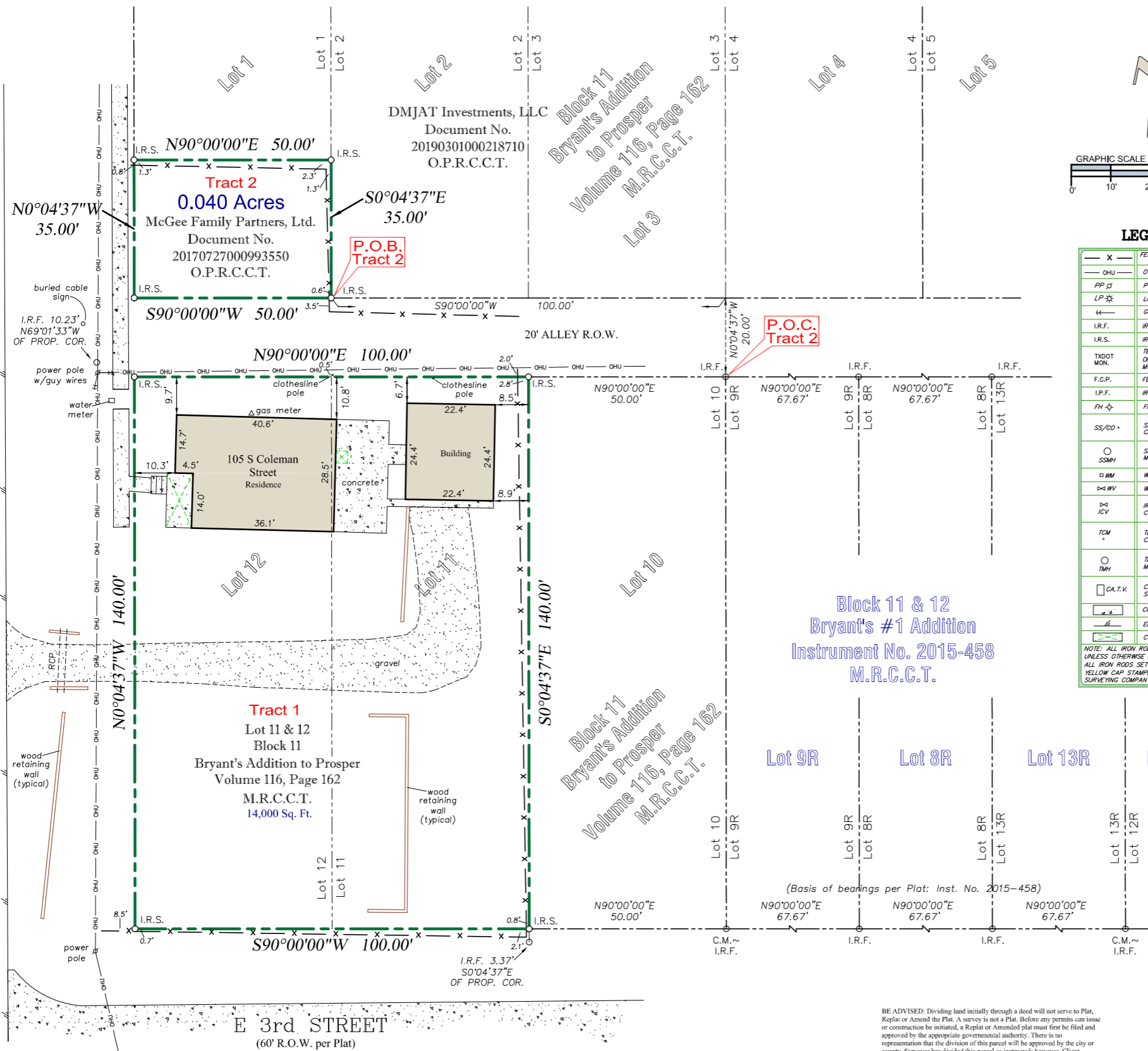


**S COLEMAN STREET**  
(60' R.O.W. per Plat)



**LEGEND**

X	FENCE (AT CENTER OF FENCE POST)
OHU	OVERHEAD UTILITY
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE(S)
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
TXDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
F.C.P.	FENCE CORNER POST
I.P.F.	IRON PIPE FOUND
FH	FIRE HYDRANT
SS/CO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MARKER
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
TCM	TELEPHONE CABLE MARKER
TMH	TELEPHONE MARKER
CA.T.V.	CABLE TELEVISION SUB-SURFACE BOX
CONC.	CONCRETE
ASPH.	EDGE OF ASPHALT
COVERED	COVERED AREA

NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTE.  
ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"

**LEGAL DESCRIPTION FOR TRACT 1:**  
BEING Lot 11 and 12, in Block 11, of Bryant's Addition to Prosper an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 116, Page 162, of the Map Records of Collin County, Texas.

**LEGAL DESCRIPTION FOR TRACT 2:**  
BEING a 0.040 acre tract of lands situated in the Town of Prosper, Collin County, Texas, and being a portion of Lot 1, Block 11, of Bryant's Addition to Prosper, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 116, Page 162, of the Map Records of Collin County, Texas (M.R.C.C.T.), and being that same tract of land described by deed to McGee Family Partners, Ltd., as recorded in Document No. 20170727000993550, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**COMMENCING** from a 1/2 inch iron rod found for the northeast corner of Lot 10 of said Block 11, same being the northwest corner of Lot 9R, Block 11 & 12 of Bryant's #1 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Instrument No. 2015-458, M.R.C.C.T., same being in the south line of a 20 foot wide alley right-of-way, same from which a 1/2 inch iron rod found for the northeast corner of said Lot 9R bears North 90 degrees 00 minutes 00 seconds East, a distance of 67.67 feet;

