

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, DECLARING THE PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTIES FOR RIGHT-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION OF THE COLEMAN STREET (GORGEIOUS – TALON) 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 Coleman Street (Gorgeous – Talon) 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 Coleman Street (Gorgeous – Talon) 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 1-1 Right-of-Way), Being a 0.1385-acre, 6,032 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 Goodwill Industries of Northeast Texas, Inc., recorded in Instrument Number 20080102000008100, Official Public Records, Collin County, Texas

(Parcel 1-2 Temporary Construction Easement), Being a 0.1222-acre, 5,321 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 Goodwill Industries of Northeast Texas, Inc., recorded in Instrument Number 20080102000008100, Official Public Records, Collin County, Texas

2 (Parcel 3-1 Right-of-Way), Being a 0.4485-acre, 19,538 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 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas

(Parcel 3-2 Drainage Easement), Being a 0.0693-acre, 3,018 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 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas

(Parcel 3-3 Drainage Easement), Being a 0.0538-acre, 2,342 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 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas

(Parcel 3-4 Temporary Construction Easement), Being a 0.2841-acre, 12,375 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 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas

3 (Parcel 4-1 Right-of-Way), Being a 0.0708-acre, 3,082 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas

(Parcel 4-2 Street Easement), Being a 0.0408-acre, 1,776 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty

Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, also being a 21.50-foot width strip of land above the northwest corner as shown on said Prosper High School and Middle School Addition

(Parcel 4-3 Drainage and Sidewalk Easement), Being a 0.0255-acre, 1,111 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas

(Parcel 4-4 Drainage and Sidewalk Easement), Being a 0.0611-acre, 2,660 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas

(Parcel 4-5 Temporary Construction Easement), Being a 0.1391-acre, 6,060 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas

(Parcel 4-6 Temporary Construction Easement), Being a 0.0771-acre, 3,359 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, also being a 21.50-foot width strip of land above the northwest corner as shown on said Prosper High School and Middle School Addition

- 4 (Parcel 5-1 Right-of-Way), Being a 0.5224-acre, 22,757 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 11.29-acre tract of land described by Special Warranty Deed to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas

(Parcel 5-2 Temporary Construction Easement), Being a 0.2390-acre, 10,411 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 11.29-acre tract of land described by Special Warranty Deed to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas

5 (Parcel 6-1 Temporary Construction Easement), 0.0357 acres or 1,555 square feet, as depicted in attached Exhibit 5

6 (Parcel 8-1 Temporary Construction Easement), 0.0516 acres or 2.247 square feet, as depicted in attached Exhibit 6

7 (Parcel 9-1 Right-of-Way), Being a 0.0340-acre, 1,481 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 remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 3, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas

(Parcel 9-2 Temporary Construction Easement), Being a 0.0811-acre, 3,532 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 remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 3, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas

8 (Parcel 10-1 Street Easement), Being a 0.0733-acre, 3,193 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 United States Postal Service, recorded in Instrument Number 20191231001668510, Official Public Records, Collin County, Texas, and being the same tract of land as Lot 2, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas

(Parcel 10-2 Temporary Construction Easement), Being a 0.1246-acre, 5,428 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 United States Postal Service, recorded in Instrument Number 20191231001668510, Official Public Records, Collin County, Texas, and being the same tract of land as Lot 2, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas

9 (Parcel 11-1 Street Easement), Being a 0.0342-acre, 1,491 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 remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot

1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas

(Parcel 11-2 Temporary Construction Easement), Being a 0.0665-acre, 2,898 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 remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas

- 10 (Parcel 12-1 Right-of-Way), Being a 0.0350-acre, 1,522 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 two tracts of land, the first described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, the second described by Special Warranty Deed to Crossmac Investments, LLC, recorded in Instrument Number 20141027001170340, Official Public Records, Collin County, Texas, also being part of Lot 4, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas

(Parcel 12-2 Temporary Construction Easement), Being a 0.0209-acre, 910 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 two tracts of land, the first described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, the second described by Special Warranty Deed to Crossmac Investments, LLC, recorded in Instrument Number 20141027001170340, Official Public Records, Collin County, Texas, also being part of Lot 4, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas

- 11 (Parcel 13-1 Right-of-Way), Being a 0.0643-acre, 2,803 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 Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, also being part of Lot 1, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas

(Parcel 13-2 Temporary Construction Easement), Being a 0.0411-acre, 1,792 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 Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, also being part of Lot 1, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas

- 12 (Parcel 15-1 Right-of-Way), Being a 0.6718-acre, 29,262 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 multiple tracts of land described by two Special Warranty Deeds to Dosti Partners, LLC, a 2.65-acre tract recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, also being part of Tracts 1, 2, 3, 5, 6, and 7-Parcel 2, recorded in Instrument Number 2022000165761, Collin County, Texas

(Parcel 15-2 Drainage Easement), Being a 0.0729-acre, 3,175 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 2.65-acre tract of land described by Special Warranty Deed to Dosti Partners, LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas

(Parcel 15-3 Temporary Construction Easement), Being a 0.0846-acre, 3,684 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 tract of land described by Special Warranty Deed to Dosti Partners, LLC, Tract 1, recorded in Instrument Number 2022000165761, Official Public Records, Collin County, Texas

(Parcel 15-4 Temporary Construction Easement), Being a 0.0153-acre, 665 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 two tracts of land described by Special Warranty Deed to Dosti Partners, LLC, one being Tract 6, recorded in Instrument Number 2022000165761, Official Public Records, Collin County, Texas, and the second being a 2.65-acre tract of land, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas

(Parcel 15-5 Temporary Construction Easement), Being a 0.1258-acre, 5,480 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 2.65-acre tract of land described by Special Warranty Deed to Dosti Partners, LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas

13 (Parcel 20-1 Right-of-Way), Being a 0.0590-acre, 2,571 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 CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas

(Parcel 20-2 Drainage Easement), Being a 0.0180-acre, 783 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 CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas

(Parcel 20-3 Temporary Construction Easement), Being a 0.0778-acre, 3,387 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 tract of land described by Special Warranty Deed with Vendor's Lien to CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas

14 (Parcel 21-1 Right-of-Way), Being a 0.0133-acre, 580 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 Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas

(Parcel 21-2 Temporary Construction Easement), Being a 0.0110-acre, 478 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 Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas

- 15 (Parcel 22-1 Right-of-Way), Being a 0.0391-acre, 1,702 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 0.89078-acre tract of land described by Warranty Deed to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas

(Parcel 22-2 Temporary Construction Easement), Being a 0.0507-acre, 2,206 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 0.89078-acre tract of land described by Warranty Deed to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas

- 16 (Parcel 23-1 Temporary Construction Easement), 0.0215 acres or 935 square feet, as depicted in attached Exhibit 16

(Parcel 23-2 Temporary Construction Easement), 0.0110 acres or 480 square feet, as depicted in attached Exhibit 16

- 17 (Parcel 24-1 Temporary Construction Easement), 0.0399 acres or 1,739 square feet, as depicted in attached Exhibit 17

(Parcel 24-2 Temporary Construction Easement), 0.0258 acres or 1,125 square feet, as depicted in attached Exhibit 17

(Parcel 24-3 Temporary Construction Easement), 0.0402 acres or 1,750 square feet, as depicted in attached Exhibit 17

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 10TH DAY OF SEPTEMBER 2024.

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney

EXHIBIT 1 – Parcel 1

(see next 7 pages)

EXHIBIT "A"
Parcel 1-1
Goodwill Industries of Northeast Texas, Inc.
Metes and Bounds Description

Being a 0.1385-acre, 6,032 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 Goodwill Industries of Northeast Texas, Inc., recorded in Instrument Number 20080102000008100, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" in the west line of North Coleman Street (variable width right-of-way) at the northeast corner of said Goodwill Industries 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: 2,487,520.57
Y: 7,138,566.00

THENCE, with the east line of said Goodwill Industries tract the following courses and distances:

S 01°04'17" W, a distance of 96.80 feet to a found 1/2-inch capped iron rod with red plastic cap stamped "GEER 3258";

S 00°33'06" W, a distance of 331.37 feet to a found 1/2-inch capped iron rod with red plastic cap stamped "GEER 3258" at the southeast corner of said Goodwill Industries tract;

THENCE S 89°37'09" W, with the south line of said Goodwill Industries tract, a distance of 10.09 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch capped iron rod with red plastic cap (said cap is illegible) bears S 89°37'09" W, a distance of 230.82 feet to an angle point in the south line of said Goodwill Industries tract;

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

N 00°45'33" W, a distance of 289.03 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 01°45'26" E, a distance of 139.25 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Goodwill Industries tract;

THENCE N 89°56'28" E, with said north line, a distance of 14.65 feet to the POINT OF BEGINNING and containing 0.1385 acres or 6,032 square feet of land.

 8-21-24
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.

JAMES E. ROWLAND
VOL. 3402, PG. 451

20' EASEMENT
S.W.B. TELEPHONE COMPANY
VOL. 737, PG. 20

15' UTILITY ESMT., TOWN OF PROSPER, VOL. 3903, PG. 211

PROSPER HIGH SCHOOL & MIDDLE
SCHOOL ADDITION
INST. NO. 20130722010002210

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916
APPROXIMATE
SURVEY LINE

GORGEOUS ROAD

HAWK RIDGE
INST. NO. 20120131010000240

P.O.B. (PARCEL 1-2)
X = 2,487,505.92
Y = 7,138,565.98

P.O.C. (PARCEL 1-2)
P.O.B. (PARCEL 1-1)
5/8" IRF GREEN CAP
"EAGLE SURVEYING"
X = 2,487,520.57
Y = 7,138,566.00

PARCEL 1-2
0.1222 ACRES
5,321 SQ. FT.

1/2" IRF RED CAP
"GEER 3258"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°04'17" W	96.80'
L2	S 00°33'06" W	331.37'
L3	S 89°37'09" W	10.09'
L4	N 00°45'33" W	289.03'
L5	N 01°45'26" E	139.25'
L6	N 89°56'28" E	14.65'
L7	S 89°56'28" W	14.65'
L8	S 01°45'26" W	139.25'
L9	S 00°45'33" E	148.73'
L10	S 89°14'27" W	7.95'
L11	N 00°45'33" W	150.00'
L12	N 17°31'11" W	102.99'
L13	N 01°45'26" E	39.78'
L14	N 89°56'28" E	42.02'

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

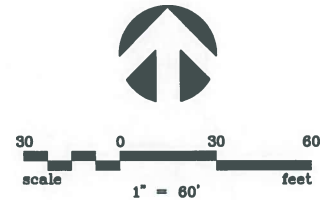
20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 743, PG. 14

**N COLEMAN STREET
(VARIABLE WIDTH)**
INST. NO. 2017030210001050

GOODWILL INDUSTRIES OF
NORTHEAST TEXAS, INC
INST. NO. 20080102000008100

PARCEL 1-1
0.1385 ACRES
6,032 SQ. FT.

PROSPER MONTESSORI ACADEMY ADDITION
INST. NO. 2017030210001050



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 Altimera Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

WATERLINE EASEMENT
VOL 4370, PG. 1502

S 89°37'09" W 230.82'

1/2" IRF RED CAP
"ILLEGIBLE"

NOGAL CUSTOM HOMES
INST. NO. 2022000099953

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 8-21-24
Blake Sudduth, RPLS 6631

1443 PARCEL-1 08/21/2024

TBPLLS ENGR. F-5438; SJRV. 10127900

Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 (972) 864-2333 (TEL)
 GARLAND, TEXAS 75044 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 1
N COLEMAN STREET
OWNER: GOODWILL INDUSTRIES OF NORTHEAST TEXAS, INC.
0.1385 ACRES OR 6,032 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 3
COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 1-2
Goodwill Industries of Northeast Texas, Inc.
Metes and Bounds Description

Being a 0.1222-acre, 5,321 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 Goodwill Industries of Northeast Texas, Inc., recorded in Instrument Number 20080102000008100, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" in the west line of North Coleman Street (variable width right-of-way) at the northeast corner of said Goodwill Industries tract, and being the northeast corner of Parcel 1-1 described herewith;

THENCE S 89°56'28" W, with the north line of said Goodwill Industries tract and said Parcel 1-1, a distance of 14.65 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the northwest corner of said Parcel 1-1, 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: 2,487,505.92
Y: 7,138,565.98

THENCE, leaving said common line and with the west line of said Parcel 1-1 the following courses and distances:

S 01°45'26" W, a distance of 139.25 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 00°45'33" E, a distance of 148.73 feet;

THENCE, leaving the west line of said Parcel 1-1, over and across said Goodwill Industries tract the following courses and distances:

S 89°14'27" W, a distance of 7.95 feet;

N 00°45'33" W, a distance of 150.00 feet;

N 17°31'11" W, a distance of 102.99 feet;

N 01°45'26" E, a distance of 39.78 feet to a point in the north line of said Goodwill Industries tract, from which a found 1/2-inch iron rod bears S 89°56'28" W, a distance of 1012.09 feet for the northwest corner of a tract of land to Prosper Residences, LLC, recorded in Instrument Number 20210820001695760, Official Public Records, Collin County, Texas;

THENCE N 89°56'28" E, with said north line, a distance of 42.02 feet to the POINT OF BEGINNING and containing 0.1222 acres or 5,321 square feet of land.



8-21-24

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.

JAMES E. ROWLAND
VOL. 3402, PG. 451

20' EASEMENT
S.W.B. TELEPHONE COMPANY
VOL. 737, PG. 20

15' UTILITY ESMT., TOWN OF PROSPER, VOL. 3903, PG. 211

PROSPER HIGH SCHOOL & MIDDLE
SCHOOL ADDITION
INST. NO. 20130722010002210

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916
APPROXIMATE
SURVEY LINE

GORGEOUS ROAD
HAWK RIDGE
INST. NO. 20120131010000240

P.O.B. (PARCEL 1-2)
X = 2,487,505.92
Y = 7,138,565.98

P.O.C. (PARCEL 1-2)
P.O.B. (PARCEL 1-1)
5/8" IRF GREEN CAP
"EAGLE SURVEYING"
X = 2,487,520.57
Y = 7,138,566.00

PARCEL 1-2
0.1222 ACRES
5,321 SQ. FT.

1/2" IRF RED CAP
"GEER 3258"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°04'17" W	96.80'
L2	S 00°33'06" W	331.37'
L3	S 89°37'09" W	10.09'
L4	N 00°45'33" W	289.03'
L5	N 01°45'26" E	139.25'
L6	N 89°56'28" E	14.65'
L7	S 89°56'28" W	14.65'
L8	S 01°45'26" W	139.25'
L9	S 00°45'33" E	148.73'
L10	S 89°14'27" W	7.95'
L11	N 00°45'33" W	150.00'
L12	N 17°31'11" W	102.99'
L13	N 01°45'26" E	39.78'
L14	N 89°56'28" E	42.02'

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

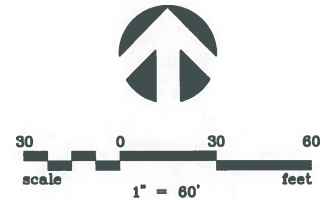
20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 743, PG. 14

N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 2017030210001050

GOODWILL INDUSTRIES OF
NORTHEAST TEXAS, INC
INST. NO. 20080102000008100

PARCEL 1-1
0.1385 ACRES
6,032 SQ. FT.

PROSPER MONTESSORI ACADEMY ADDITION
INST. NO. 2017030210001050



LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

WATERLINE EASEMENT
VOL 4370, PG. 1502

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 Altimera Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

S 89°37'09" W 230.82'
1/2" IRF RED CAP
"ILLEGIBLE"

NOGAL CUSTOM HOMES
INST. NO. 2022000099953

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 8-21-24
Blake Sudduth, RPLS 6631

1443 PARCEL-1 08/21/2024




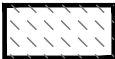


TBPLLS ENGR. F-5438; SJRV. 10127900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 (972) 864-2333 (TEL)
GARLAND, TEXAS 75044 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 1
N COLEMAN STREET
OWNER: GOODWILL INDUSTRIES OF NORTHEAST TEXAS, INC.
0.1385 ACRES OR 6,032 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 3
COLLIN COUNTY, TEXAS

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 2 – Parcel 3

(see next 16 pages)

EXHIBIT "A"
Parcel 3-1
James E. Rowland
Metes and Bounds Description

Being a 0.4485-acre, 19,538 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 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said Rowland tract, and being the southeast corner of a tract of land to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, 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: 2,487,557.16
Y: 7,138,946.91

THENCE S 00°59'19" W, with the east line of Rowland tract, a distance of 381.00 feet to the southeast corner of said Rowland tract;

THENCE S 89°56'28" W, with the south line of said Rowland tract, passing at a distance of 30.02 feet, a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING", continuing in all a total distance of 57.67 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 S 89°56'28" W, a distance of 1041.11 feet for the southwest corner of said Rowland tract;

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

N 01°45'26" E, a distance of 191.57 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 08°30'58" E, a distance of 84.97 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 01°45'26" E, a distance of 51.93 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 01°01'56" E, a distance of 53.57 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Rowland tract, and being in the south line of said AMR Prosper Premium Storage tract, from which a found 3/8-inch iron rod bears S 89°57'35" W, a distance of 985.44 feet for the northwest corner of said Rowland tract;

THENCE N 89°57'35" E, with said common line, a distance of 43.23 feet to the POINT OF BEGINNING and containing 0.4485 acres or 19,538 square feet of land.

BL

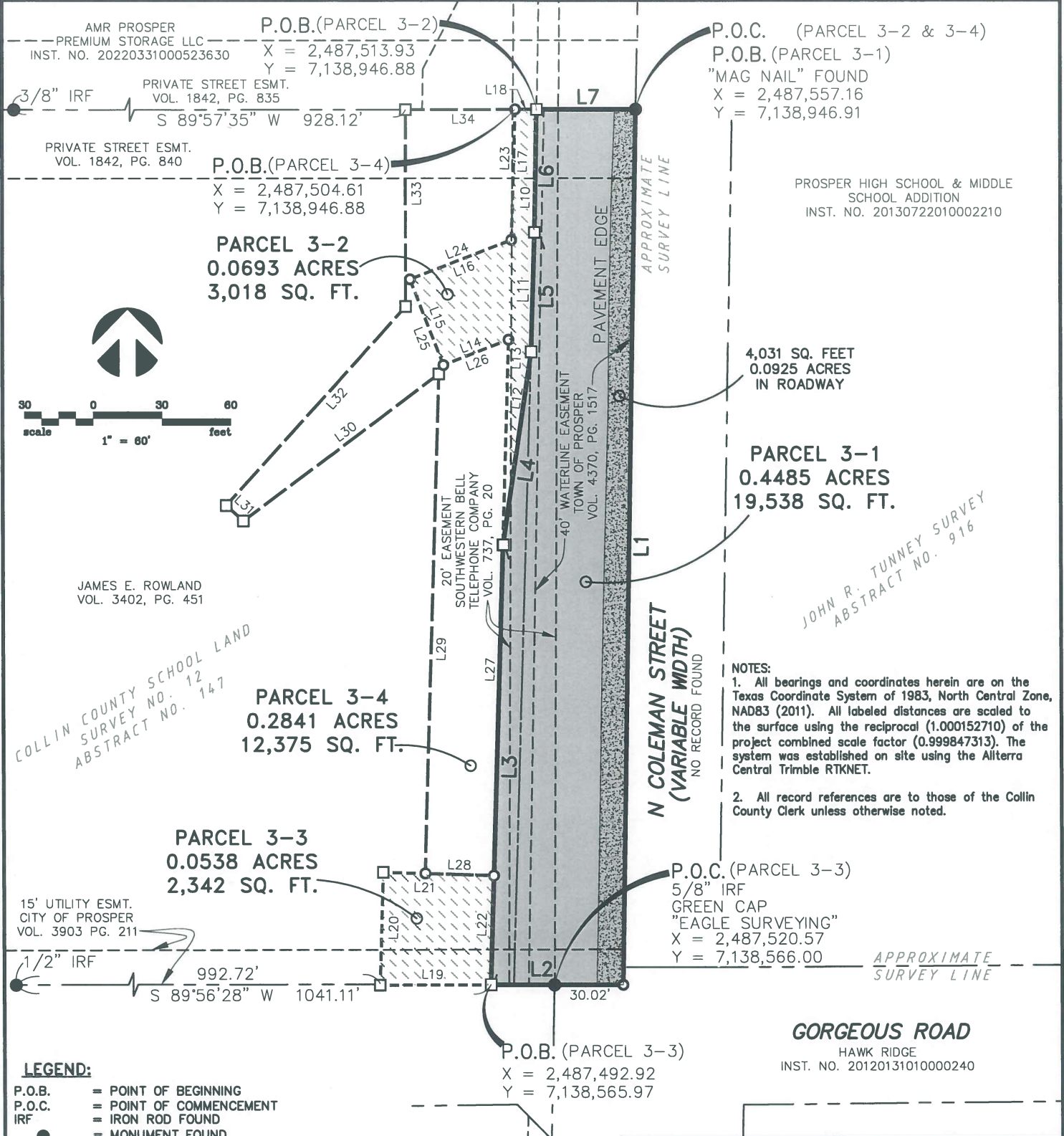
8-22-24



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.



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

PROSPER HIGH SCHOOL & MIDDLE
 SCHOOL ADDITION
 INST. NO. 20130722010002210

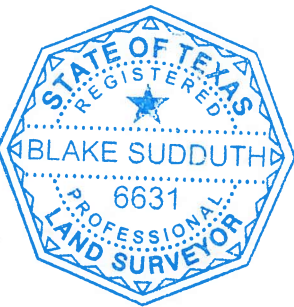
JOHN R. TUNNEY SURVEY
 ABSTRACT NO. 916

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.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 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
 8-22-24

GORGEOUS ROAD
 HAWK RIDGE
 INST. NO. 20120131010000240

1443 PARCEL 3 - ROW B / 22 / 2024	 TBPELS ENGR. F-5438; SURV. 10127900 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET EXHIBIT "A" PAGE 3 OF 4 COLLIN COUNTY, TEXAS
	1443 PARCEL 3 - ROW

LINE TABLE

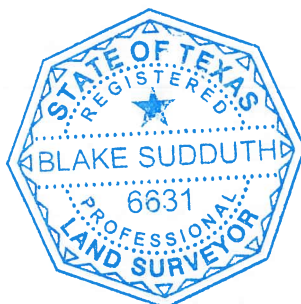
NUMBER	DIRECTION	DISTANCE
L1	S 00°59'19" W	381.00'
L2	S 89°56'28" W	57.67'
L3	N 01°45'26" E	191.57'
L4	N 08°30'58" E	84.97'
L5	N 01°45'26" E	51.93'
L6	N 01°01'56" E	53.57'
L7	N 89°57'35" E	43.23'
L10	S 01°01'56" W	53.57'
L11	S 01°45'26" W	51.93'
L12	S 08°30'58" W	84.97'
L13	N 01°45'26" E	89.33'
L14	S 68°47'39" W	30.54'
L15	N 21°12'21" W	40.00'
L16	N 68°47'39" E	47.49'
L17	N 01°45'26" E	56.80'
L18	N 89°57'35" E	9.33'
L19	S 89°56'28" W	48.39'
L20	N 01°45'26" E	49.18'
L21	S 88°14'34" E	48.36'
L22	S 01°45'26" W	47.65'
L23	S 01°45'26" W	56.80'
L24	S 68°47'39" W	47.49'
L25	S 21°12'21" E	40.00'
L26	N 68°47'39" E	30.54'
L27	S 01°45'26" W	233.25'
L28	N 88°14'34" W	30.00'
L29	N 01°45'26" E	217.39'
L30	S 53°11'14" W	106.54'
L31	N 47°50'06" W	10.00'
L32	N 42°09'54" E	116.68'
L33	N 00°02'25" W	85.74'
L34	N 89°57'35" E	47.99'

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.

