

EXHIBIT "A"  
Parcel 1  
Paul and Pacharakorn Thienvanich  
Metes and Bounds Description

Being a 0.0206-acre, 896 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 0.536-acre tract of land described by Warranty Deed with Vendor's Lien to Paul and Pacharakorn Thienvanich, recorded in Instrument Number 20141219001385860, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, no deed found, at the northeast corner of said 0.536-acre tract, and being the northwest corner of a called 0.496-acre tract of land to Paul Thienvanich and Mark Thienvanich, recorded in Instrument Number 20170718000940600, Official Public Records, Collin County, Texas, also being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,272.89

Y: 7,135,940.43

THENCE S 00°28'53" E, with the east line of said 0.536-acre tract and the west line of said 0.496-acre tract, a distance of 11.56 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 5/8-inch iron rod with yellow plastic cap stamped "RPLS 5587" for witness bears S 00°28'53" E, a distance of 293.59 feet, from which the southeast corner of said 0.536-acre tract bears N 00°28'53" W, a distance of 5.14 feet;

THENCE S 89°41'28" W, leaving said common line, over and across said 0.536-acre tract, a distance of 77.80 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said 0.536-acre tract, and being in the east line of a tract of land to Prosper Independent School District, recorded in Instrument Number 20210224000358070, Collin County, Texas, from which a found 1/2-inch iron rod bears S 00°27'25" E, a distance of 288.52 feet for the southwest corner of said 0.536-acre tract;

THENCE N 00°27'25" W, with the west line of said 0.536-acre tract and the east line of said School District tract, a distance of 11.48 feet a found Mag Nail in the south line of said First Street;

THENCE N 89°38'16" E, leaving said common line, with the south line of said First Street and the north line of said 0.536-acre tract, a distance of 77.79 feet to the POINT OF BEGINNING and containing 0.0206 acres or 896 square feet of land.



9/26/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

PARVIN STREET  
(60' R.O.W.)  
BRYANT'S ADDITION  
VOL. 116, PG. 162

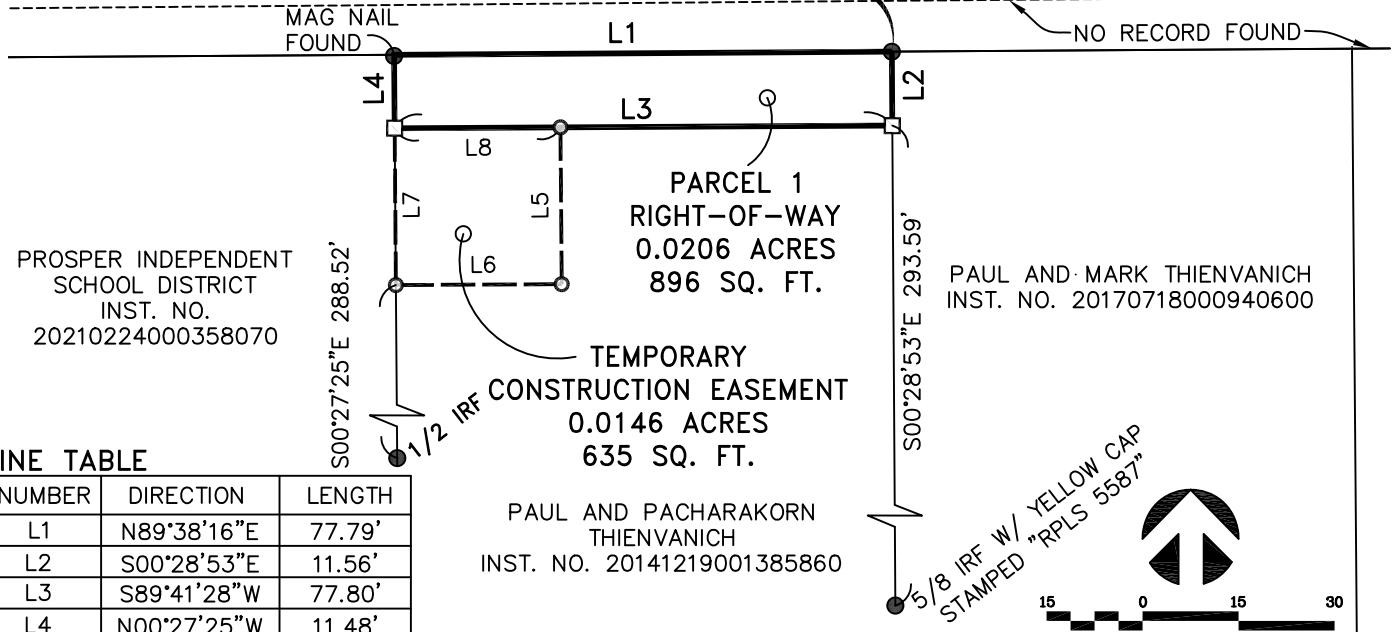
COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

SARA SANGANI  
INST. NO. 20171211001630830

TRACT 3  
ST MARK COPTIC ORTHODOX  
CHURCH OF FRISCO  
INST. NO. 20211115002329420

**P.O.B.**  
PARCEL 1  
1/2" IRF  
X = 2,489,272.89  
Y = 7,135,940.43

FIRST STREET  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION  
BRYANT'S ADDITION  
VOL. 116, PG. 162



PROSPER INDEPENDENT  
SCHOOL DISTRICT  
INST. NO.  
20210224000358070

PAUL AND MARK THIENVANICH  
INST. NO. 20170718000940600

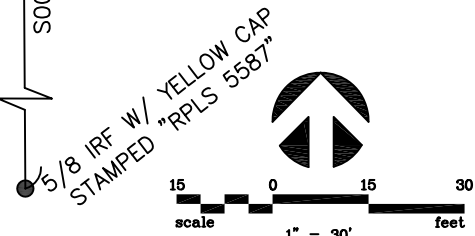
PAUL AND PACHARAKORN  
THIENVANICH  
INST. NO. 20141219001385860

**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L1	N89°38'16"E	77.79'
L2	S00°28'53"E	11.56'
L3	S89°41'28"W	77.80'
L4	N00°27'25"W	11.48'
L5	S00°27'25"E	24.50'
L6	S89°41'28"W	25.91'
L7	N00°27'25"W	24.50'
L8	N89°41'28"E	25.91'

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER



**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 9/26/2025

Blake Sudduth, RPLS 6631



TBPELS ENGR. F-5438; SURV. 10127900

9/24/2025

**Grantham & Associates**  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

1 THIENVANICH

---

TOWN OF PROSPER R.O.W. DEDICATION  
PARCEL 1  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: PAUL AND PACHARAKORN THIENVANICH  
0.0206 ACRES OR 896 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

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**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 2  
Paul Thienvanich and Mark Thienvanich  
Metes and Bounds Description

Being a 0.0191-acre, 833 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 0.496-acre tract of land described by Warranty Deed with Vendor's Lien to Paul Thienvanich and Mark Thienvanich, recorded in Instrument Number 20170718000940600, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, no deed found, at the northwest corner of said 0.496-acre, and being the northeast corner of a called 0.536-acre tract to Paul and Pacharakorn Thienvanich, recorded in Instrument Number 20170718000940600, Official Public Records, Collin County, Texas, also being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,272.89

Y: 7,135,940.43

THENCE N 89°38'16" E, leaving the east line of said 0.536-acre tract, with the south line of said First Street and the north line of said 0.496-acre tract, a distance of 71.91 feet to a point for the northwest corner of a called 0.52-acre tract of land to Paul Thienvanich, recorded in Instrument Number 2022000108255, Official Public Records, Collin County, Texas, from which a found 5/8-inch iron rod with yellow plastic cap stamped "RPLS 5587" bears N 00°27'57" W, a distance of 0.30 feet;

THENCE S 00°27'57" E, leaving the south line of said First Street and with the east line of said 0.496-acre tract and west line of said 0.52-acre tract, a distance of 11.62 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" bears S 00°27'57" E, a distance of 288.38 feet for the southeast corner of said 0.496-acre tract;

THENCE S 89°41'28" W, leaving said common line, over and across said 0.496-acre tract, a distance of 71.91 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said 0.496-acre tract, and being in the west line of said 0.536-acre tract, from which a found 5/8-inch iron rod with yellow plastic cap stamped "RPLS 5587" for witness bears S 00°28'53" E, a distance of 293.59 feet;

THENCE N 00°28'53" W, with said common line, a distance of 11.56 feet to the POINT OF BEGINNING and containing 0.0191 acres or 833 square feet of land.



9/26/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

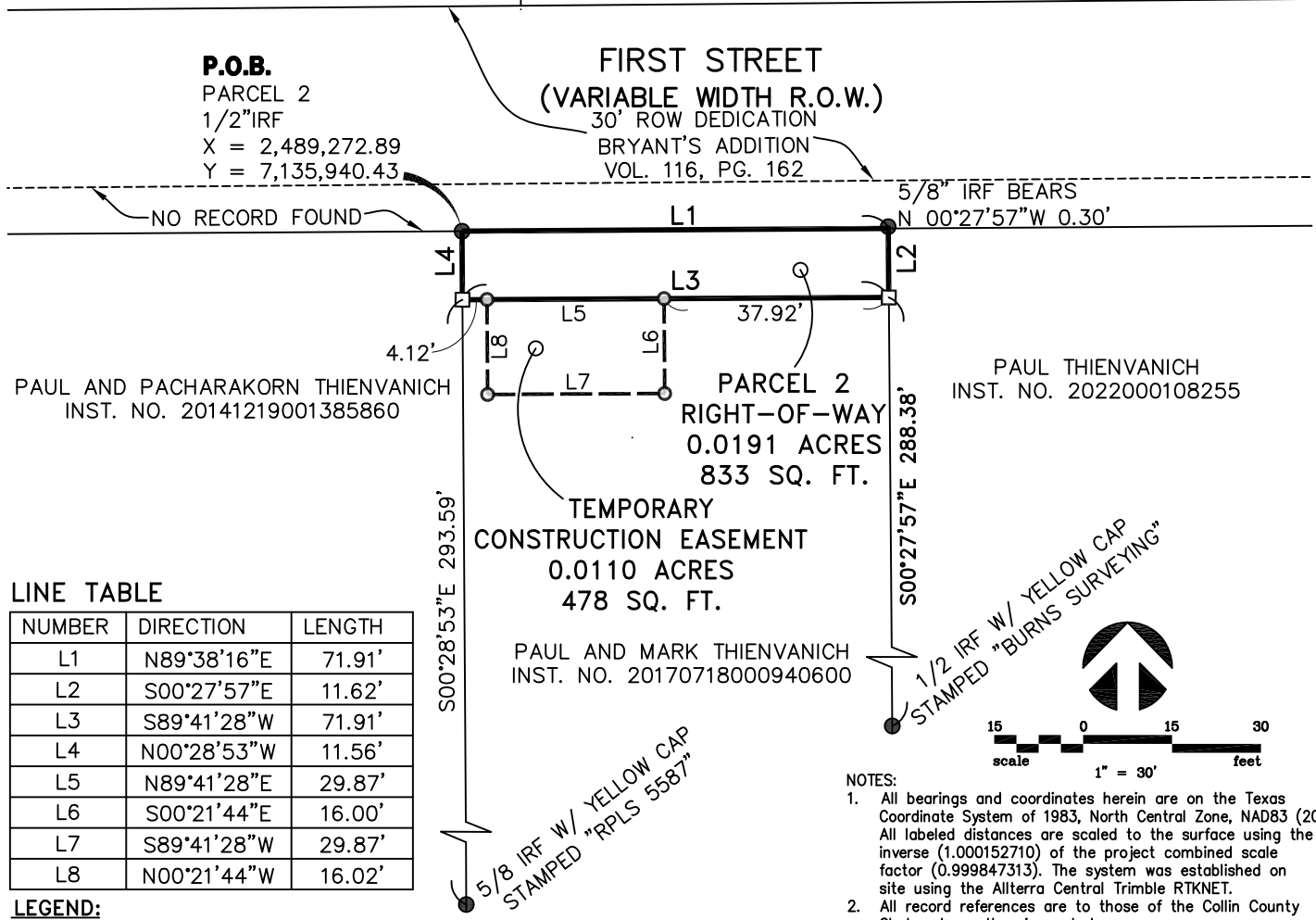
COLLIN COUNTY SCHOOL LAND  
 SURVEY NO. 12  
 ABSTRACT NO. 147

SARA SANGANI  
 INST. NO. 20171211001630830

TRACT 3  
 ST MARK COPTIC ORTHODOX CHURCH OF FRISCO  
 INST. NO. 20211115002329420

**P.O.B.**  
 PARCEL 2  
 1/2" IRF  
 X = 2,489,272.89  
 Y = 7,135,940.43

**FIRST STREET**  
 (VARIABLE WIDTH R.O.W.)  
 30' ROW DEDICATION  
 BRYANT'S ADDITION  
 VOL. 116, PG. 162



**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L1	N89°38'16"E	71.91'
L2	S00°27'57"E	11.62'
L3	S89°41'28"W	71.91'
L4	N00°28'53"W	11.56'
L5	N89°41'28"E	29.87'
L6	S00°21'44"E	16.00'
L7	S89°41'28"W	29.87'
L8	N00°21'44"W	16.02'

**LEGEND:**

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- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
 9/26/2025  
 Blake Sudduth, RPLS 6631



- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.
  - A legal description of even date accompanies this drawing.

9/24/2025

9/24/2025

2 THIENVANICH

TBPELS ENGR. F-5438; SURV. 10127900

**Grantham & Associates**  
 An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

TOWN OF PROSPER PARCEL 2  
 RIGHT-OF-WAY DEDICATION  
 FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
 OWNER: PAUL AND MARK THIENVANICH  
 0.0191 ACRES OR 833 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 3  
Paul Thienvanich  
Metes and Bounds Description

Being a 0.0201-acre, 876 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 0.52-acre tract of land described by General Warranty Deed to Paul Thienvanich, recorded in Instrument Number 202200108255, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, no deed found, at the northeast corner of a tract of land to Christopher Max Hughes and Myra L. Hughes, recorded in Instrument Number 19970705000536700, Official Public Records, Collin County, Texas;

THENCE S 89°38'16" W, with the south line of said First Street and the north line of said Hughes tract, a distance of 73.90 feet to a point for the northeast corner of said 0.52-acre tract and the northwest corner of said Hughes tract, from which a found 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" bears N 00°37'37" W, a distance of 0.30 feet, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,419.90

Y: 7,135,941.36

THENCE S 00°37'37" E, leaving the south line of said First Street, with the east line of said 0.52-acre tract and the west of said Hughes tract, a distance of 11.69 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 89°41'28" W, leaving said common line, over and across said 0.52-acre tract, a distance of 75.15 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said 0.52-acre tract and in the east line of a called 0.496-acre tract of land to Paul Thienvanich and Mark Thienvanich, recorded in Instrument Number 20170718000940600, Official Public Records, Collin County, Texas, from which a found 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" bears S 00°27'25" E, a distance of 288.38 feet for the southwest corner of said 0.496-acre tract;

THENCE N 00°27'57" W, with said common line, a distance of 11.62 feet to a point in the south line of said First Street, from which a found 5/8-inch iron rod with yellow plastic cap stamped "RPLS 5587" bears N 00°27'25" W, a distance of 0.30 feet;

THENCE N 89°38'16" E, leaving said common line, with the south line of said First Street and the north line of said 0.52-acre tract, a distance of 75.12 feet to the POINT OF BEGINNING and containing 0.0201 acres or 876 square feet of land.



9/26/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044



Firm Number. 10127900

Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

COLLIN COUNTY SCHOOL LAND  
 SURVEY NO. 12  
 ABSTRACT NO. 147

TRACT 3  
 ST MARK COPTIC ORTHODOX CHURCH OF FRISCO  
 INST. NO. 20211115002329420

CONRAD PROPERTIES LLC  
 INST. NO. 2022000111828

PARCEL 3  
 RIGHT-OF-WAY  
 0.0201 ACRES  
 876 SQ. FT.