**THENCE** North 00 degrees 04 minutes 37 seconds West, traversing over and across said 20 foot wide alley, a distance of 20.00 feet to a point for the common south corner of Lots 3 and 4 of said Block 11;

**THENCE** South 90 degrees 00 minutes 00 seconds West, with the north line of said 20 foot wide alley and with the south lines of said Lot 3 and of Lot 2 of said Block 11, a distance of 100.00 feet to a 1/2 inch capped iron rod stamped "ARTHUR SURVEYING COMPANY" set (I.R.S.) for the southeast corner and **POINT OF BEGINNING** of the herein described tract, same being the southeast corner of said Lot 1;

**THENCE** South 90 degrees 00 minutes 00 seconds West, with the north line of said 20 foot wide alley, a distance of 50.00 feet to an I.R.S. for corner, same being in the east line of S Coleman Street (a 60 foot wide right-of-way);

**THENCE** North 00 degrees 04 minutes 37 seconds West, with the east line of said S Coleman Street, a distance of 35.00 feet to an I.R.S. for corner;

**THENCE** North 90 degrees 00 minutes 00 seconds East, traversing over and across said Lot 1, a distance of 50.00 feet to an I.R.S. for corner, same being in the west line of said Lot 2;

**THENCE** South 00 degrees 04 minutes 37 seconds East, with the west line of said Lot 2, a distance of 35.00 feet to the **POINT OF BEGINNING** and containing a total of 0.040 acres of land, more or less, and being subject to any and all easements that may affect.

**BOUNDARY SURVEY**

Lots 11 & 12 and a  
0.040 Acre Portion of Lot 1, Block 11  
Bryant's Addition to Prosper  
Town of Prosper, Collin County, Texas

PC/TECH: RB/SWIM DATE: 02-24-20 SCALE: 1"= 20' ASC NO.: 2002.4771



(mailing address)  
105 S Coleman Street  
Prosper, Texas

The undersigned have/has received and reviewed a copy of this survey.