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 8-22-24
 Blake Sudduth, RPLS 6631


1443PARCEL3-ROW	IBPELS ENGR. F-5438, SURV. '012/900
	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
8/22/2024	TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET EXHIBIT "A" PAGE 4 OF 4 COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 3-2
James E. Rowland
Metes and Bounds Description

Being a 0.0693-acre, 3,018 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 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said Rowland tract, and being the southeast corner of a tract of land to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas, also being the northeast corner of Parcel 3-1 described herewith;

THENCE S 89°57'35" W, with the north line of said Rowland tract and said Parcel 3-1, and the south line of said AMR Prosper Premium Storage, LLC, tract, a distance of 43.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of said Parcel 3-1, 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: 2,487,513.93
Y: 7,138,946.88

THENCE, leaving said common line, with the west line of said Parcel 3-1 the following courses and distances:

S 01°01'56" W, a distance of 53.57 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 01°45'26" W, a distance of 51.93 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 08°30'58" W, a distance of 84.97 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, over and across said Rowland tract the following courses and distances:

N 01°45'26" E, a distance of 89.33 feet;

S 68°47'39" W, a distance of 30.54 feet;

N 21°12'21" W, a distance of 40.00 feet;

N 68°47'39" E, a distance of 47.49 feet;

N 01°45'26" E, a distance of 56.80 feet to a point in the north line of said Rowland tract, and being in the south line of said AMR Prosper Premium Storage tract, from which a found 3/8-

inch iron rod bears S 89°57'35" W, a distance of 976.11 feet for the northwest corner of said Rowland tract;

THENCE N 89°57'35" E, with said common line, a distance of 9.33 feet to the POINT OF BEGINNING and containing 0.0693 acres or 3,018 square feet of land.



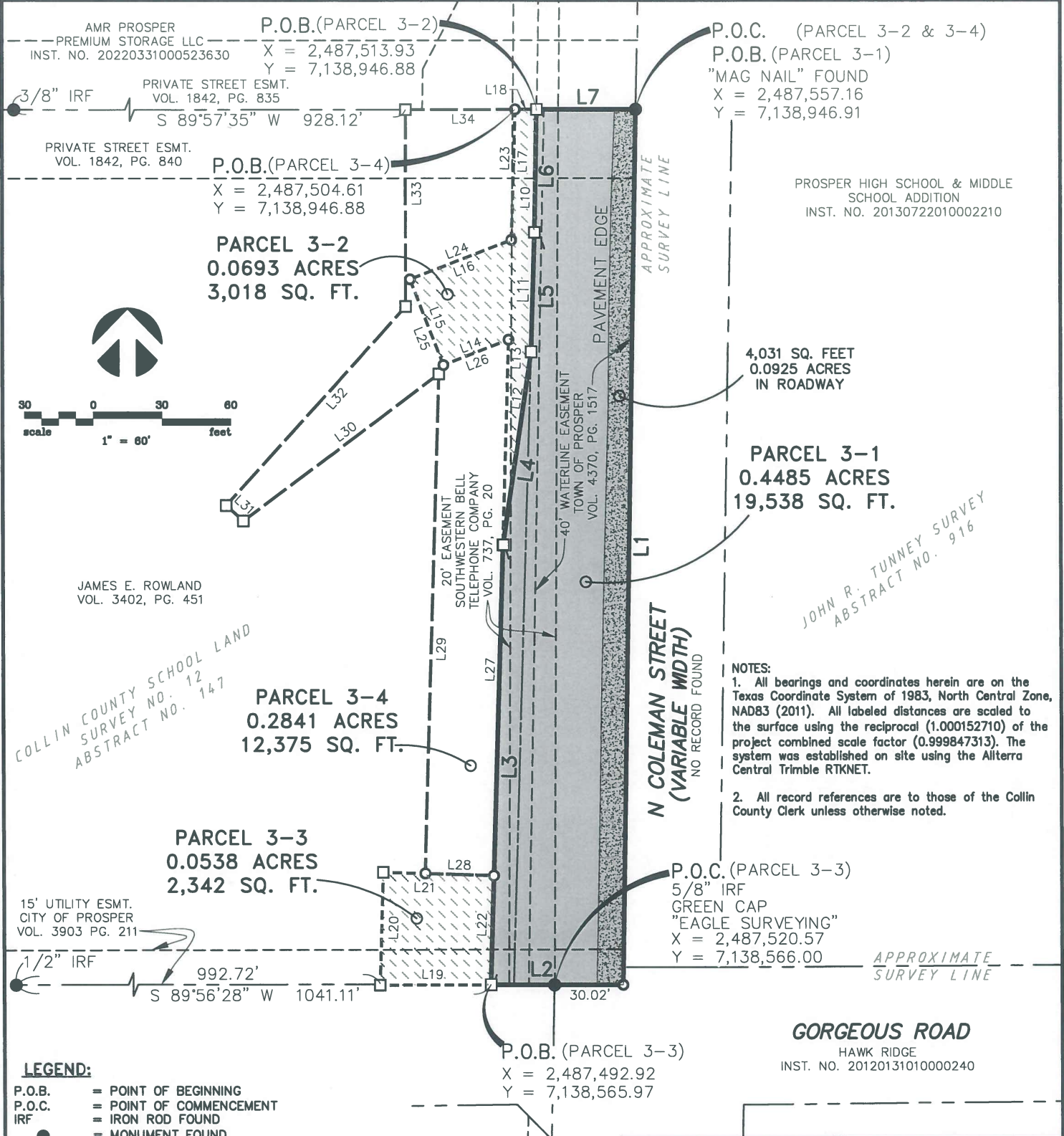
8-22-24

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.

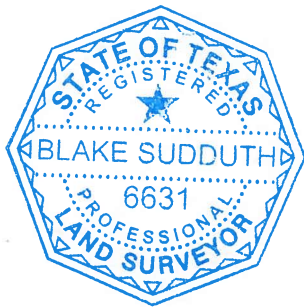


NOTES:
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using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

LEGEND:

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- P.O.C. = POINT OF COMMENCEMENT
- 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 8-22-24
 Blake Sudduth, RPLS 6631

1443PARCEL3-ROW	8/22/2024	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"	TBPELS ENGR. F-5438; SURV. 10127900 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
			6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044
			TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET EXHIBIT "A" PAGE 3 OF 4 COLLIN COUNTY, TEXAS

LINE TABLE

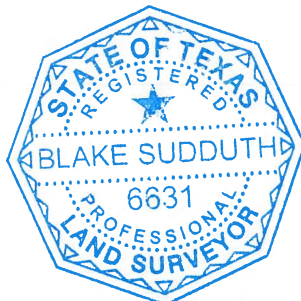
NUMBER	DIRECTION	DISTANCE
L1	S 00°59'19" W	381.00'
L2	S 89°56'28" W	57.67'
L3	N 01°45'26" E	191.57'
L4	N 08°30'58" E	84.97'
L5	N 01°45'26" E	51.93'
L6	N 01°01'56" E	53.57'
L7	N 89°57'35" E	43.23'
L10	S 01°01'56" W	53.57'
L11	S 01°45'26" W	51.93'
L12	S 08°30'58" W	84.97'
L13	N 01°45'26" E	89.33'
L14	S 68°47'39" W	30.54'
L15	N 21°12'21" W	40.00'
L16	N 68°47'39" E	47.49'
L17	N 01°45'26" E	56.80'
L18	N 89°57'35" E	9.33'
L19	S 89°56'28" W	48.39'
L20	N 01°45'26" E	49.18'
L21	S 88°14'34" E	48.36'
L22	S 01°45'26" W	47.65'
L23	S 01°45'26" W	56.80'
L24	S 68°47'39" W	47.49'
L25	S 21°12'21" E	40.00'
L26	N 68°47'39" E	30.54'
L27	S 01°45'26" W	233.25'
L28	N 88°14'34" W	30.00'
L29	N 01°45'26" E	217.39'
L30	S 53°11'14" W	106.54'
L31	N 47°50'06" W	10.00'
L32	N 42°09'54" E	116.68'
L33	N 00°02'25" W	85.74'
L34	N 89°57'35" E	47.99'

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.

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 8-22-24
 Blake Sudduth, RPLS 6631


1443PARCEL3-ROW	IBPELS ENGR. F-5438, SURV. '012/900
	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
8/22/2024	TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET EXHIBIT "A" PAGE 4 OF 4 COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 3-3
James E. Rowland
Metes and Bounds Description

Being a 0.0538-acre, 2,342 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 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" in the south line of said Rowland tract and the south line of Parcel 3-1 described herewith;

THENCE S 89°56'28" W, with the common south line, a distance of 27.66 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of said Parcel 3-1, 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: 2,487,492.92
Y: 7,138,565.97

THENCE S 89°56'28" W, continuing with the south line of said Rowland tract, a distance of 48.39 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 S 89°56'28" W, a distance of 992.71 feet for the southwest corner of said Rowland tract;

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

N 01°45'26" E, a distance of 49.18 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 88°14'34" E, a distance of 48.36 feet to a point in the west line of said Parcel 3-1

THENCE S 01°45'26" W, with said west line, a distance of 47.65 feet to the POINT OF BEGINNING and containing 0.0538 acres or 2,342 square feet of land.

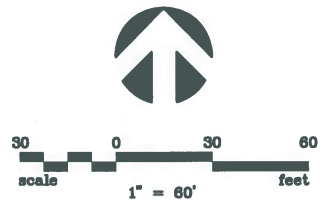
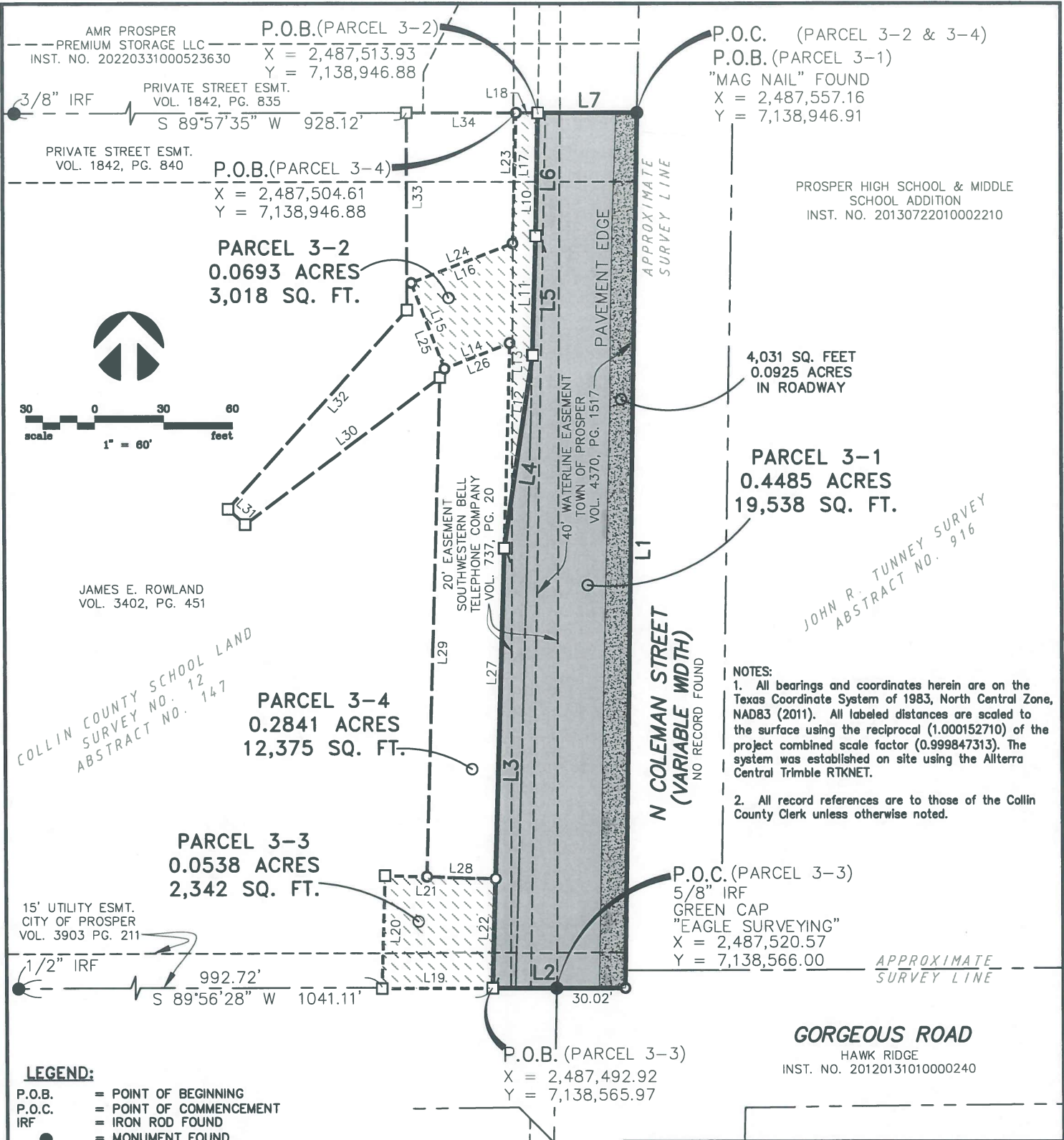
 8-22-24

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



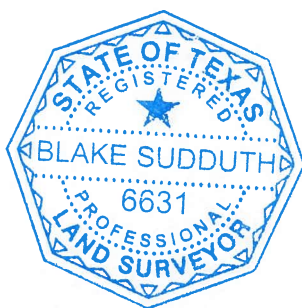
Notes:

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.



JAMES E. ROWLAND
VOL. 3402, PG. 451

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



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 8-22-24
Blake Sudduth, RPLS 6631

1443PARCEL3-R0W	IBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"
B/22/2024	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET EXHIBIT "A" PAGE 2 OF 3 COLLIN COUNTY, TEXAS	

LINE TABLE

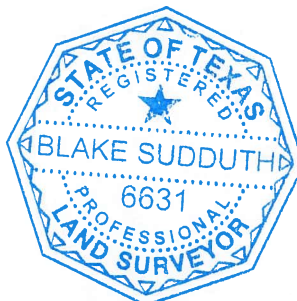
NUMBER	DIRECTION	DISTANCE
L1	S 00°59'19" W	381.00'
L2	S 89°56'28" W	57.67'
L3	N 01°45'26" E	191.57'
L4	N 08°30'58" E	84.97'
L5	N 01°45'26" E	51.93'
L6	N 01°01'56" E	53.57'
L7	N 89°57'35" E	43.23'
L10	S 01°01'56" W	53.57'
L11	S 01°45'26" W	51.93'
L12	S 08°30'58" W	84.97'
L13	N 01°45'26" E	89.33'
L14	S 68°47'39" W	30.54'
L15	N 21°12'21" W	40.00'
L16	N 68°47'39" E	47.49'
L17	N 01°45'26" E	56.80'
L18	N 89°57'35" E	9.33'
L19	S 89°56'28" W	48.39'
L20	N 01°45'26" E	49.18'
L21	S 88°14'34" E	48.36'
L22	S 01°45'26" W	47.65'
L23	S 01°45'26" W	56.80'
L24	S 68°47'39" W	47.49'
L25	S 21°12'21" E	40.00'
L26	N 68°47'39" E	30.54'
L27	S 01°45'26" W	233.25'
L28	N 88°14'34" W	30.00'
L29	N 01°45'26" E	217.39'
L30	S 53°11'14" W	106.54'
L31	N 47°50'06" W	10.00'
L32	N 42°09'54" E	116.68'
L33	N 00°02'25" W	85.74'
L34	N 89°57'35" E	47.99'

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.

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 8-22-24
Blake Sudduth, RPLS 6631


1443 PARCEL 3 - ROW	TBPELS ENGR. F-5438; SURV. 1012/900
	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET EXHIBIT "A" PAGE 3 OF 3 COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 3-4
James E. Rowland
Metes and Bounds Description

Being a 0.2841-acre, 12,375 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 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said Rowland tract, and being the southeast corner of a tract of land to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas, also being the northeast corner of Parcel 3-1 described herewith;

THENCE S 89°57'35" W, with the north line of said Rowland tract, a distance of 52.56 feet to a point for the northwest corner of Parcel 3-2 described herewith, 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: 2,487,504.61

Y: 7,138,946.88

THENCE, leaving said north line, with the west line of said Parcel 3-2 the following courses and distances:

S 01°45'26" W, a distance of 56.80 feet;

S 68°47'39" W, a distance of 47.49 feet;

S 21°12'21" E, a distance of 40.00 feet;

N 68°47'39" E, a distance of 30.54 feet;

S 01°45'26" W, passing at distance of 89.33 feet an angle point in the west line of said Parcel 3-1, continuing an additional distance of 143.92 feet with the west line of said Parcel 3-1, for a total distance of 233.25 feet;

THENCE N 88°14'34" W, leaving the west line of said Parcel 3-1, with the north line of Parcel 3-3 described herewith, a distance of 30.00 feet to a point in said north line;

THENCE, leaving the north line of said Parcel 3-3, over and across said Rowland tract the following courses and distances:

N 01°45'26" E, a distance of 217.39 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 53°11'14" W, a distance of 106.54 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 47°50'06" W, a distance of 10.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 42°09'54" E, a distance of 116.68 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

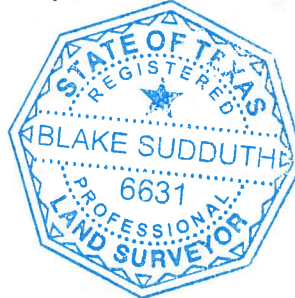
N 00°02'25" W, a distance of 85.74 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Rowland tract and in the south line of said AMR Prosper Premium Storage tract, from which a found 3/8-inch iron rod bears S 89°57'35" W, a distance of 928.12 feet for the northwest corner of said Rowland tract;

THENCE N 89°57'35" E, with said common line, a distance of 47.99 feet to the POINT OF BEGINNING and containing 0.2841 acres or 12,375 square feet of land.



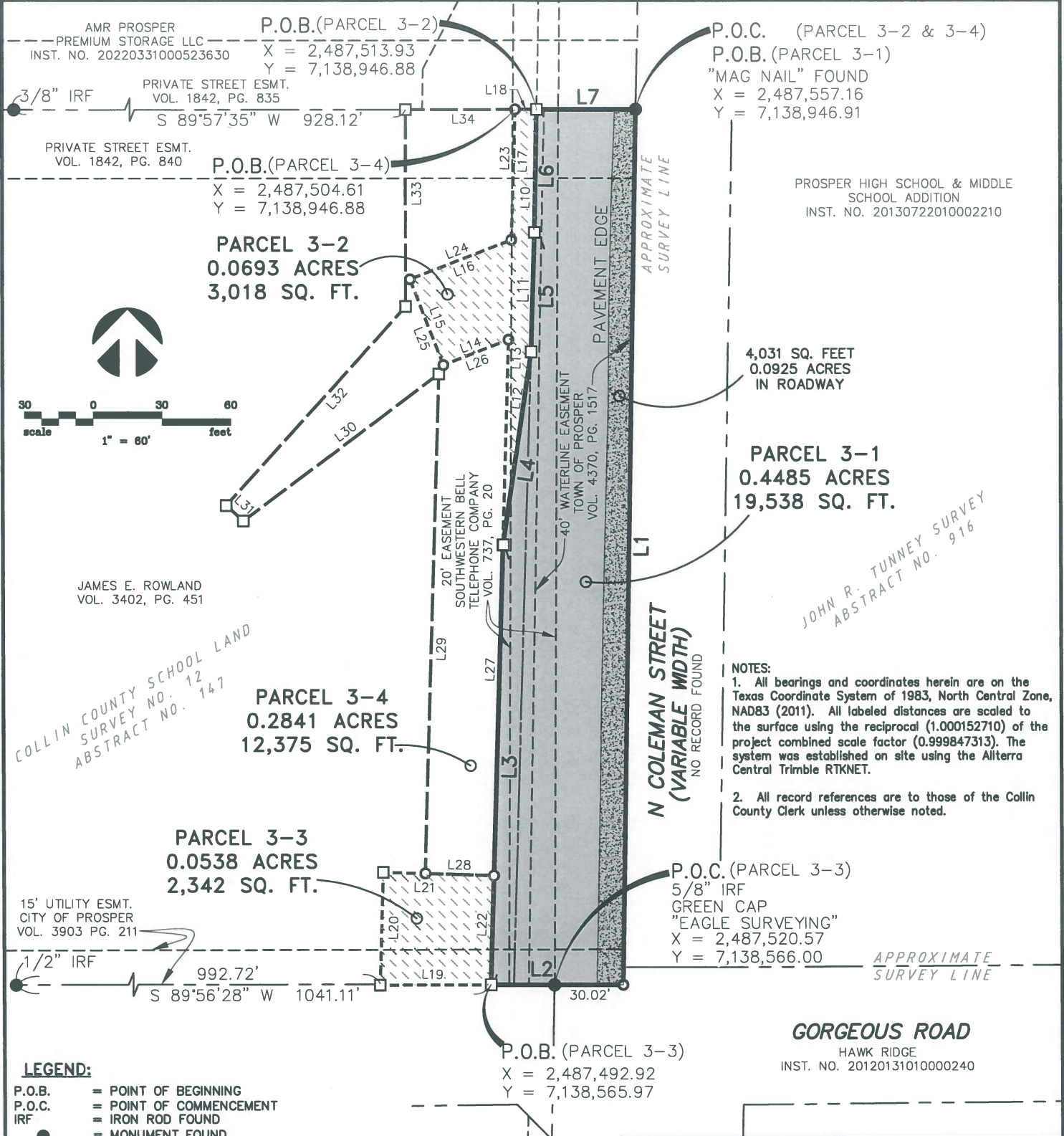
8-22-24

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.