FIRST STREET  
 (VARIABLE WIDTH R.O.W.)  
 30' ROW DEDICATION  
 BRYANT'S ADDITION  
 VOL. 116, PG. 162

**P.O.B.**  
 PARCEL 3  
 1/2" IRF "BURNS"  
 BEARS N 00°37'37"W 0.30'  
 X = 2,489,419.90  
 Y = 7,135,941.36

5/8" IRF BEARS  
 N 00°27'57"W 0.30'

NO RECORD FOUND

**P.O.C.**  
 1/2" IRF  
 X = 2,489,493.78  
 Y = 7,135,941.83

PAUL AND MARK THIENVANICH  
 INST. NO. 20170718000940600

S00°27'57"E 288.38'

TEMPORARY  
 CONSTRUCTION EASEMENT  
 0.0004 ACRES  
 19 SQ. FT.

PAUL THIENVANICH  
 INST. NO. 2022000108255

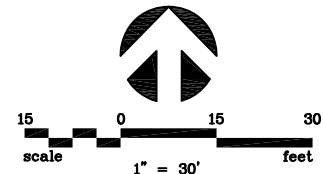
TEMPORARY  
 CONSTRUCTION EASEMENT  
 0.0086 ACRES  
 373 SQ. FT.

CHRISTOPHER MAX AND MYRA L  
 HUGHES  
 INST. NO. 19970705000536700

**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L1	S00°37'37"E	11.69'
L2	S89°41'28"W	75.15'
L3	N00°27'57"W	11.62'
L4	N89°38'16"E	75.12'
L5	N89°41'28"E	6.17'
L6	S00°27'57"E	3.00'
L7	S89°41'27"W	6.17'
L8	N00°27'57"W	3.00'
L9	S00°27'57"E	12.50'
L10	S89°41'28"W	29.85'
L11	N00°27'57"W	12.50'
L12	N89°41'28"E	29.85'

1/2 IRF W/ YELLOW CAP  
 STAMPED "GRANTHAM SURVEYING"



**NOTES:**

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- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER


I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 9/26/2025

Blake Sudduth, RPLS 6631

9/24/2025



**Grantham & Associates**  
 An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
 GARLAND, TEXAS 75044

(972) 864-2333 (TEL)

3 THIENVANICH

TOWN OF PROSPER PARCEL 3  
 RIGHT-OF-WAY DEDICATION  
 FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
 OWNER: PAUL THIENVANICH  
 0.0201 ACRES OR 876 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

TBPELS ENGR. F-5438; SURV. 10127900

EXHIBIT "A"  
Parcel 4  
Christopher Max Hughes  
Metes and Bounds Description

Being a 0.0199-acre, 866 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land conveyed by Divorce Deed to Christopher Max Hughes, recorded in Instrument Number 20210521001028260 and described in Instrument Number 19970705000536700, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, no deed found, at the northeast corner of said Hughes tract and being the northwest corner of a called 0.625-acre tract of land to the Betty C. Wimberly Living Trust, recorded in Instrument Number 2023000104473, Collin County, Texas, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,493.78

Y: 7,135,941.83

THENCE S 00°24'37" E, leaving the south line of said First Street, with the east line of said Hughes tract and the west line of said 0.625-acre tract, a distance of 11.76 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 3/8-inch iron rod bears S 00°24'37" E, a distance of 287.66 feet for the southeast corner of said Hughes tract;

THENCE S 89°41'28" W, leaving said common line, over and across said Hughes tract, a distance of 73.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said Hughes tract and in the east line of a 0.52-acre tract of land to Paul Thienvanich, recorded in Instrument Number 202200108255, Official Public Records, Collin County, Texas, from which a found 1/2-inch iron rod bears S 00°37'37" E, a distance of 287.32 feet for the southwest corner of said Hughes tract;

THENCE N 00°37'37" W, with said common line, a distance of 11.69 feet to a point in the south line of said First Street for the northwest corner of said Hughes tract, and being the northeast corner of said 0.52-acre tract, from which a found 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" bears N 00°37'37" W, a distance of 0.30 feet;

THENCE N 89°38'16" E, leaving said common line, with the south line of said First Street and the north line of said Hughes tract, a distance of 73.90 feet to the POINT OF BEGINNING and containing 0.0199 acres or 866 square feet of land.



10/28/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

ST MARK TRACT 3  
CHURCH OF ORTHODOX  
INST. NO. 2021115002329420

COLLIN COUNTY SCHOOL  
LAND SURVEY NO. 12  
ABSTRACT NO. 147

CONRAD PROPERTIES LLC  
INST. NO. 2022000111828

ROBERTO J ALEJOS AND LUCIA  
GONZALES DEALEJOS  
VOL. 4853 PG. 1167

**FIRST STREET  
(VARIABLE WIDTH R.O.W.)**

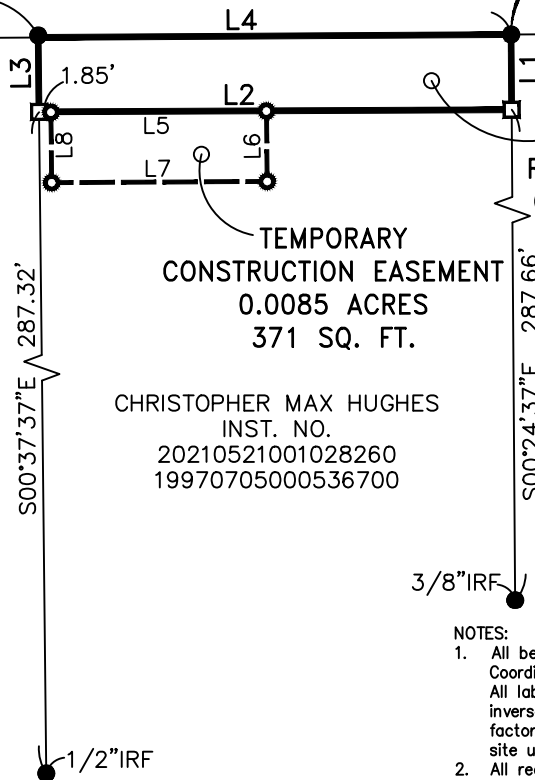
30' ROW DEDICATION  
BRYANT'S ADDITION  
VOL. 116, PG. 162

**P.O.B.**

PARCEL 4  
1/2" IRF  
X = 2,489,493.78  
Y = 7,135,941.83

1/2" IRF "BURNS"  
BEARS N 00°37'37"W 0.30'

NO RECORD FOUND



PAUL THIENVANICH  
INST. NO. 2022000108255

CHRISTOPHER MAX HUGHES  
INST. NO.  
20210521001028260  
19970705000536700

PARCEL 4  
RIGHT-OF-WAY  
0.0199 ACRES  
866 SQ. FT.

THE BETTY C. WIMBERLY LIVING TRUST  
INST. NO. 2023000104473

**LINE TABLE**

NUMBER	LENGTH	DIRECTION
L1	11.76'	S00°24'37"E
L2	73.85'	S89°41'28"W
L3	11.69'	N00°37'37"W
L4	73.90'	N89°38'16"E
L5	33.69'	N89°41'28"E
L6	11.00'	S00°37'37"E
L7	33.69'	S89°41'28"W
L8	11.00'	N00°37'37"W

**LEGEND:**

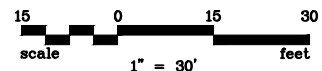
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- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.



*[Signature]* 10/28/2025

Blake Sudduth, RPLS 6631

TBPELS ENGR. F-5438; SURV. 10127900

10/28/2025



**Grantham & Associates**  
An LJB Engineering Company

4570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)

4 HUGHES

TOWN OF PROSPER R.O.W. DEDICATION  
PARCEL 4  
EAST FIRST STREET PROJECT #  
OWNER: CHRISTOPHER MAX HUGHES  
0.0199 ACRES OR 866 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 5  
The Betty C Wimberly Living Trust  
Metes and Bounds Description

Being a 0.0246-acre, 1,070 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed to The Betty C. Wimberly Living Trust, recorded in Instrument Number 2023000104473, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, no deed found, at the northwest corner of said Wimberly tract and the northeast corner of a tract of land to the Christopher Max Hughes, recorded in Instrument Number 20210521001028260 and described in Instrument Number 19970705000536700, Collin County, Texas, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,493.78

Y: 7,135,941.83

THENCE N 89°38'16" E, with the south line of said First Street and the north line of said Wimberly tract, a distance of 90.62 feet to a point for the northeast corner of said Wimberly tract and the northwest corner of a tract of land to Aaron Roy Potvin, recorded in Instrument Number 20200918001588220, Collin County, Texas, from which a found 1/2-inch iron rod bears S 00°21'44" E, a distance of 3.07 feet;

THENCE S 00°21'44" E, leaving the south line of said First Street, with the east line of said Wimberly tract and the west line of said Potvin tract, a distance of 11.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 89°41'28" W, leaving said common line, over and across said Wimberly tract, a distance of 90.61 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said Wimberly tract and in the east line of Hughes tract, from which a found 3/8-inch iron rod bears S 00°24'37" E, a distance of 287.66 feet for the southwest corner of said Wimberly tract;

THENCE N 00°24'37" W, with said common line, a distance of 11.76 feet to the POINT OF BEGINNING and containing 0.0246 acres or 1,070 square feet of land.



10/28/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

CONRAD PROPERTIES LLC  
INST. NO. 202200011828

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

ROBERTO J ALEJOS AND LUCIA GONZALES  
DEALEJOS  
VOL. 4853 PG. 1167

FIELD STREET  
NO RECORD FOUND

ERNEST MAHARD, JR.  
VOL. 417, PG. 441

**P.O.B.**  
PARCEL 5  
1/2" IRF  
X=2,489,493.78  
Y=7,135,941.83

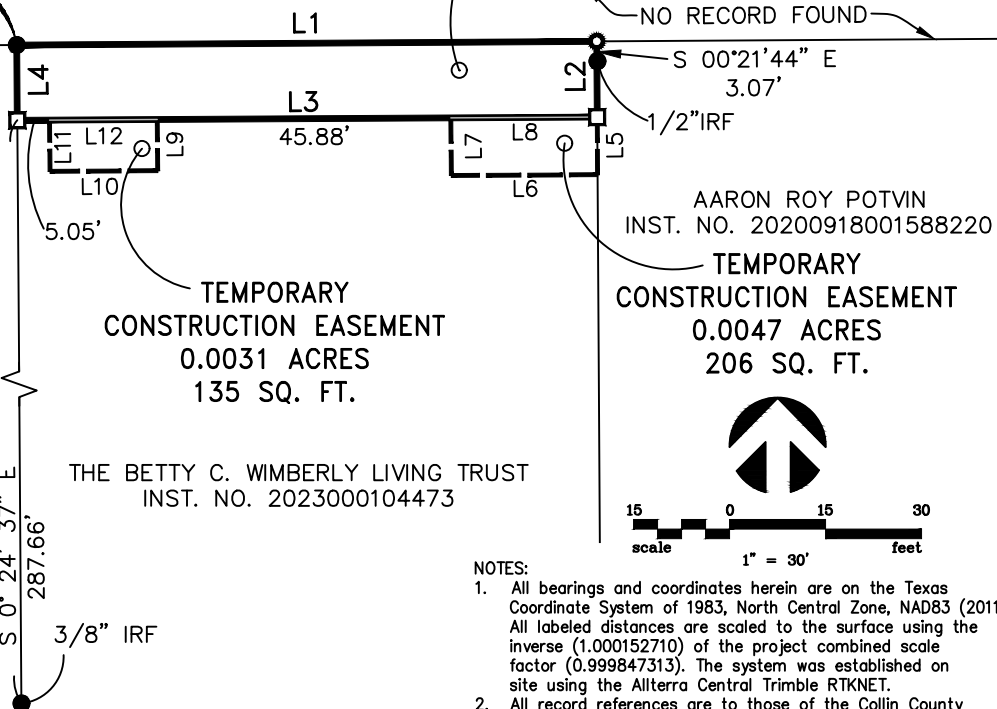
**EAST FIRST STREET  
(VARIABLE WIDTH R.O.W.)**  
30' ROW DEDICATION  
BRYANT'S ADDITION  
VOL. 116, PG. 162

**PARCEL 5  
RIGHT-OF-WAY**  
0.0246 ACRES  
1070 SQ. FT.

CHRISTOPHER MAX HUGHES  
INST. NO.  
20210521001028260  
19970705000536700

**LINE TABLE**

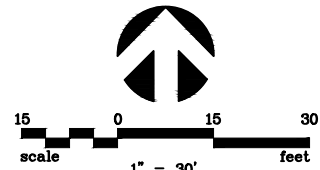
NUMBER	DIRECTION	LENGTH
L1	N89°38'16"E	90.62'
L2	S00°21'44"E	11.85'
L3	S89°41'28"W	90.61'
L4	N00°24'37"W	11.76'
L5	S00°21'44"E	9.00'
L6	S89°41'28"W	22.86'
L7	N00°21'44"W	9.00'
L8	N89°41'28"E	22.86'
L9	S00°24'37"E	8.00'
L10	S89°41'28"W	16.82'
L11	N00°24'37"W	8.00'
L12	N89°41'28"E	16.82'



AARON ROY POTVIN  
INST. NO. 20200918001588220

**TEMPORARY  
CONSTRUCTION EASEMENT**  
0.0047 ACRES  
206 SQ. FT.

THE BETTY C. WIMBERLY LIVING TRUST  
INST. NO. 2023000104473



- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.
  - A legal description of even date accompanies this drawing.

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - VOL. PG. = VOLUME, PAGE
  - INST. NO. = INSTRUMENT NUMBER
  - IRF = IRON ROD FOUND
  - = MONUMENT FOUND
  - = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
  - = POINT FOR CORNER



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
10/28/2025  
Blake Sudduth, RPLS 6631

10/28/2025

**Grantham & Associates**  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

5 WIMBERLY

TOWN OF PROSPER PARCEL 5  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: THE BETTY C. WIMBERLY LIVING TRUST  
0.0246 ACRES OR 1,070 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 6  
Aaron Roy Potvin  
Metes and Bounds Description

Being a 0.0205-acre, 893 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed Reserving Live Estate to Aaron Roy Potvin, recorded in Instrument Number 20200918001588220, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, a deed found, at the northwest corner of a tract of land to The Betty C. Wimberly Living Trust, recorded in Instrument Number 2023000104473, Official Public Records, Collin County, Texas;

THENCE N 89°38'16" E, with the south line of said First Street and the north line of said Wimberly tract, a distance of 90.62 feet to a point for the northwest corner of said Potvin tract, from which a found 1/2-inch iron rod bears S 00°21'44" E, a distance of 3.07 feet, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,584.39

Y: 7,135,942.40

THENCE N 89°38'16" E, with the south line of said First Street and the north line of said Potvin tract, a distance of 75.19 feet to a point for the northeast corner of said Potvin tract and the northwest corner of a tract of land to Sean Stansell, recorded in Volume 4648, Page 2911, Deed Records, Collin County, Texas;

THENCE S 00°21'44" E, leaving the south line of said First Street, with the east line of said Potvin tract and the west line of said Stansell tract, a distance of 11.92 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch rod with an illegible yellow plastic cap bears S 00°21'44" E, a distance of 288.40 feet for the southeast corner of said Potvin tract;

THENCE S 89°41'28" W, leaving said common line, over and across said Potvin tract, a distance of 75.19 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said Potvin tract and the east line of said Wimberly tract;

THENCE N 00°21'44" W, with said common line, a distance of 11.85 feet to the POINT OF BEGINNING and containing 0.0205 acres or 893 square feet of land.



10/28/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

ROBERTO J ALEJOS AND LUCIA GONZALES  
DE ALEJOS  
VOL. 4853 PG. 1167  
COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

FIELD STREET  
NO WIDTH GIVEN  
VOL. 135, PG. 200

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N89°38'16"E	75.19'
L2	S00°21'44"E	11.92'
L3	S89°41'28"W	75.19'
L4	N00°21'44"W	11.85'
L5	S00°21'44"E	14.00'
L6	S89°41'28"W	20.64'
L7	N00°21'44"W	14.00'
L8	N89°41'28"E	20.64'
L9	S00°21'44"E	9.00'
L10	S89°41'28"W	3.55'
L11	N00°21'44"W	9.00'
L12	N89°41'28"E	3.55'

ERNEST MAHARD, JR.  
VOL. 417, PG. 441

CARRIE A GAPPINGER  
INST. NO. 20130114000055400

P.O.C.

