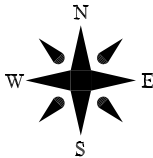


AQEEL AHMED and  
JABEEN SHAZIA  
0 E. SECOND STREET  
PROSPER, COLLIN COUNTY, TEXAS

SURVEY DATE	DECEMBER 9, 2024	
TITLE CO.	N/A	
G.F. NO.	N/A	
JOB NO.	21-086	
FIELDIED BY	PR	04.15.2021
DRAWN BY	PAUL	12.09.2024
RPLS CHECK	PAUL	12.10.2024

BEARING BASIS: NORTH CENTRAL ZONE  
4202 (NAD 83) TEXAS STATE PLANE  
COORDINATE SYSTEM - UNCORRECTED  
GRID VALUES



SCALE: 1" = 40'



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED:

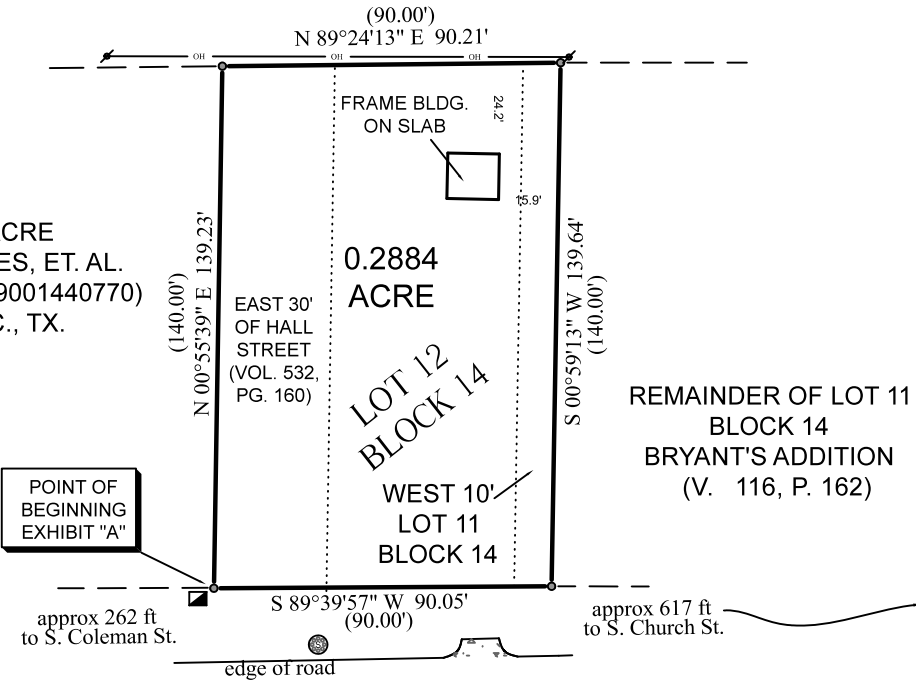
TOWN OF PROSPER

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X"  
RATING AS SHOWN ON THE FLOOD  
INSURANCE RATE MAPS  
F.I.R.M. MAP NO.: 48085C  
PANEL: 0235J  
DATED: JUNE 2, 2009  
THIS CERTIFICATION IS FOR INSURANCE  
PURPOSES ONLY AND IS NOT A GUARANTEE  
THAT THIS PROPERTY WILL OR WILL NOT  
FLOOD. CONTACT YOUR LOCAL  
FLOOD-PLAIN ADMINISTRATOR FOR THE  
CURRENT STATUS OF THIS TRACT.

ALLEY DEDICATION

(20' R.O.W.)



E. SECOND STREET

(60' R.O.W.)

LEGAL DESCRIPTION:

BEING AN 0.2884 ACRE TRACT OF LAND OUT OF BLOCK 14, BRYANT'S ADDITION, AN ADDITION OF RECORD IN VOLUME 116, PAGE 162, DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING THAT SAME 90' x 140' TRACT OF LAND CONVEYED TO JABEEN SHAZIA AND AQEEL AHMED AS RECORDED IN DOCUMENT NUMBER 2023000068793, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS. SAID 0.2884 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for corner along the north right-of-way line of E. Second Street, corner being the southeast corner of a called 0.4255 acre tract conveyed to Vidal Ramires, Et. Al., and described in Document Number 19991129001440770, Real Property Records of Collin County, Texas, for the southwest corner of our subject tract;

THENCE North 00 deg 55 min. 39 sec. East, with the east line of the said 0.4255 acre Ramires, Et. Al. tract, and our west line, a distance of 139.23 feet to a 1/2" iron rod found for corner along the south line of a 20' alley dedication, corner being the northeast corner of the said 0.4255 acre Ramires, Et. Al. tract, for the northwest corner of our subject tract;

THENCE North 89 deg 24 min. 13 sec. East, with the south line of said alley dedication, and our north line, a distance of 90.21 feet to a 1/2" iron rod found for the northeast corner of our subject tract;

THENCE South 00 deg 59 min. 13 sec. West, with the south line of said alley dedication, and our north line, a distance of 139.64 feet to a 1/2" iron rod found for the northeast corner of our subject tract;

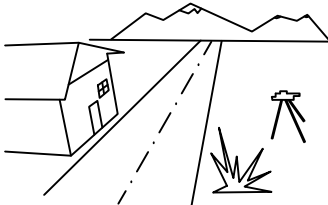
THENCE South 89 deg 39 min. 57 sec. West, with the north right-of-way line of E. Second Street, and our south line, a distance of 90.05 feet to the POINT OF BEGINNING, and containing 0.2884 acre of land.

LEGEND

- ( ) RECORD INFORMATION
- 1/2" IRON ROD FOUND
- WATER METER
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- SANITARY SEWER MANHOLE

RUST LAND SURVEYING

FIRM NUMBER: 10144000



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rustlandsurveying@gmail.com