

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, DECLARING THE NECESSITY TO ACQUIRE CERTAIN REAL PROPERTIES FOR RIGHT-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION OF THE LEGACY DRIVE (PROSPER TRAIL – PARVIN ROAD) PROJECT; DETERMINING THE PUBLIC USE AND NECESSITY FOR SUCH ACQUISITIONS; AUTHORIZING THE ACQUISITION OF PROPERTY RIGHTS NECESSARY FOR SAID PROJECT; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE TOWN MANAGER OF THE TOWN OF PROSPER, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE TOWN MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS; AND AUTHORIZING THE TOWN ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS TO ACQUIRE THE PROPERTY IF PURCHASE NEGOTIATIONS ARE NOT SUCCESSFUL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Prosper, Texas (the “Town Council”), has determined that there exists a public necessity to acquire certain property interests for the construction of the Legacy Drive (Prosper Trail – Parvin Road) project, the location of which is generally set forth in the exhibits attached to this resolution; and

WHEREAS, the Town Council desires to acquire the property interests (collectively referred to as the “Property”), as more particularly described in the exhibits attached to this Resolution, for this governmental and public use in conjunction with the Town of Prosper’s construction of the Legacy Drive (Prosper Trail – Parvin Road) project (“Project”); and

WHEREAS, the Town Council desires that the Town Manager, or his designee, take all necessary steps to acquire the Property for the Project including, but not limited to, the retention of appraisers, engineers, and other consultants and experts, and that the Town Attorney, or his designee, negotiate the purchase of the Property for the Project, and if unsuccessful in purchasing the Property for the Project, to institute condemnation proceedings to acquire the Property.

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

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Prosper, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The Town Council hereby finds and determines that a public use and necessity exists for the Town of Prosper, Texas, to acquire the following Property for the Project, as more particularly described in the Exhibits referenced herein:

EXHIBIT DESCRIPTION / INTEREST TO BE ACQUIRED

- 1 (Parcel 3 Right-of-Way), Being a 92,336 square feet or 2.120 acres tract of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, and the J. McKim Survey Abstract No. 889, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas.

(Parcel 3 Drainage Easement), Being a 9,857 square feet, or 0.226 of an acre of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas.

(Parcel 3 Temporary Construction Easement), Being a 29,484 square feet, or 0.677 of an acre of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, and the J. McKim Survey Abstract No. 889, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas.

SECTION 3

The Town Manager, or his designee, is authorized and directed to negotiate for and to acquire the Property for the Project, for the Town of Prosper, Texas, and to acquire said rights in compliance with State and Federal law. The Town Manager is specifically authorized and directed to do each and every act necessary to acquire the Property for the Project including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser of the property interests to be acquired, as well as any other experts or consultants that he deems necessary for the acquisition process and, if necessary, to institute proceedings in eminent domain.

SECTION 4

The Town Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Property for the Project, and, as such, the Town Manager is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the Town Council for such purpose. The Town Manager is specifically authorized to establish the just compensation for the acquisition of the Property. If the Town Manager or his designee determines that an agreement as to damages or compensation cannot be reached, then the Town Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the owners and interested parties of the needed property interests, proceedings in eminent domain to acquire the Property for the Project.

SECTION 5

This Resolution is effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, BY A VOTE OF ____ TO ____ ON THIS THE 16TH DAY OF SEPTEMBER 2025.

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney

EXHIBIT 1 – Parcel 3

(see next 8 pages)

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION 92,336 SQUARE FEET OR 2.120 ACRES

Being a 92,336 square feet or 2.120 acres tract of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, and the J. McKim Survey Abstract No. 889, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas, being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in County Road Number 6 (also known as County Line Road and Legacy Drive) on the west line of a called 38.572 acre tract of land described by deed to Prosper Independent School District, as recorded in Instrument Number 20200817001344070 of the Official Public Records of Collin County, Texas, for the southeast corner of a called 26.822 acre tract of land described by deed to Merritt Crossing Development, LLC, as recorded in Document Number 2021-213963 of the Deed Records of Denton County, Texas, same being the northeast corner of said LEGACYPARVIN26 tract;