PARCEL 6  
1/2" IRF  
X = 2,489,493.78  
Y = 7,135,941.83

P.O.B.

PARCEL 6  
X = 2,489,584.39  
Y = 7,135,942.40

FIRST STREET  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION

BRYANT'S ADDITION  
VOL. 116, PG. 162

NO RECORD FOUND

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0007 ACRES  
32 SQ. FT.

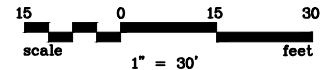
THE BETTY C. WIMBERLY  
LIVING TRUST  
INST. NO. 2023000104473

PARCEL 6  
RIGHT-OF-WAY  
0.0205 ACRES  
893 SQ. FT.

AARON ROY POTVIN  
INST. NO. 20200918001588220

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0066 ACRES  
289 SQ. FT.

SEAN STANSELL  
VOL. 4648, PG. 2911



LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*[Signature]*

10/28/2025

Blake Sudduth, RPLS 6631

10/28/2025	TBPELS ENGR. F-5438; SURV. 10127900
	 <p>Grantham &amp; Associates An LJB Engineering Company</p> <p>4570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)</p>
6 POTVIN	<p>TOWN OF PROSPER PARCEL 6 RIGHT-OF-WAY DEDICATION FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST) OWNER: AARON ROY POTVIN 0.0205 ACRES OR 893 SQUARE FEET</p> <p><b>EXHIBIT "A"</b> <b>PAGE 3 OF 3</b></p>
	<p><b>COLLIN COUNTY, TEXAS</b></p>

EXHIBIT "A"  
Parcel 7  
Sean Stansell  
Metes and Bounds Description

Being a 0.0205-acre, 895 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of called 0.512-acre tract of land described by Warranty Deed with Vendor's Lien to Sean Stansell, recorded in Volume 4648, Page 2911, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, no deed found, at the northwest corner of a tract of land to The Betty C. Wimberly Living Trust, recorded in Instrument Number 2023000104473, Official Public Records, Collin County, Texas, from which a found 3/8-inch iron rod bears S 00°24'37" E, a distance of 299.42 feet for the southwest corner of said Wimberly tract;

THENCE N 89°38'16" E, with the south line of said First Street, a distance of 165.81 feet to a point for the northwest corner of said 0.512-acre tract and the northeast corner of a tract of land to Aaron Roy Potvin, recorded in Instrument Number 20200918001588220, Official Public Records, Collin County, Texas, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,489,659.57  
Y: 7,135,942.88

THENCE N 89°38'16" E, with the south line of said First Street and the north line of said 0.512-acre tract, a distance of 74.86 feet to a point for the northeast corner of said 0.512-acre tract and the northwest corner of a tract of land to Sean Stansell and Hollyn Williams, recorded in Instrument Number 20100818000860400, Collin County, Texas;

THENCE S 00°22'17" E, leaving the south line of said First Street, with the east line of said 0.512-acre tract and the west line of said Stansell and Williams tract, a distance of 11.99 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 89°41'28" W, leaving said common line, over and across said 0.512-acre tract, a distance of 74.86 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said 0.512-acre tract and in the east line of said Potvin tract, from which a found 1/2-inch rod with an illegible yellow plastic cap bears S 00°21'44" E, a distance of 288.40 feet for the southwest corner of said 0.512-acre tract;

THENCE N 00°21'44" W, with said common line, a distance of 11.92 feet to the POINT OF BEGINNING and containing 0.0205 acres or 895 square feet of land.



10/28/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

FIELD STREET  
NO WIDTH GIVEN  
VOL. 135, PG. 200

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147  
ERNEST MAHARD, JR.  
VOL. 417, PG. 441

CARRIE A GAPPINGER  
INST. NO. 20130114000055400

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N89°38'16"E	74.86'
L2	S00°22'17"E	11.99'
L3	S89°41'28"W	74.86'
L4	N00°21'44"W	11.92'
L5	S00°22'17"E	11.00'
L6	S89°41'28"W	14.26'
L7	N00°22'17"W	11.00'
L8	N89°41'28"E	14.26'
L9	S 00°21'44"E	14.00'
L10	S89°41'28"W	9.71'
L11	N00°21'44"W	14.00'
L12	N89°41'28"E	9.71'

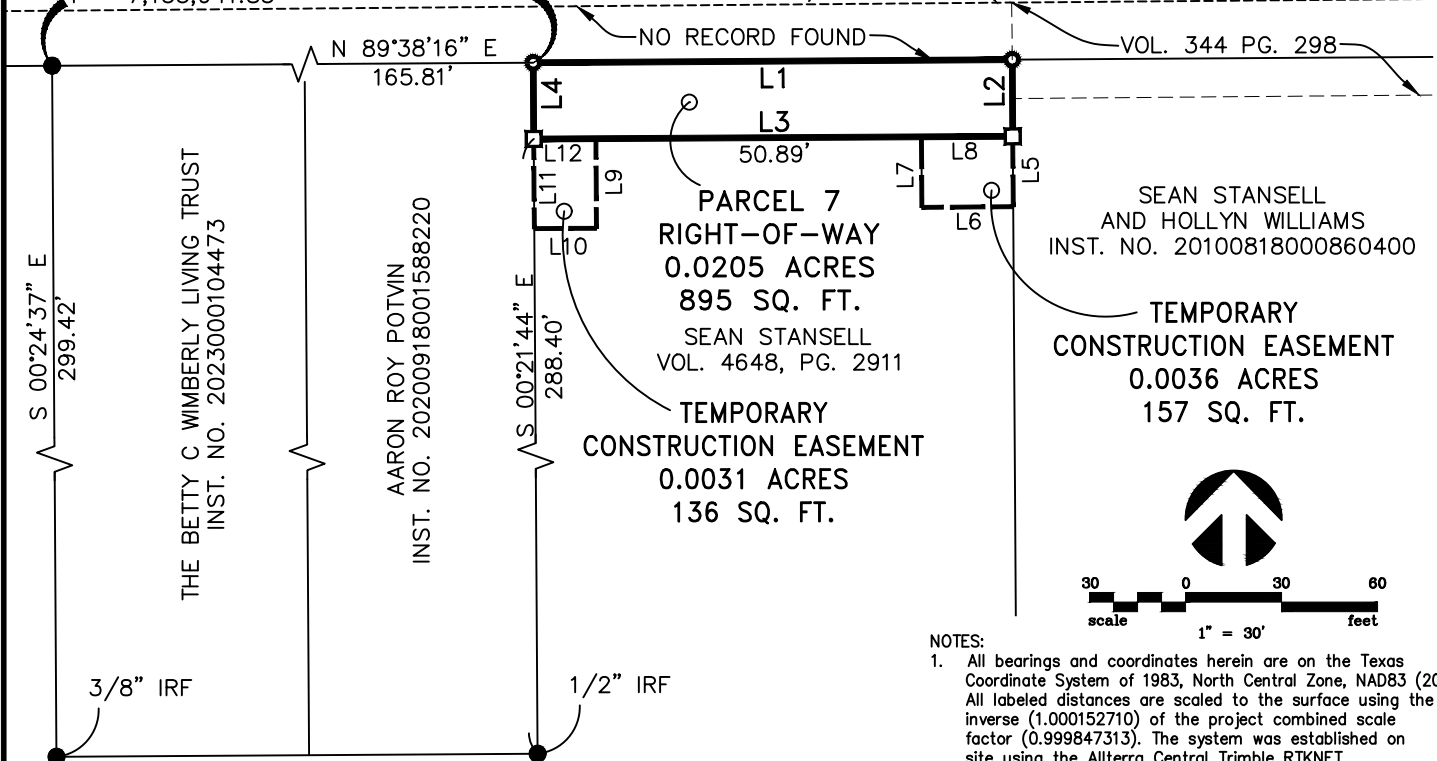
P.O.C.

PARCEL 7  
1/2" IRF  
X = 2,489,493.78  
Y = 7,135,941.83

P.O.B.

PARCEL 7  
X = 2,489,659.57  
Y = 7,135,942.88

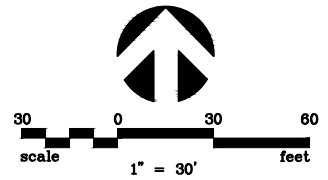
FIRST STREET  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION  
BRYANT'S ADDITION  
VOL. 116, PG. 162



SEAN STANSELL  
AND HOLLYN WILLIAMS  
INST. NO. 20100818000860400

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0036 ACRES  
157 SQ. FT.

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0031 ACRES  
136 SQ. FT.



NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth*  
10/28/2025  
Blake Sudduth, RPLS 6631

TBPELS ENGR. F-5438; SURV. 10127900

10/28/2025

**Grantham & Associates**  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)

7 STANSELL

TOWN OF PROSPER PARCEL 7  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: SEAN STANSELL  
0.0205 ACRES OR 895 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 8  
Sean Stansell and Hollyn Williams  
Metes and Bounds Description

Being a 0.0207-acre, 900 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed with Vendor's Lien to Sean Stansell and Hollyn Williams, recorded in Instrument Number 20100818000860400, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, at the northwest corner of a tract of land to The Betty C. Wimberly Living Trust, recorded in Instrument Number 2023000104473, Official Public Records, Collin County, Texas, from which a found 3/8-inch iron rod bears S 00°24'37" E, a distance of 299.42 feet for the southwest corner of said Wimberly tract;

THENCE N 89°38'16" E, with the south line of said First Street, a distance of 240.67 feet to a point for the northwest corner of said Stansell and Williams tract and the northeast corner of a called 0.512-acre tract of land to Sean Stansell, recorded in Volume 4648, Page 2911, Deed Records, Collin County, Texas, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,489,734.41  
Y: 7,135,943.35

THENCE N 89°38'16" E, with the south line of said First Street and the north line of said Stansell and Williams tract, a distance of 74.86 feet to an angle point in the south line of said First Street, and being the northeast corner of said Stansell and Williams tract, from which a found 1/2-inch iron rod with illegible yellow plastic cap bears S 00°22'49" E, a distance of 4.41 feet for the northwest corner of Lot 1, Block A, of Pettis UC Addition, recorded in Instrument Number 20190613010002530, Official Public Records, Collin County, Texas;

THENCE S 00°22'49" E, with the east line of said Stansell and Williams tract and a westerly line of said First Street, a distance of 12.06 feet to a found 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" at the southwest corner of a right-of-way dedication of said Lot 1, from which a found 3/8-inch rod with an illegible yellow plastic cap bears S 00°22'49" E, a distance of 288.97 feet for the southeast corner of said Stansell and Williams tract;

THENCE S 89°41'28" W, leaving the east line of said Stansell and Williams tract, over and across said Stansell and Williams tract, a distance of 74.86 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said Stansell and Williams tract and in the east line of said 0.512-acre tract;

THENCE N 00°22'17" W, with said common line, a distance of 11.99 feet to the POINT OF BEGINNING and containing 0.0207 acres or 900 square feet of land.



10/28/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

ERNEST MAHARD, JR.  
VOL. 417, PG. 441

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147  
CARRIE A GAPPINGER  
INST. NO. 2013011400055400

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N89°38'16"E	74.86'
L2	S00°22'49"E	12.06'
L3	S89°41'28"W	74.86'
L4	N00°22'17"W	11.99'
L5	S00°22'49"E	16.14'
L6	N89°41'40"W	5.86'
L7	N00°22'49"W	16.08'
L8	N89°41'28"E	5.85'
L9	S00°22'17"E	11.00'
L10	S89°41'28"W	11.22'
L11	N00°22'17"W	11.00'
L12	N89°41'28"E	11.22'

LANE STREET  
NO RECORD FOUND

P.O.C.

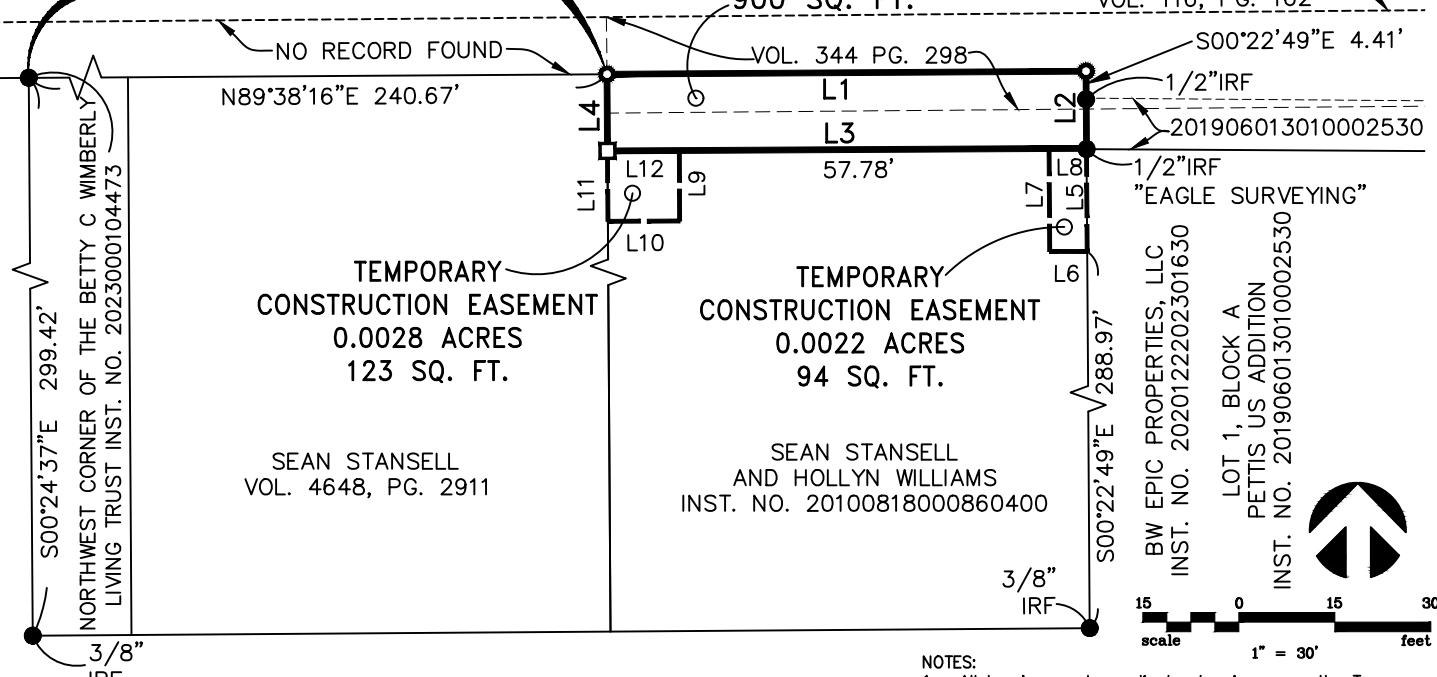
PARCEL 8  
1/2" IRF  
X=2,489,493.78  
Y=7,135,941.83

P.O.B.

PARCEL 8  
X = 2,489,734.41  
Y = 7,135,943.35

PARCEL 8  
RIGHT-OF-WAY  
0.0207 ACRES  
900 SQ. FT.