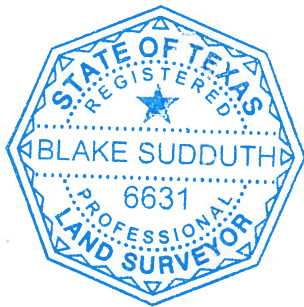


NOTES:
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using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


LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 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 8-22-24
 Blake Sudduth, RPLS 6631

1443 PARCEL 3 - ROW	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
B / 22 / 2024	TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET EXHIBIT "A" PAGE 3 OF 4 COLLIN COUNTY, TEXAS

LINE TABLE

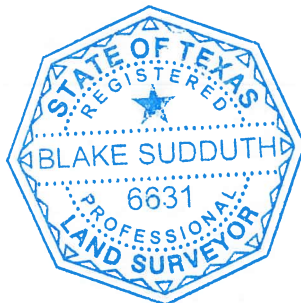
NUMBER	DIRECTION	DISTANCE
L1	S 00°59'19" W	381.00'
L2	S 89°56'28" W	57.67'
L3	N 01°45'26" E	191.57'
L4	N 08°30'58" E	84.97'
L5	N 01°45'26" E	51.93'
L6	N 01°01'56" E	53.57'
L7	N 89°57'35" E	43.23'
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L11	S 01°45'26" W	51.93'
L12	S 08°30'58" W	84.97'
L13	N 01°45'26" E	89.33'
L14	S 68°47'39" W	30.54'
L15	N 21°12'21" W	40.00'
L16	N 68°47'39" E	47.49'
L17	N 01°45'26" E	56.80'
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L19	S 89°56'28" W	48.39'
L20	N 01°45'26" E	49.18'
L21	S 88°14'34" E	48.36'
L22	S 01°45'26" W	47.65'
L23	S 01°45'26" W	56.80'
L24	S 68°47'39" W	47.49'
L25	S 21°12'21" E	40.00'
L26	N 68°47'39" E	30.54'
L27	S 01°45'26" W	233.25'
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L29	N 01°45'26" E	217.39'
L30	S 53°11'14" W	106.54'
L31	N 47°50'06" W	10.00'
L32	N 42°09'54" E	116.68'
L33	N 00°02'25" W	85.74'
L34	N 89°57'35" E	47.99'

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.







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 8-22-24
 Blake Sudduth, RPLS 6631

1443PARCEL3-ROW	IBPELS ENGR. F-5438, SURV. '012/900
	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
8/22/2024	TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET EXHIBIT "A" PAGE 4 OF 4 COLLIN COUNTY, TEXAS

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 3 – Parcel 4

(see next 37 pages)

EXHIBIT "A"
Parcel 4-1
Prosper Independent School District
Metes and Bounds Description

Being a 0.0708-acre, 3,082 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at an angle point in the west line of said Lot 1R tract;

THENCE S 01°03'20" W, with the west line of said Lot 1R tract, a distance of 26.83 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at 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: 2,487,607.74

Y: 7,139,416.89

THENCE, leaving said west line, over and across said Lot 1R tract the following courses and distances:

S 00°06'04" W, a distance of 286.63 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 01°01'56" W, a distance of 239.24 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 01°45'26" W, a distance of 292.53 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 44°14'37" E, a distance of 34.75 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Lot 1R tract, and being in the north line of Gorgeous Road (variable width right-of-way) as dedicated by the Final Plat of Hawk Ridge, recorded in Instrument Number 20120131010000240, Official Public Records, Collin County, Texas, from which a found Mag Nail (in concrete) bears the following two courses and distances:

(1) N 89°24'33" E, a distance of 334.71 feet;

(2) S 00°35'27" E, a distance of 25.00 feet to said Mag Nail at the centerline intersection of said Gorgeous Road and Butterfly Boulevard, of said Hawk Ridge;

THENCE S 89°24'33" W, with the south line of said Lot 1R tract and the north line of said Gorgeous Road, a distance of 26.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of said Lot 1R tract, and being the northwest corner of said Hawk Ridge;

THENCE N 01°03'20" E, leaving the north line of said Gorgeous Road and with the west line of said Lot 1R tract, a distance of 843.53 feet to the POINT OF BEGINNING and containing 0.0708 acres or 3,082 square feet of land.

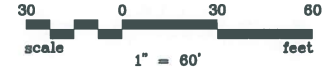
 8-23-24

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.



AMR PROSPER PREMIUM STORAGE LLC
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT
VOL. 2009, PG. 320

P.O.B. (PARCEL 4-4)
X = 2,487,604.12
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT
INST. NO. 97-0013953
VOL. 2147, PG. 922
VOL. 876, PG. 628
VOL. 605, PG. 29



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 8-23-24

Blake Sudduth, RPLS 6631

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.

N COLEMAN STREET
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

JAMES E. ROWLAND
VOL. 3402, PG. 451

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

APPROXIMATE SURVEY LINE

DETAIL 'A'
SEE SHEET 6

P.O.B. (PARCEL 4-3)
X = 2,487,618.20
Y = 7,138,573.90

P.O.C. (PARCEL 4-3)
(PARCEL 4-5)
"MAG" NAIL FOUND

GORGEOUS ROAD
HAWK RIDGE
INST. NO. 20120131010000240

PARCEL 4-3
0.0255 ACRES
1,111 SQ. FT.

PARCEL 4-5
0.1391 ACRES
6,060 SQ. FT.

PARCEL 4-4
0.0611 ACRES
2,660 SQ. FT.

P.O.B. (PARCEL 4-5)
X = 2,487,619.15
Y = 7,138,604.60

PARCEL 4-1
0.0708 ACRES
3,082 SQ. FT.

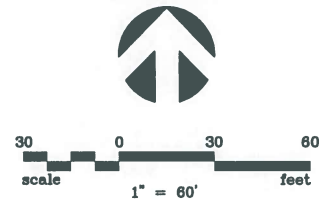
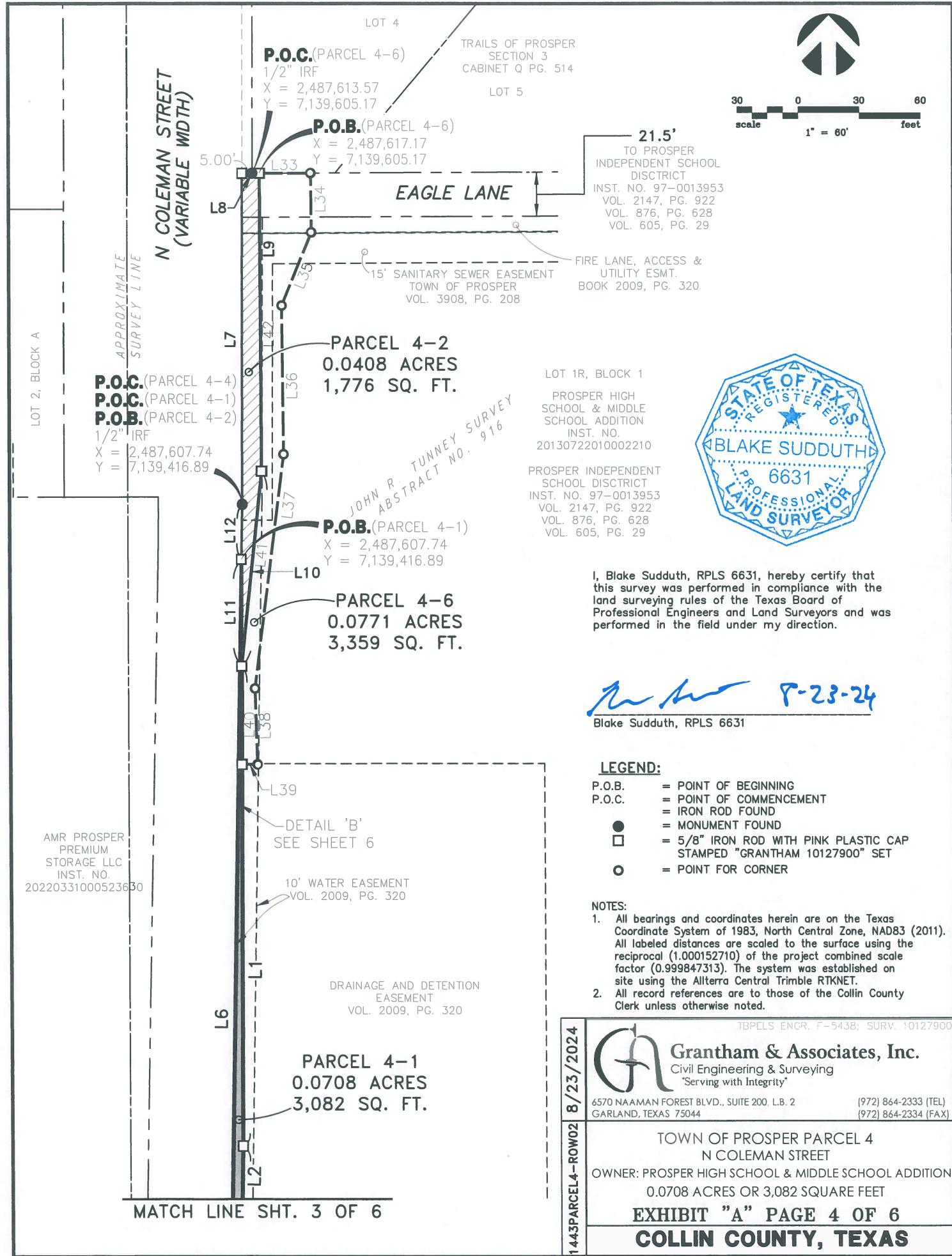
1443PARCEL4-ROW01 8/23/2024

7BPELS ENGR -5438; SURV. 10127900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
N COLEMAN STREET
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 6
COLLIN COUNTY, TEXAS



P.O.C. (PARCEL 4-4)
P.O.C. (PARCEL 4-1)
P.O.B. (PARCEL 4-2)
 1/2" IRF
 X = 2,487,607.74
 Y = 7,139,416.89

P.O.C. (PARCEL 4-6)
 1/2" IRF
 X = 2,487,613.57
 Y = 7,139,605.17

P.O.B. (PARCEL 4-6)
 X = 2,487,617.17
 Y = 7,139,605.17

PARCEL 4-2
 0.0408 ACRES
 1,776 SQ. FT.

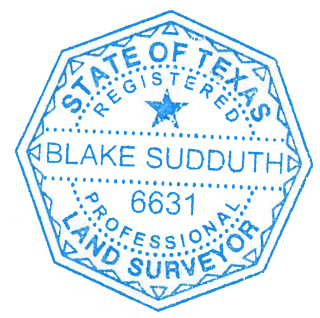
P.O.B. (PARCEL 4-1)
 X = 2,487,607.74
 Y = 7,139,416.89

PARCEL 4-6
 0.0771 ACRES
 3,359 SQ. FT.

PARCEL 4-1
 0.0708 ACRES
 3,082 SQ. FT.

LOT 1R, BLOCK 1
 PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT
 INST. NO. 97-0013953
 VOL. 2147, PG. 922
 VOL. 876, PG. 628
 VOL. 605, PG. 29



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 8-23-24
 Blake Sudduth, RPLS 6631

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.

1443PARCEL4-R0W02	TBPLS ENGR. F-5438; SURV. 10127900 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET EXHIBIT "A" PAGE 4 OF 6 COLLIN COUNTY, TEXAS

AMR PROSPER PREMIUM STORAGE, LLC
 INST. NO. 20220331000523630

MATCH LINE SHT. 3 OF 6

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

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.

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 8-23-24
 Blake Sudduth, RPLS 6631

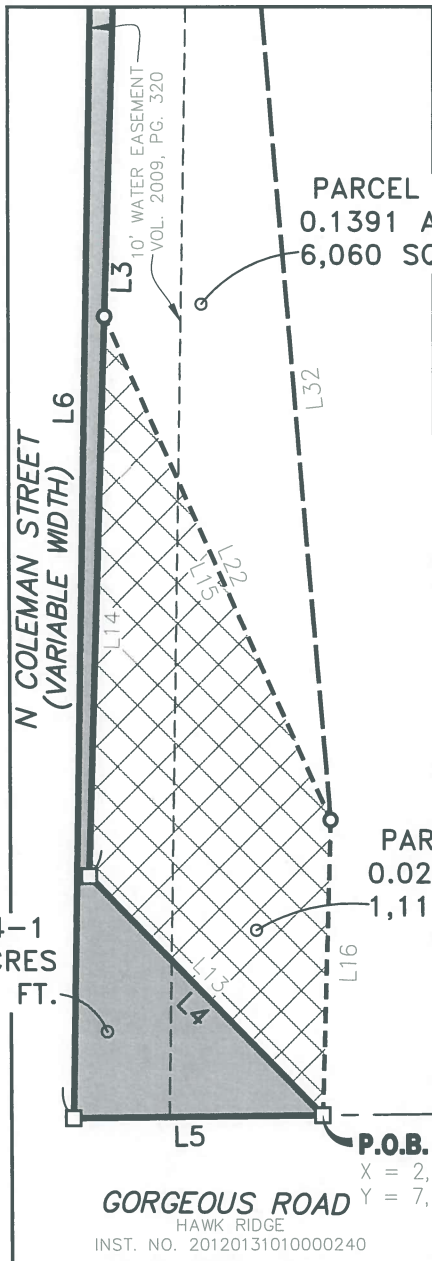
1443PARCEL4-ROW03 8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

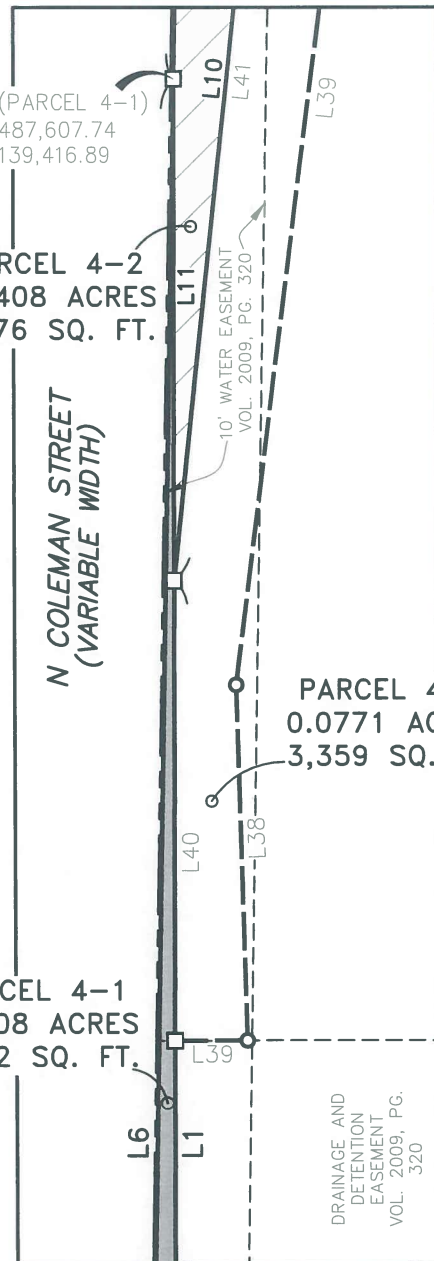
GA Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
 N COLEMAN STREET
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 5 OF 6
COLLIN COUNTY, TEXAS



DETAIL 'A'
1"=20'

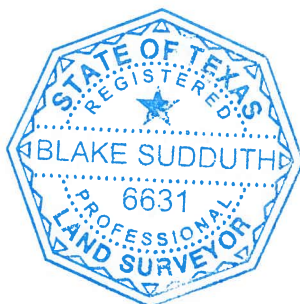


DETAIL 'B'
1"=20'

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 reciprocal (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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Blake Sudduth 8-23-24
Blake Sudduth, RPLS 6631


1.443PARCEL4-R0W03	8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900	
		 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET			
EXHIBIT "A" PAGE 6 OF 6 COLLIN COUNTY, TEXAS			

EXHIBIT "A"
Parcel 4-2
Prosper Independent School District
Metes and Bounds Description

Being a 0.0408-acre, 1,776 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, also being a 21.50-foot width strip of land above the northwest corner as shown on said Prosper High School and Middle School Addition, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod at an angle point in the west line of said Lot 1R 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: 2,487,608.24

Y: 7,139,443.72

THENCE N 00°08'24" E, with the west line of said Lot 1R tract, passing at a distance of 139.94 feet for the southwest corner of said 21.50-foot strip, continuing in all a total distance of 161.44 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of a 5.00-foot right-of-way dedication by the Final Plat of Trails of Prosper, Section III, recorded in Cabinet Q, Slide 514, Plat Records, Collin County, Texas;

THENCE N 89°45'13" E, with the south line of said Trails of Prosper, passing at a distance of 5.00 feet a found 1/2-inch iron rod at the southwest corner of Lot 4, Block E, of said Trails of Prosper, continuing in all a total distance of 8.54 feet;

THENCE, leaving said south line, over and across said Lot 1R tract the following courses and distances:

S 00°15'22" E, passing at a distance of 21.50 feet the south line of said 21.50-foot strip, continuing in all a distance of 145.31 feet;

S 06°05'50" W, a distance of 95.73 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said Lot 1R tract, and being in the east line of Parcel 4-1 described herewith;

THENCE, with said west line the following courses and distances:

N 00°06'04" E, a distance of 52.19 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the most northerly corner of said Parcel 4-1;

N 01°03'20" E, a distance of 26.83 feet to the POINT OF BEGINNING and containing 0.0408 acres or 1,776 square feet of land.



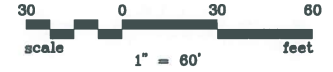
8-23-24

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.



AMR PROSPER PREMIUM STORAGE LLC
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT
VOL. 2009, PG. 320

P.O.B. (PARCEL 4-4)
X = 2,487,604.12
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
INST. NO. 20130722010002210

24' FIRE LANE ACCESS & UTILITY EASEMENT
VOL. 2009, PG. 320

PROSPER INDEPENDENT SCHOOL DISTRICT
INST. NO. 97-0013953
VOL. 2147, PG. 922
VOL. 876, PG. 628
VOL. 605, PG. 29



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 8-23-24

Blake Sudduth, RPLS 6631

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.
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N COLEMAN STREET
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

JAMES E. ROWLAND
VOL. 3402, PG. 451

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

APPROXIMATE SURVEY LINE

DETAIL 'A'
SEE SHEET 6

P.O.B. (PARCEL 4-3)
X = 2,487,618.20
Y = 7,138,573.90

P.O.C. (PARCEL 4-3)
(PARCEL 4-5)
"MAG" NAIL FOUND

GORGEOUS ROAD
HAWK RIDGE
INST. NO. 20120131010000240

PARCEL 4-3
0.0255 ACRES
1,111 SQ. FT.

PARCEL 4-5
0.1391 ACRES
6,060 SQ. FT.

PARCEL 4-4
0.0611 ACRES
2,660 SQ. FT.

P.O.B. (PARCEL 4-5)
X = 2,487,619.15
Y = 7,138,604.60

PARCEL 4-1
0.0708 ACRES
3,082 SQ. FT.

1443PARCEL4-ROW01 8/23/2024

TBPELS ENGR -5438; SURV. 10127900



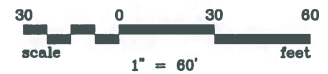
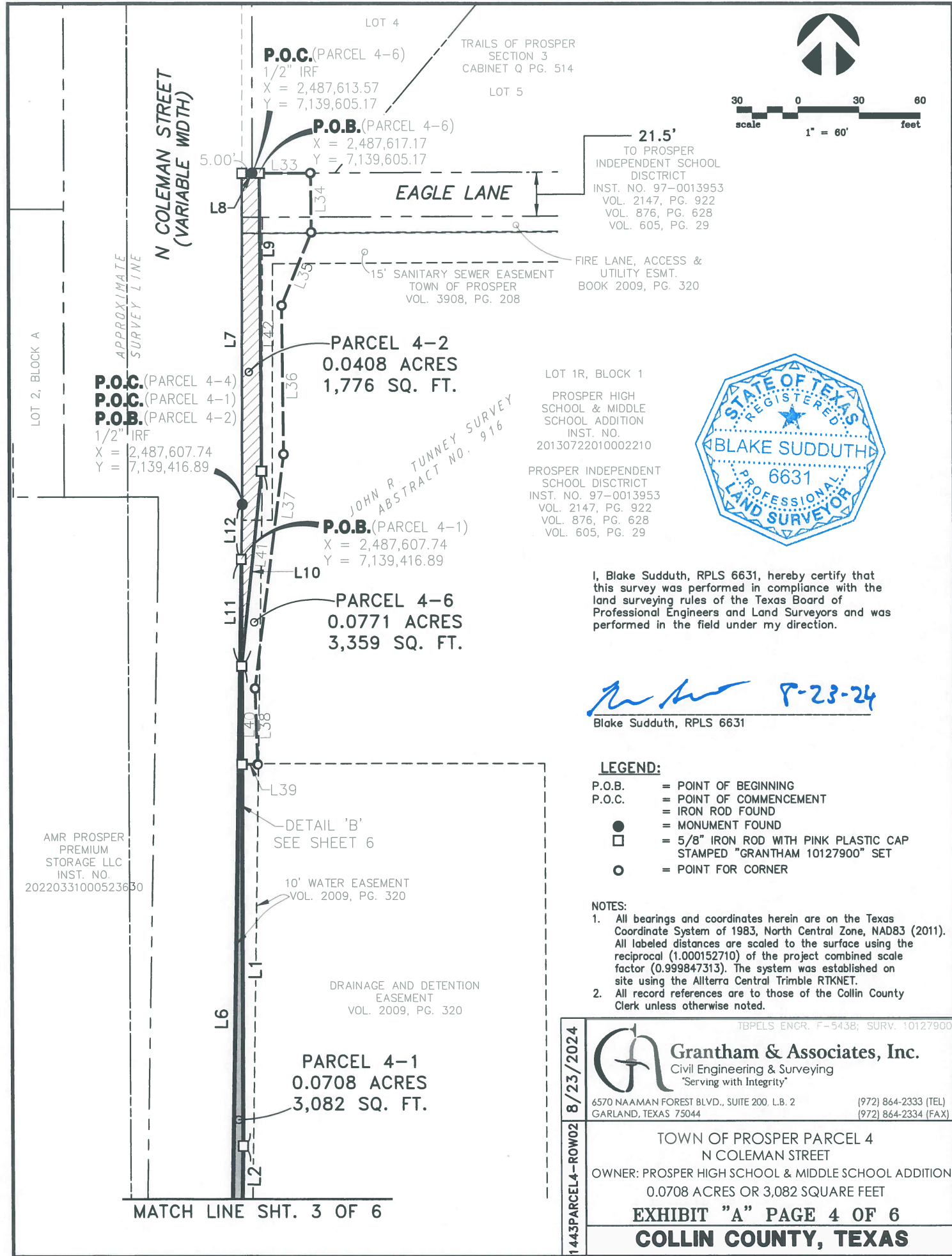
Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

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

(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
N COLEMAN STREET
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
0.0708 ACRES OR 3,082 SQUARE FEET

EXHIBIT "A" PAGE 3 OF 6
COLLIN COUNTY, TEXAS



P.O.C. (PARCEL 4-6)
 1/2" IRF
 X = 2,487,613.57
 Y = 7,139,605.17

P.O.B. (PARCEL 4-6)
 X = 2,487,617.17
 Y = 7,139,605.17

P.O.C. (PARCEL 4-4)
P.O.C. (PARCEL 4-1)
P.O.B. (PARCEL 4-2)
 1/2" IRF
 X = 2,487,607.74
 Y = 7,139,416.89

P.O.B. (PARCEL 4-1)
 X = 2,487,607.74
 Y = 7,139,416.89

PARCEL 4-6
 0.0771 ACRES
 3,359 SQ. FT.

PARCEL 4-1
 0.0708 ACRES
 3,082 SQ. FT.

21.5'
 TO PROSPER
 INDEPENDENT SCHOOL
 DISTRICT
 INST. NO. 97-0013953
 VOL. 2147, PG. 922
 VOL. 876, PG. 628
 VOL. 605, PG. 29

FIRE LANE, ACCESS &
 UTILITY ESMT.
 BOOK 2009, PG. 320

LOT 1R, BLOCK 1
 PROSPER HIGH
 SCHOOL & MIDDLE
 SCHOOL ADDITION
 INST. NO.
 20130722010002210

PROSPER INDEPENDENT
 SCHOOL DISTRICT
 INST. NO. 97-0013953
 VOL. 2147, PG. 922
 VOL. 876, PG. 628
 VOL. 605, PG. 29



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 8-23-24
 Blake Sudduth, RPLS 6631

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.