X \_\_\_\_\_  
X \_\_\_\_\_  
X \_\_\_\_\_

Date: \_\_\_\_\_

**NATIONAL TITLE**  
LITIGANT FIRM & ASSOCIATES • CARRY MILLER TEAM  
3360 Long Prairie Road, Suite 200  
Flower Mound, Texas  
Ph: 972.221.3521

**SURVEYOR'S CERTIFICATION:** The undersigned does hereby certify to National Title (G.F.# 662000103), that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

**FLOOD NOTE:** It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480141 0235 J, present effective date of map, June 2, 2009, herein property situated within Zone "X".

**ARTHUR**  
LAND SURVEYING  
220 Elm St., # 200 - Lewisville, TX 75057  
Ph. 972.221.9439 - TFRN# 10063800  
arthursurveying.com Established 1986



EXHIBIT "B"

**PROSPER RE HOLDINGS LLC**  
Statement of Intent and Purpose

May 2, 2023

To Whom It May Concern,

This letter is to state our intent in regard to 105 S Coleman, Prosper, Texas 75078. Prosper RE Holdings LLC is the owner of the property and this partnership is managed by Michael Bryant and Curtis Klieger. Michael Bryant is the managing partner of Blumka Bryant CPAs LLC and Curtis Klieger is the managing partner of Stonewater Financial Services.

Our intent is to build a commercial building at 105 S Coleman that will house both of our firms. Additionally, we would like to offer rental space for tenants seeking either retail or office space. Our firms will occupy the second floor and the tenants will occupy the first floor. We want to work with the city to determine whether the rental space is best used for office or retail tenants. Being an entry point to Downtown Prosper, we want to build a structure that reflects the exciting development taking place already.

Thanks in advance, we are looking forward to meeting and working with everyone beautifying our home and making it a destination for future residents and businesses.

Sincerely,

Michael Bryant

407-982-0700

michael@blumkabryant.com

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2929 N CENTRAL EXPRESSWAY SUITE 270, RICHARDSON, TX 75080

972-437-1918    MICHAEL@BLUMKABRYANT.COM

**Exhibit “C”**  
**Development Standards**

This tract shall develop under the regulation of the Downtown Retail (DTR) District as outlined in the Town’s Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses

1.1 The permitted land uses within this Planned Development District are as follows:

- Administrative/Medical and Professional Office
- Antique Shop and Used Furniture (First Floor Only)
- Artisan’s Workshop (First Floor Only)
- Business Service (First Floor Only)
- Insurance Office
- Museum/Art Gallery (First Floor Only)
- Retail Stores and Shops (First Floor Only)
- Retail/Service Incidental Use (First Floor Only)