FIRST STREET  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION  
BRYANT'S ADDITION  
VOL. 116, PG. 162



NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*[Signature]* 10/28/2025  
Blake Sudduth, RPLS 6631

10/28/2025

**Grantham & Associates**  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

8 STANSELL

TOWN OF PROSPER PARCEL 8  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: SEAN STANSELL AND HOLLYN WILLIAMS  
0.0207 ACRES OR 900 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 10  
Metro Auto Car Inc  
Metes and Bounds Description

Being a 0.0205-acre, 893 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to Metro Auto Car, INC., recorded in Instrument Number 20070320000375710, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, at the northwest corner of a tract of land to The Betty C. Wimberly Living Trust, recorded in Instrument Number 2023000104473, Official Public Records, Collin County, Texas, from which a found 3/8-inch iron rod bears S 00°24'37" E, a distance of 299.42 feet for the southwest corner of said Wimberly tract;

THENCE, with the south line of said First Street the following courses and distances:

N 89°38'16" E, a distance of 315.53 feet;

S 00°22'49" E, a distance of 12.19 feet to a found 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" at the southwest corner of a right-of-way dedication of Lot 1, Block A, of Pettis UC Addition, recorded in Instrument Number 20190613010002530, Official Public Records, Collin County, Texas;

S 89°41'40" E, a distance of 74.98 feet to a point for the southeast corner of said dedication, and being in the west line of said Auto Car tract, from which a found 1/2-inch iron rod bears S 00°22'52" E, a distance of 287.20 feet for the southwest corner of said Auto Car tract;

N 00°22'52" W, with the west line of said Auto Car tract and the east line of said dedication, a distance of 0.94 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,884.30

Y: 7,135,932.18

N 00°22'52" W, with the west line of said Auto Car tract, a distance of 12.13 feet to a point for the northwest corner of said Auto Car tract;

N 89°38'16" E, with the north line of said Auto Car tract, a distance of 73.74 feet to a point for the northeast corner of said Auto Car tract and the northwest corner of Lot 1, Block A, of the Saunders Addition, recorded in Instrument Number 20190815010003560, Official Public Records, Collin County, Texas;

THENCE S 00°31'47" E, leaving the south line of said First Street, with the east line of said Auto Car tract and the west line of said Saunders Addition, a distance of 11.96 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving said common line, over and across said Auto Car tract the following courses and distances:

S 89°13'20" W, a distance of 28.63 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 89°41'28" W, a distance of 45.13 feet to the POINT OF BEGINNING and containing 0.0205 acres or 893 square feet of land.



10/28/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

CARRIE A GAPPINGER  
INST. NO.  
20130114000055400

LANE STREET  
NO RECORD FOUND

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

VIVID PARTNERS LLC  
INST. NO. 20220302000343120

C SAUNDERS ADDITION  
INST. NO. 20200731010002860

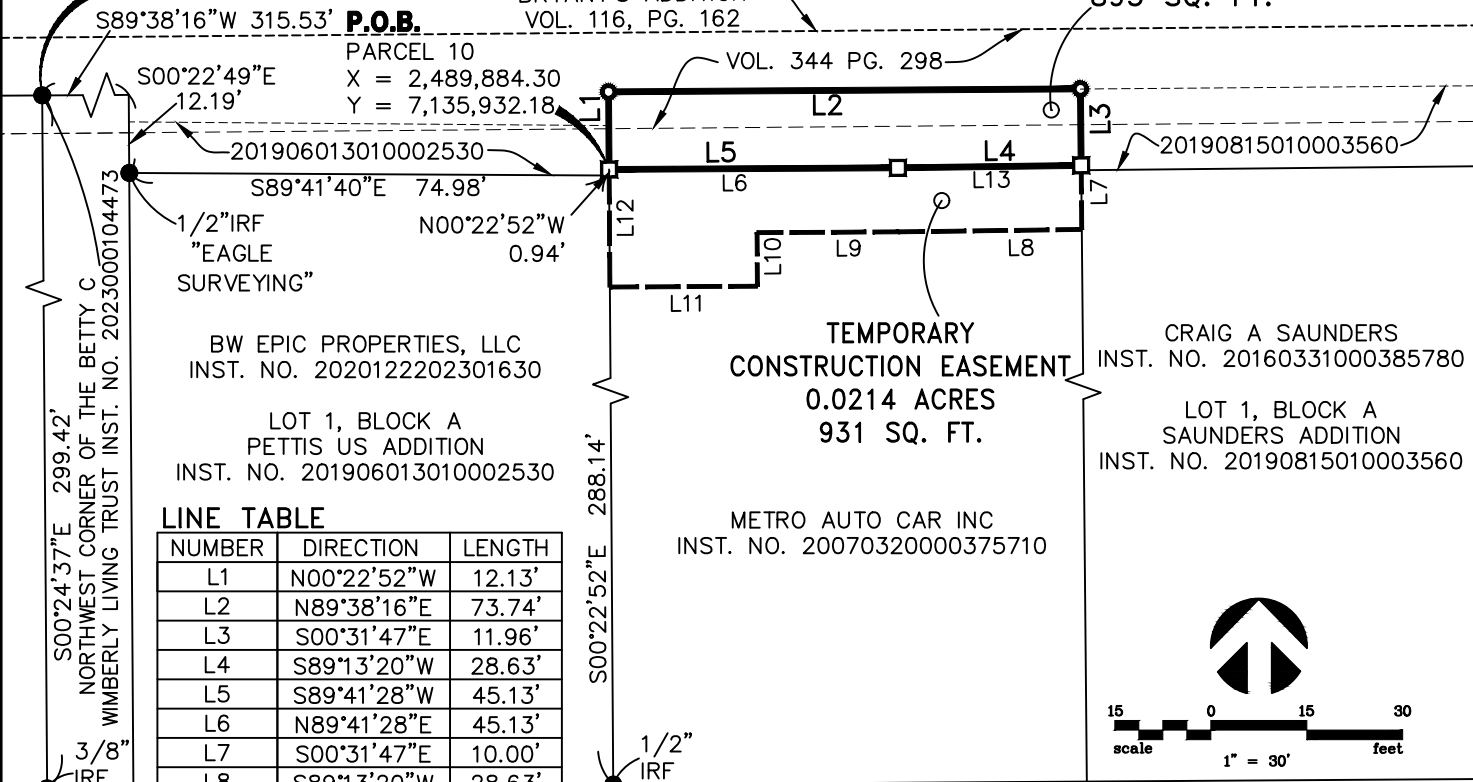
**P.O.C.**  
PARCEL 10  
X=2,489,493.78  
X=2,489,493.78  
Y=7,135,941.83

FIRST STREET  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION

PARCEL 10  
RIGHT-OF-WAY  
0.0205 ACRES  
893 SQ. FT.

**P.O.B.**  
PARCEL 10  
X = 2,489,884.30  
Y = 7,135,932.18

BRYANT'S ADDITION  
VOL. 116, PG. 162



**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L1	N00°22'52"W	12.13'
L2	N89°38'16"E	73.74'
L3	S00°31'47"E	11.96'
L4	S89°13'20"W	28.63'
L5	S89°41'28"W	45.13'
L6	N89°41'28"E	45.13'
L7	S00°31'47"E	10.00'
L8	S89°13'20"W	28.63'
L9	S89°41'28"W	22.10'
L10	S00°22'52"E	8.37'
L11	S89°41'28"W	23.06'
L12	N00°22'52"W	18.38'
L13	N89°13'20"E	28.63'

BW EPIC PROPERTIES, LLC  
INST. NO. 2020122202301630

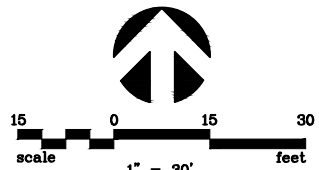
LOT 1, BLOCK A  
PETTIS US ADDITION  
INST. NO. 201906013010002530

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0214 ACRES  
931 SQ. FT.

METRO AUTO CAR INC  
INST. NO. 20070320000375710

CRAIG A SAUNDERS  
INST. NO. 20160331000385780

LOT 1, BLOCK A  
SAUNDERS ADDITION  
INST. NO. 20190815010003560



- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.
  - A legal description of even date accompanies this drawing.

- LEGEND:**
- = POINT OF BEGINNING
  - = POINT OF COMMENCEMENT
  - = VOLUME, PAGE
  - = INSTRUMENT NUMBER
  - = IRON ROD FOUND
  - = MONUMENT FOUND
  - = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
  - = POINT FOR CORNER



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*[Signature]* 10/28/2025  
Blake Sudduth, RPLS 6631

10/28/2025

**Grantham & Associates**  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

TOWN OF PROSPER PARCEL 10  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: METRO AUTO CAR INC.  
0.0205 ACRES OR 893 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

10 METRO AUTO

EXHIBIT "A"  
Parcel 12  
Vivid Partners LLC  
Metes and Bounds Description

Being a 0.0103-acre, 450 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to Vivid Partners, LLC, recorded in Instrument Number 20220302000343120, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod with yellow plastic cap stamped "ARTHUR SURVEYING COMPANY" at the northeast corner of right-of-way dedication of Lot 1, Block 1, of the C Saunders Addition, recorded in Instrument Number 20200731010002860, Official Public Records, Collin County, Texas;

THENCE S 89°32'41" W, with the north line of said dedication, a distance of 100.19 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "ARTHUR SURVEYING COMPANY" at the northwest corner of said dedication, and being in the east line of said Vivid Partners tract;

THENCE S 00°12'40" W, with the west line of said dedication and the east line of said Vivid Partners tract, a distance of 6.36 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,940.25  
Y: 7,135,985.57

THENCE S 00°12'40" W, with said common line, a distance of 1.56 feet to a point in the north line of a 30-foot dedication (Bryant's Addition, Volume 116, Page 162) for First Street, a variable width right-of-way, from which a found 1/2-inch iron rod for reference as described in Vivid Partners Deed bears S 00°12'40" W, a distance of 6.95 feet;

THENCE S 89°30'55" W, leaving said common line, with the north line of said First Street, a distance of 85.92 feet to a point in the east edge of concrete pavement of Lane Street (no record found);

THENCE N 02°06'55" W, with said edge of concrete, a distance of 26.73 feet to a point;

THENCE, leaving said edge of concrete, over and across said Vivid Partners tract the following courses and distances:

S 46°12'43" E, a distance of 35.91 feet to set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 89°41'28" E, a distance of 49.66 feet to set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 89°13'21" E, a distance of 11.32 feet to the POINT OF BEGINNING and containing 0.0103 acres or 450 square feet of land.



8/26/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900

Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°12'40" W	1.56'
L2	S 89°30'55" W	85.92'
L3	N 02°06'55" W	26.73'
L4	S 46°12'43" E	35.91'
L5	N 89°41'28" E	49.66'
L6	N 89°13'21" E	11.32'
L7	N 89°41'28" E	39.21'

L8	N 00°12'40" E	10.00'
L9	N 89°41'28" E	13.40'
L10	N 89°13'21" E	11.50'
L11	S 00°12'40" W	13.00'
L12	S 89°13'21" W	11.32'
L13	S 89°41'28" W	49.66'
L14	N 46°12'43" W	4.31'
L15	S 00°12'40" W	6.95'

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

CARRIE A GAPPINGER  
INST. NO. 20130114000055400

LANE STREET  
NO RECORD FOUND

EDGE OF CONCRETE  
L3

VIVID PARTNERS LLC  
INST. NO. 20220302000343120

PARCEL 12  
RIGHT-OF-WAY  
0.0103 ACRES  
450 SQ. FT.

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0100 ACRES  
437 SQ. FT.

C SAUNDERS ADDITION  
INST. NO.  
20200731010002860

**P.O.C.**

1/2"IRF "ARTHUR  
SURVEYING"  
PARCEL 12-1  
X = 2,490,040.45  
Y = 7,135,992.73

1/2"IRF  
"ARTHUR  
SURVEYING"

S 89°32'41" W  
100.19'

**P.O.B.**

PARCEL 12  
X = 2,489,940.25  
Y = 7,135,985.57  
1/2"IRF

EAST FIRST STREET  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION

BRYANT'S ADDITION  
VOL. 116, PG. 162

NO RECORD FOUND

VOL. 344 PG. 298

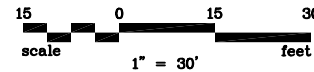
201906013010002530

BW EPIC PROPERTIES, LLC  
INST. NO.  
2020122202301630

LOT 1, BLOCK A  
PETTIS US ADDITION  
INST. NO.  
201906013010002530

CRAIG A SAUNDERS  
INST. NO. 20160331000385780  
LOT 1, BLOCK A  
SAUNDERS ADDITION  
INST. NO. 20190815010003560

METRO AUTO CAR INC  
INST. NO. 20070320000375710



**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

TBPELS ENGR. F-5438; SURV. 10127900

8/25/2025



Grantham & Associates  
An LJB Engineering Company



6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)

12 VIVID PARTNERS

TOWN OF PROSPER PARCEL 12  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: VIVID PARTNERS LLC  
0.0103 ACRES OR 450 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



08/26/2025

Blake Sudduth, RPLS 6631

EXHIBIT "A"  
Parcel 14  
Ernest Mahard  
Metes and Bounds Description

Being a 0.0125-acre, 545 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed to Ernest Mahard, recorded in Volume 417, Page 441, and Quitclaim Deed, recorded in Volume 430, Page 276, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" in First Street, described by metes and bounds as the southwest corner of a tract of land to Daniel A. and Carrie Gappinger, recorded in Instrument Number 20070705000921820, Official Public Records, Collin County, Texas, and being the southeast corner of said Mahard tract;

THENCE N 00°28'48" E, a distance of 2.96 feet to a point in the north line of a 30-foot dedication (Bryant's Addition, Volume 116, Page 162) for First Street, a variable width right-of-way, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,708.27

Y: 7,135,982.05

THENCE S 89°30'55" W, with the north line of said First Street, a distance of 99.90 feet to a point in the west line of said Mahard tract and the east line of South Field Street (no width given), as described in Warranty Deed to M. M. McElhannon, recorded in Volume 135, Page 200, Deed Records, Collin County, Texas;

THENCE N 00°28'48" E, with the west line of said Mahard tract and the east line of said South Field Street, a distance of 27.49 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch iron rod bears N 00°28'48" E, a distance of 214.40 feet for the northwest corner of said Mahard tract;

THENCE, leaving said common line, over and across said Mahard tract the following courses and distances:

S 44°54'52" E, a distance of 35.12 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 89°41'28" E, a distance of 74.89 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said Mahard tract and the west line of said Gappinger tract;

THENCE S 00°28'48" W, with said common line, a distance of 2.18 feet to the POINT OF BEGINNING and containing 0.0125 acres or 545 square feet of land.



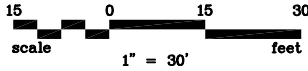
8/26/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S89°30'55"W	99.90'
L2	N00°28'48"E	27.49'
L3	S44°54'52"E	35.12'
L4	N89°41'28"E	74.89'
L5	S00°28'48"W	2.18'
L6	S89°41'28"W	30.09'
L7	N00°28'48"E	10.00'
L8	N89°41'28"E	30.09'
L9	S00°28'48"W	10.00'

ROBERTO J ALEJOS AND LUCIA GONZALES DEALEJOS VOL. 4853 PG. 1167

FIELD STREET NO WIDTH GIVEN VOL. 135, PG. 200

COLLIN COUNTY SCHOOL LAND SURVEY NO. 12 ABSTRACT NO. 147

ERNEST MAHARD VOL. 417, PG. 441 VOL. 430, PG. 276

CARRIE A GAPPINGER INST. NO. 20130114000055400 INST. NO. 20070705000921820

TEMPORARY CONSTRUCTION EASEMENT 0.0069 ACRES 301 SQ. FT.

P.O.B. PARCEL 14 X = 2,489,708.27 Y = 7,135,982.05

PARCEL 14 RIGHT-OF-WAY 0.0125 ACRES 545 SQ. FT.