1443PARCEL4-R0W02	<p>Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"</p>
	<p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>
<p>TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET EXHIBIT "A" PAGE 4 OF 6 COLLIN COUNTY, TEXAS</p>	

MATCH LINE SHT. 3 OF 6

AMR PROSPER
 PREMIUM
 STORAGE, LLC
 INST. NO.
 20220331000523630

DRAINAGE AND DETENTION
 EASEMENT
 VOL. 2009, PG. 320

DETAIL 'B'
 SEE SHEET 6

10' WATER EASEMENT
 VOL. 2009, PG. 320

LOT 4

TRAILS OF PROSPER
 SECTION 3
 CABINET Q PG. 514

LOT 5

N COLEMAN STREET
 (VARIABLE WIDTH)

APPROXIMATE
 SURVEY LINE

LOT 2, BLOCK A

JOHN R. TUNNEY SURVEY
 ABSTRACT NO. 916

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
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L17	N 89°49'57" E	15.00'
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L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

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 reciprocal (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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Blake Sudduth 8-23-24
 Blake Sudduth, RPLS 6631

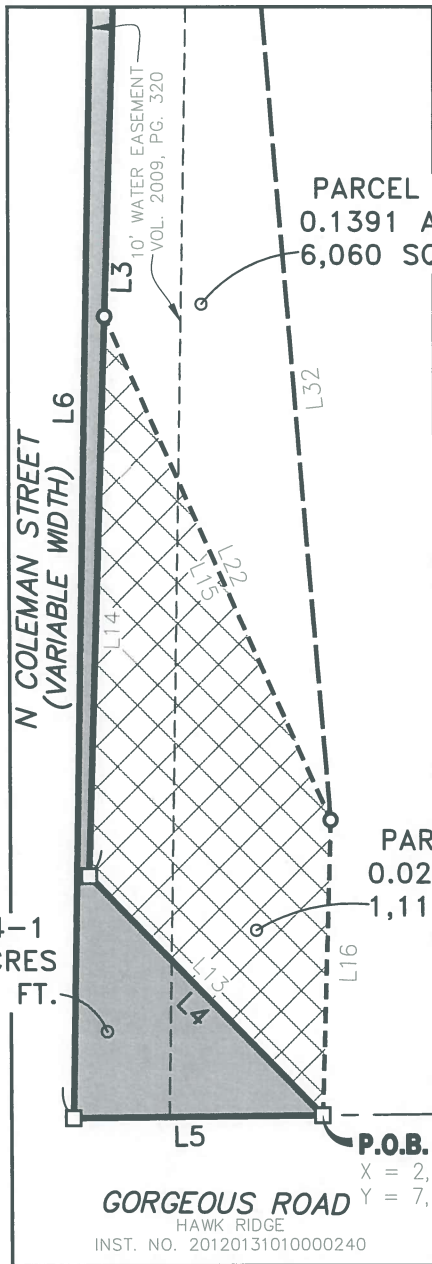
1443PARCEL4-ROW03 8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

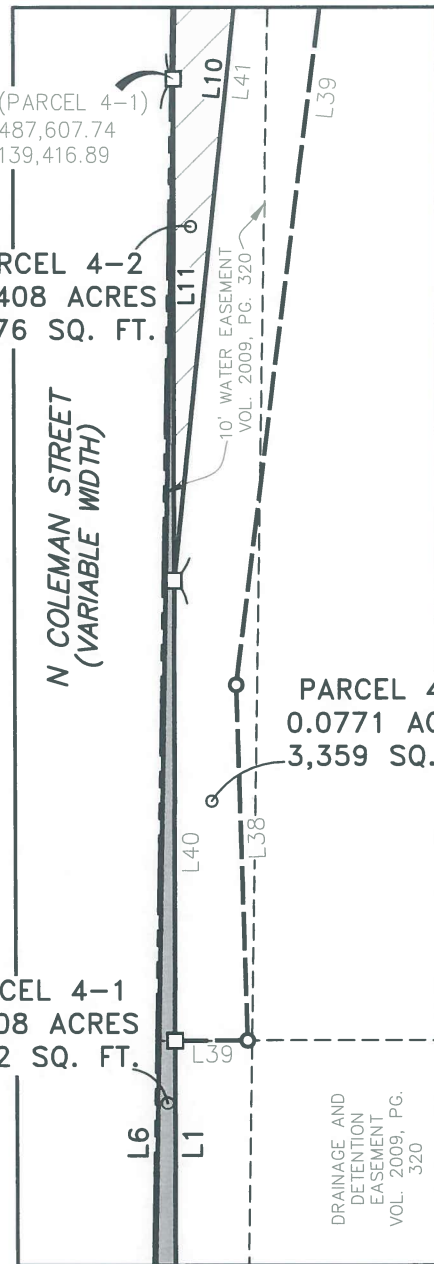
GA Grantham & Associates, Inc.
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6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
 N COLEMAN STREET
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 5 OF 6
COLLIN COUNTY, TEXAS



DETAIL 'A'
1"=20'

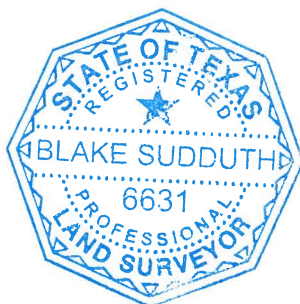


DETAIL 'B'
1"=20'

NOTES:

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Blake Sudduth 8-23-24
Blake Sudduth, RPLS 6631


1.443PARCEL4-R0W03	8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900	
		 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET			
EXHIBIT "A" PAGE 6 OF 6 COLLIN COUNTY, TEXAS			

EXHIBIT "A"
Parcel 4-3
Prosper Independent School District
Metes and Bounds Description

Being a 0.0255-acre, 1,111 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in concrete) at the centerline intersection of Gorgeous Road (50-foot right-of-way) and Butterfly Boulevard (50-foot right-of-way) as dedicated by the Final Plat of Hawk Ridge, recorded in Instrument Number 20120131010000240, Official Public Records, Collin County, Texas;

THENCE N 00°35'27" W, a distance of 25.00 feet to north right-of-way line of said Gorgeous Road and being in the south line of said Lot 1R tract;

THENCE S 89°24'33" W, with said common line, a distance of 334.71 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southeast corner of Parcel 4-1 described herewith, 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: 2,487,618.20
Y: 7,138,573.90

THENCE, with the east line of said Parcel 4-1 the following courses and distances:


N 44°14'37" W, a distance of 34.75 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

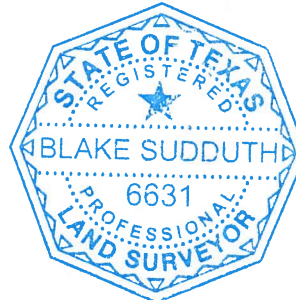
N 01°45'26" E, a distance of 58.19 feet;

THENCE, leaving said east line, over and across said Lot 1R tract the following courses and distances:

S 24°05'07" E, a distance of 57.35 feet;

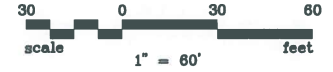
S 01°45'26" W, a distance of 30.71 feet POINT OF BEGINNING and containing 0.0255 acres or 1,111 square feet of land.


8-23-24
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.



AMR PROSPER PREMIUM STORAGE LLC
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT
VOL. 2009, PG. 320

P.O.B. (PARCEL 4-4)
X = 2,487,604.12
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT
INST. NO. 97-0013953
VOL. 2147, PG. 922
VOL. 876, PG. 628
VOL. 605, PG. 29



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 8-23-24

Blake Sudduth, RPLS 6631

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

NOTES:

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N COLEMAN STREET
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

PARCEL 4-4
0.0611 ACRES
2,660 SQ. FT.

PARCEL 4-5
0.1391 ACRES
6,060 SQ. FT.

PARCEL 4-3
0.0255 ACRES
1,111 SQ. FT.

P.O.B. (PARCEL 4-5)
X = 2,487,619.15
Y = 7,138,604.60

PARCEL 4-1
0.0708 ACRES
3,082 SQ. FT.

P.O.B. (PARCEL 4-3)
X = 2,487,618.20
Y = 7,138,573.90

P.O.C. (PARCEL 4-3)
(PARCEL 4-5)
"MAG" NAIL FOUND

GORGEOUS ROAD
HAWK RIDGE
INST. NO. 20120131010000240

APPROXIMATE SURVEY LINE

DETAIL 'A'
SEE SHEET 6

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

JAMES E. ROWLAND
VOL. 3402, PG. 451

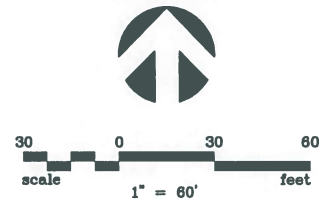
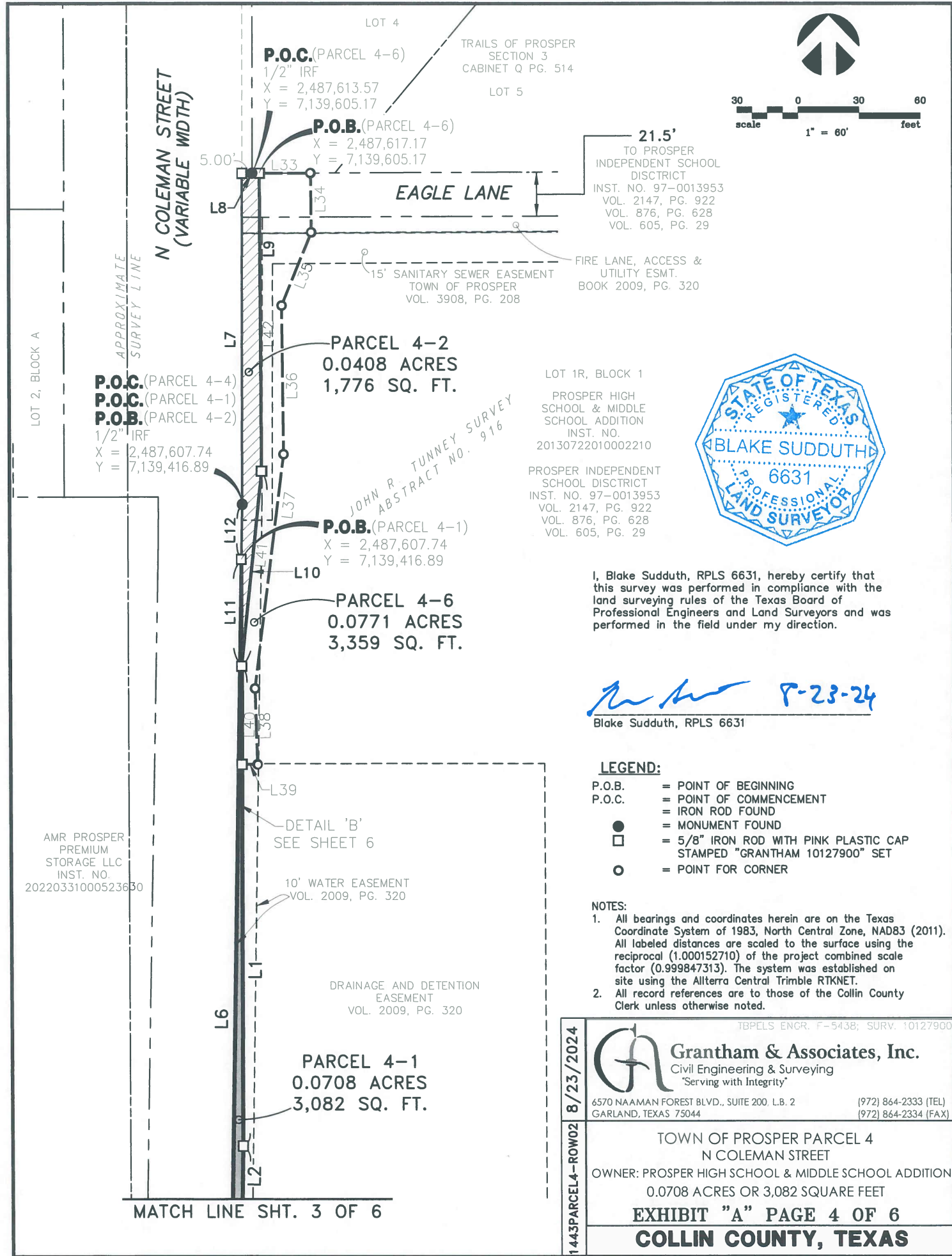
1443PARCEL4-R0W01 8/23/2024

TBPELS ENGR -5438; SURV. 10127900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
N COLEMAN STREET
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 6
COLLIN COUNTY, TEXAS



P.O.C. (PARCEL 4-4)
P.O.C. (PARCEL 4-1)
P.O.B. (PARCEL 4-2)
 1/2" IRF
 X = 2,487,607.74
 Y = 7,139,416.89

P.O.C. (PARCEL 4-6)
 1/2" IRF
 X = 2,487,613.57
 Y = 7,139,605.17

P.O.B. (PARCEL 4-6)
 X = 2,487,617.17
 Y = 7,139,605.17

PARCEL 4-2
 0.0408 ACRES
 1,776 SQ. FT.

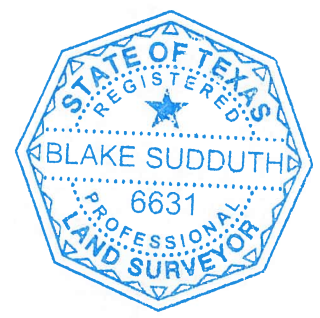
P.O.B. (PARCEL 4-1)
 X = 2,487,607.74
 Y = 7,139,416.89

PARCEL 4-6
 0.0771 ACRES
 3,359 SQ. FT.

PARCEL 4-1
 0.0708 ACRES
 3,082 SQ. FT.

LOT 1R, BLOCK 1
 PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT
 INST. NO. 97-0013953
 VOL. 2147, PG. 922
 VOL. 876, PG. 628
 VOL. 605, PG. 29



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 8-23-24
 Blake Sudduth, RPLS 6631

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.

TBPLS ENGR. F-5438; SURV. 10127900

Grantham & Associates, Inc.
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6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 (972) 864-2333 (TEL)
 GARLAND, TEXAS 75044 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
 N COLEMAN STREET
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 4 OF 6
COLLIN COUNTY, TEXAS

1443PARCEL4-R0W02 8/23/2024

AMR PROSPER PREMIUM STORAGE, LLC
 INST. NO. 20220331000523630

MATCH LINE SHT. 3 OF 6

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

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.

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 8-23-24
 Blake Sudduth, RPLS 6631

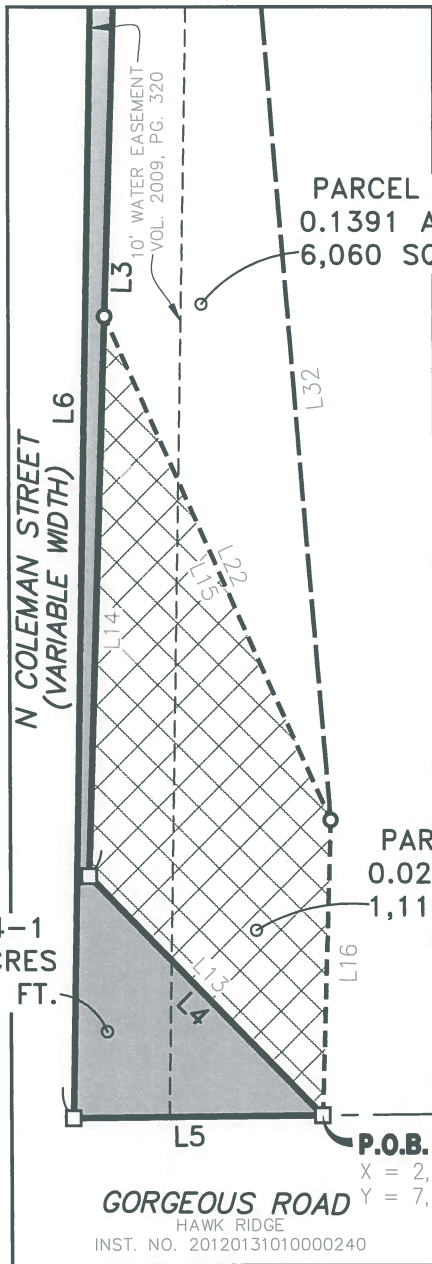
1443PARCEL4-ROW03 8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

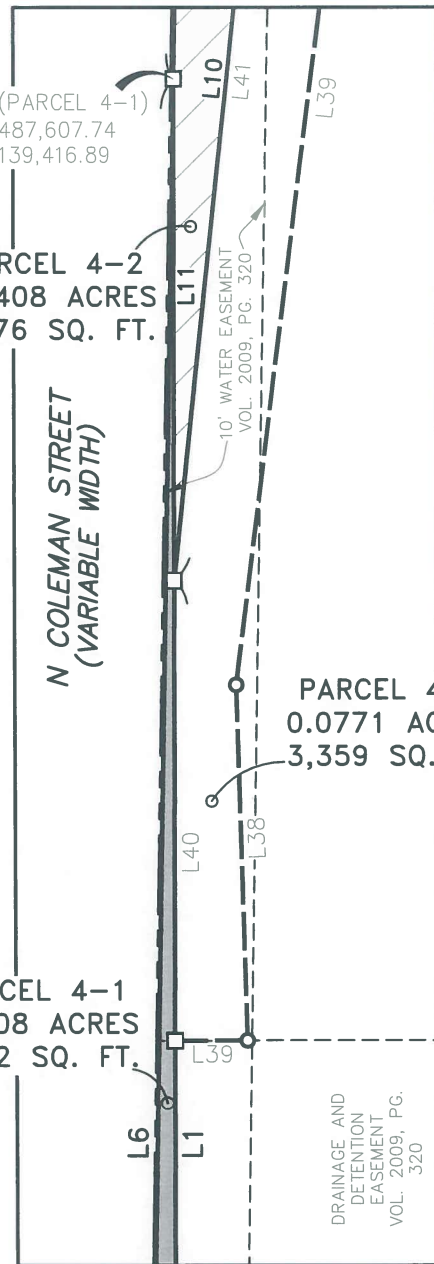
GA Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
 N COLEMAN STREET
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 5 OF 6
COLLIN COUNTY, TEXAS



DETAIL 'A'
1"=20'

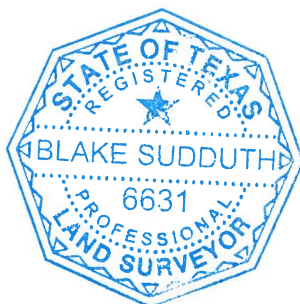


DETAIL 'B'
1"=20'

NOTES:

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Blake Sudduth 8-23-24
Blake Sudduth, RPLS 6631


1.443PARCEL4-R0W03	8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900	
		 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET			
EXHIBIT "A" PAGE 6 OF 6 COLLIN COUNTY, TEXAS			

EXHIBIT "A"
Parcel 4-4
Prosper Independent School District
Metes and Bounds Description

Parcel 4-4

Being a 0.0611-acre, 2,660 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at an angle point in the west line of said Lot 1R tract;

THENCE S 01°03'20" W, with the west line of said Lot 1R tract, a distance of 26.83 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the most northerly corner of Parcel 4-1 described herewith;

THENCE S 00°06'04" W, leaving the west line of said Lot 1R tract, with the east line of said Parcel 4-1, a distance of 286.63 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 01°01'56" W, continuing with the east line of said Parcel 4-1, a distance of 173.20 feet to a point in the south line of a drainage and detention easement dedicated on the Final Plat of Prosper High School and Middle School Addition, recorded in Volume 2009, Page 320, 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: 2,487,604.12
Y: 7,138,957.17

THENCE N 89°49'57" E, leaving the east line of said Parcel 4-1 and with the south line of said drainage and detention easement, a distance of 15.00 feet;

THENCE, leaving said south line, over and across said Lot 1R tract the following courses and distances:

S 01°26'55" W, a distance of 156.17 feet;

S 19°10'29" W, a distance of 50.11 feet to a point in the east line of said Parcel 4-1;

THENCE, with the east line of said Parcel 4-1 the following courses and distances:

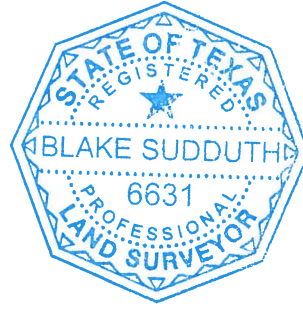
N 01°45'26" E, a distance of 137.44 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 01°01'56" E, a distance of 66.04 feet to the POINT OF BEGINNING and containing 0.0611 acres or 2,660 square feet of land.



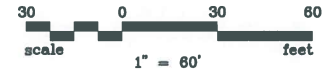
8-23-24

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



Notes:

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AMR PROSPER PREMIUM STORAGE LLC
INST. NO. 20220331000523630

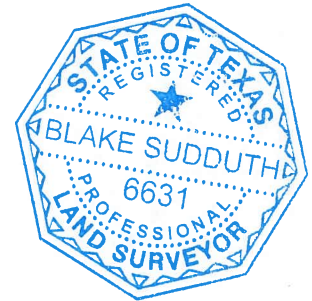
DRAINAGE AND DETENTION EASEMENT
VOL. 2009, PG. 320

P.O.B. (PARCEL 4-4)
X = 2,487,604.12
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT
INST. NO. 97-0013953
VOL. 2147, PG. 922
VOL. 876, PG. 628
VOL. 605, PG. 29



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 8-23-24

Blake Sudduth, RPLS 6631

LEGEND:

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- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

NOTES:

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2. All record references are to those of the Collin County Clerk unless otherwise noted.

N COLEMAN STREET
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

JAMES E. ROWLAND
VOL. 3402, PG. 451

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

APPROXIMATE SURVEY LINE

DETAIL 'A'
SEE SHEET 6

P.O.B. (PARCEL 4-3)
X = 2,487,618.20
Y = 7,138,573.90

P.O.C. (PARCEL 4-3)
(PARCEL 4-5)
"MAG" NAIL FOUND

GORGEOUS ROAD
HAWK RIDGE
INST. NO. 20120131010000240

PARCEL 4-3
0.0255 ACRES
1,111 SQ. FT.

PARCEL 4-5
0.1391 ACRES
6,060 SQ. FT.

PARCEL 4-4
0.0611 ACRES
2,660 SQ. FT.

P.O.B. (PARCEL 4-5)
X = 2,487,619.15
Y = 7,138,604.60

PARCEL 4-1
0.0708 ACRES
3,082 SQ. FT.