2.0 Landscaping

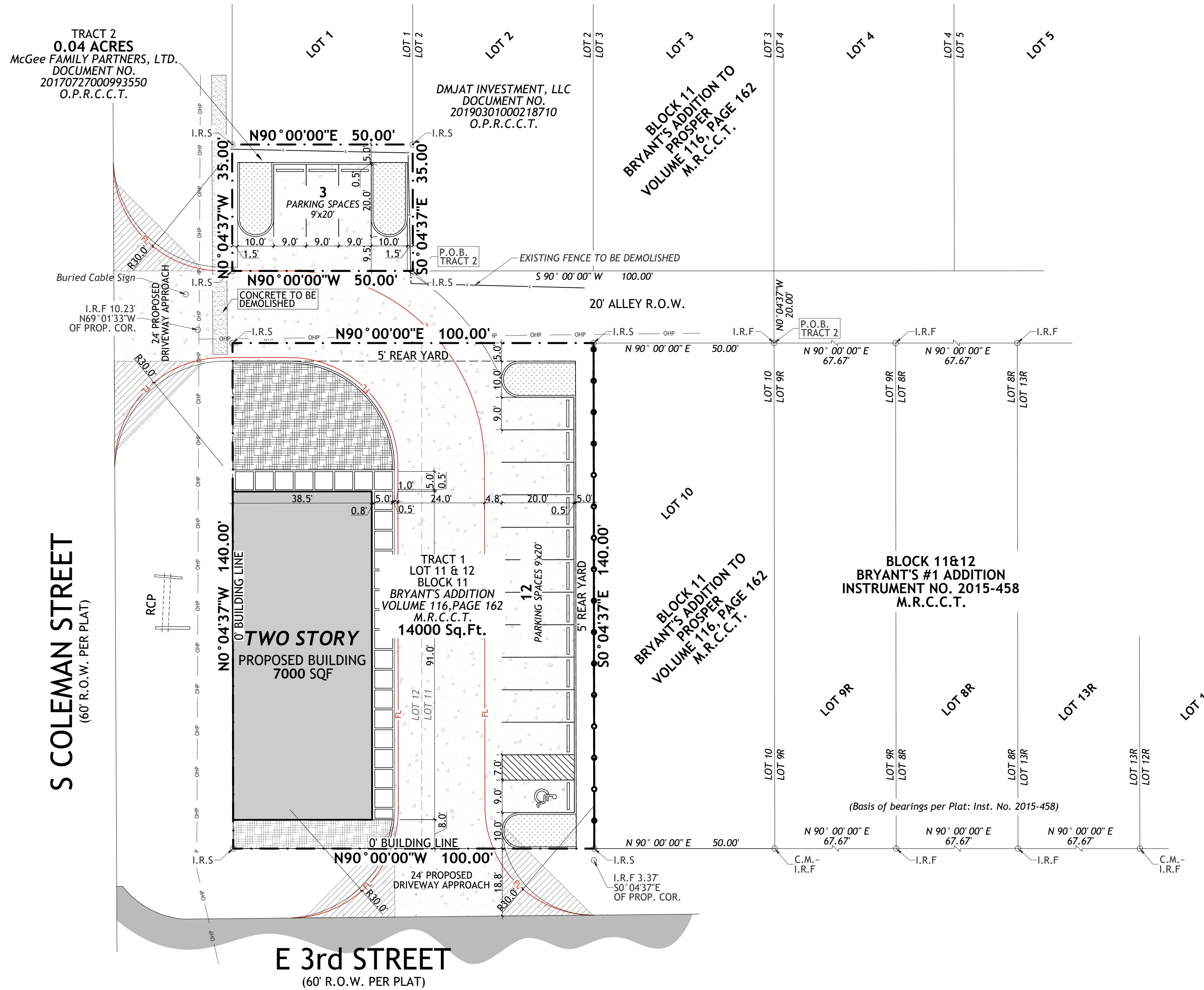
2.1 The landscaping requirements within this Planned Development District are as follows:

- 5’ Landscaping Buffer around the northern, eastern, southern, and western property lines.
- The eastern landscape island on Tract 2 shall not be required and may be used for an additional parking space.

3.0 Architectural Standards

3.1 The architectural standards within this Planned Development District are as follows:

- All construction shall have an approved façade plan before issuance of a building permit.
- The primary building material shall be clay fired brick. Natural stones and other masonry materials are encouraged for architectural details and accents.
- Awnings and canopies shall be architectural materials that complement the building such as metal flashing, wood trim, or fabric. Vinyl shall not be permitted.
- Choice of color for the primary façade, various architectural elements, or details shall be compatible with the overall visual qualities existing within the original downtown portion of the town.