THENCE South 00 degrees 33 minutes 14 seconds West, along said County Road Number 6, with the west line of said Prosper tract, same being the east line of said LEGACYPARVIN26 tract, passing a 60D at a distance of 1043.19 and continuing a total distance of 1472.13 feet to a 5/8" iron rod with cap stamped "TNP" set for the northeast corner of a called 10.719 acre tract of land described by deed to Vingrids Capital, LLC, as recorded in Document Number 2017-89464 of the Deed Records of Denton County, Texas, same being the southeast corner of said LEGACYPARVIN26 tract;

THENCE North 89 degrees 28 minutes 15 seconds West, departing said County Road Number 6, and the west line of said Prosper tract, with the north line of said Vingrids Capital tract, same being the south line of said LEGACYPARVIN26 tract, distance of 60.19 feet to a 5/8" iron rod with cap stamped "TNP" set for corner;

THENCE departing the north line of said Vingrids Capital tract, through the interior of said LEGACYPARVIN26 tract, the following courses and distances:

North 00 degrees 33 minutes 41 seconds East, a distance of 1398.96 feet to a to a 5/8" iron rod with cap stamped "TNP" set for corner;

North 52 degrees 21 minutes 25 seconds West, a distance of 30.15 feet to a to a 5/8" iron rod with cap stamped "TNP" set for corner;

South 74 degrees 43 minutes 29 seconds West, a distance of 106.67 feet to a to a 5/8" iron rod with cap stamped "TNP" set for corner;

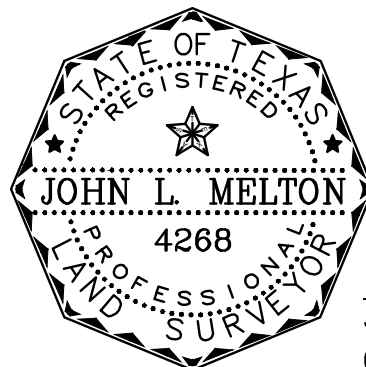
North 15 degrees 16 minutes 31 seconds West, a distance of 30.00 feet to a 5/8" iron rod with cap stamped "TNP" set for corner on the south line of said Merritt Crossing tract, same being the north line of said LEGACYPARVIN26 tract;

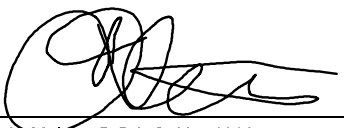
THENCE North 74 degrees 43 minutes 29 seconds East, with the south line of said Merritt Crossing tract, same being the north line of said LEGACYPARVIN26 tract, a distance of 202.55 feet to the POINT OF BEGINNING containing 92,336 square feet, or 2.120 acres of land.



teague nall & perkins

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214.461.9867 ph www.tnppinc.com
T.B.P.L.S. Firm No. 10194381
Project No. PPS 24186




John L. Melton, R.P.L.S. No. 4268
01/23/2025

MERRITT CROSSING DEVELOPMENT, LLC.
CALLED 26.822 ACRES
DOC. NO. 2021-213963
D.R.D.C.T.

APPROXIMATE LOCATION
30' MATADOR PIPELINE EASEMENT
VOL. 1408, PG. 861
D.R.C.C.T.

GAS GAS

SURFACE EASEMENT AGREEMENT
50' x 25' VALVE SITE
INST. NO. 20131210001627970
O.P.R.C.C.T.



1" = 100'
SCALE IN FEET

LEGEND

CIRS - CAPPED IRON ROD SET
CIRF - CAPPED IRON ROD FOUND
P.T.L.S. - CAP STAMPED "PRESTON TRAIL LAND SURVEYING"
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
SF - SQUARE FEET
AC - ACRES
AKA - ALSO KNOWN AS
DOC. - DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS

NOTES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR OR TITLE COMMITMENT, THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY.

THE SURVEY ABSTRACT LINES AND COUNTY LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000152710.

LINE	BEARING	DISTANCE
L1	N 89°28'15" W	60.19'
L2	N 52°21'25" W	30.15'
L3	S 74°43'29" W	106.67'
L4	N 15°16'31" W	30.00'

PROSPER INDEPENDENT
SCHOOL DISTRICT
CALLED 38.572 ACRES
INST. NO. 20200817001344070
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 147

LEGACYPARVIN26, LLC.
CALLED 26.00 ACRES
DOC. NO. 2021-63248
D.R.D.C.T.