EAST FIRST STREET (VARIABLE WIDTH R.O.W.) 30' ROW DEDICATION BRYANT'S ADDITION VOL. 116, PG. 162

P.O.C. 1/2" IRF COLLIS RPLS 1764" PARCEL 14 X = 2,489,708.25 Y = 7,135,979.10

NO RECORD FOUND

THE BETTY C WIMBERLY LIVING TRUST 2023000104473

AARON ROY POTVIN INST. NO. 20200918001588220

SEAN STANSELL VOL. 4648, PG. 2911

VOL. 344 PG. 298 SEAN STANSELL AND HOLLYN WILLIAMS INST. NO. 20100818000860400

NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth, RPLS 6631

08/26/2025

8/26/2025

14 MAHARD

TOWN OF PROSPER PARCEL 14 RIGHT-OF-WAY DEDICATION FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST) OWNER: ERNEST MAHARD 0.0125 ACRES OR 545 SQUARE FEET EXHIBIT "A" PAGE 3 OF 3

COLLIN COUNTY, TEXAS

GRANTHAM & ASSOCIATES An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

TBPELS ENGR. F-5438; SURV. 10127900

EXHIBIT "A"  
Parcel 15  
Roberto J Alejos and Lucia Gonzales Dealejos  
Metes and Bounds Description

Being a 0.0128-acre, 558 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed with Vendor's Lien to Roberto J. Alejos and Lucia Gonzales Dealejos, recorded in Volume 4853, Page 1167, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 3/8-inch iron rod in the north line of a 30-foot dedication (Bryant's Addition, Volume 116, Page 162) for First Street, a variable width right-of-way, at the southwest corner of said Alejos tract and the southeast corner of a tract of land to Conrad Properties, LLC, recorded in Instrument Number 202200011828, Collin County, Texas, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,489,485.20

Y: 7,135,980.16

THENCE N 00°05'02" E, leaving the north line of said First Street, with the west line of said Alejos tract and the east line of said Conrad Properties tract, a distance of 2.86 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving said common line, over and across said Alejos tract the following courses and distances:

N 89°41'28" E, a distance of 65.19 feet a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 44°53'15" E, a distance of 35.48 feet a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said Alejos tract and the west line of South Field Street (no width given), as described in Warranty Deed to M. M. McElhannon, recorded in Volume 135, Page 200, Deed Records, Collin County, Texas;

THENCE S 00°05'02" W, with the east line of said Alejos tract and the west line of said South Field Street, a distance of 27.59 feet to a point in the north line of said First Street, from which a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" bears S 00°05'02" W, distance of 1.06 feet, as described in said Alejos deed as the southeast corner;

THENCE S 89°30'55" W, with the north line of said First Street, a distance of 90.19 feet to the POINT OF BEGINNING and containing 0.0128 acres or 558 square feet of land.



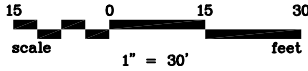
8/26/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N00°05'02"E	2.86'
L2	N89°41'28"E	65.19'
L3	N44°53'15"E	35.48'
L4	S00°05'02"W	27.59'
L5	S89°30'55"W	90.19'

L6	N00°05'02"E	5.00'
L7	N89°41'28"E	5.70'
L8	N00°05'02"E	5.50'
L9	N89°41'28"E	37.32'
L10	S00°05'02"W	10.50'
L11	S89°41'28"W	43.02'

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

CONRAD PROPERTIES LLC  
INST. NO. 2022000111828

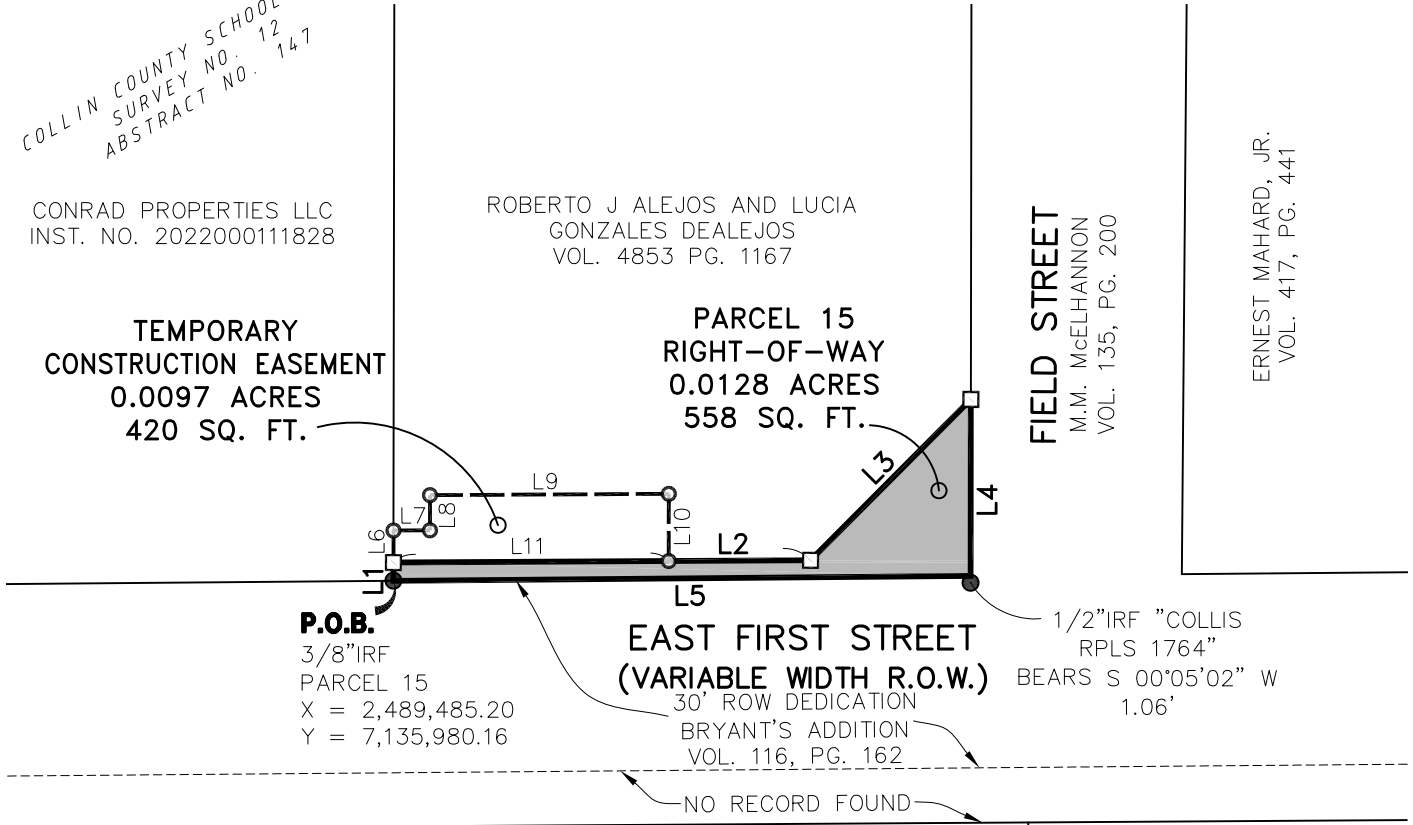
ROBERTO J ALEJOS AND LUCIA  
GONZALES DEALEJOS  
VOL. 4853 PG. 1167

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0097 ACRES  
420 SQ. FT.

PARCEL 15  
RIGHT-OF-WAY  
0.0128 ACRES  
558 SQ. FT.

FIELD STREET  
M.M. McELHANNON  
VOL. 135, PG. 200

ERNEST MAHARD, JR.  
VOL. 417, PG. 441



CHRISTOPHER MAX AND MYRA L  
HUGHES  
INST. NO. 20210521001028260

BETTY WIMBERLY  
INST. NO. 2022000130007

AARON ROY POTVIN  
INST. NO. 20200918001588220

NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



08/26/2025

Blake Sudduth, RPLS 6631

8/26/2025

**Grantham & Associates**  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

TOWN OF PROSPER PARCEL 15  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: ROBERTO J. ALEJOS AND LUCIA GONZALES DE ALEJOS  
0.0128 ACRES OR 558 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

15 ALEJOS

EXHIBIT "A"  
Parcel 16  
Conrad Properties, LLC  
Metes and Bounds Description

Being a 0.0061-acre, 264 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by metes and bounds in Warranty Deed to Conrad Properties, LLC, recorded in Instrument Number 2022000111828, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 3/8-inch iron rod in the north line of a 30-foot dedication (Bryant's Addition, Volume 116, Page 162) for First Street, a variable width right-of-way, at the described southeast corner of said Conrad Properties tract and the southwest corner of a tract of land to Roberto J. Alejos and Lucia Gonzales Dealejos, recorded in Volume 4853, Page 1167, Deed Records, Collin County, Texas, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,489,485.20  
Y: 7,135,980.16

THENCE S 89°30'55" W, with the north line of First Street, a distance of 88.25 feet to a point, from which a found 3/8-inch iron rod bears N 00°05'02" E, a distance of 0.71 feet for the described southwest corner of said Conrad Properties tract;

THENCE N 00°05'02" E, leaving the north line of said First Street, a distance of 3.13 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said Conrad Properties tract;

THENCE N 89°41'28" E, leaving said west line, over and across said Conrad Properties tract, a distance of 88.24 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said Conrad Properties tract and the west line of said Alejos tract;

THENCE S 00°05'02" W, with said common line, a distance of 2.86 feet to the POINT OF BEGINNING and containing 0.0061 acres or 264 square feet of land.



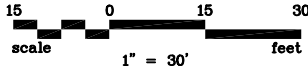
8/27/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S89°30'55"W	88.25'
L2	N00°05'02"E	3.13'
L3	N89°41'28"E	88.24'
L4	S00°05'02"W	2.86'
L5	N00°05'02"E	8.00'
L6	N89°41'28"E	27.61'
L7	S00°05'02"W	3.00'
L8	N89°41'28"E	60.64'
L9	S00°05'02"W	5.00'
L10	S89°41'28"W	88.24'

ST MARK TRACT 3  
CHURCH OF ORTHODOX  
INST. NO. 20211115002329420

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

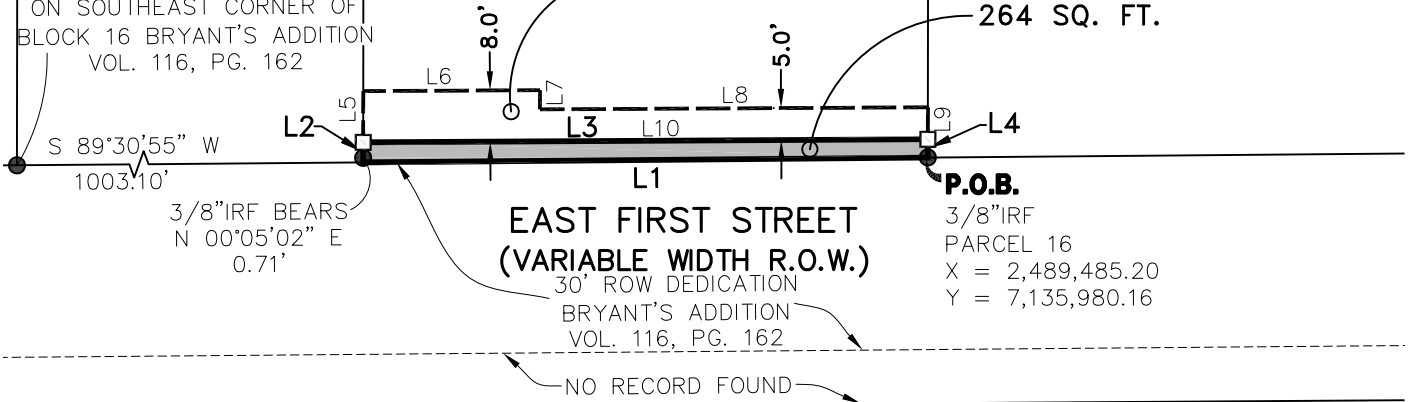
CONRAD PROPERTIES LLC  
INST. NO. 202200011828

ROBERTO J ALEJOS AND LUCIA  
GONZALES DEALEJOS  
VOL. 4853 PG. 1167

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0120 ACRES  
524 SQ. FT.

PARCEL 16  
RIGHT-OF-WAY  
0.0061 ACRES  
264 SQ. FT.

1/2"IRF ILLEGIBLE RED CAP  
ON SOUTHEAST CORNER OF  
BLOCK 16 BRYANT'S ADDITION  
VOL. 116, PG. 162



PAUL THIENVANICH  
INST. NO. 2022000108255

CHRISTOPHER MAX AND MYRA L  
HUGHES  
INST. NO. 20210521001028260

BETTY WIMBERLY  
INST. NO. 202200013000

NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



8/27/2025

Blake Sudduth, RPLS 6631

8/27/2025

16 CONRAD PROPERTIES

TBPELS ENGR. F-5438; SURV. 10127900

Grantham & Associates  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

TOWN OF PROSPER PARCEL 16  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: CONRAD PROPERTIES, LLC  
0.0061 ACRES OR 264 SQUARE FEET

EXHIBIT "A"  
PAGE 2 OF 2

COLLIN COUNTY, TEXAS

EXHIBIT "A"  
Parcel 17  
St Mark Coptic Orthodox Church of Frisco  
Metes and Bounds Description

Being a 0.0087-acre, 378 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to St Mark Coptic Orthodox Church of Frisco, Tract 3, recorded in Instrument Number 2021115002329420, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at the interior corner of said St Mark Church tract and the northeast corner of a tract of land to Sara Sangani, recorded in Instrument Number 20171211001630830, Official Public Records, Collin County, Texas, from which a found 5/8-inch iron rod with yellow plastic cap stamped "RPLS 1890" bears N 18°20'17" E, a distance of 3.18;

THENCE S 00°21'35" W, with a west line of said St Mark Church tract and the east line of said Sangani tract, a distance of 135.74 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,489,282.82  
Y: 7,135,981.93

THENCE N 89°41'28" E, leaving said common line, over and across said St Mark Church tract, a distance of 114.17 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said St. Mark Church tract and the west line of a tract of land to Conrad Properties, LLC, recorded in Instrument Number 2022000111828, Official Public Records, Collin County, Texas;

THENCE S 00°05'02" W, with said common line, a distance of 3.13 feet to a point in the north line of a 30-foot dedication (Bryant's Addition, Volume 116, Page 162) for First Street, a variable width right-of-way, from which a found 3/8-inch iron rod for bears N 00°05'02" E, a distance of 0.71 feet for the described southwest corner of said Conrad Properties tract;

THENCE S 89°30'55" W, with the north line of said First Street, a distance of 114.19 feet to a point, from which a found 1/2-inch iron rod bears N 00°21'35" E, a distance of 0.60 feet for the described southeast corner of said Sangani tract, from which a found 1/2-inch iron rod with illegible red cap bears S 89°30'55" W, a distance of 888.92 feet for the southeast corner of Block 16 of said Bryant's Addition;

THENCE N 00°21'35" E, leaving the north line of said East First Street, with the west line of said St Mark Church tract and the east line of said Sangani tract, a distance of 3.48 feet to the POINT OF BEGINNING and containing 0.0087 acres or 378 square feet of land.