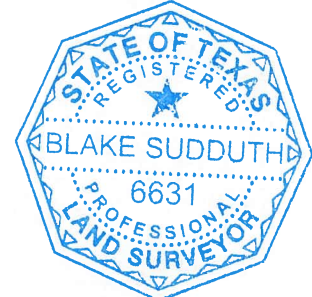
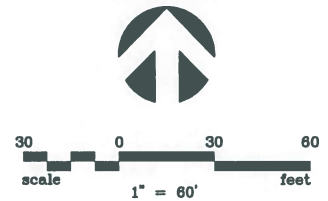
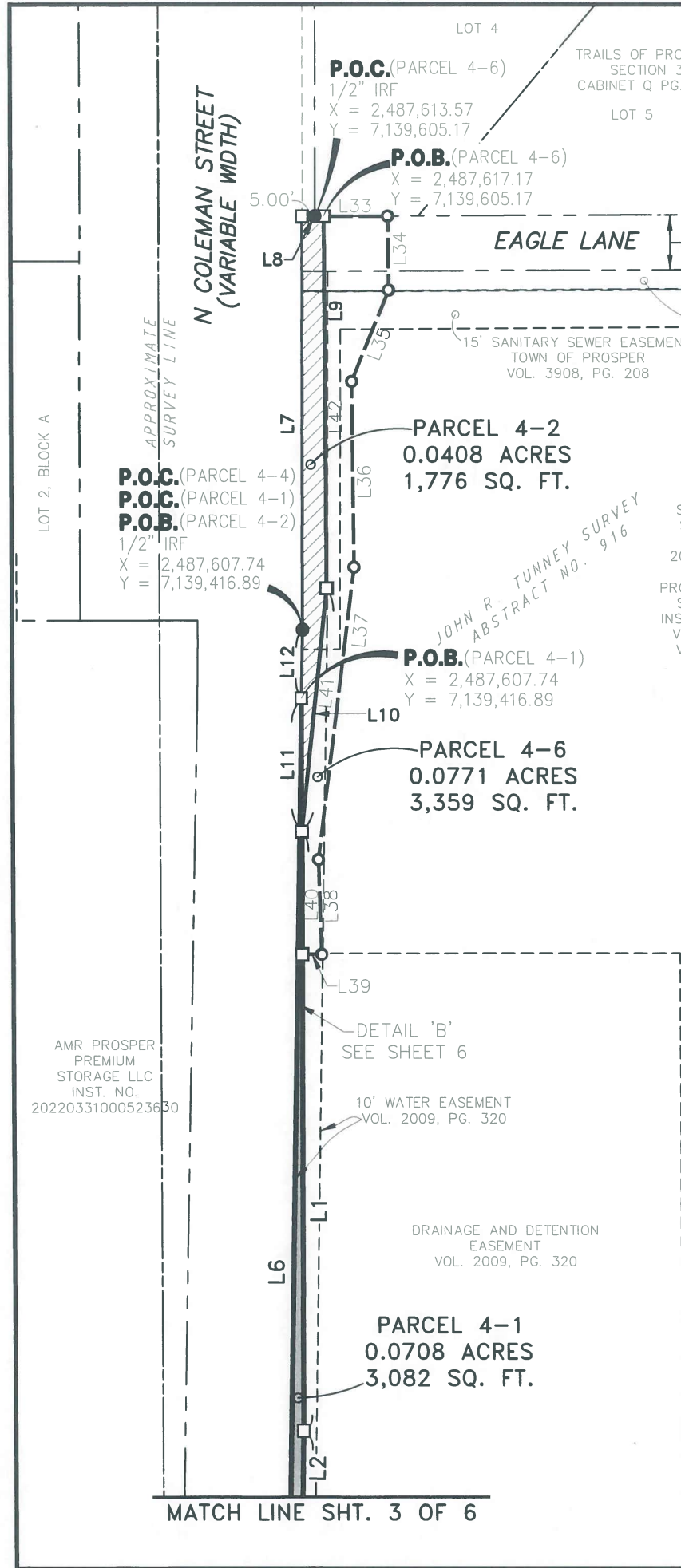
1443PARCEL4-ROW01 8/23/2024

IBPELS ENGR -5438; SURV. 10127900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
N COLEMAN STREET
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 6
COLLIN COUNTY, TEXAS



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 8-23-24
 Blake Sudduth, RPLS 6631

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - = 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 reciprocal (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.

TBPLS ENGR. F-5438; SURV. 10127900

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TOWN OF PROSPER PARCEL 4
N COLEMAN STREET
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 4 OF 6
COLLIN COUNTY, TEXAS

1443PARCEL4-R0W02 8/23/2024

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

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.


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 8-23-24
 Blake Sudduth, RPLS 6631

1443PARCEL4-ROW03 8/23/2024

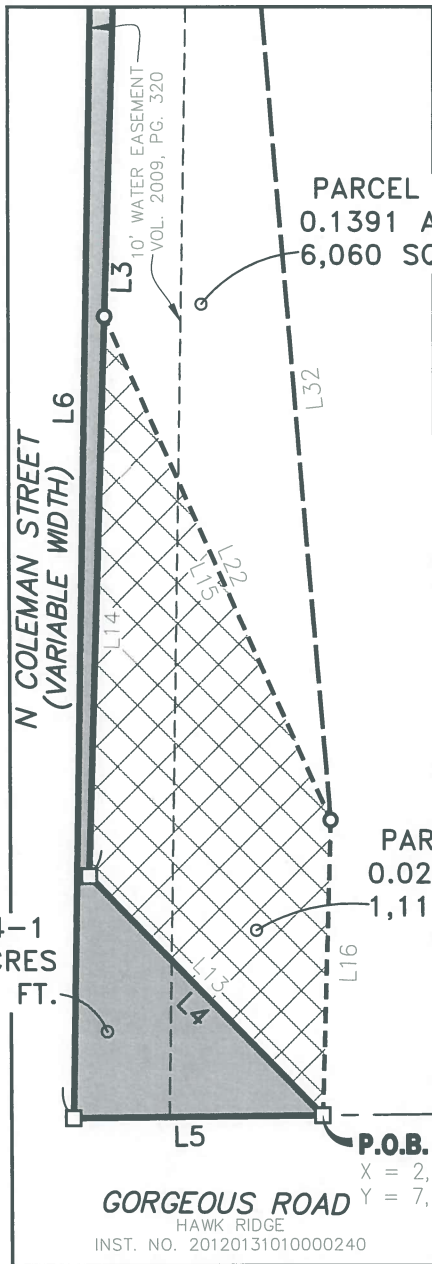
TBPELS ENCR. F-5438; SURV. 10127900



Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
 N COLEMAN STREET
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 5 OF 6
COLLIN COUNTY, TEXAS



PARCEL 4-1
0.0708 ACRES
3,082 SQ. FT.

PARCEL 4-5
0.1391 ACRES
6,060 SQ. FT.

PARCEL 4-3
0.0255 ACRES
1,111 SQ. FT.

PARCEL 4-1
0.0708 ACRES
3,082 SQ. FT.

GORGEOUS ROAD
HAWK RIDGE
INST. NO. 20120131010000240

DETAIL 'A'
1"=20'

P.O.B. (PARCEL 4-1)
X = 2,487,607.74
Y = 7,139,416.89

PARCEL 4-2
0.0408 ACRES
1,776 SQ. FT.

PARCEL 4-6
0.0771 ACRES
3,359 SQ. FT.

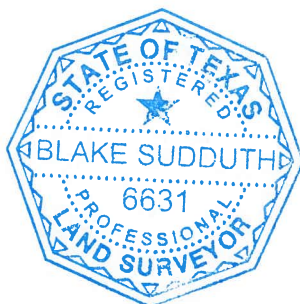
DRAINAGE AND
DETENTION
EASEMENT
VOL. 2009, PG.
320

DETAIL 'B'
1"=20'

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 reciprocal (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.

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 8-23-24
Blake Sudduth, RPLS 6631


1.443PARCEL4-R0W03	8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900	
		 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET			
EXHIBIT "A" PAGE 6 OF 6 COLLIN COUNTY, TEXAS			

EXHIBIT "A"
Parcel 4-5
Prosper Independent School District
Metes and Bounds Description

Parcel 4-5

Being a 0.1391-acre, 6,060 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in concrete) at the centerline intersection of Gorgeous Road (50-foot right-of-way) and Butterfly Boulevard (50-foot right-of-way) as dedicated by the Final Plat of Hawk Ridge, recorded in Instrument Number 20120131010000240, Official Public Records, Collin County, Texas;

THENCE N 00°35'27" W, a distance of 25.00 feet to north right-of-way line of said Gorgeous Road and being in the south line of said Lot 1R tract;

THENCE S 89°24'33" W, with said common line, a distance of 334.71 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southeast corner of Parcel 4-1 described herewith, and being the southeast corner of Parcel 4-3 described herewith;

THENCE N 01°45'26" E, with the east line of said Parcel 4-3, a distance of 30.71 feet to the northeast corner of said Parcel 4-3, 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: 2,487,619.15
Y: 7,138,604.60

THENCE N 24°05'07" W, with the north line of said Parcel 4-3, a distance of 57.35 feet to a point in the east line of said Parcel 4-1, and being the northwest corner of said Parcel 4-3;

THENCE N 01°45'26" E, with the east line of said Parcel 4-1, a distance of 96.90 feet to the southwest corner of Parcel 4-4 described herewith;

THENCE, with the east line of said Parcel 4-4 the following courses and distances:

N 19°10'29" E, a distance of 50.11 feet;

N 01°26'55" E, a distance of 156.17 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of a drainage and detention easement dedicated on the Final Plat of Prosper High School and Middle School Addition recorded in Volume 2009, Page 320, Official Public Records, Collin County, Texas;

THENCE N 89°49'57" E, with the south line of said drainage and detention easement, a distance of 27.73 feet;

THENCE, leaving said south line, over and across said Lot 1R tract the following courses and distances:

S 00°32'34" E, a distance of 80.10 feet;

S 01°45'26" W, a distance of 28.40 feet;

S 46°45'26" W, a distance of 35.48 feet;

S 06°59'01" W, a distance of 72.70 feet;

S 01°07'37" W, a distance of 49.47 feet;

S 04°41'33" E, a distance of 98.67 feet to the POINT OF BEGINNING and containing 0.1391 acres or 6,060 square feet of land.



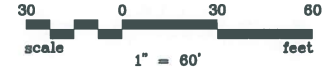
8-23-24

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.



AMR PROSPER PREMIUM STORAGE LLC
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT
VOL. 2009, PG. 320

P.O.B. (PARCEL 4-4)
X = 2,487,604.12
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT
INST. NO. 97-0013953
VOL. 2147, PG. 922
VOL. 876, PG. 628
VOL. 605, PG. 29



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 8-23-24

Blake Sudduth, RPLS 6631

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.

N COLEMAN STREET
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

PARCEL 4-4
0.0611 ACRES
2,660 SQ. FT.

PARCEL 4-5
0.1391 ACRES
6,060 SQ. FT.

PARCEL 4-3
0.0255 ACRES
1,111 SQ. FT.

P.O.B. (PARCEL 4-5)
X = 2,487,619.15
Y = 7,138,604.60

PARCEL 4-1
0.0708 ACRES
3,082 SQ. FT.

P.O.B. (PARCEL 4-3)
X = 2,487,618.20
Y = 7,138,573.90

P.O.C. (PARCEL 4-3)
(PARCEL 4-5)
"MAG" NAIL FOUND

GORGEOUS ROAD
HAWK RIDGE
INST. NO. 20120131010000240

JAMES E. ROWLAND
VOL. 3402, PG. 451

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

APPROXIMATE SURVEY LINE

DETAIL 'A'
SEE SHEET 6

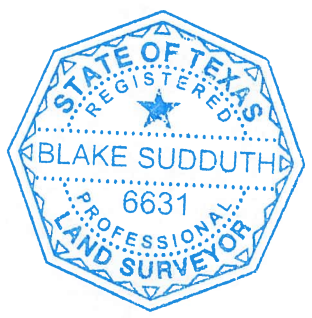
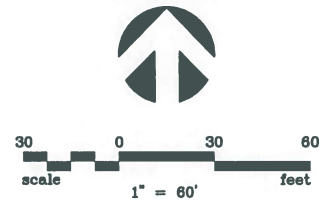
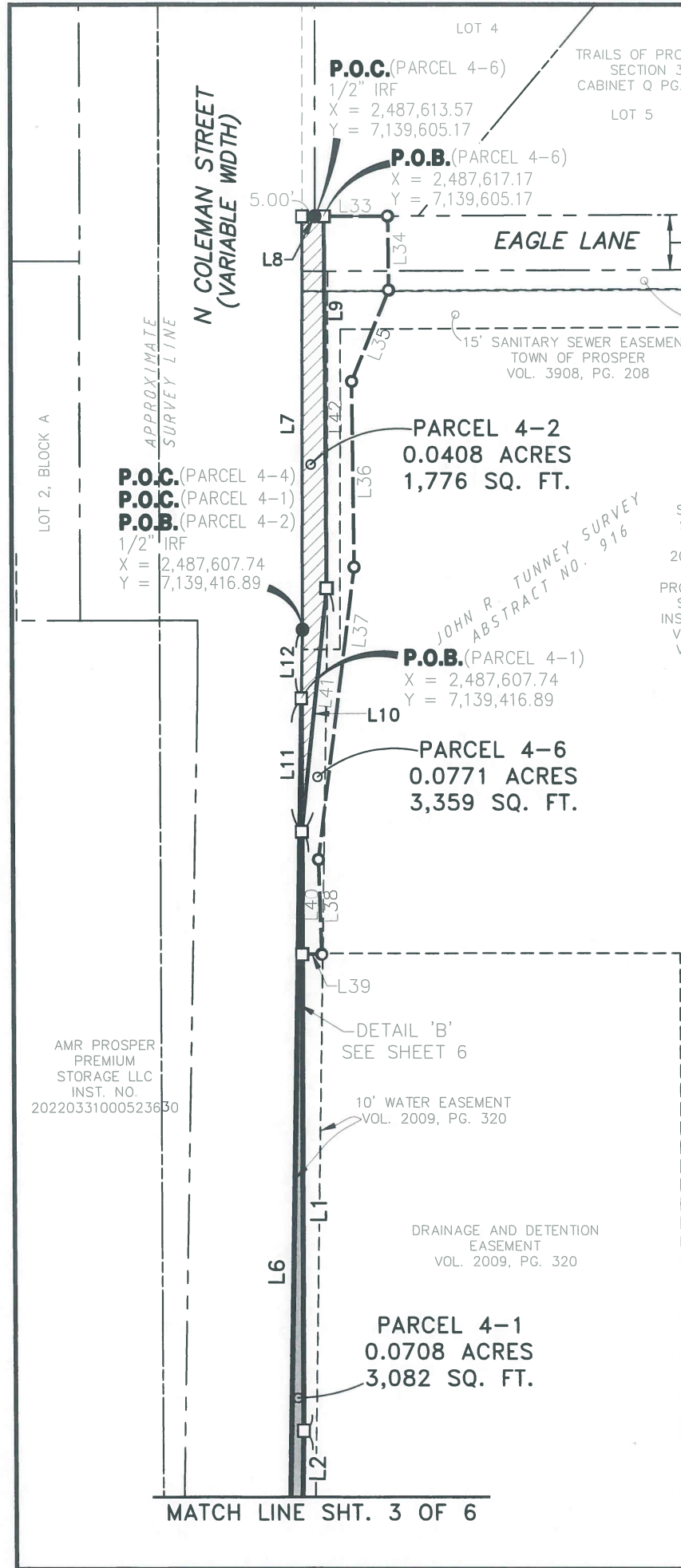
1443PARCEL4-ROW01 8/23/2024

TBPELS ENGR -5438; SURV. 10127900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
N COLEMAN STREET
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 6
COLLIN COUNTY, TEXAS



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 8-23-24
 Blake Sudduth, RPLS 6631

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - = IRON ROD FOUND
 - = MONUMENT FOUND
 - = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
 - = POINT FOR CORNER

- 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.

TBPLS ENGR. F-5438; SURV. 10127900

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TOWN OF PROSPER PARCEL 4
N COLEMAN STREET
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 4 OF 6
COLLIN COUNTY, TEXAS

1443PARCEL4-R0W02 8/23/2024

MATCH LINE SHT. 3 OF 6

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

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.

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 8-23-24
 Blake Sudduth, RPLS 6631

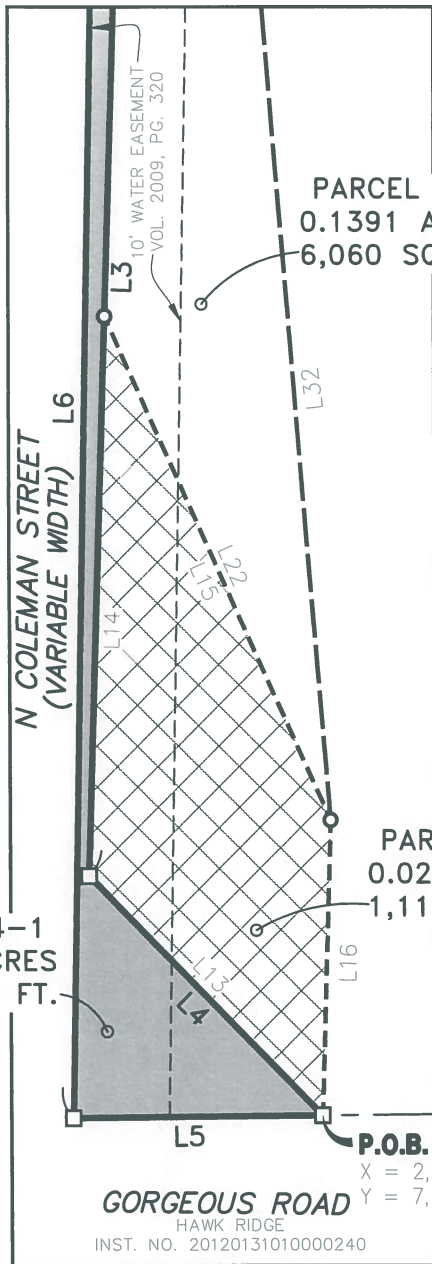
1443PARCEL4-ROW03 8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

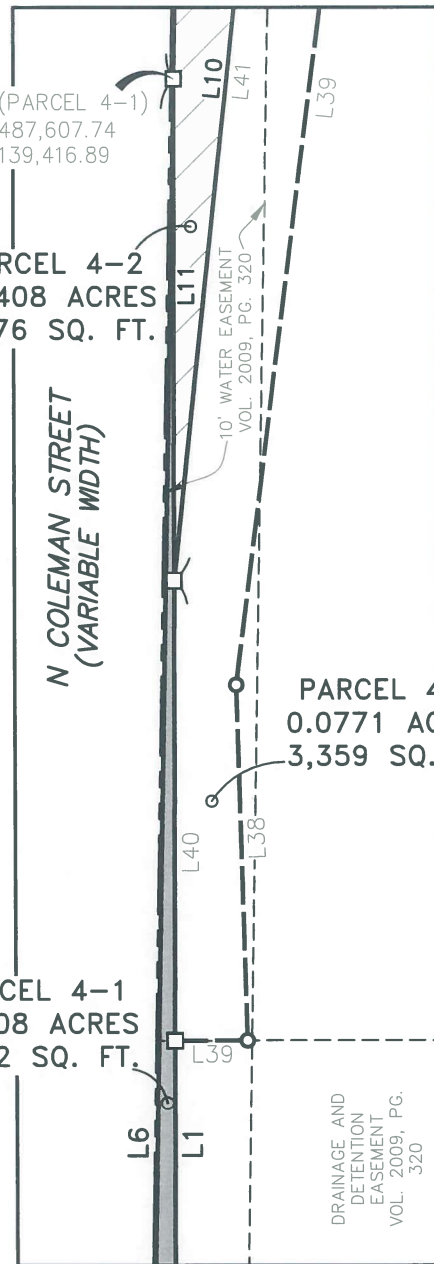
GA Grantham & Associates, Inc.
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6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
 N COLEMAN STREET
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 5 OF 6
COLLIN COUNTY, TEXAS



DETAIL 'A'
1"=20'

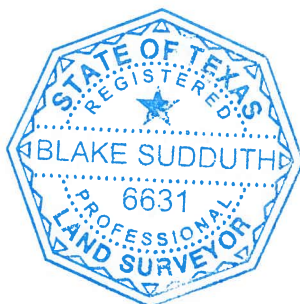


DETAIL 'B'
1"=20'

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.
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Blake Sudduth 8-23-24
Blake Sudduth, RPLS 6631

1.443PARCEL4-R0W03	8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900	
		 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET			
EXHIBIT "A" PAGE 6 OF 6 COLLIN COUNTY, TEXAS			

EXHIBIT "A"
Parcel 4-6
Prosper Independent School District
Metes and Bounds Description

Being a 0.0771-acre, 3,359 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, also being a 21.50-foot width strip of land above the northwest corner as shown on said Prosper High School and Middle School Addition and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at the southeast corner of a 5.00-foot right-of-way dedication by the Trails of Prosper, Section III, recorded in Cabinet Q, Slide 514, Plat Records, Collin County, Texas, and being in the north line of Parcel 4-2 described herewith;

THENCE N 89°45'13" E, with the south line of Lot 4, Block E, of said Trails of Prosper, a distance of 3.54 feet to the northeast corner of said Parcel 4-2, 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: 2,487,617.17

Y: 7,139,605.17

THENCE N 89°45'13" E, passing at a distance of 21.5 feet the south line of said 21.50-foot strip, with said south line, a distance of 24.80 feet;

THENCE, leaving said south line, over and across said Lot 1R tract the following courses and distances:

S 00°38'27" E, a distance of 28.91 feet;

S 22°08'44" W, a distance of 38.55 feet;

S 00°32'34" E, a distance of 72.52 feet;

S 07°09'15" W, a distance of 115.23 feet;

S 01°37'02" E, a distance of 36.98 feet to a point in the north line of a drainage and detention easement dedicated on the Final Plat of Prosper High School and Middle School Addition, recorded in Volume 2009, Page 320, Official Public Records, Collin County, Texas ;

THENCE S 89°55'55" W, with said north line, a distance of 7.58 feet to a point in the east line of Parcel 4-1 described herewith;

THENCE N 00°06'04" E, leaving said north line, with the east line of said Parcel 4-1, a distance of 47.84 feet to the most southerly corner of said Parcel 4-2;

THENCE, with the east line of said Parcel 4-2 the following courses and distances:

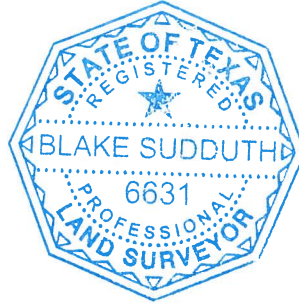
N 06°05'50" E, a distance of 95.73 feet;

N 00°15'22" W, passing at a distance of 123.81 feet the south line of said 21.50-foot strip, continuing in all a total distance of 145.31 feet to the POINT OF BEGINNING and containing 0.0771 acres or 3,359 square feet of land.



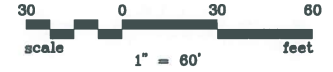
8-23-24

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.



AMR PROSPER PREMIUM STORAGE LLC
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT
VOL. 2009, PG. 320

P.O.B. (PARCEL 4-4)
X = 2,487,604.12
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
INST. NO. 20130722010002210

24' FIRE LANE ACCESS & UTILITY EASEMENT
VOL. 2009, PG. 320

PROSPER INDEPENDENT SCHOOL DISTRICT
INST. NO. 97-0013953
VOL. 2147, PG. 922
VOL. 876, PG. 628
VOL. 605, PG. 29



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 8-23-24

Blake Sudduth, RPLS 6631

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.