J. McKIM SURVEY
ABSTRACT NO. 889

RIGHT-OF-WAY
DEDICATION
92,336 SF
2.120 AC



John L. Melton, R.P.L.S. No. 4268

01/23/2025

ACCESS AND DRAINAGE
EASEMENT
INST. NO. 20160712000890120
O.P.R.C.C.T.

EXHIBIT "B" RIGHT-OF-WAY DEDICATION

92,336 SQUARE FEET OR 2.120 ACRES

A TRACT OF LAND SITUATED IN THE J. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND THE J. MCKIM SURVEY ABSTRACT NO. 889, DENTON COUNTY, TEXAS

A PORTION OF A CALLED 26.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO LEGACYPARVIN26, LLC, AS RECORDED IN DOCUMENT NUMBER 2021-63248 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

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Project No. PPS 24186



RIGHT-OF-WAY DEDICATION
92,336 SF
2.120 AC

J. McKIM SURVEY
ABSTRACT NO. 889

APPROXIMATE
SURVEY LINE

LEGACYPARVIN26, LLC.
CALLED 26.00 ACRES
DOC. NO. 2021-63248
D.R.D.C.T.

J. DURRETT SURVEY
ABSTRACT NO. 350

VINGRIDS CAPITAL, LLC.
CALLED 10.719 ACRES
DOC. NO. 2017-89464
D.R.D.C.T.

MATCH LINE

1398.96'

N 00°33'41" E

PASSING 60D FOUND

AT 1043.19'

1472.13'

APPROXIMATE
COUNTY LINE

60D FOUND

COUNTY ROAD NO. 6
(AKA COUNTY LINE ROAD)
(LEGACY DRIVE)
(PERSCRIPTIVE R.O.W.)
DENTON COUNTY
COLLIN COUNTY

WASTE WATER LIFT STATION
EASEMENT
INST. NO. 20160712000890110
O.P.R.C.C.T.

PROSPER INDEPENDENT
SCHOOL DISTRICT
CALLED 38.572 ACRES
INST. NO. 20200817001344070
O.P.R.C.C.T.

ACCESS AND DRAINAGE
EASEMENT
INST. NO. 20160712000890120
O.P.R.C.C.T.

SANITARY SEWER EASEMENT
INST. NO. 20170419000495800
O.P.R.C.C.T.

TRACT 2
TOLL SOUTHWEST, LLC.
CALLED 37.554 ACRES
INST. NO. 2024000009613
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 147

5/8" CIRS
"TNP"

5/8" CIRS
"TNP"

MAGE PARTNERS, LLC
CALLED 5.85 ACRES
INST. NO. 20201207002190190
O.P.R.C.C.T.



1" = 100'
SCALE IN FEET

LEGEND

CIRS - CAPPED IRON ROD SET
CIRF - CAPPED IRON ROD FOUND
P.T.L.S. - CAP STAMPED "PRESTON TRAIL LAND SURVEYING"
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LINE	BEARING	DISTANCE
L1	N 89°28'15" W	60.19'
L2	N 52°21'25" W	30.15'
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EXHIBIT "B"
RIGHT-OF-WAY DEDICATION

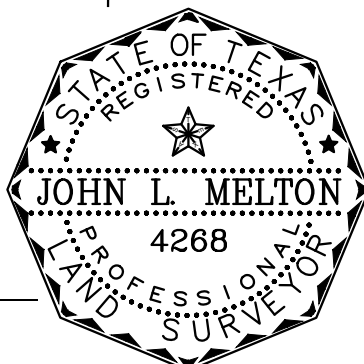
92,336 SQUARE FEET OR 2.120 ACRES

A TRACT OF LAND SITUATED IN THE J. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND THE J. MCKIM SURVEY ABSTRACT NO. 889, DENTON COUNTY, TEXAS

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Project No. PPS 24186



John L. Melton, R.P.L.S. No. 4268

01/23/2025

EXHIBIT "A"

DRAINAGE EASEMENT 9,857 SQUARE FEET OR 0.226 ACRES

Being a 9,857 square feet, or 0.226 of an acre of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas, being more particularly described as follows:

COMMENCING at a 60D nail found in County Road Number 6 (also known as County Line Road and Legacy Drive) on the east line of a called 10.719 acre tract of land described by deed to Vingrids Capital, LLC, as recorded in Document Number 2017-89464 of the Deed Records of Denton County, Texas, same being the northwest corner of a called 5.85 acre tract of land described by deed to Mage Partners, LLC, as recorded in Instrument Number 20201207002190190 of the Official Public Records of Collin County, Texas, and being the southwest corner of a called 37.554 acre tract of land, called Tract 2, described by deed to Toll Southwest, LLC, as recorded in Instrument Number 2024000009613 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 33 minutes 14 seconds East, along said County Road Number 6, same being the west line of said Toll Southwest tract, and the east lines of said Vingrids Capital tract, and said LEGACYPARVIN26 tract, a distance of 472.24 feet to a 60D nail found in said County Road Number 6, for the northwest corner of said Toll Southwest tract, same being the southwest corner of a called 38.572 acre tract of land described by deed to Prosper Independent School District, as recorded in Instrument Number 20200817001344070 of the Official Public Records of Collin County, Texas;

THENCE departing the west line of said Toll Southwest tract, same being the east line of said LEGACYPARVIN26 tract and said County Road Number 6, through the interior of said LEGACYPARVIN26 tract the following courses and distances:

South 40 degrees 37 minutes 32 seconds West, a distance of 93.43 feet to the POINT OF BEGINNING of the tract described herein;

South 00 degrees 33 minutes 41 seconds West, a distance of 219.04 feet;

North 89 degrees 26 minutes 19 seconds West, a distance of 45.00 feet;

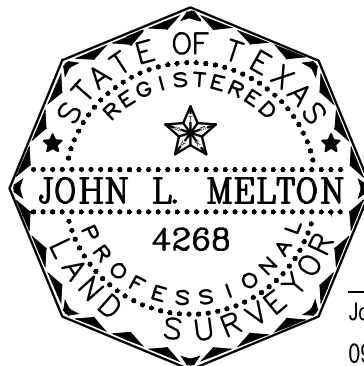
North 00 degrees 33 minutes 41 seconds East, a distance of 219.04 feet;

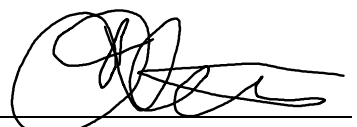
South 89 degrees 26 minutes 19 seconds East, a distance of 45.00 feet to the POINT OF BEGINNING containing 9,857 square feet, or 0.226 of an acre of land.



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John L. Melton, R.P.L.S. No. 4268
09/13/2024

J. McKIM SURVEY
ABSTRACT NO. 889

J. DURRETT SURVEY
ABSTRACT NO. 350

**DRAINAGE
EASEMENT**
9,857 SF
0.226 AC

LEGACYPARVIN26, LLC.
CALLED 26.00 ACRES
DOC. NO. 2021-63248
D.R.D.C.T.



John L. Melton, R.P.L.S. No. 4268

09/13/2024

APPROXIMATE
SURVEY LINE

APPROXIMATE
COUNTY LINE

ACCESS AND DRAINAGE
EASEMENT
INST. NO. 20160712000890120
O.P.R.C.C.T.

PROSPER INDEPENDENT
SCHOOL DISTRICT
CALLED 38.572 ACRES
INST. NO. 20200817001344070
O.P.R.C.C.T.



1" = 100'
SCALE IN FEET

P.O.B.

L3

219.04'

N 00°33'41" E

L2

219.04'

S 00°33'41" W

472.24'

N 00°33'14" E

60D FOUND

P.O.C.

60D FOUND

P.O.C.

60D FOUND

WASTE WATER LIFT STATION
EASEMENT
INST. NO. 20160712000890110
O.P.R.C.C.T.

SANITARY SEWER EASEMENT
INST. NO. 20170419000495800
O.P.R.C.C.T.

TRACT 2
TOLL SOUTHWEST, LLC.
CALLED 37.554 ACRES
INST. NO. 2024000009613
O.P.R.C.C.T.

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

COUNTY ROAD NO. 6
(AKA COUNTY LINE ROAD)
(LEGACY DRIVE)
(PRESCRIPTIVE R.O.W.)

60D FOUND

P.O.C.