8/27/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900

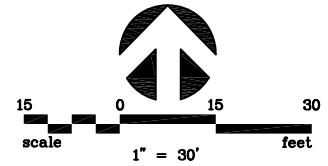


Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

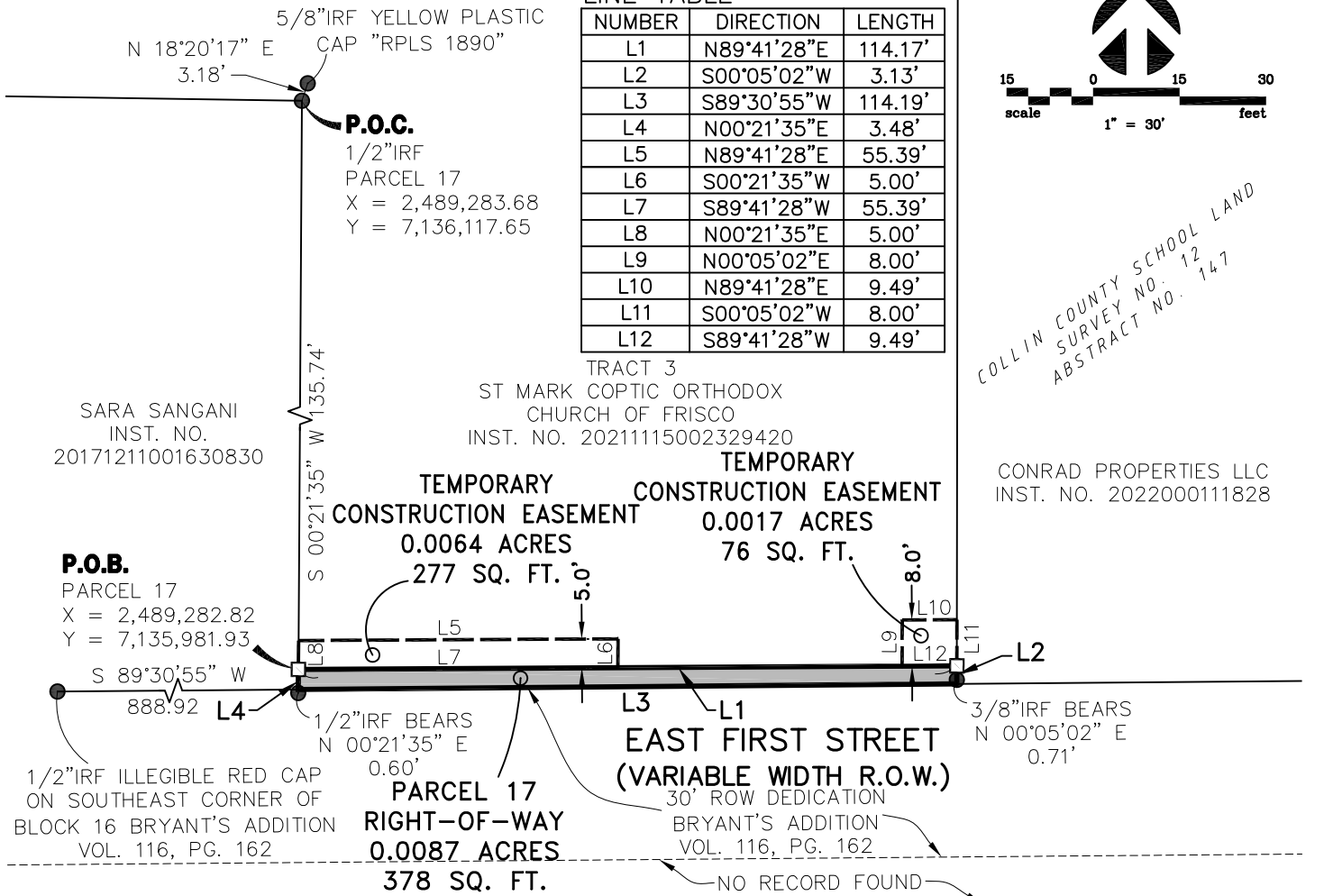
LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N89°41'28"E	114.17'
L2	S00°05'02"W	3.13'
L3	S89°30'55"W	114.19'
L4	N00°21'35"E	3.48'
L5	N89°41'28"E	55.39'
L6	S00°21'35"W	5.00'
L7	S89°41'28"W	55.39'
L8	N00°21'35"E	5.00'
L9	N00°05'02"E	8.00'
L10	N89°41'28"E	9.49'
L11	S00°05'02"W	8.00'
L12	S89°41'28"W	9.49'



COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

CONRAD PROPERTIES LLC  
INST. NO. 2022000111828



PAUL AND PACHARAKORN  
THIENVANICH  
INST. NO. 20141219001385860

PAUL AND MARK THIENVANICH  
INST. NO. 20170718000940600

PAUL THIENVANICH  
INST. NO. 2022000108255

CHRISTOPHER MAX  
AND MYRA L HUGHES  
INST. NO.  
20210521001028260

- NOTES:
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.
  - A legal description of even date accompanies this drawing.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER


I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



  
8/27/2025  
Blake Sudduth, RPLS 6631

8/27/2025

TBPELS ENGR. F-5438; SURV. 10127900

 Grantham & Associates  
An LJB Engineering Company 

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

17 ST MARK COPTIC

TOWN OF PROSPER PARCEL 17  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: ST MARK COPTIC ORTHODOX CHURCH OF FRISCO  
0.0087 ACRES OR 378 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 18  
Sara Sangani  
Metes and Bounds Description

Being a 0.0163-acre, 710 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed to Sara Sangani, recorded in Instrument Number 20171211001630830, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at the northeast corner of said Sangani tract and the interior corner of a tract of land to St Mark Coptic Orthodox Church of Frisco, Tract 3, recorded in Instrument Number 20211115002329420, Official Public Records, Collin County, Texas, from which a found 5/8-inch iron rod with yellow plastic cap stamped "RPLS 1890" bears N 18°20'17" E, a distance of 3.18;

THENCE S 00°21'35" W, with a west line of said Tract 3 and the east line of said Sangani tract, a distance of 135.74 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,489,282.82  
Y: 7,135,981.93

THENCE S 00°21'35" W, continuing with said common line, a distance of 3.48 feet to a point in the north line of a 30-foot dedication (Bryant's Addition, Volume 116, Page 162) for First Street, a variable width right-of-way, from which a found 1/2-inch iron rod bears S 00°21'35" W, a distance of 0.60 feet for the described southeast corner of said Sangani tract;

THENCE S 89°30'55" W, with the north line of said First Street, a distance of 108.92 feet to a point in the east line of South Parvin Street, a 60 foot right-of-way of said Bryant's Addition, from which a found 1/2-inch iron rod with illegible red cap bears S 89°30'55" W, a distance of 780.00 feet for the southeast corner of Block 16 of said Bryant's Addition;

THENCE N 00°29'05" W, leaving the north line of said First Street, with the east line of said South Parving Street, a distance of 28.82 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 5/8-inch iron rod with yellow plastic cap stamped "RPLS 1890" bears N 00°54'01" W, a distance of 115.18 feet, also from which a found 3/8-inch iron bears N 01°02'19" W, a distance of 113.02 feet;

THENCE, leaving the east line of said South Parvin Street, over and across said Sangani tract the following courses and distances:

S 45°23'48" E, a distance of 35.41 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 89°41'28" E, a distance of 83.96 feet to the POINT OF BEGINNING and containing 0.0163 acres or 710 square feet of land.



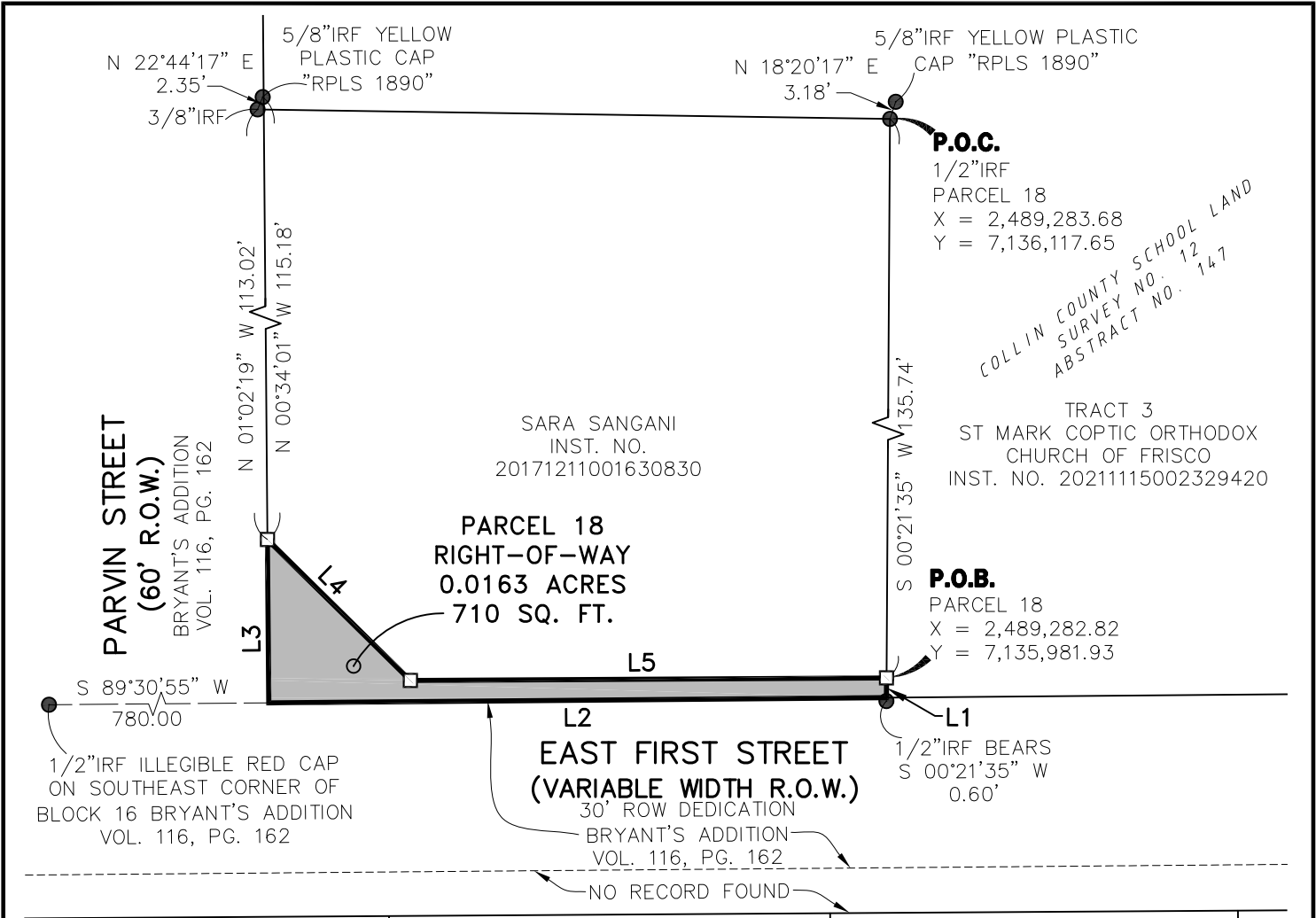
8/27/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.



**PARVIN STREET**  
(60' R.O.W.)  
BRYANT'S ADDITION  
VOL. 116, PG. 162

SARA SANGANI  
INST. NO.  
20171211001630830

**PARCEL 18**  
**RIGHT-OF-WAY**  
0.0163 ACRES  
710 SQ. FT.

**P.O.C.**  
1/2" IRF  
PARCEL 18  
X = 2,489,283.68  
Y = 7,136,117.65

TRACT 3  
ST MARK COPTIC ORTHODOX  
CHURCH OF FRISCO  
INST. NO. 20211115002329420

**P.O.B.**  
PARCEL 18  
X = 2,489,282.82  
Y = 7,135,981.93

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

S 89°30'55" W  
780.00  
1/2" IRF ILLEGIBLE RED CAP  
ON SOUTHEAST CORNER OF  
BLOCK 16 BRYANT'S ADDITION  
VOL. 116, PG. 162

**EAST FIRST STREET**  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION

BRYANT'S ADDITION  
VOL. 116, PG. 162

NO RECORD FOUND

PROSPER INDEPENDENT  
SCHOOL DISTRICT  
INST. NO.  
20210224000358070

PAUL AND PACHARAKORN  
THIENVANICH  
INST. NO. 20141219001385860

PAUL AND MARK THIENVANICH  
INST. NO. 20170718000940600

**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L1	S00°21'35"W	3.48'
L2	S89°30'55"W	108.92'
L3	N00°29'05"W	28.82'
L4	S45°23'48"E	35.41'
L5	N89°41'28"E	83.96'

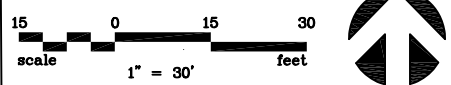
**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth*  
8/27/2025  
Blake Sudduth, RPLS 6631



**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A legal description of even date accompanies this drawing.

8/27/2025



**Grantham & Associates**  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)

18 SANGANI

TOWN OF PROSPER PARCEL 18  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: SARA SANGANI  
0.0163 ACRES OR 710 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 22  
Elvia Convento Velez and Efrain Convento Franco  
Metes and Bounds Description

Being a 0.0028-acre, 122 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed with Vendor's Lien in Favor of Third Party to Elvia Convento Velez and Efrain Convento Franco, recorded in Volume 4619, Page 4, Official Public Records, Collin County, Texas, and being Lots 1 and 2, Block 23 of Bryant's Addition, recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod with yellow plastic cap stamped "AUTHUR SURVEYING COMPANY" at the northeast corner of said Lot 2;

THENCE S 00°29'05" E, with the east line of said Lot 2, a distance of 124.24 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,488,554.01  
Y: 7,135,973.74

THENCE S 00°29'05" E, continuing with said common line, a distance of 1.45 feet to a point in the north line of a 30-foot dedication (of said Bryant's Addition) for First Street, a variable width right-of-way;

THENCE S 89°30'55" W, leaving the east line of said Lot 2 and with the north line of said First Street, a distance of 100.00 feet to a point for the southwest corner of said Lot 1, and being in the east line of College Street, 60 foot right-of-way dedication of said Bryant's Addition, from which a found 1/2-inch iron rod with illegible red plastic cap bears S 89°30'55" W, a distance of 60 feet for the southeast corner of Block 16 of said Bryant's Addition;

THENCE N 00°29'05" W, leaving the north line of said First Street, with the east line of said College Street, a distance of 0.99 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE N 89°15'16" E, leaving the east line of said College Steet, over and across said Lots 1 and 2, a distance of 100 feet to the POINT OF BEGINNING and containing 0.0028 acres or 122 square feet of land.



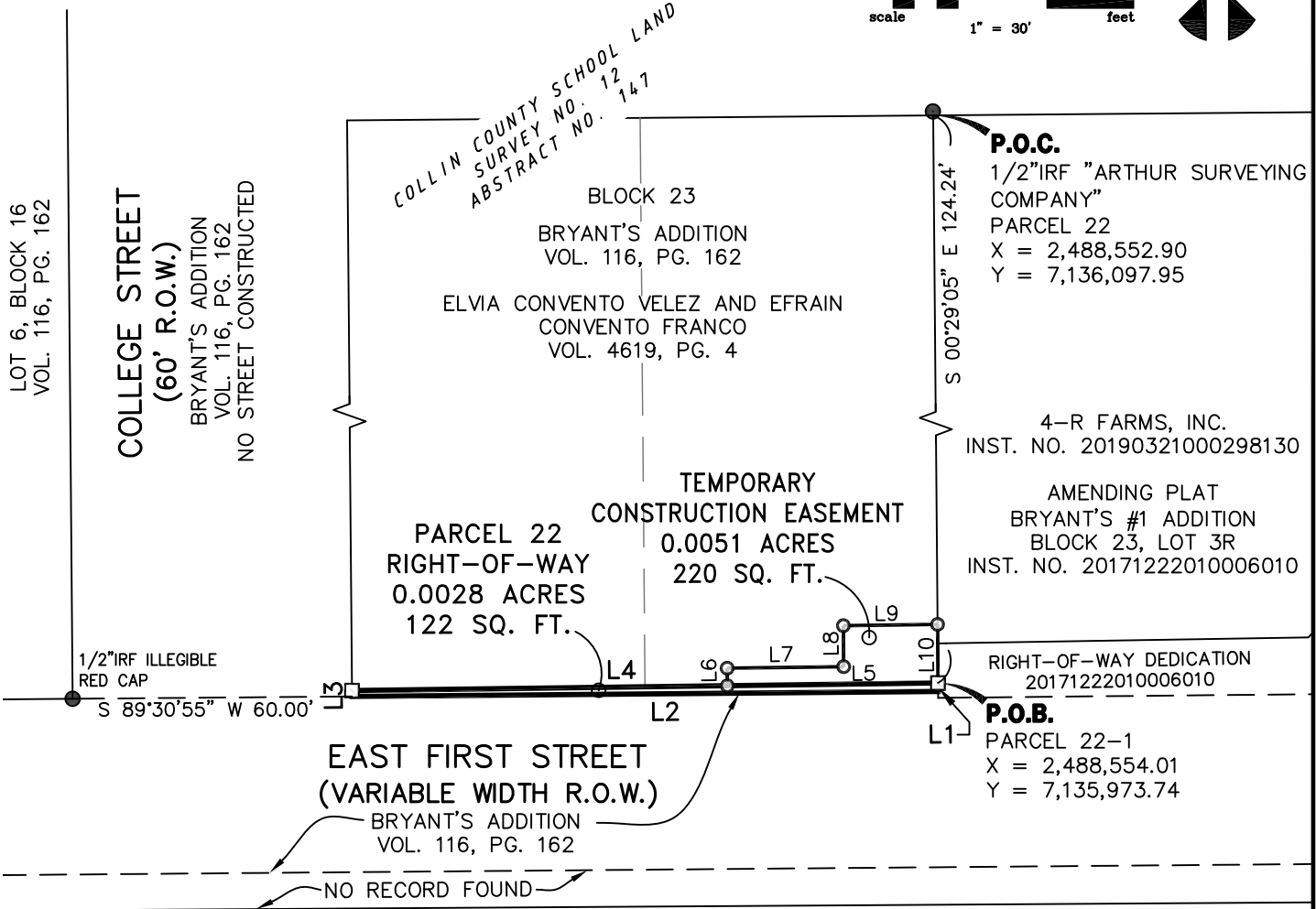
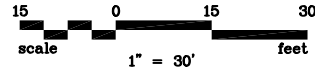
9/26/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.