**S COLEMAN STREET**  
(60' R.O.W. PER PLAT)

**E 3rd STREET**  
(60' R.O.W. PER PLAT)

**1** PROPOSED SITE PLAN  
SCALE: 1" = 20'

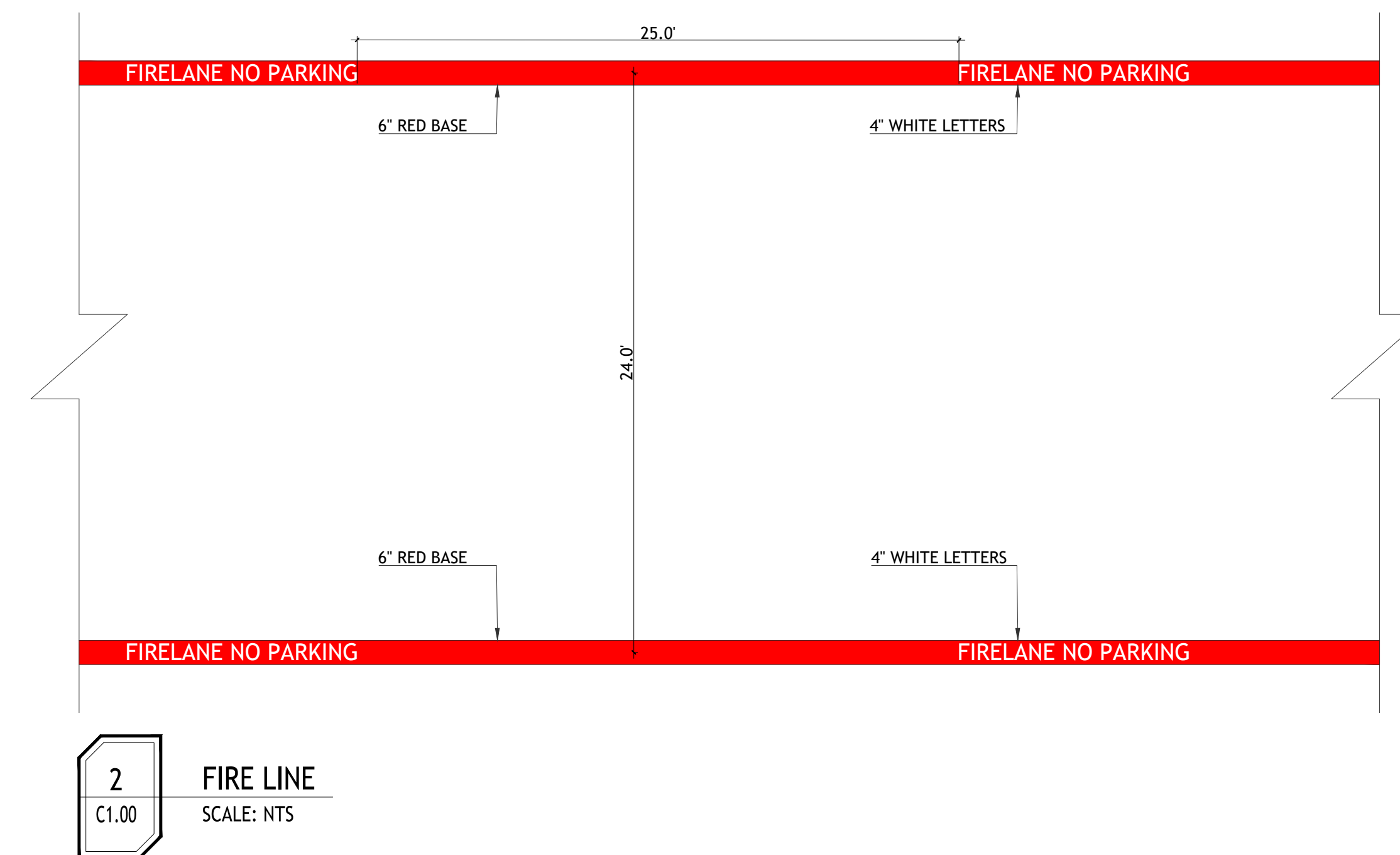
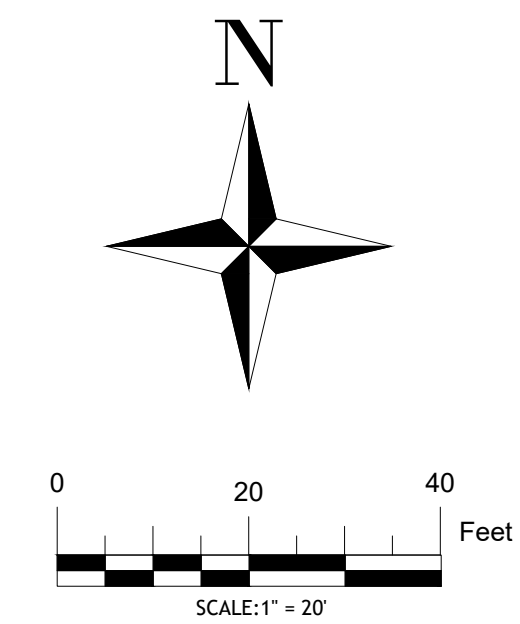
PARKING ANALYSIS				
USE	AREA (SQ.FT)	REQUIRED NUMBER OF SPACES	SPACES REQUIRED	ACCESSIBLE SPACE
BUSINESS OR PROFESSIONAL OFFICE (GENERAL)	7000	ONE SPACE PER 350 SQUARE FEET OF GROSS FLOOR AREA EXCEPT AS OTHERWISE SPECIFIED HEREIN.	20	1
TOTAL SPACES REQUIRED			21	
SPACES PROPOSED			15	

