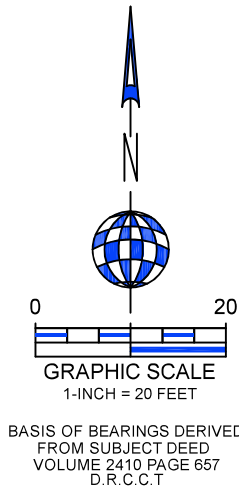
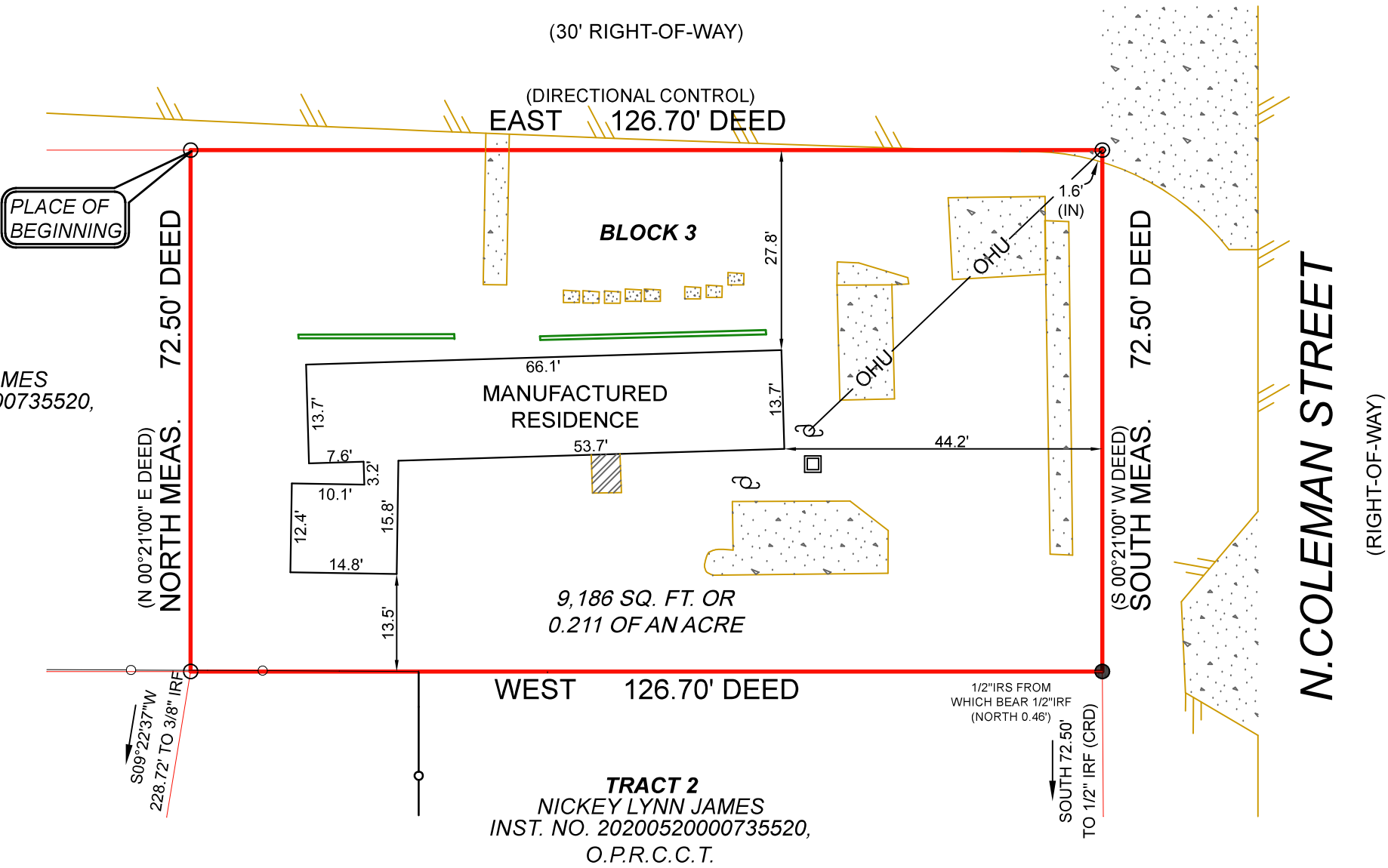