**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L1	S00°29'05"E	1.45'
L2	S89°30'55"W	100.00'
L3	N00°29'05"W	0.99'
L4	N89°15'16"E	100.00'
L5	S89°15'16"W	35.96'

L6	N00°29'05"W	3.00'
L7	N89°15'16"E	19.89'
L8	N00°29'05"W	7.00'
L9	N89°15'16"E	16.07'
L10	S00°29'05"E	10.00'

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*[Signature]* 9/26/2025  
Blake Sudduth, RPLS 6631

9/24/2025

**Grantham & Associates**  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)

22 CONVENTO

TOWN OF PROSPER PARCEL 22  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: ELVIA CONVENTO VELEZ AND EFRAIN CONVENTO FRANCO  
0.0028 ACRES OR 122 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 25  
First Baptist Church Prosper, Texas  
Metes and Bounds Description

**Parcel 25-1**

Being a 0.0485-acre, 2,114 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to First Baptist Church Prosper, Texas, recorded in Instrument Number 2022000069608, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron for the southwest corner of said Church tract and the southeast corner of a tract of land to LRS Ventures LLC and LRS Enterprises LLC, recorded in Instrument Number 2025000034899, Official Public Records, Collin County, Texas;

THENCE N 00°54'08" W, with the west line of said Church tract and the east line of said LRS tract, a distance of 285.66 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,488,635.12  
Y: 7,135,921.79

THENCE N 00°54'08" W, continuing with said common line, passing at a distance of 6.37 feet a found 1/2-inch iron rod for reference, continuing in all a total distance of 14.62 feet to a point in First Street, a variable width right-of-way, no deed found, for the northwest corner of said Church tract and the northeast corner of said LRS tract;

THENCE N 89°38'16" E, with the north line of said Church tract and the south line of said First Street, a distance of 149.79 feet to a point for the northeast corner of said Church tract and the northwest corner of tract of land to Prosper Independent School District, recorded in Instrument Number 20210224000358080, Official Public Records, Collin County, Texas;

THENCE S 00°55'26" E, leaving said common line, with the east line of said Church tract and the west line of said School tract, a distance of 13.61 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 89°15'16" W, leaving said common line, over and across said Church tract, a distance of 149.79 feet to the POINT OF BEGINNING and containing 0.0485 acres or 2,114 square feet of land.

**Parcel 25-2**

Being a 0.0073-acre, 317 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to First Baptist Church Prosper, Texas, recorded in Instrument Number 2022000069608, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron for the southwest corner of said Church tract and the southeast corner of a tract of land to LRS Ventures LLC and LRS Enterprises LLC, recorded in Instrument Number 2025000034899, Official Public Records, Collin County, Texas;

THENCE N 00°54'08" W, with the west line of said Church tract and the east line of said LRS tract, a distance of 285.67 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of Parcel 25-1 described herewith, from which a found 1/2-inch iron rod for reference bears N 00°54'08" W, a distance of 6.37 feet;

THENCE N 89°15'16" E, leaving said common line, with the south line of said Parcel 25-1, a distance of 16.12 feet to the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,488,651.24

Y: 7,135,922.00

THENCE N 89°15'16" E, continuing with said south line, a distance of 12.43 feet;

THENCE, leaving said south line, over and across said Church tract, the following courses and distances:

S 00°54'08" E, a distance of 25.50 feet;

S 89°15'16" W, a distance of 12.43 feet;

N 00°54'08" W, a distance of 25.50 feet to the POINT OF BEGINNING and containing 0.0073 acres or 317 square feet of land.



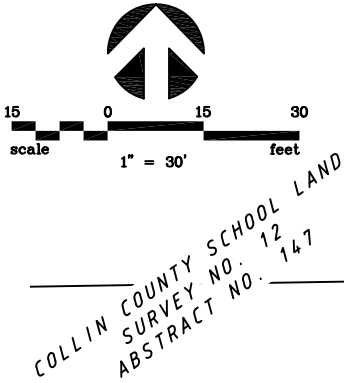
10/30/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.



4-R FARMS, INC.  
INST. NO. 20190321000298130

AMENDING PLAT  
BRYANT'S #1 ADDITION  
BLOCK 23, LOT 3R  
INST. NO. 20171222010006010

CHURCH STREET  
(60' R.O.W.)  
BRYANT'S ADDITION  
VOL. 116, PG. 162

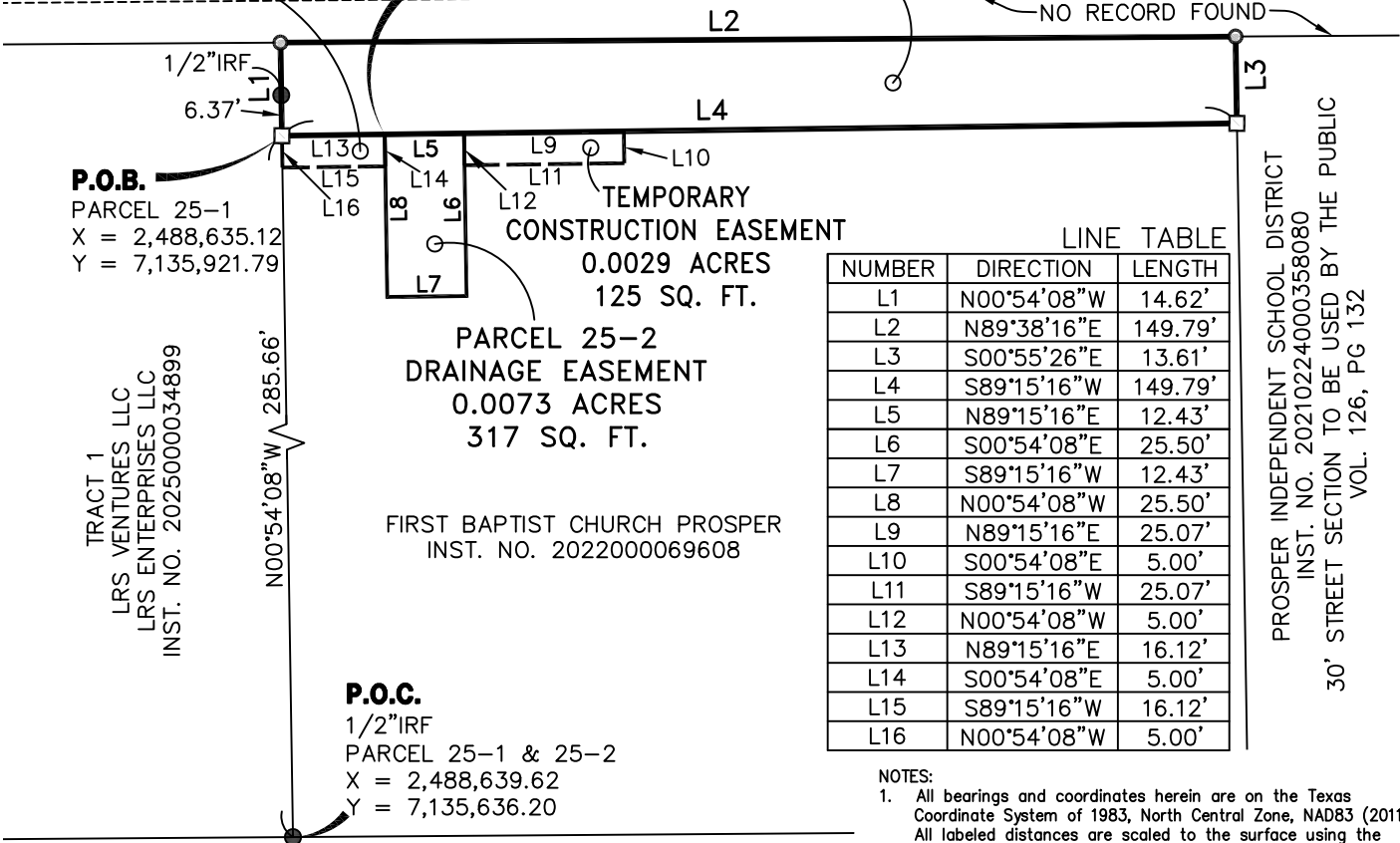
COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0019 ACRES  
81 SQ. FT.

**P.O.B.**  
PARCEL 25-2  
X = 2,488,651.24  
Y = 7,135,922.00

PARCEL 25-1  
RIGHT-OF-WAY  
0.0485 ACRES  
2,114 SQ. FT.

FIRST STREET  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION  
BRYANT'S ADDITION  
VOL. 116, PG. 162



**P.O.B.**  
PARCEL 25-1  
X = 2,488,635.12  
Y = 7,135,921.79

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0029 ACRES  
125 SQ. FT.

PARCEL 25-2  
DRAINAGE EASEMENT  
0.0073 ACRES  
317 SQ. FT.

FIRST BAPTIST CHURCH PROSPER  
INST. NO. 2022000069608

**P.O.C.**  
1/2" IRF  
PARCEL 25-1 & 25-2  
X = 2,488,639.62  
Y = 7,135,636.20

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N00°54'08"W	14.62'
L2	N89°38'16"E	149.79'
L3	S00°55'26"E	13.61'
L4	S89°15'16"W	149.79'
L5	N89°15'16"E	12.43'
L6	S00°54'08"E	25.50'
L7	S89°15'16"W	12.43'
L8	N00°54'08"W	25.50'
L9	N89°15'16"E	25.07'
L10	S00°54'08"E	5.00'
L11	S89°15'16"W	25.07'
L12	N00°54'08"W	5.00'
L13	N89°15'16"E	16.12'
L14	S00°54'08"E	5.00'
L15	S89°15'16"W	16.12'
L16	N00°54'08"W	5.00'

NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth, RPLS 6631

10/30/2025

PROSPER INDEPENDENT SCHOOL DISTRICT  
INST. NO. 20210224000358080  
30' STREET SECTION TO BE USED BY THE PUBLIC  
VOL. 126, PG 132

10/30/2025



**Grantham & Associates**  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)

25 FIRST BAPTIST

TOWN OF PROSPER PARCEL 25  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: FIRST BAPTIST CHURCH PROSPER  
0.0485 ACRES OR 2,114 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 26  
LRS Ventures LLC  
LRS Enterprises LLC  
Metes and Bounds Description

Being a 0.0835-acre, 3,638 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Correction General Warranty Deed to LRS Ventures LLC and LRS Enterprises LLC, recorded in Instrument Number 2025000034899, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod for the southeast corner of said LRS tract and being the southwest corner of a tract of land to First Baptist Church Prosper, Texas, recorded in Instrument Number 2022000069608, Official Public Records, Collin County, Texas;

THENCE N 00°54'08" W, with the with the east line of said LRS tract and west line of said Church tract, a distance of 285.66 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,488,635.12  
Y: 7,135,921.79

THENCE S 89°15'16" W, leaving said common line, over and across said LRS tract, a distance of 236.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of LRS tract and the east line of tract of land to Monte and Barbara Kauffman, recorded in Volume 2904, Page 892, Deed Records, Collin County, Texas, from which a found 1/2-inch iron rod bears S 00°20'01" E, a distance of 284.79 feet for the southwest corner of said LRS tract;

THENCE N 00°20'01" W, with the west line of said LRS tract and the east line of said Kauffman tract, a distance of 16.19 feet to a point in the south line of First Street, a variable width right-of-way, no deed found;

THENCE N 89°38'16" E, leaving said common line, with the south line of said First Street, a distance of 236.11 feet to a point in the east line of said LRS tract and the west line of said Church tract;

THENCE S 00°54'08" W, leaving said south line, with the east line of said LRS tract and the west line of said Church tract, a distance of 14.62 feet to the POINT OF BEGINNING and containing 0.0835 acres or 3,638 square feet of land.



10/30/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

JASON K. MILLER  
AND JESSICA MILLER  
INST. NO.  
20081021001245920

COLLEGE STREET  
(60' R.O.W.)  
BRYANT'S ADDITION  
VOL. 116, PG. 162

BRYANT'S ADDITION  
VOL. 116, PG. 162  
ELVIA CONVENTO VELEZ AND EFRAIN  
CONVENTO FRANCO  
VOL. 4619, PG. 4

AMENDING PLAT  
BRYANT'S #1 ADDITION  
BLOCK 23, LOT 3R  
INST. NO. 20171222010006010

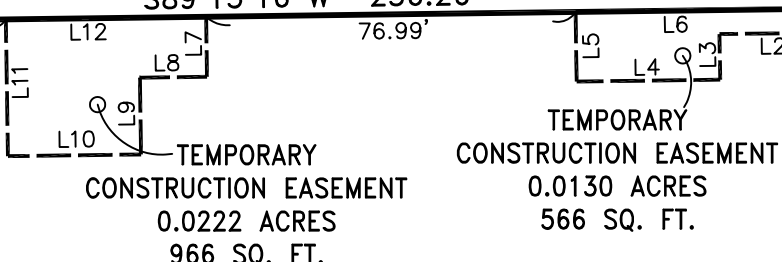
PARCEL 26  
RIGHT-OF-WAY  
0.0835 ACRES  
3,638 SQ. FT.

FIRST STREET  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION  
BRYANT'S ADDITION  
VOL. 116, PG. 162

N89°38'16"E 236.11' NO RECORD FOUND

N00°20'01"W 16.19'  
S89°15'16"W 236.26'  
S00°54'08"E 14.62'

**P.O.B.**  
PARCEL 26  
X = 2,488,635.12  
Y = 7,135,921.79



TRACT 1  
LRS VENTURES LLC  
LRS ENTERPRISES LLC  
INST. NO. 2025000034899

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

FIRST BAPTIST CHURCH PROSPER  
INST. NO. 2022000069608

**P.O.C.**  
1/2" IRF  
PARCEL 26  
X = 2,488,639.62  
Y = 7,135,636.20

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S00°54'08"E	5.00'
L2	S89°15'16"W	26.45'
L3	S00°54'08"E	9.50'
L4	S89°15'16"W	29.92'
L5	N00°54'08"W	14.50'
L6	N89°15'16"E	56.37'
L7	S00°54'05"E	12.50'
L8	S89°15'16"W	13.99'
L9	S00°54'05"E	16.00'
L10	S89°15'16"W	27.74'
L11	N00°54'05"W	28.50'
L12	N89°15'16"E	41.73'

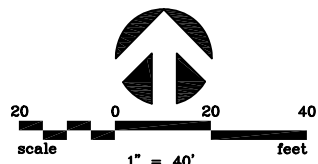
MONTE AND BARBARA KAUFFMAN  
VOL. 2904 PG. 892

S00°20'01"E 284.79'  
1/2" IRF

N00°54'08"W 285.66'

- P.O.C. = POINT OF COMMENCEMENT
- VOL. PG. = VOLUME, PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP
- STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

*[Signature]* 10/30/2025  
Blake Sudduth, RPLS 6631

TBPELS ENGR. F-5438; SURV. 10127900

10/30/2025

26 LRS VENTURES

Grantham & Associates  
An LJB Engineering Company

6570 NAAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)

TOWN OF PROSPER PARCEL 26  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: LRS VENTURES LLC, LRS ENTERPRISES LLC  
0.0835 ACRES OR 3,638 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**

**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 27  
Monte Elwin Kauffman  
Metes and Bounds Description

**Parcel 27-1**

Being a 0.0360-acre, 1,570 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed to Monte and Barbara Kauffman, recorded in Volume 2904, Page 892, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at the southeast corner of Kauffman tract and being the southwest corner of a tract of land to LRS Ventures LLC and LRS Enterprises LLC, recorded in Instrument Number 2025000034899, Official Public Records, Collin County, Texas;

THENCE N 00°20'01" W, with the east line of said Kauffman tract and the west line of said LRS tract, a distance of 284.79 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,488,398.91  
Y: 7,135,918.71

THENCE S 89°15'16" W, leaving said common line, over and across said Kauffman tract, a distance of 95.06 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said Kauffman tract and in the east line of a tract of land to Hollman Holding, LLC, recorded in Instrument Number 20190830001065010, Official Public Records, Collin County, Texas;

THENCE N 00°21'44" W, with the west line of said Kauffman tract and in the east line of said Hollman tract, passing a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" at a distance of 3.53 feet for the northeast corner of said Hollman tract, continuing in all a total distance of 16.83 feet to a point in the south line of First Street, a variable width right-of-way, no deed found;

THENCE N 89°38'16" W, leaving said common line, with the south line of said First Street, a distance of 95.06 feet to a point in the east line of said Kauffman tract and in the west line of said LRS tract;

THENCE S 00°20'01" E, leaving the south line of said First Street, with the east line of said Kauffman tract and the west line of said LRS tract, a distance of 16.19 feet to the POINT OF BEGINNING and containing 0.0360 acres or 1,570 square feet of land.