MAGE PARTNERS, LLC
CALLED 5.85 ACRES
INST. NO. 20201207002190190
O.P.R.C.C.T.

LEGEND

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LINE	BEARING	DISTANCE
L1	S 40°37'32" W	93.43'
L2	N 89°26'19" W	45.00'
L3	S 89°26'19" E	45.00'

EXHIBIT "B"

DRAINAGE EASEMENT

9,857 SQUARE FEET OR 0.226 ACRES

A TRACT OF LAND SITUATED IN THE J. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS

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Project No. PPS 24186

EXHIBIT "A"

**TEMPORARY CONSTRUCTION EASEMENT
29,484 SQUARE FEET OR 0.677 ACRES**

Being a 29,484 square feet, or 0.677 of an acre of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, and the J. McKim Survey, Abstract No. 889, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas, being more particularly described as follows:

COMMENCING at a 60D nail found in County Road Number 6 (also known as County Line Road and Legacy Drive) on the east line of a called 10.719 acre tract of land described by deed to Vingrids Capital, LLC, as recorded in Document Number 2017-89464 of the Deed Records of Denton County, Texas, same being the northwest corner of a called 5.85 acre tract of land described by deed to Mage Partners, LLC, as recorded in Instrument Number 20201207002190190 of the Official Public Records of Collin County, Texas, and being the southwest corner of a called 37.554 acre tract of land, called Tract 2, described by deed to Toll Southwest, LLC, as recorded in Instrument Number 2024000009613 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 33 minutes 14 seconds East, along said County Road Number 6, same being the west line of said Toll Southwest tract, and the east line of said Vingrids Capital tract, and said LEGACYPARVIN26 tract, a distance of 472.24 feet to a 60D nail found in said County Road Number 6, for the northwest corner of said Toll Southwest tract, same being the southwest corner of a called 38.572 acre tract of land described by deed to Prosper Independent School District, as recorded in Instrument Number 20200817001344070 of the Official Public Records of Collin County, Texas;

THENCE South 08 degrees 32 minutes 23 seconds West, departing the west line of said Toll Southwest tract, same being the east line of said LEGACYPARVIN26 tract and said County Road Number 6, through the interior of said LEGACYPARVIN26 tract, a distance of 433.17 feet to the POINT OF BEGINNING of the tract described herein, on the north line of said Vingrids tract, same being the south line of said LEGACYPARVIN26 tract;

THENCE North 89 degrees 28 minutes 15 seconds West, with the north line of said Vingrids tract, same being the south line of said LEGACYPARVIN26 tract, a distance of 16.60 feet;

THENCE departing the north line of said Vingrids tract, same being the south line of said LEGACYPARVIN26 tract, through the interior of said LEGACYPARVIN26 tract the following courses and distances:

North 04 degrees 11 minutes 06 seconds West, a distance of 128.89 feet;

North 89 degrees 26 minutes 19 seconds West, a distance of 27.74 feet;

North 00 degrees 33 minutes 41 seconds East, a distance of 55.39 feet;

North 52 degrees 21 minutes 06 seconds West, a distance of 60.84 feet;

North 00 degrees 33 minutes 41 seconds East, a distance of 91.33 feet;

North 64 degrees 10 minutes 36 seconds East, a distance of 54.18 feet;

North 00 degrees 33 minutes 41 seconds East, a distance of 31.55 feet;

South 89 degrees 26 minutes 19 seconds East, a distance of 31.57 feet;

North 00 degrees 43 minutes 02 seconds East, a distance of 179.60 feet;

North 04 degrees 39 minutes 15 seconds East, a distance of 111.33 feet;

North 00 degrees 33 minutes 41 seconds East, a distance of 752.18 feet;

South 52 degrees 21 minutes 25 seconds East, a distance of 18.80 feet from which a 5/8 iron rod found bears North 39 degrees 54 minutes 02 seconds East, a distance of 94.65 feet;

South 00 degrees 33 minutes 41 seconds West, a distance of 1,041.49 feet;

North 89 degrees 26 minutes 19 seconds West, a distance of 45.00 feet;

South 00 degrees 33 minutes 41 seconds West, a distance of 219.04 feet;

South 89 degrees 26 minutes 19 seconds East, a distance of 45.00 feet;

South 00 degrees 33 minutes 41 seconds West, a distance of 138.44 feet to the POINT OF BEGINNING containing 29,484 square feet, or 0.677 of an acre of land.