SURVEY PLAT: 313 NORTH COLEMAN STREET



**TRACT 1**  
**NICKEY LYNN JAMES**  
**INST. NO. 20200520000735520,**  
**O.P.R.C.C.T.**



**LEGAL DESCRIPTION - EXHIBIT A**

Being a part of Block 3, of J.P. Mitchell Addition, an addition to the City of Prosper, Collin County, Texas, according to the map thereof recorded in Volume 107, Page 588, Deed Records, Collin County, Texas, and being the same tract of land described in deed to Jackie James, recorded in Volume 2410, Page 657, Deed Records, Collin County, Texas, also being Property ID Number 977214 through the Collin County Appraisal District, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of West Seventh Street, a 30' right-of-way, at the Northeast corner of that portion of said Block 3 described as Tract 1 in deed to Nickey Lynn James, recorded in Instrument No. 20200520000735520, Official Public Records, Collin County, Texas;

Thence East, along said South line, a distance of 126.70' to an "X" set at the intersection of said South line with the West line of North Coleman Street, a variable width right-of-way;

Thence South, a distance of 72.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northeast corner of that certain tract of land described as Tract 2 in said James Deed;

Thence West, along the North line of said Tract 2 of James Deed, a distance of 126.70' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of said Tract 1 of James Deed;

Thence North, a distance of 72.50' to the PLACE OF BEGINNING and containing 9,186 square feet or 0.211 of an acre of land.

**FLOOD**

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48015 CO235J, dated 06-02-09. The property is located in Zone "X".

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
CRD = Corner of Record Dignity

ZONE-23-0016

LEGEND

⊙ X-FOUND	☒ TELE. BOX	⛑ WATER VALVE	⚡ LIGHT POLE	—△— PIPE RAIL FENCE	— BOUNDARY	▤ CONCRETE
⊙ X-SET	☐ CABLE BOX	⛑ FIRE HYDRANT	⚡ TRAFFIC SIGN	— ASPHALT	— HIGH BANK LINE	▤ GRAVEL
● 1/2" IR FOUND	⊗ ELECTRIC BOX	⊙ BOLLARD POST	⚡ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	— BUILDING LINE	▤ BRICK
○ 1/2" IR SET	□ BRICK COLUMN	⊙ SEPTIC COVER	⚡ WATER METER	— GUY WIRE ANCHOR	— EASEMENT	▤ STONE
⊙ 5/8" IR FOUND	⊕ 1" IR FOUND	⊙ SAN. SEW. MH.	⚡ GAS METER	—X— BARBED WIRE FENCE	— FIRE LANE STRIPE	▤ WOOD DECK
⊙ 3/8" IR FOUND	⊕ 1" IP FOUND	⊙ IRRIGATION VALVE	⚡ A.C. PAD	—□— IRON FENCE	— BRICK RET. WALL	▤ BUILDING WALL
● 60-D NAIL FOUND	⊕ POINT FOR CORNER	□ STONE COLUMN	☒ TRANS. BOX	—○— CHAINLINK FENCE	— STONE RET. WALL	▤ TILE
⊙ PK NAIL SET	⊕ CON. MONUMENT	⊙ STORM DRAIN MH.	⊕ POOL EQUIP.	— WOOD FENCE	— CON. RET. WALL	⚡ HANDICAP SPACE
⊕ 1/2" IP FOUND	⊕ 3/4" IP FOUND	⊙ SAN. SEW. CO.		— STUC. RET. WALL		

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
**JOHN S. TURNER**  
**RPLS 5310**





**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

REVISED IN OFFICE ONLY 07-14-2023	
JOB NO: 22-0939	DRAWN BY: 944
DATE: 06-09-2022	G.F. NO: LT-191945-1901452200192
TITLE CO: LAWYERS TITLE	CERTIFY TO: ELWOOD ENTERPRISES
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