**Parcel 27-2**

Being a 0.0015-acre, 66 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed to Monte and Barbara Kauffman, recorded in Volume 2904, Page 892, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at the southeast corner of Kauffman tract and being the southwest corner of a tract of land to LRS Ventures LLC and LRS Enterprises LLC, recorded in Instrument Number 2025000034899, Official Public Records, Collin County, Texas;

THENCE N 00°20'01" W, with the east line of said Kauffman tract and the west line of said LRS tract, a distance of 284.79 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southeast corner of Parcel 27-1 described herewith;

THENCE S 89°15'16" W, leaving said common line, with the south line of said Parcel 27-1, a distance of 4.15 feet to the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,488,394.77

Y: 7,135,918.66

THENCE, leaving said south line, over and across said Kauffman tract the following courses and distances:

S 00°54'05" E, a distance of 6.50 feet;

S 89°15'16" W, a distance of 10.19 feet;

N 00°54'05" E, a distance of 6.50 feet to a point in the south line of said Parcel 27-1, from which found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" for the northeast corner of a tract of land to Hollman Holding, LLC, recorded in Instrument Number 20190830001065010, Official Public Records, Collin County, Texas bears the following courses and distances:

S 89°15'16" W, with the south line of said Parcel 27-1, a distance of 80.72 feet;

N 00°21'44" W, with the west line of said Parcel 27-1, a distance of 3.53 feet to said found 5/8-inch capped iron rod;

THENCE N 89°15'16" E, with the south line of said Parcel 27-1, a distance of 10.19 to the POINT OF BEGINNING and containing 0.0015 acres or 66 square feet of land.



10/30/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A drawing of even date accompanies this description.

CURSUM PERFICIO 3, LLC  
INST. NO. 20210806001587570

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

BLOCK 16  
BRYANT'S ADDITION  
VOL. 116, PG. 162

JASON K. MILLER AND JESSICA MILLER  
INST. NO. 20081021001245920

COLLEGE STREET  
(60' R.O.W.)

BRYANT'S ADDITION  
VOL. 116, PG. 162

LOT 4

LOT 5

LOT 6

PARCEL 27-1  
RIGHT-OF-WAY  
0.0360 ACRES  
1,570 SQ. FT.

FIRST STREET  
(VARIABLE WIDTH R.O.W.)  
30' ROW DEDICATION  
BRYANT'S ADDITION  
VOL. 116, PG. 162

NO RECORD FOUND

HOLLMAN HOLDINGS LLC  
INST. NO. 20190830001065010

5/8" IRF  
"EAGLE  
SURVEYING"

TEMPORARY  
CONSTRUCTION EASEMENT  
0.0083 ACRES  
359 SQ. FT.

PARCEL 27-2  
DRAINAGE EASEMENT  
0.0015 ACRES  
66 SQ. FT.

MONTE ELWIN KAUFFMAN  
VOL. 2904 PG. 892

**P.O.B.** PARCEL 27-1  
**P.O.C.** PARCEL 27-2  
X = 2,488,398.91  
Y = 7,135,918.71

**P.O.B.**  
PARCEL 27-2  
X = 2,488,394.77  
Y = 7,135,918.66

TRACT 1  
LRS VENTURES LLC  
LRS ENTERPRISES LLC  
INST. NO. 2025000034899

**P.O.C.**  
PARCEL 27-1 & 27-2  
1/2" IRF  
X = 2,488,400.57  
Y = 7,135,633.97

LINE TABLE

NUMBER	LENGTH	DIRECTION
L1	95.06'	S89°15'16"W
L2	16.83'	N00°21'44"W
L3	95.06'	N89°38'16"E
L4	16.19'	S00°20'01"E
L5	6.50'	S00°54'05"E
L6	10.19'	S89°15'16"W
L7	6.50'	N00°54'05"W
L8	10.19'	N89°15'16"E
L9	15.50'	S00°54'05"E
L10	23.17'	S89°15'16"W
L11	15.50'	N00°54'05"W
L12	23.17'	N89°15'16"E

NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
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- A legal description of even date accompanies this drawing.

TBPELS ENGR. F-5438; SURV. 10127900

10/30/2025



Grantham & Associates  
An LJB Engineering Company



6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

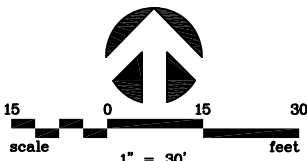
(972) 864-2333 (TEL)

27 KAUFFMAN

TOWN OF PROSPER R.O.W. DEDICATION  
PARCEL 27  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: MONTE ELWIN KAUFFMAN  
0.0360 ACRES OR 1,570 SQUARE FEET

EXHIBIT "A"  
PAGE 3 OF 3

COLLIN COUNTY, TEXAS



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - VOL. PG. = VOLUME, PAGE
  - INST. NO. = INSTRUMENT NUMBER
  - IRF = IRON ROD FOUND
  - = MONUMENT FOUND
  - = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
  - = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 10/30/2025

Blake Sudduth, RPLS 6631

EXHIBIT "A"  
Parcel 28  
Hollman Holdings, LLC  
Metes and Bounds Description

**Parcel 28-1**

Being a 0.0113-acre, 490 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed with Vendor's Lien to Hollman Holdings, LLC, recorded in Instrument Number 20190830001065010, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, no deed found, for the northwest corner of said Hollman tract and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,488,088.84

Y: 7,135,916.10

THENCE N 88°38'29" E, with the south line of said First Street, a distance of 215.12 feet to a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" in the west line of a tract of land to Monte and Barbara Kauffman, recorded in Volume 2904, Page 892, Deed Records, Collin County, Texas, and being the northeast corner of said Hollman tract;

THENCE S 00°21'44" E, leaving the south line of said First Street, with the east line of said Hollman tract and the west line of said Kauffman tract, a distance of 3.72 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving said common line, over and across said Hollman tract the following courses and distances:

S 89°15'16" W, a distance of 91.46 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 89°43'40" W, a distance of 123.64 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said Hollman tract;

THENCE N 01°36'12" E, with the west line of said Hollman tract, a distance of 0.40 feet to the POINT OF BEGINNING and containing 0.0113 acres or 490 square feet of land.

**Parcel 28-2**

Being a 0.0015-acre, 66 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed with Vendor's Lien to Hollman Holdings, LLC, recorded in Instrument Number 20190830001065010, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in the south line of First Street, a variable width right-of-way, no deed found, for the northwest corner of said Hollman tract;

THENCE S 01°36'12" W, leaving said south line, with the west line of Hollman tract and the west line of Parcel 28-1 described herewith, a distance of 0.40 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of said Parcel 28-1;

THENCE N 89°43'40" E, leaving the west line of said Hollman tract, with the south line of said Parcel 28-1, a distance of 92.21 feet to the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,488,181.02  
Y: 7,135,916.14

THENCE N 89°43'40" E, continuing with the south line of said Parcel 28-1, a distance of 10.18 feet to a point, from which a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" for the northeast corner of said Hollman tract bears the following courses and distances:

N 89°43'40" E, with the south line of said Parcel 28-1, a distance of 21.25 feet;

N 89°15'16" E, continuing with the south line of said Parcel 28-1, a distance of 91.46 feet;

N 00°21'44" W, with the east line of said Parcel 28-1, a distance of 3.72 feet to said found 5/8-Inch capped iron rod;

THENCE, leaving the south line of said Parcel 28-1, over and across said Hollman tract the following courses and distances:

S 00°21'44" E, a distance of 6.50 feet;

S 89°43'40" W, a distance of 10.18 feet;

N 00°21'44" W, a distance of 6.50 feet to the POINT OF BEGINNING and containing 0.0015 acres or 66 square feet of land.



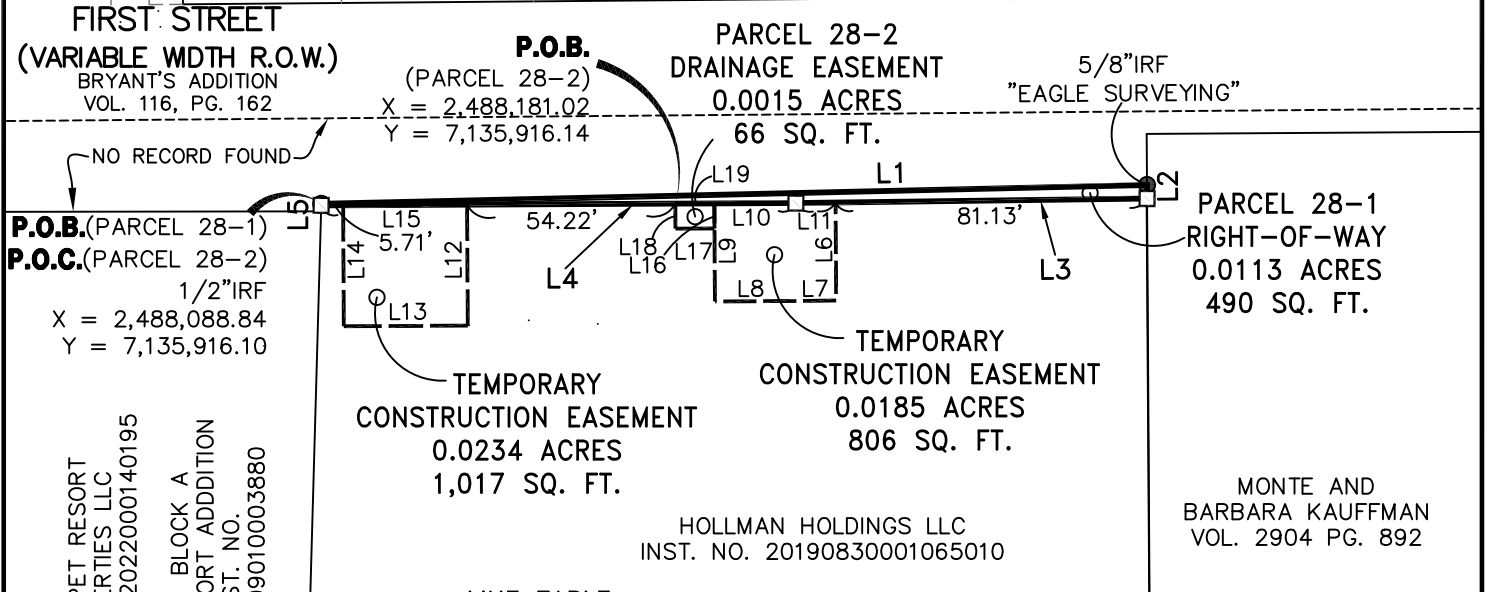
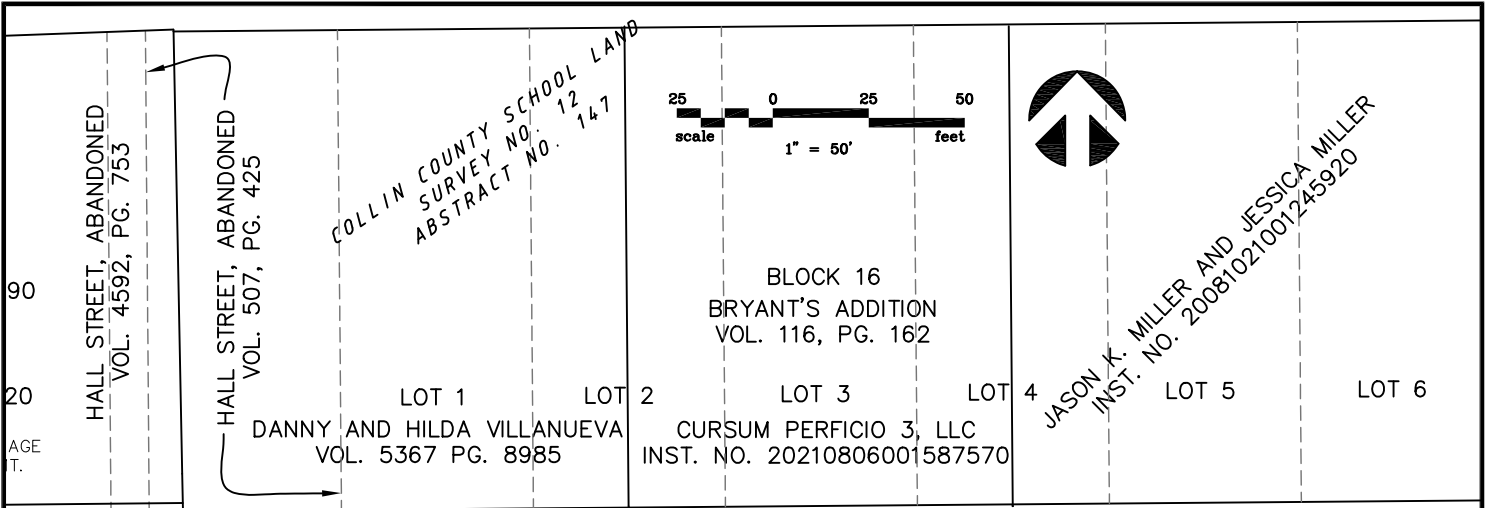
10/30/2025

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



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3. A drawing of even date accompanies this description.



NO RECORD FOUND

P.O.B. (PARCEL 28-1)  
P.O.C. (PARCEL 28-2)  
1/2" IRF  
X = 2,488,088.84  
Y = 7,135,916.10

BLISS PET RESORT PROPERTIES LLC  
INST. NO. 2022000140195

LOT 1, BLOCK A  
BLISS RESORT ADDITION  
INST. NO. 20201009010003880

**LINE TABLE**

NUMBER	LENGTH	DIRECTION
L1	215.12'	N88°38'29"E
L2	3.72'	S00°21'44"E
L3	91.46'	S89°15'16"W
L4	123.64'	S89°43'40"W
L5	0.40'	N01°36'12"E
L6	25.50'	S00°21'44"E
L7	10.16'	S89°15'16"W
L8	21.42'	S89°43'31"W
L9	25.50'	N00°21'44"W
L10	21.25'	N89°43'40"E
L11	10.33'	N89°15'16"E
L12	31.50'	S00°21'44"E
L13	32.28'	S89°43'40"W
L14	31.50'	N00°21'44"W
L15	32.28'	N89°43'40"E
L16	6.50'	S00°21'44"E
L17	10.18'	S89°43'40"W
L18	6.50'	N00°21'44"W
L19	10.18'	N89°43'40"E

**NOTES:**

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I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*[Signature]*  
10/30/2025  
Blake Sudduth, RPLS 6631

10/30/2025

28 HOLLMAN HOLDINGS

Grantham & Associates  
An LJB Engineering Company

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)

TOWN OF PROSPER PARCEL 28  
RIGHT-OF-WAY DEDICATION  
FIRST STREET (COLEMAN-CRAIG) PROJECT (PRJ# 2305-ST)  
OWNER: HOLLMAN HOLDINGS, LLC  
0.0113 ACRES OR 490 SQUARE FEET

**EXHIBIT "A"**  
**PAGE 3 OF 3**  
**COLLIN COUNTY, TEXAS**