N COLEMAN STREET
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

JAMES E. ROWLAND
VOL. 3402, PG. 451

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

APPROXIMATE SURVEY LINE

DETAIL 'A'
SEE SHEET 6

P.O.B. (PARCEL 4-3)
X = 2,487,618.20
Y = 7,138,573.90

P.O.C. (PARCEL 4-3)
(PARCEL 4-5)
"MAG" NAIL FOUND

GORGEOUS ROAD
HAWK RIDGE
INST. NO. 20120131010000240

PARCEL 4-3
0.0255 ACRES
1,111 SQ. FT.

PARCEL 4-5
0.1391 ACRES
6,060 SQ. FT.

PARCEL 4-4
0.0611 ACRES
2,660 SQ. FT.

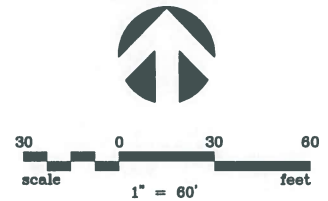
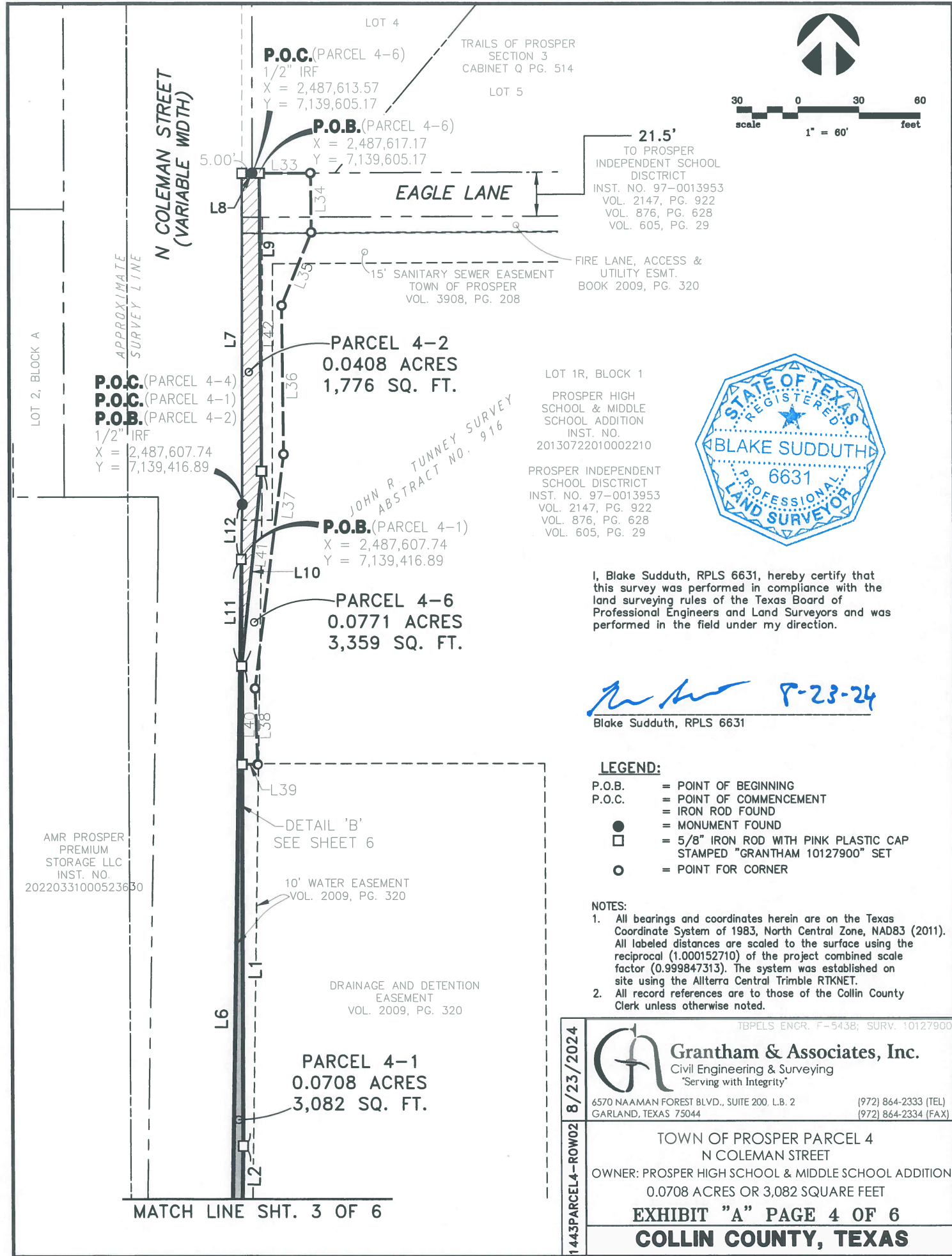
P.O.B. (PARCEL 4-5)
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Y = 7,138,604.60

PARCEL 4-1
0.0708 ACRES
3,082 SQ. FT.

1443PARCEL4-ROW01 8/23/2024

Granham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
N COLEMAN STREET
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 6
COLLIN COUNTY, TEXAS



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 8-23-24
 Blake Sudduth, RPLS 6631

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.

1443PARCEL4-RW02	<p>Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"</p>	TBPCLS ENGR. F-5438; SURV. 10127900 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
8/23/2024	<p>TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET</p> <p>EXHIBIT "A" PAGE 4 OF 6 COLLIN COUNTY, TEXAS</p>	

MATCH LINE SHT. 3 OF 6

AMR PROSPER PREMIUM STORAGE, LLC
 INST. NO. 20220331000523630

JOHN R. TUNNEY SURVEY
 ABSTRACT NO. 916

LOT 1R, BLOCK 1
 PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 INST. NO. 20130722010002210
 PROSPER INDEPENDENT SCHOOL DISTRICT
 INST. NO. 97-0013953
 VOL. 2147, PG. 922
 VOL. 876, PG. 628
 VOL. 605, PG. 29

P.O.C. (PARCEL 4-6)
 1/2" IRF
 X = 2,487,613.57
 Y = 7,139,605.17

P.O.B. (PARCEL 4-6)
 X = 2,487,617.17
 Y = 7,139,605.17

P.O.C. (PARCEL 4-4)
P.O.C. (PARCEL 4-1)
P.O.B. (PARCEL 4-2)
 1/2" IRF
 X = 2,487,607.74
 Y = 7,139,416.89

P.O.B. (PARCEL 4-1)
 X = 2,487,607.74
 Y = 7,139,416.89

PARCEL 4-6
 0.0771 ACRES
 3,359 SQ. FT.

PARCEL 4-1
 0.0708 ACRES
 3,082 SQ. FT.

TRAILS OF PROSPER
 SECTION 3
 CABINET Q PG. 514

LOT 4

LOT 5

N COLEMAN STREET
 (VARIABLE WIDTH)

APPROXIMATE SURVEY LINE

LOT 2, BLOCK A

EAGLE LANE

PARCEL 4-2
 0.0408 ACRES
 1,776 SQ. FT.

FIRE LANE, ACCESS & UTILITY ESMT.
 BOOK 2009, PG. 320

15' SANITARY SEWER EASEMENT
 TOWN OF PROSPER
 VOL. 3908, PG. 208

DRAINAGE AND DETENTION EASEMENT
 VOL. 2009, PG. 320

DETAIL 'B'
 SEE SHEET 6

10' WATER EASEMENT
 VOL. 2009, PG. 320

L6

L1

L2

L39

L38

L40

L11

L12

L41

L37

L36

L42

L35

L9

L34

L8

L33

L7

L4

L3

L2

L1

L3

L4

L5

L6

L7

L8

L9

L10

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

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.

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 8-23-24
 Blake Sudduth, RPLS 6631

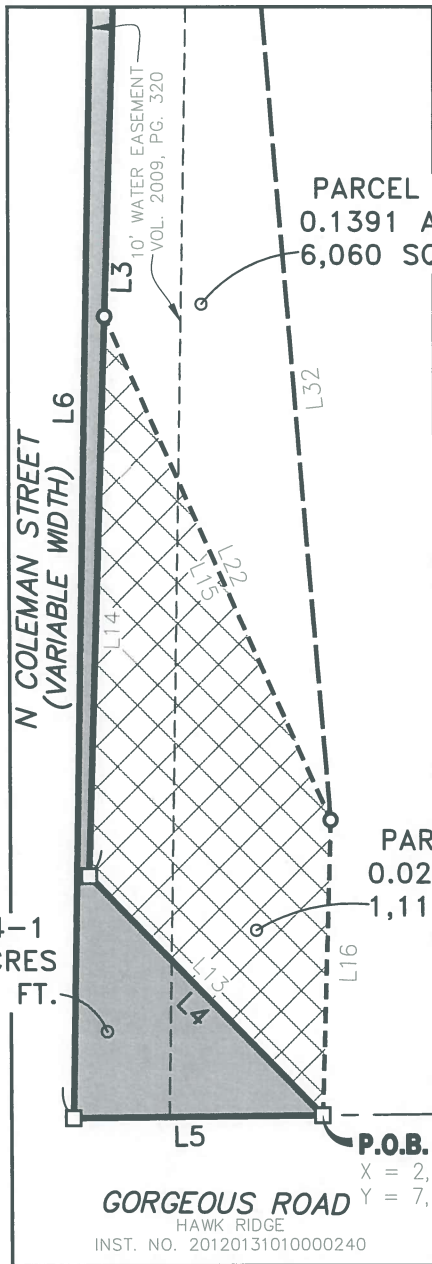
1443PARCEL4-ROW03 8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

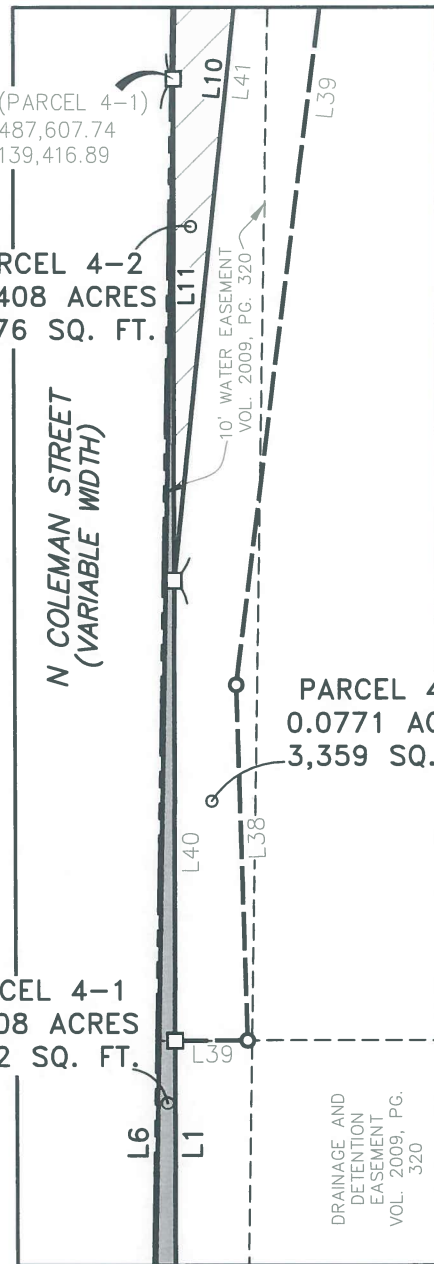
GA Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4
 N COLEMAN STREET
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 0.0708 ACRES OR 3,082 SQUARE FEET
EXHIBIT "A" PAGE 5 OF 6
COLLIN COUNTY, TEXAS



DETAIL 'A'
1"=20'

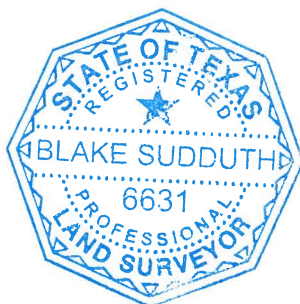


DETAIL 'B'
1"=20'


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.

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 8-23-24
Blake Sudduth, RPLS 6631

1.443PARCEL4-R0W03	8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900	
		 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET			
EXHIBIT "A" PAGE 6 OF 6 COLLIN COUNTY, TEXAS			

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.


6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 4 – Parcel 5

(see next 7 pages)

EXHIBIT "A"
Parcel 5-1
AMR Prosper Premium Storage, LLC
Metes and Bounds Description

Being a 0.5224-acre, 22,757 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 11.29-acre tract of land described by Special Warranty Deed to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said AMR Prosper Premium Storage tract, 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: 2,487,567.04

Y: 7,139,447.40

THENCE, with the east line of said AMR Prosper Premium Storage tract the following courses and distances:

S 00°15'22" W, a distance of 23.04 feet to a found Mag Nail (in asphalt pavement) in said North Coleman Street;

S 01°10'27" W, a distance of 477.63 feet to a found Mag Nail (in asphalt pavement) in said North Coleman Street at the southeast corner of said AMR Prosper Premium Storage tract, and being the northeast corner of a tract to land to James E. Rowland, Recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas;

THENCE S 89°57'35" W, with the south line of said AMR Prosper Premium Storage tract and the north line of said Rowland tract, a distance of 43.23 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 AMR Prosper Premium Storage tract the following courses and distances:

N 01°01'56" E, a distance of 184.37 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 00°06'04" E, a distance of 316.17 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said AMR Prosper Premium Storage tract, and being in the south line of Lot 2, Block A, of Eagles Crossing Addition, recorded in Instrument Number 20110902010001730, Official Public Records, Collin County, Texas;

THENCE N 89°54'32" E, with the north line of said AMR Prosper Premium Storage tract and the south line of said Lot 2, passing at a distance of 3.56 feet, a found 1/2-inch iron rod with red plastic cap stamped "GEER 4117" for southeast corner of said Lot 2, continuing in all a total distance of 49.24 feet to the POINT OF BEGINNING and containing approximately 0.5224 acres or 22,757 square feet of land.



8-21-24

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

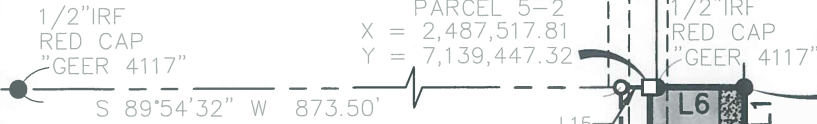
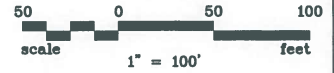


Notes:

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 (.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.

LOT 2, BLOCK A
EAGLES CROSSING
INST. NO. 20110902010001730

P.O.B.
PARCEL 5-1
P.O.C. PARCEL 5-2
'MAG NAIL FOUND'
X = 2,487,567.04
Y = 7,139,447.40



20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 737, PG. 20

PARCEL 5-2
0.2390 ACRES
10,411 SQ. FT.

AMR PROSPER PREMIUM STORAGE LLC
INST. NO. 20220331000523630

PARCEL 5-1
0.5224 ACRES
22,757 SQ. FT.

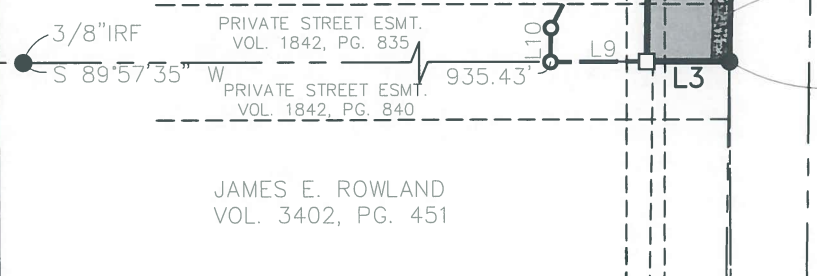
COLLIN COUNTY SCHOOL LAND
SURVEY NO. 12
ABSTRACT NO. 147

PROSPER HIGH
SCHOOL & MIDDLE
SCHOOL ADDITION
INST. NO.
20130722010002210

10' WATER EASEMENT
VOL. 2009, PG. 320

4832 SQ. FEET
0.1109 ACRES
IN ROADWAY

JAMES E. ROWLAND
VOL. 3402, PG. 451



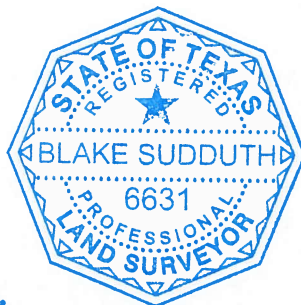
LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 00°15'22" W	23.04'
L2	S 01°10'27" W	477.63'
L3	S 89°57'35" W	43.23'
L4	N 01°01'56" E	184.37'
L5	N 00°06'04" E	316.17'
L6	N 89°54'32" E	49.24'
L7	S 00°06'04" W	316.17'
L8	S 01°01'56" W	184.37'
L9	S 89°57'35" W	50.01'
L10	N 01°01'56" E	17.60'
L11	N 27°35'50" E	55.90'
L12	N 01°01'56" E	62.78'
L13	N 06°02'59" E	105.07'
L14	N 00°06'04" E	266.12'
L15	N 89°54'32" E	15.00'

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
- 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 8-21-24
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.

1443 PARCEL 5-RW 8/21/2024

Grantham & Associates, Inc.
Civil Engineering & Surveying
'Serving with Integrity'

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

1BPELS ENCR F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 5
COLEMAN STREET
OWNER: AMR PROSPER PREMIUM STORAGE LLC
0.5224 ACRES OR 22,757 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 3
COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 5-2
AMR Prosper Premium Storage, LLC
Metes and Bounds Description

Being a 0.2390-acre, 10,411 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 11.29-acre tract of land described by Special Warranty Deed to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said AMR Prosper Premium Storage tract;

THENCE S 89°54'32" W, with the north line of said AMR Prosper Premium Storage tract, passing at a distance of 45.68 feet, a found 1/2-inch iron rod with red plastic cap stamped "GEER 4117" for the southeast corner of Lot 2, Block A, of Eagles Crossing Addition, recorded in Instrument Number 20110902010001730, Official Public Records, Collin County, Texas, continuing in all a total distance of 49.24 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Lot 2, and being the northwest corner of Parcel 5-1 described herewith, 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: 2,487,517.81

Y: 7,139,447.32

THENCE, leaving the north line of said AMR Prosper Premium Storage tract and the south line of said Lot 2, with the west line of said Parcel 5-1 the following courses and distances:

S 00°06'04" W, a distance of 316.17 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 01°01'56" W, a distance of 184.37 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said AMR Prosper Premium Storage tract and in the north line of a tract of land to James E. Rowland, Recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being the southwest corner of said Parcel 5-1, from which a found Mag Nail (in asphalt pavement) in said North Coleman Street bears N 89°57'35" E, a distance of 43.23 feet for the southeast corner of said AMR Prosper Premium Storage tract;

THENCE S 89°57'35" W, with the south line of said AMR Prosper Premium Storage tract and the north line of said Rowland tract, a distance of 50.01 feet to a point, from which a found 3/8-inch iron rod bears S 89°57'35" W, a distance of 935.43 feet for the southwest corner of said AMR Prosper Premium Storage tract;

THENCE, leaving said common line, over and across said AMR Prosper Premium Storage tract the following courses and distances:

N 01°01'56" E, a distance of 17.60 feet;

N 27°35'50" E, a distance of 55.90 feet;

N 01°01'56" E, a distance of 62.78 feet;

N 06°02'59" E, a distance of 105.07 feet;

N 00°06'04" E, a distance of 266.12 feet to a point in the north line of said AMR Prosper Premium Storage tract and the south line of said Lot 2;

THENCE N 89°54'32" E, with said common line, a distance of 15.00 feet to the POINT OF BEGINNING and containing approximately 0.2390 acres or 10,411 square feet of land.



8-21-24

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

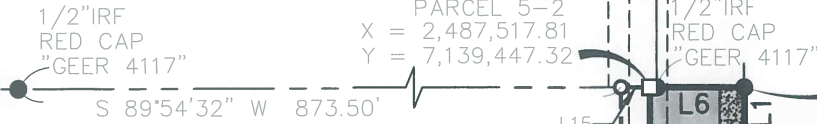
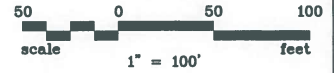


Notes:

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 (.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.

LOT 2, BLOCK A
EAGLES CROSSING
INST. NO. 20110902010001730

P.O.B.
PARCEL 5-1
P.O.C. PARCEL 5-2
'MAG NAIL FOUND'
X = 2,487,567.04
Y = 7,139,447.40



20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 737, PG. 20

PARCEL 5-2
0.2390 ACRES
10,411 SQ. FT.

AMR PROSPER PREMIUM STORAGE LLC
INST. NO. 20220331000523630

PARCEL 5-1
0.5224 ACRES
22,757 SQ. FT.

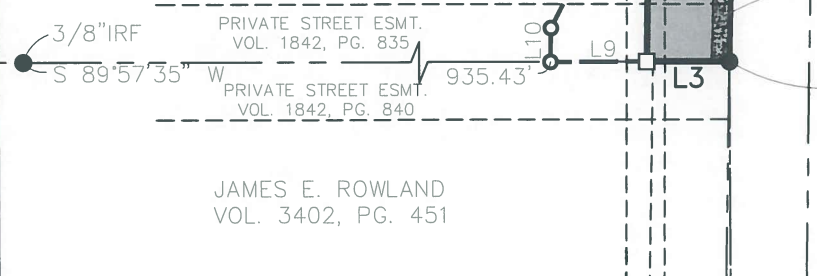
COLLIN COUNTY SCHOOL LAND
SURVEY NO. 12
ABSTRACT NO. 147

PROSPER HIGH
SCHOOL & MIDDLE
SCHOOL ADDITION
INST. NO.
20130722010002210

10' WATER EASEMENT
VOL. 2009, PG. 320

4832 SQ. FEET
0.1109 ACRES
IN ROADWAY

JAMES E. ROWLAND
VOL. 3402, PG. 451



LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 00°15'22" W	23.04'
L2	S 01°10'27" W	477.63'
L3	S 89°57'35" W	43.23'
L4	N 01°01'56" E	184.37'
L5	N 00°06'04" E	316.17'
L6	N 89°54'32" E	49.24'
L7	S 00°06'04" W	316.17'
L8	S 01°01'56" W	184.37'
L9	S 89°57'35" W	50.01'
L10	N 01°01'56" E	17.60'
L11	N 27°35'50" E	55.90'
L12	N 01°01'56" E	62.78'
L13	N 06°02'59" E	105.07'
L14	N 00°06'04" E	266.12'
L15	N 89°54'32" E	15.00'

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

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
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
- 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.






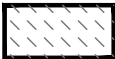


Blake Sudduth 8-21-24
Blake Sudduth, RPLS 6631

1443 PARCEL 5-RW 8/21/2024

Grantham & Associates, Inc.
Civil Engineering & Surveying
'Serving with Integrity'
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 5
COLEMAN STREET
OWNER: AMR PROSPER PREMIUM STORAGE LLC
0.5224 ACRES OR 22,757 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 3
COLLIN COUNTY, TEXAS

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.


6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 5 – Parcel 6

(see next 2 pages)

LOT 1R, BLOCK A

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

EAGLES CROSSING
INST. NO. 20110902010001730 LOT 3, BLOCK A
D.R.C.C.T.