PARKING NOTE : 25% REDUCTION PARKING

**LEGAL DESCRIPTION FOR TRACT 1:**  
BEING LOT 11 AND 12, IN BLOCK 11, OF BRYANT'S ADDITION TO PROSPER AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 116, PAGE 162, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

**LEGAL DESCRIPTION FOR TRACT 2:**  
BEING A 0.040 ACRE TRACT OF LANDS SITUATED IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 11, OF BRYANT'S ADDITION TO PROSPER, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 116, PAGE 162, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS (M.R.C.C.T.), AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO MCGEE FAMILY PARTNERS, LTD., AS RECORDED IN DOCUMENT NO. 20170727000993550, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS,

LEGEND.	
R.O.W.	RIGHT OF WAY
I.R.F	IRON ROD FOUND
I.R.S	IRON ROD SET
- - - - -	PROPERTY LINE
	PROPOSED HANDICAP
	OVERHEAD UTILITY LINES
	FENCE
	PROPOSED BUILDING
	PROPOSED CONCRETE PAVING
	PROPOSED SIDEWALK
	FIRE LANE
	PROPOSED 25X25 VISIBILITY TRIANGLE
	TREE ISLAND PROPOSED
	PROPOSED SHRUBS
	PROPOSED LANDSCAPE AREA
	PROPOSED 8' CEDAR FENCE



**2** FIRE LANE  
SCALE: NTS

REVISIONS			
REV. NO.	REV. DATE	DESCRIPTION	APPROVED

**JD RIVERO**  
 HOUSTON 2 LLC  
 We enrich your life  
 Blueprint-Permit-Constructions  
 3302 CANAL ST 21, HOUSTON, TX 77003  
 TEL: +1(214) 462 0683 www.jdrivero.com

JD RIVERO ENGINEERING LLC F-22854

PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.
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**EXISTING & PROPOSED SITE PLAN**

**SITE DEVELOPMENT ON COLEMAN STREET**

105 S COLEMAN ST. PROSPER TX 75078

**SUSTAINABLE DEVELOPMENT & CONSTRUCTION**

CITY OF PROSPER, TX.

OWNER:		REVIEW BY:	DRAWN BY:	DATE:	FILE:	NUMBER:	SHEET:
CURTIS KLIEGER		L.D.J.	J.D.R.	09/22/2023	---	---	C1.00
OWNER ADDRESS:							
7021 ROYAL VIEW DR. MCKINNEY TX 75070							