A handwritten signature in black ink, appearing to read "John L. Melton", written over a horizontal line.

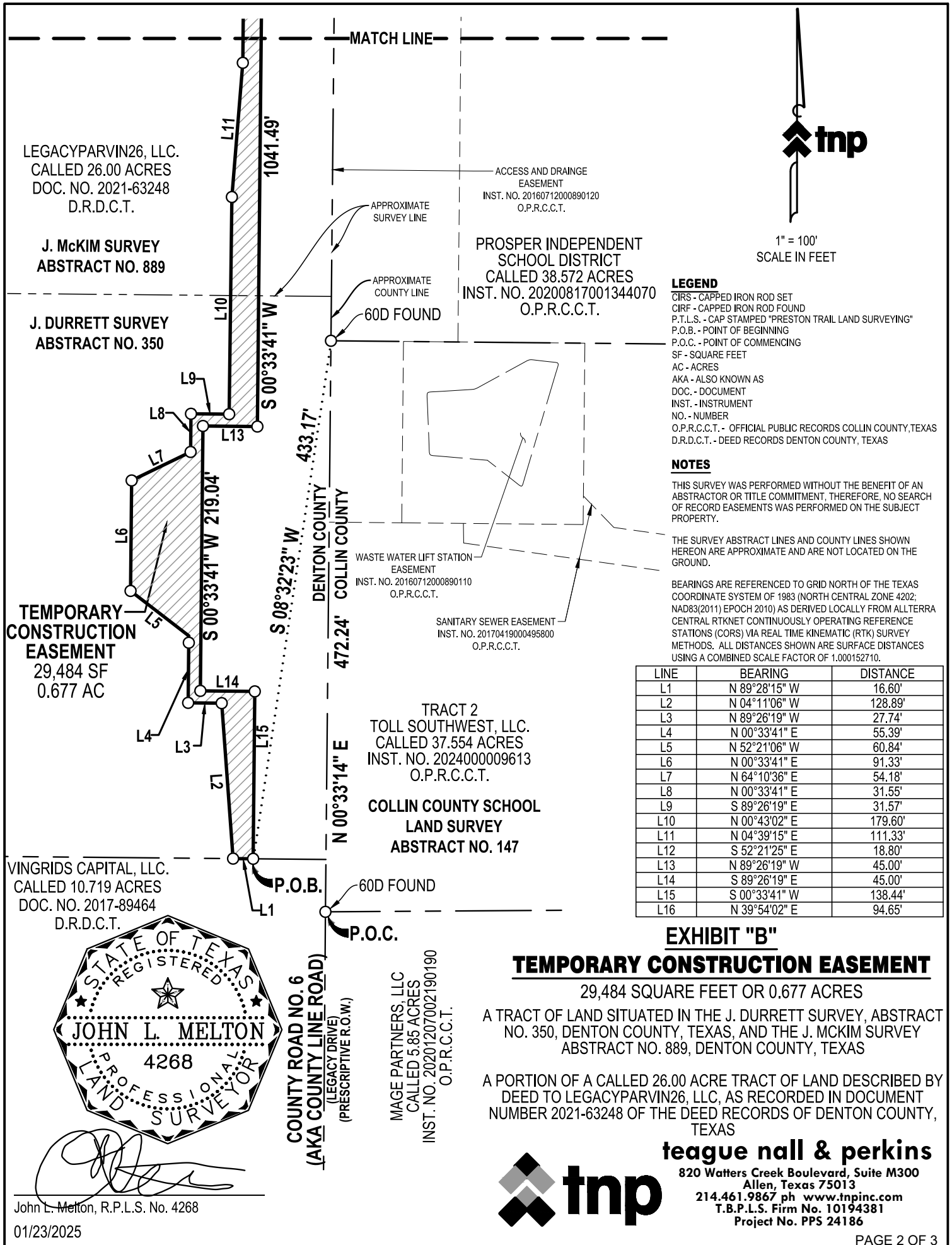
John L. Melton, R.P.L.S. No. 4268

01/23/2025



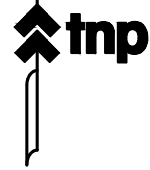
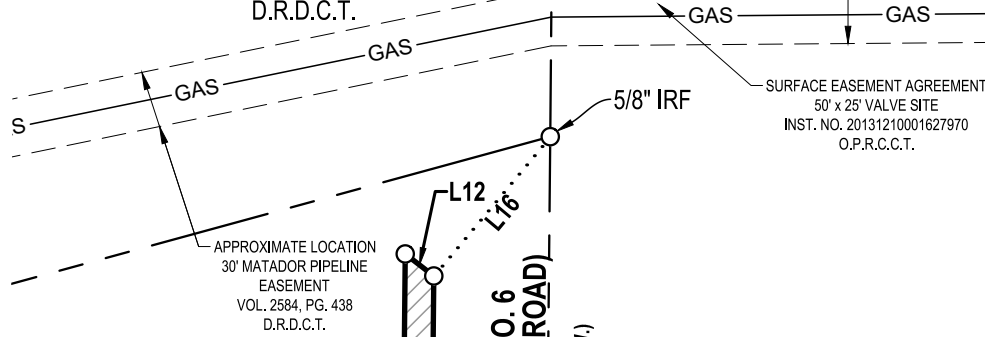
teague nail & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381
Project No. PPS 24186



MERRITT CROSSING DEVELOPMENT, LLC.
CALLED 26.822 ACRES
DOC. NO. 2021-213963
D.R.D.C.T.

APPROXIMATE LOCATION
30' MATADOR PIPELINE EASEMENT
VOL. 1408, PG. 861
D.R.C.C.T.



1" = 100'
SCALE IN FEET

**TEMPORARY
CONSTRUCTION
EASEMENT**
29,484 SF
0.677 AC

COUNTY ROAD NO. 6
(AKA COUNTY LINE ROAD)
(LEGACY DRIVE)
(PRESCRIPTIVE R.O.W.)

PROSPER INDEPENDENT
SCHOOL DISTRICT
CALLED 38.572 ACRES
INST. NO. 20200817001344070
O.P.R.C.C.T.

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

LEGACYPARVIN26, LLC.
CALLED 26.00 ACRES
DOC. NO. 2021-63248
D.R.D.C.T.

**J. McKIM SURVEY
ABSTRACT NO. 889**

752.18'
1041.49'
N 00°33'41" E
S 00°33'41" W

DENTON COUNTY
COLLIN COUNTY

ACCESS AND DRAINAGE
EASEMENT
INST. NO. 20160712000890120
O.P.R.C.C.T.

MATCH LINE

LEGEND

CIRS - CAPPED IRON ROD SET
CIRF - CAPPED IRON ROD FOUND
P.T.L.S. - CAP STAMPED "PRESTON TRAIL LAND SURVEYING"
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
SF - SQUARE FEET