153 SQ. FT.
NOT IN EXISTING
EASEMENT AREAS

30' FIRELANE ACCESS
& UTILITY ESMT.
VOL. 2008, PG. 434

122 SQ. FT.
NOT IN EXISTING
EASEMENT AREAS

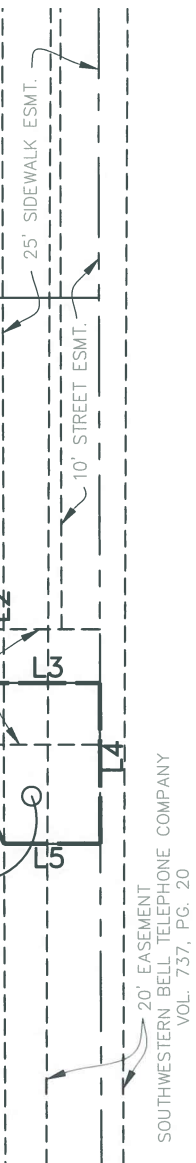
PARCEL 6-1
0.0357 ACRES
1,555 SQ. FT.

LOT 2, BLOCK A

LINE TABLE

NO.	DIRECTION	DIST.
L1	S 89°58'20" E	5.09'
L2	S 00°01'40" W	38.00'
L3	S 89°58'20" E	30.00'
L4	S 00°01'40" W	41.78'
L5	N 89°58'20" W	25.00'
L6	N 25°34'25" W	23.52'
L7	N 00°06'04" E	58.57'

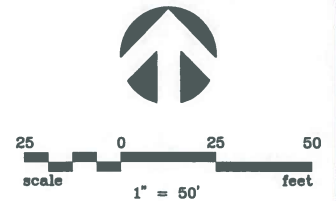
AMR PROSPER PREMIUM STORAGE LLC
INST. NO. 20220331000523630
O.P.R.C.C.T.



APPROXIMATE SURVEY LINE

N COLEMAN STREET
(VARIABLE WIDTH)
NO RECORD FOUND

20' EASEMENT
SOUTHWESTERN BELL TELEPHONE COMPANY
VOL. 737, PG. 20



LOT 4
TRAILS FOR PROSPER
SECTION 3
CABINET Q PG. 514
D.R.C.C.T.

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916
LOT 5

EAGLE LANE

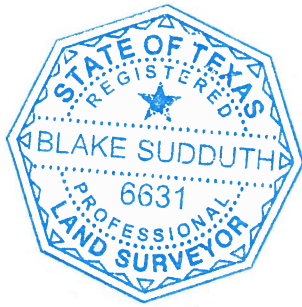
PROSPER HIGH SCHOOL &
MIDDLE SCHOOL ADDITION
INST. NO. 20130722010002210
D.R.C.C.T.

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 reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All labeled distances are surface distances.
- This easement depiction prepared in compliance with Board Rule 138.97.




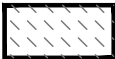


I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

Blake Sudduth 8-23-24
Blake Sudduth, RPLS 6631



1443 PARCEL 6-ROW	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)	TBPELS ENCR. F-5438; SURV. 10127900
	TOWN OF PROSPER PARCEL 6 COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0357 ACRES OR 1,555 SQUARE FEET EXHIBIT "A" PAGE 1 OF 1 COLLIN COUNTY, TEXAS	

LEGEND

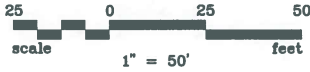
	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 6 – Parcel 8

(see next 2 pages)



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

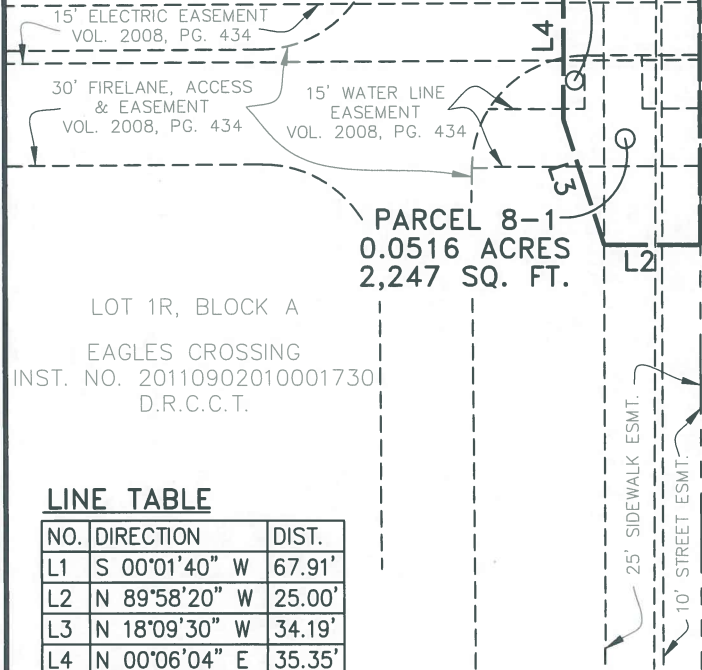
LOT 3, BLOCK A

ROBERT F KATHRYM LYNN CLARKE
VOL. 3469 PG. 396
O.P.R.C.C.T.

70 SQ. FT.
NOT IN EXISTING
EASEMENT AREAS

20' EASEMENT
SOUTHWESTERN BELL TELEPHONE COMPANY
VOL. 737, PG. 20

5' WATERLINE EASEMENT
TOWN OF PROSPER
VOL. 4343, PG. 2710



LOT 1R, BLOCK A
EAGLES CROSSING
INST. NO. 20110902010001730
D.R.C.C.T.

LINE TABLE

NO.	DIRECTION	DIST.
L1	S 00°01'40" W	67.91'
L2	N 89°58'20" W	25.00'
L3	N 18°09'30" W	34.19'
L4	N 00°06'04" E	35.35'
L5	N 89°55'10" E	35.63'

APPROXIMATE SURVEY LINE

N COLEMAN STREET
(VARIABLE WIDTH)
NO RECORD FOUND

LOT 13

WILSON DR.

LOT 1

LOT 2
TRAILS FOR PROSPER
SECTION 3
CABINET Q PG. 514
D.R.C.C.T.

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

LOT 3

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 reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All labeled distances are surface distances.
- This easement depiction prepared in compliance with Board Rule 138.97.

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 8-23-24
Blake Sudduth, RPLS 6631

1443 PARCEL 8-ROW
8/22/2024




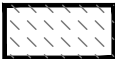


IBPELS ENGR. F-5438; SURV. 10127900

GA Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 8
COLEMAN STREET
OWNER: CROSSMAR TEXAS INVESTMENTS 2, LLC
0.0516 ACRES OR 2,247 SQUARE FEET
EXHIBIT "A" PAGE 1 OF 1
COLLIN COUNTY, TEXAS

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 7 – Parcel 9

(see next 6 pages)

EXHIBIT "A"

Parcel 9-1

Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007
Metes and Bounds Description

Being a 0.0340-acre, 1,481 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 remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 3, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the southeast corner of said Lot 3, 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: 2,487,516.82

Y: 7,139,938.97

THENCE S 89°49'45" W, leaving the west line said North Coleman Street and with the south line of said Lot 3, a distance of 10.00 feet to a "X" set in concrete, from which a found 1/2-inch iron rod marking the southwest corner of said Lot 3 bears S 89°49'45" W, a distance of 778.85 feet;

THENCE, leaving said south line, over and across said Lot 3 the following courses and distances:

N 00°27'02" E, a distance of 112.83 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 08°30'58" E, a distance of 71.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said Lot 3;

THENCE S 00°27'02" W, with said east line, a distance of 183.29 feet to the POINT OF BEGINNING and containing approximately 0.0340 acres or 1,481 square feet of land.



8-21-24

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 (.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.

LOT 2, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290
UNITED STATES POSTAL SERVICE
INST. NO. 20191231001668510

LOT 3, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290
TRACT 1
ROCKY MANNING AND THE TINA PENG MANNING
REVOCABLE TRUST, DATED AUGUST 23, 2007
INST. NO. 20110124000091060

NON EXCLUSIVE
ACCESS EASEMENT
INST. NO. 20191209010005290

NON EXCLUSIVE
ACCESS EASEMENT
INST. NO. 20191209010005290

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

LOT 12

LOT 13
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

WILSON DRIVE
VOL. P, PG. 644

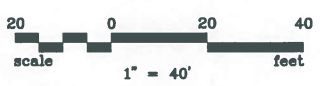
LOT 1
TRAILS OF PROSPER
SECTION III
VOL. Q, PG. 514

PARCEL 9-2
0.0811 ACRES
3,532 SQ. FT.

PARCEL 9-1
0.0340 ACRES
1,481 SQ. FT.

P.O.C. (PARCEL 9-2)
P.O.B. (PARCEL 9-1)
"X" FOUND
X = 2,487,516.82
Y = 7,139,938.97

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.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°49'45" W	10.00'
L2	N 00°27'02" E	112.83'
L3	N 08°30'58" E	71.27'
L4	S 00°27'02" W	183.29'
L5	S 89°49'45" W	20.84'
L6	N 00°06'04" E	25.13'
L7	N 14°51'21" E	42.11'
L8	N 01°51'22" W	51.68'
L9	N 05°38'29" E	122.26'
L10	S 89°52'10" E	11.53'
L11	S 00°27'02" W	55.75'
L12	S 08°30'58" W	71.27'
L13	S 00°27'02" W	112.83'
L14	N 00°27'02" E	496.07'

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

N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 20191209010005290
VOL. P, PG. 644
VOL. Q, PG. 514

5' WATERLINE
EASEMENT
CITY OF PROSPER
VOL. 4343, PG. 2710

MUTUAL FIRELANE,
ACCESS AND UTILITY
EASEMENT
INST. NO.
20070515000657230

13 SQ. FT. ACCESS,
FIRE LANE & UTILITY EASEMENT
INST. NO. 20080630000791900

LOT 1R, BLOCK A
EAGLES CROSSING ADDITION
INST. NO. 20110902010001730

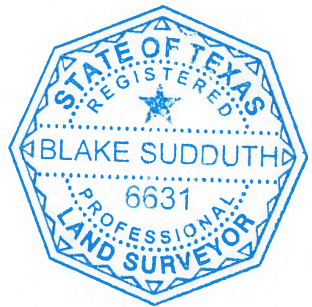
25' SIDEWALK ESMT.
10' STREET ESMT.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

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 8-21-24
Blake Sudduth, RPLS 6631



1443 PARCEL 9 - ROW

8/21/2024

1BPFLS ENGR. F-5438; SURV. 10127900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 9
N COLEMAN STREET
OWNER: ROCKY MANNING, et al
0.0340 ACRES OR 1,481 SQUARE FEET
EXHIBIT "A" PAGE 2 OF 2
COLLIN COUNTY, TEXAS

EXHIBIT "A"

Parcel 9-2

Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007
Metes and Bounds Description

Being a 0.0811-acre, 3,532 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 remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 3, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the southeast corner of said Lot 3, and being the southeast corner of Parcel 9-1 described herewith;

THENCE S 89°49'45" W, with the common south line of said Lot 3 and said Parcel 9-1, a distance of 10.00 feet to a "X" set in concrete marking the southwest corner of said Parcel 9-1, 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: 2,487,506.82

Y: 7,139,938.94

THENCE S 89°49'45" W, with the south line of said Lot 3, a distance of 20.84 feet to a "X" set in concrete, from which a found 1/2-inch iron rod marking the southwest corner of said Lot 3 bears S 89°49'45" W, a distance of 758.01 feet;

THENCE, leaving said south line, over and across said Lot 3 the following courses and distances:

N 00°06'04" E, a distance of 25.13 feet;

N 14°51'21" E, a distance of 42.11 feet;

N 01°51'22" W, a distance of 51.68 feet;

N 05°38'29" E, a distance of 122.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Lot 3;

THENCE S 89°52'10" E, with said north line, a distance of 11.53 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said North Coleman Street, and being the northeast corner of said Lot 3, from which a "X" found in concrete bears N 00°27'02" E, a distance of 496.07 feet for the most easterly northeast corner of Lot 1, Block A, of said United States Postal Service Addition;

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 3, a distance of 55.75 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the most northerly corner of said Parcel 9-1;

THENCE, leaving the west line of said North Coleman Steet, and with the west line of said Parcel 9-1 the following courses and distances:

S 08°30'58" W, a distance of 71.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900"

S 00°27'02" W, a distance of 112.83 feet to the POINT OF BEGINNING and containing 0.0811 acres or 3,532 square feet of land.

 8-21-24

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 (.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.

LOT 2, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290
UNITED STATES POSTAL SERVICE
INST. NO. 20191231001668510

LOT 3, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290
TRACT 1
ROCKY MANNING AND THE TINA PENG MANNING
REVOCABLE TRUST, DATED AUGUST 23, 2007
INST. NO. 20110124000091060

NON EXCLUSIVE
ACCESS EASEMENT
INST. NO. 20191209010005290

NON EXCLUSIVE
ACCESS EASEMENT
INST. NO. 20191209010005290

PARCEL 9-2
0.0811 ACRES
3,532 SQ. FT.

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

LOT 12

LOT 13
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 737, PG. 20

N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 20191209010005290
VOL. P, PG. 644
VOL. Q, PG. 514

WILSON DRIVE
VOL. P, PG. 644

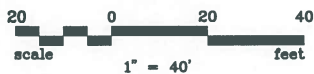
PARCEL 9-1
0.0340 ACRES
1,481 SQ. FT.

P.O.C. (PARCEL 9-2)
P.O.B. (PARCEL 9-1)
"X" FOUND
X = 2,487,516.82
Y = 7,139,938.97

LOT 1
TRAILS OF PROSPER
SECTION III
VOL. Q, PG. 514

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 reciprocal (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.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°49'45" W	10.00'
L2	N 00°27'02" E	112.83'
L3	N 08°30'58" E	71.27'
L4	S 00°27'02" W	183.29'
L5	S 89°49'45" W	20.84'
L6	N 00°06'04" E	25.13'
L7	N 14°51'21" E	42.11'
L8	N 01°51'22" W	51.68'
L9	N 05°38'29" E	122.26'
L10	S 89°52'10" E	11.53'
L11	S 00°27'02" W	55.75'
L12	S 08°30'58" W	71.27'
L13	S 00°27'02" W	112.83'
L14	N 00°27'02" E	496.07'

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

APPROXIMATE
SURVEY LINE

5' WATERLINE
EASEMENT
CITY OF PROSPER
VOL. 4343, PG. 2710

MUTUAL FIRELANE,
ACCESS AND UTILITY
EASEMENT
INST. NO.
20070515000657230

P.O.B.
PARCEL 9-2
X = 2,487,506.82
Y = 7,139,938.94

13 SQ. FT. ACCESS,
FIRE LANE & UTILITY EASEMENT
INST. NO. 20080630000791900

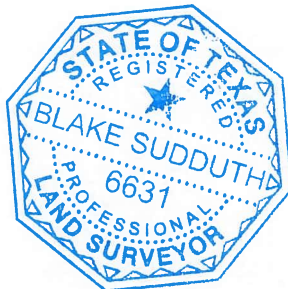
LOT 1R, BLOCK A
EAGLES CROSSING ADDITION
INST. NO. 20110902010001730

25' SIDEWALK ESMT.
10' STREET ESMT.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = POINT FOR CORNER
- = X CUT IN CONCRETE

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 8-21-24
Blake Sudduth, RPLS 6631

8/21/2024
1443PARCEL9-ROW



Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

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




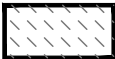


(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TBPELS ENGR. F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 9
N COLEMAN STREET
OWNER: ROCKY MANNING, et al
0.0340 ACRES OR 1,481 SQUARE FEET

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

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 8 – Parcel 10

(see next 6 pages)

EXHIBIT "A"
Parcel 10-1
United States Postal Service
Metes and Bounds Description

Parcel 10-1

Being a 0.0733-acre, 3,193 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 United States Postal Service, recorded in Instrument Number 20191231001668510, Official Public Records, Collin County, Texas, and being the same tract of land as Lot 2, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the most easterly northeast corner of Lot 1, Block A, of said United States Postal Service Addition;

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 1, a distance of 176.80 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northeast corner of said Lot 2, 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: 2,487,521.21


Y: 7,140,497.17

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 2, a distance of 319.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southeast corner of said Lot 2, from which a "X" found in concrete bears S 00°27'02" W, a distance of 239.04 feet for the southeast corner of Lot 3, of said United States Postal Service Addition;

THENCE N 89°52'10" W, leaving the west line of said North Coleman Street and with the south line of said Lot 2, a distance of 10.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE N 00°27'02" E, leaving said south line, over and across said Lot 2, a distance of 319.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Lot 2;

THENCE S 89°52'27" E, with the north line of said Lot 2, a distance of 10.00 feet to the POINT OF BEGINNING and containing approximately 0.0733 acres or 3,193 square feet of land.

 8-13-24
Blake Sudduth, RPLS, Texas Registration No. 6631
6570 Naaman Forest Blvd., Suite 200, L.B. 2
Garland, Texas 75044
Firm Number. 10127900



Notes:

1. This document consists of three parts, a one-page drawing, and metes & bounds descriptions of Parcels 10-1 & 10-2.
2. 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 (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.

EXHIBIT "A"
Parcel 10-2
United States Postal Service
Metes and Bounds Description

Parcel 10-2

Being a 0.1246-acre, 5,428 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 United States Postal Service, recorded in Instrument Number 20191231001668510, Official Public Records, Collin County, Texas, and being the same tract of land as Lot 2, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the most easterly northeast corner of Lot 1, Block A, of said United States Postal Service Addition;

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 1, a distance of 176.80 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northeast corner of said Lot 2, and being the northeast corner of Parcel 10-1 described herewith, from which a "X" found in concrete bears S 00°27'02" W, a distance of 558.31 feet for the southeast corner of Lot 3, of said United States Postal Service Addition;

THENCE N 89°52'27" W, with the common north line of said Lot 2 and said Parcel 10-1, a distance of 10.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of said Parcel 10-1, 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: 2,487,511.21

Y: 7,140,497.20

THENCE S 00°27'02" W, leaving the north line of said Lot 2, with the west line of said Parcel 10-1, a distance of 319.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Lot 2, and being the southwest corner of said Parcel 10-1;

THENCE N 89°52'10" W, with the south line of said Lot 2, a distance of 22.12 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving the south line of said Lot 2, over and across said Lot 2 the following courses and distances:

N 00°12'12" W, a distance of 62.40 feet;

N 45°53'26" E, a distance of 22.69 feet;

N 00°21'12" E, a distance of 45.80 feet;

N 45°12'11" W, a distance of 16.32 feet;

N 00°06'04" E, a distance of 10.92 feet;

N 20°59'51" E, a distance of 32.77 feet;

N 00°30'08" E, a distance of 49.08 feet;

N 00°06'04" E, a distance of 21.62 feet;

N 66°05'41" W, a distance of 28.87 feet;

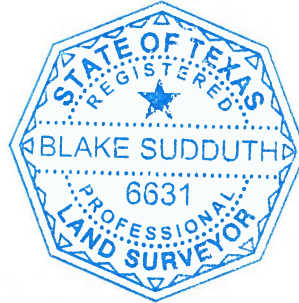
N 00°06'04" E, a distance of 59.87 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Lot 2;

THENCE S 89°52'27" E, with the north line of said Lot 2, a distance of 33.92 feet to the POINT OF BEGINNING and containing approximately 0.1246 acres or 5,428 square feet of land.



8-13-24

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

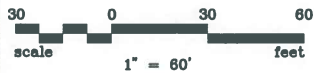


Notes:

1. This document consists of three parts, a one-page drawing, and metes & bounds descriptions of Parcels 10-1 & 10-2.
2. 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 (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.



LOT 1, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290



NON EXCLUSIVE ACCESS EASEMENT
INST. NO. 20191209010005290

P.O.B.

PARCEL 10-2
X = 2,487,511.21
Y = 7,140,497.19

P.O.C.

"X" FOUND
X = 2,487,522.60
Y = 7,140,673.94

EXIST. R.O.W.

P.O.B.

PARCEL 10-1
X = 2,487,521.21
Y = 7,140,497.17

LOT 2, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290
UNITED STATES POSTAL SERVICE
INST. NO. 20191231001668510

NON EXCLUSIVE ACCESS EASEMENT
INST. NO. 20191209010005290

PARCEL 10-1
0.0733 ACRES
3,193 SQ. FT.

5' WATERLINE EASEMENT
CITY OF PROSPER
VOL. 4343, PG. 2708

TRAILS OF PROSPER SECTION 2
VOL. P, PG. 644

APPROXIMATE SURVEY LINE

N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 20191209010005290
VOL. P, PG. 644

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 737, PG. 20

5' WATERLINE EASEMENT
CITY OF PROSPER
VOL. 4343, PG. 2710

NON EXCLUSIVE ACCESS EASEMENT
INST. NO. 20191209010005290

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

S 00°27'02" W
239.04'

"X" FOUND

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°27'02" W	319.27'
L2	N 89°52'10" W	10.00'
L3	N 00°27'02" E	319.26'
L4	S 89°52'27" E	10.00'
L5	S 00°27'02" W	319.26'
L6	N 89°52'10" W	22.12'
L7	N 00°12'12" W	62.40'
L8	N 45°53'26" E	22.69'
L9	N 00°21'12" E	45.80'
L10	N 45°12'11" W	16.32'
L11	N 00°06'04" E	10.92'
L12	N 20°59'51" E	32.77'
L13	N 00°30'08" E	49.08'
L14	N 00°06'04" E	21.62'
L15	N 66°05'41" W	28.87'
L16	N 00°06'04" E	59.87'
L17	S 89°52'27" E	33.92'

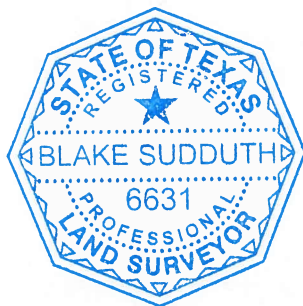
LOT 3, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290

NON EXCLUSIVE ACCESS EASEMENT
INST. NO. 20191209010005290

LEGEND:

- = PROPOSED R.O.W. DEDICATION
- = PROPOSED TEMP. CONST. ESMT.
- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = 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 reciprocal (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.
- This document consists of three parts, a one-page drawing, and metes & bounds descriptions of Parcels 10-1 & 10-2.

8/13/2024
1443 PARCEL 10-R0W



Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

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

(972) 864-2333 (TEL)
(972) 864-2334 (FAX)




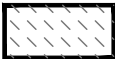


TOWN OF PROSPER PARCEL 10
N COLEMAN STREET
OWNER: UNITED STATES POSTAL SERVICE
0.0733 ACRES OR 3,193 SQUARE FEET

EXHIBIT "A" PAGE 5 OF 5

COLLIN COUNTY, TEXAS

Blake Sudduth, RPLS 6631

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.


6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 9 – Parcel 11

(see next 6 pages)

EXHIBIT "A"
Parcel 11-1

Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007
Metes and Bounds Description

Being a 0.0342-acre, 1,491 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 remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the most easterly northeast corner of said Lot 1;

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 1, a distance of 8.89 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: 2,487,522.53

Y: 7,140,665.05

THENCE S 00°27'02" W, with the east line of said Lot 1, a distance of 167.91 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southeast corner of said Lot 1, from which a "X" found in concrete bears S 00°27'02" W, a distance of 558.31 feet for the southeast corner of Lot 3, of said United States Postal Service Addition;

THENCE N 89°52'27" W, leaving the east line of said Lot 1 and with the south line of said Lot 1, a distance of 11.55 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving said south line, over and across said Lot 1 the following courses and distances:

N 00°06'04" E, a distance of 82.93 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 08°30'58" E, a distance of 85.90 feet to the POINT OF BEGINNING and containing 0.0342 acres or 1,491 square feet of land.