AC - ACRES
AKA - ALSO KNOWN AS
DOC. - DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS

NOTES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABTRACTOR OR TITLE COMMITMENT, THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY.

THE SURVEY ABSTRACT LINES AND COUNTY LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000152710.

LINE	BEARING	DISTANCE
L1	N 89°28'15" W	16.60'
L2	N 04°11'06" W	128.89'
L3	N 89°26'19" W	27.74'
L4	N 00°33'41" E	55.39'
L5	N 52°21'06" W	60.84'
L6	N 00°33'41" E	91.33'
L7	N 64°10'36" E	54.18'
L8	N 00°33'41" E	31.55'
L9	S 89°26'19" E	31.57'
L10	N 00°43'02" E	179.60'
L11	N 04°39'15" E	111.33'
L12	S 52°21'25" E	18.80'
L13	N 89°26'19" W	45.00'
L14	S 89°26'19" E	45.00'
L15	S 00°33'41" W	138.44'
L16	N 39°54'02" E	94.65'

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

29,484 SQUARE FEET OR 0.677 ACRES

A TRACT OF LAND SITUATED IN THE J. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND THE J. MCKIM SURVEY ABSTRACT NO. 889, DENTON COUNTY, TEXAS

A PORTION OF A CALLED 26.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO LEGACYPARVIN26, LLC, AS RECORDED IN DOCUMENT NUMBER 2021-63248 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

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John L. Melton, R.P.L.S. No. 4268

01/23/2025