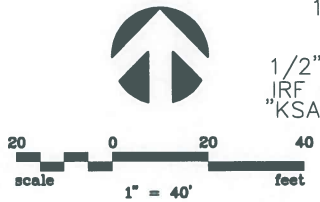
8-20-24

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 (.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.



1/2" IRF
1/2" IRF PINK CAP
"KSA ENG"

LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
5' WATERLINE EASEMENT
CITY OF PROSPER
VOL. 4343, PG. 2712

EXIST. R.O.W.
P.O.C. (PARCEL 11-1)
P.O.B. (PARCEL 11-2)
"X" FOUND
X = 2,487,522.60
Y = 7,140,673.94
P.O.B. (PARCEL 11-1)
X = 2,487,522.53
Y = 7,140,665.05

LOT 9

BRYAN STREET
VOL. P, PG. 644

NON EXCLUSIVE ACCESS EASEMENT
CROSSMAC INVESTMENTS LLC
INST. NO. 20141027001170350

LOT 1, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290
TRACT 1
ROCKY MANNING AND THE TINA PENG
MANNING REVOCABLE TRUST, DATED
AUGUST 23, 2007
INST. NO. 20110124000091060

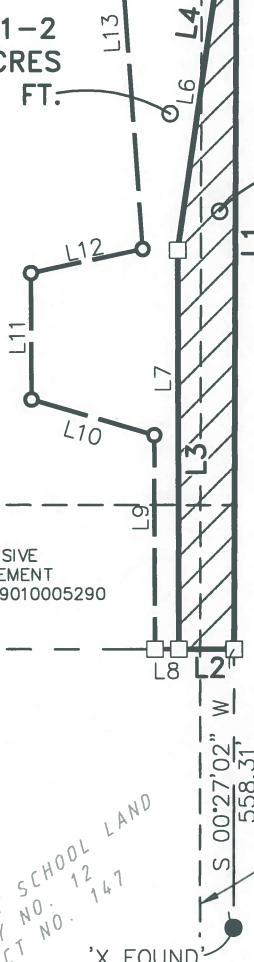
PARCEL 11-2
0.0665 ACRES
2,898 SQ. FT.

PARCEL 11-1
0.0342 ACRES
1,491 SQ. FT.

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°27'02" W	167.91'
L2	N 89°52'27" W	11.55'
L3	N 00°06'04" E	82.93'
L4	N 08°30'58" E	85.90'
L5	S 00°27'02" W	8.89'
L6	S 08°30'58" W	85.90'
L7	S 00°06'04" W	82.93'
L8	N 89°52'27" W	5.00'
L9	N 00°06'04" E	44.50'



NON EXCLUSIVE ACCESS EASEMENT
INST. NO. 20191209010005290

N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 20191209010005290
VOL. P PG. 644

LOT 1

L10	N 73°46'41" W	26.65'
L11	N 00°02'08" E	26.29'
L12	N 77°59'10" E	23.81'
L13	N 03°56'35" W	93.84'
L14	S 89°52'55" E	26.59'

LOT 2, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290
UNITED STATES POSTAL SERVICE
INST. NO. 20191231001668510

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

5' WATERLINE EASEMENT
CITY OF PROSPER
VOL. 4343, PG. 2708

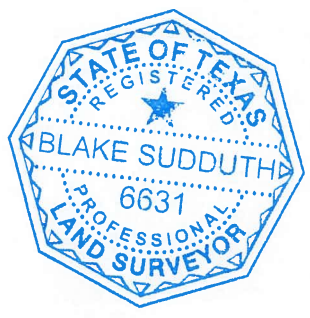
20' EASEMENT
SOUTHWESTERN BELL TELEPHONE COMPANY
VOL. 737, PG. 20

LOT 10
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 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] 8-20-24
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 reciprocal (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.

1443 PARCEL 11 - ROW	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)	IBPELS ENOR. F-5438; SURV. 1012/900
	TOWN OF PROSPER PARCEL 11 N COLEMAN STREET OWNER: ROCKY MANNING, et al 0.0342 ACRES OR 1,491 SQUARE FEET EXHIBIT "A" PAGE 2 OF 2 COLLIN COUNTY, TEXAS	

8/20/2024

EXHIBIT "A"

Parcel 11-2

Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007
Metes and Bounds Description

Being a 0.0665-acre, 2,898 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 remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the most easterly northeast corner of said Lot 1, 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: 2,487,522.60

Y: 7,140,673.94

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 1, a distance of 8.89 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the most northerly corner of Parcel 11-1 described herewith;

THENCE, with the west line of said Parcel 11-1 the following courses and distances:

S 08°30'58" W, a distance of 85.90 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 00°06'04" W, a distance of 82.93 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Lot 1;

THENCE N 89°52'27" W, with said south line, a distance of 5.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving said south line, over and across said Lot 1 the following courses and distances:

N 00°06'04" E, a distance of 44.50 feet;

N 73°46'41" W, a distance of 26.65 feet;

N 00°02'08" E, a distance of 26.29 feet;

N 77°59'10" E, a distance of 23.81 feet;

N 03°56'35" W, a distance of 93.84 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the most easterly north line of said Lot 1, from which a found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" bears N 89°52'55" W, a distance of 44.33 feet for an inner ell corner in the northeast corner of said Lot 1;

THENCE S 89°52'55" E, with said north line, a distance of 26.59 feet to the POINT OF BEGINNING and containing 0.0665 acres or 2,898 square feet of land.



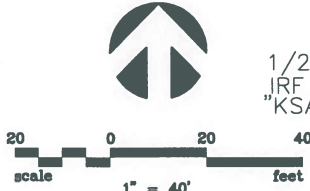
8-20-24

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 (.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.



1/2" IRF
1/2" IRF PINK CAP
"KSA ENG"

LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
5' WATERLINE
EASEMENT
CITY OF PROSPER
VOL. 4343, PG. 2712

EXIST.
R.O.W.
P.O.C. (PARCEL 11-1)
P.O.B. (PARCEL 11-2)
"X" FOUND
X = 2,487,522.60
Y = 7,140,673.94
P.O.B. (PARCEL 11-1)
X = 2,487,522.53
Y = 7,140,665.05

LOT 9

BRYAN STREET
VOL. P, PG. 644

NON EXCLUSIVE
ACCESS EASEMENT
CROSSMAC INVESTMENTS LLC
INST. NO. 20141027001170350

LOT 1, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290
TRACT 1
ROCKY MANNING AND THE TINA PENG
MANNING REVOCABLE TRUST, DATED
AUGUST 23, 2007
INST. NO. 20110124000091060

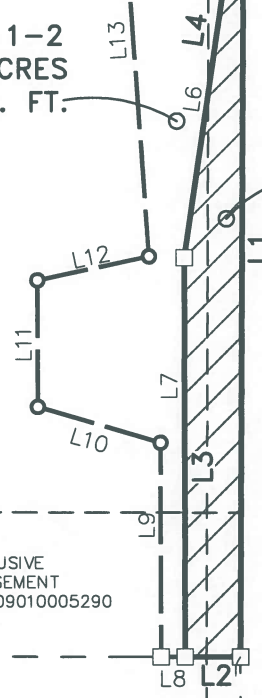
PARCEL 11-2
0.0665 ACRES
2,898 SQ. FT.

PARCEL 11-1
0.0342 ACRES
1,491 SQ. FT.

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°27'02" W	167.91'
L2	N 89°52'27" W	11.55'
L3	N 00°06'04" E	82.93'
L4	N 08°30'58" E	85.90'
L5	S 00°27'02" W	8.89'
L6	S 08°30'58" W	85.90'
L7	S 00°06'04" W	82.93'
L8	N 89°52'27" W	5.00'
L9	N 00°06'04" E	44.50'



NON EXCLUSIVE
ACCESS EASEMENT
INST. NO. 20191209010005290

N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 20191209010005290
VOL. P PG. 644

LOT 1

L10	N 73°46'41" W	26.65'
L11	N 00°02'08" E	26.29'
L12	N 77°59'10" E	23.81'
L13	N 03°56'35" W	93.84'
L14	S 89°52'55" E	26.59'

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

5' WATERLINE
EASEMENT
CITY OF PROSPER
VOL. 4343, PG. 2708

20' EASEMENT
SOUTHWESTERN BELL TELEPHONE COMPANY
VOL. 737, PG. 20

LOT 10
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

LOT 2, BLOCK A
UNITED STATES POSTAL SERVICE ADDITION
INST. NO. 20191209010005290
UNITED STATES POSTAL SERVICE
INST. NO. 20191231001668510

'X FOUND'

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.

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 8-20-24
Blake Sudduth, RPLS 6631

8/20/2024

IBPELS ENGR. F-54-38; SURV. 10127900




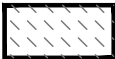


Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 11
N COLEMAN STREET
OWNER: ROCKY MANNING, et al
0.0342 ACRES OR 1,491 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 3
COLLIN COUNTY, TEXAS

1443 PARCEL 11 - ROW

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 10 – Parcel 12

(see next 11 pages)

EXHIBIT "A"
Parcel 12-1
Crossmac Investments LLC
Metes and Bounds Description

Being a 0.0350-acre, 1,522 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 two tracts of land, the first described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, the second described by Special Warranty Deed to Crossmac Investments, LLC, recorded in Instrument Number 20141027001170340, Official Public Records, Collin County, Texas, also being part of Lot 4, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" marking the easterly southwest corner of said Lot 4, and being an inner ell corner in the north line of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas;

THENCE S 89°52'55" E, with a south line of said Lot 4 and the north line of Lot 1 of said United States Postal Service Addition, a distance of 68.30 feet to a "X" set in concrete, 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: 2,487,519.98

Y: 7,140,673.95


THENCE N 00°06'04" E, leaving said common line, over and across said Lot 4, a distance of 278.52 feet to a "X" set in concrete in the common line of Lots 1 and 4 of said Prosper Tuscan Square;

THENCE S 89°52'23" E, with said common line, a distance of 5.53 feet to a point for corner in the west line of North Coleman Street (variable width right-of-way) dedicated by plat of said Prosper Tuscan Square;

THENCE S 00°07'37" W, with the west line of said dedication, a distance of 278.52 feet to a "X" set in concrete at the southwest corner thereof and the southeast corner of said Lot 4;

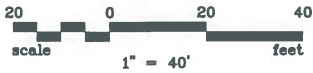
THENCE N 89°52'55" W, with the south line of said Lot 4, passing at a distance of 2.78 feet a found "X" cut in concrete marking the northeast corner of said Lot 1, United States Postal Service Addition, and continuing a total distance of 5.40 feet to the POINT OF BEGINNING and containing 0.0350 acres or 1,522 square feet of land.



 8-27-24
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.



MATCH LINE "A"

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

PARCEL 12-2
0.0209 ACRES
910 SQ. FT.

LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900
INST. NO. 20141027001170340

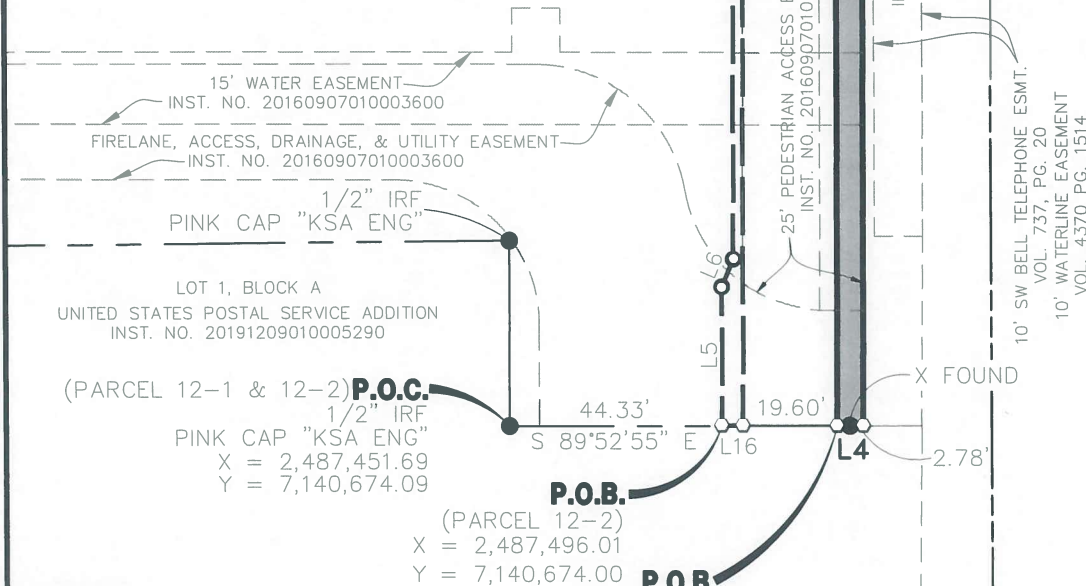
JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

LOT 4
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

PARCEL 12-1
0.0350 ACRES
1,522 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 reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Aliterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.



LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

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 8-27-24
Blake Sudduth, RPLS 6631

8/27/2024

1443PARCEL12-ROW01

TBPELS ENGR. F-5438; SURV. 10127900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

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

(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 12
N COLEMAN STREET
OWNER: CROSSMAC INVESTMENTS, LLC
0.0350 ACRES OR 1,522 SQUARE FEET

EXHIBIT "A" PAGE 3 OF 5
COLLIN COUNTY, TEXAS

APPROXIMATE SURVEY LINE

PROSPER TRAIL

EXIST. R.O.W.

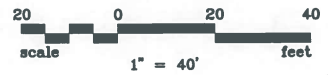
1/2" IRF

INST. NO. 20160907010003600

20' SAN. SEW. EASEMENT
INST. NO. 20070514000648430

25' PEDESTRIAN ACCESS EASEMENT
INST. NO. 20160907010003600

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916



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

LOT 1, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900

STREET EASEMENT
INST. NO. 20160907010003600

25' PEDESTRIAN ACCESS EASEMENT
INST. NO. 20160907010003600

N 12°01'09" E 225.07'

N 04°46'40" E 220.97'

APPROXIMATE SURVEY LINE

N COLEMAN STREET
(VARIABLE WIDTH)

INST. NO. 20160907010003600
VOL. P. PG. 644

LOT 3
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

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 reciprocal (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.

10' LANDSCAPE EASEMENT
INST. NO. 20160907010003600

FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
INST. NO. 20160907010003600

15' WATER EASEMENT
INST. NO. 20160907010003600

LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900
INST. NO. 20141027001170340

10' SW BELL TELEPHONE ESMT.
VOL. 737, PG. 20

10' WATERLINE EASEMENT
VOL. 4370 PG. 1514

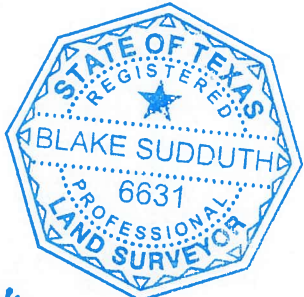
LOT 4

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

MATCH LINE "A"

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 8-27-24
Blake Sudduth, RPLS 6631

1443 PARCEL 12 - ROW 02	B/27/2024	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"	TBPELS ENCR. F-5438; SURV. 10127900
			6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044
TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET		EXHIBIT "A" PAGE 4 OF 5 COLLIN COUNTY, TEXAS	

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°06'04" E	278.52'
L2	S 89°52'23" E	5.53'
L3	S 00°07'37" W	278.52'
L4	N 89°52'55" W	5.40'
L5	N 00°06'04" E	28.90'
L6	N 22°45'04" E	6.19'
L7	N 00°07'37" E	136.45'
L8	N 53°21'21" W	7.08'
L9	N 00°23'36" E	8.31'
L10	N 29°29'02" E	11.54'
L11	N 00°07'37" E	53.53'
L12	N 38°54'43" W	11.27'
L13	N 00°23'36" E	22.60'
L14	S 89°52'23" E	8.99'
L15	S 00°07'37" W	278.52'
L16	N 89°52'55" W	4.37'

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.

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] F-27-24
Blake Sudduth, RPLS 6631

1443 PARCEL 12 - ROW 03	TBPELS ENCR. F-5438; SURV. 10127900
	<p>8/27/2024</p> <p>GA Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>
<p>TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET</p> <p>EXHIBIT "A" PAGE 5 OF 5</p> <p>COLLIN COUNTY, TEXAS</p>	

EXHIBIT "A"
Parcel 12-2
Crossmac Investments LLC
Metes and Bounds Description

Being a 0.0209-acre, 910 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 two tracts of land, the first described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, the second described by Special Warranty Deed to Crossmac Investments, LLC, recorded in Instrument Number 20141027001170340, Official Public Records, Collin County, Texas, also being part of Lot 4, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" marking the easterly southwest corner of said Lot 4, and being common with an inner ell corner in the north line of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas;

THENCE S 89°52'55" E, with a south line of said Lot 4 and the north line of Lot 1 of said United States Postal Service Addition, a distance of 44.33 feet to a "X" set in concrete 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: 2,487,496.01

Y: 7,140,674.00

THENCE, leaving said common line, over and across said Lot 4 the following courses and distances:

N 00°06'04" E, a distance of 28.90 feet;

N 22°45'04" E, a distance of 6.19 feet;

N 00°07'37" E, a distance of 136.45 feet;

N 53°21'21" W, a distance of 7.08 feet;

N 00°23'36" E, a distance of 8.31 feet;

N 29°29'02" E, a distance of 11.54 feet;

N 00°07'37" E, a distance of 53.53 feet;

N 38°54'43" W, a distance of 11.27 feet;

N 00°23'36" E, a distance of 22.60 feet to a point in the common line of Lots 1 and 4 of said Prosper Tuscan Square;

THENCE S 89°52'23" E, with said common line, a distance of 8.99 feet to a point for corner;

THENCE S 00°07'37" W, leaving said common line, over and across said Lot 4, a distance of 278.52 feet to a "X" set in concrete in the south line of said Lot 4, from which a found "X" bears S 89°52'55" E, a distance of 22.22 feet at the northeast corner of said Lot 1, United States Postal Service Addition;

THENCE N 89°52'55" W, with said south line, a distance of 4.37 feet to the POINT OF BEGINNING and containing 0.0209 acres or 910 square feet of land.



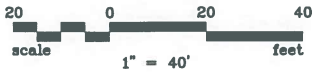
8-27-24

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.



MATCH LINE "A"

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

PARCEL 12-2
0.0209 ACRES
910 SQ. FT.

LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900
INST. NO. 20141027001170340

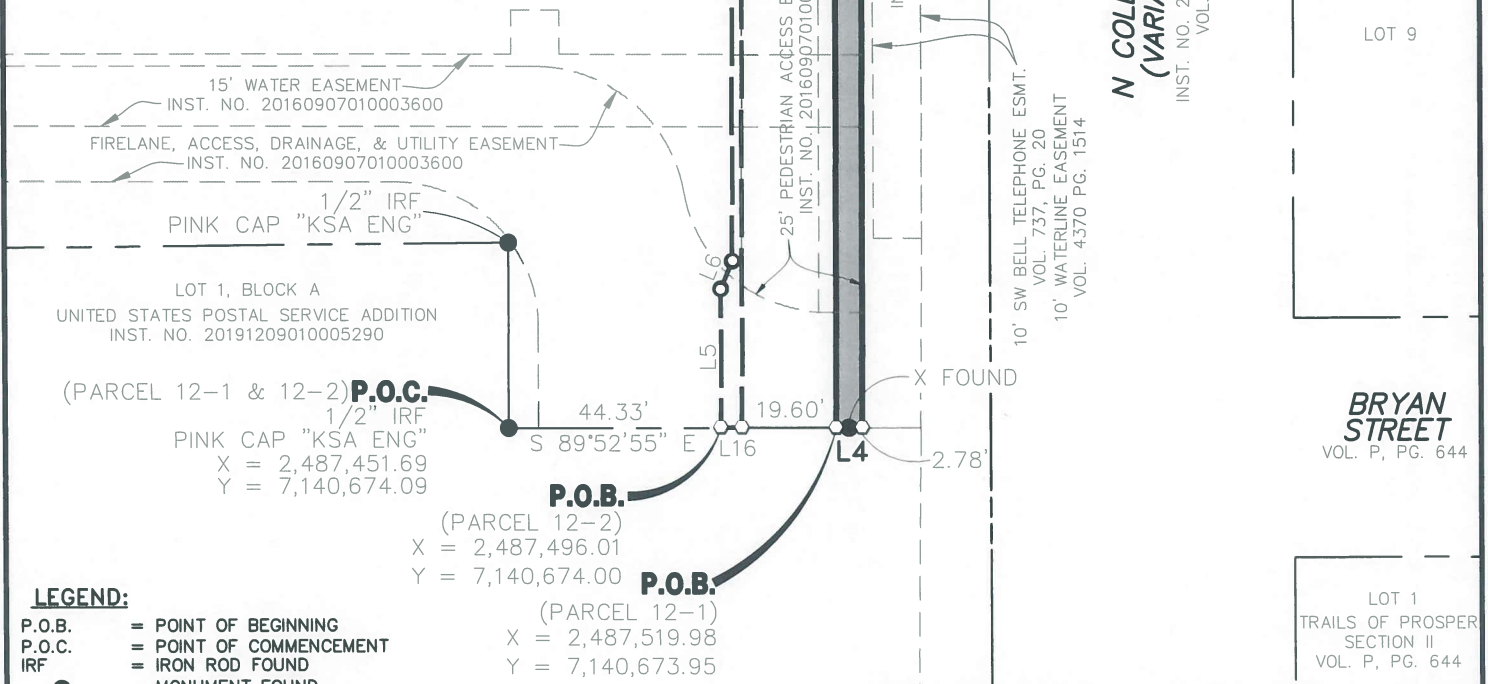
JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

LOT 4
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

PARCEL 12-1
0.0350 ACRES
1,522 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 reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Aliterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.



LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- ⊙ = X CUT IN CONCRETE

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 8-27-24
Blake Sudduth, RPLS 6631

8/27/2024

TBPELS ENGR. F-5438; SURV. 10127900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

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

(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 12
N COLEMAN STREET
OWNER: CROSSMAC INVESTMENTS, LLC
0.0350 ACRES OR 1,522 SQUARE FEET

EXHIBIT "A" PAGE 3 OF 5
COLLIN COUNTY, TEXAS

1443PARCEL12-ROW01

APPROXIMATE SURVEY LINE

PROSPER TRAIL

EXIST. R.O.W.

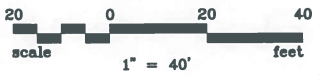
1/2" IRF

INST. NO. 20160907010003600

20' SAN. SEW. EASEMENT
INST. NO. 20070514000648430

25' PEDESTRIAN ACCESS EASEMENT
INST. NO. 20160907010003600

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916



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

LOT 1, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900

STREET EASEMENT
INST. NO. 20160907010003600

25' PEDESTRIAN ACCESS EASEMENT
INST. NO. 20160907010003600

N 12°01'09" E 225.07'

N 04°46'40" E 220.97'

APPROXIMATE SURVEY LINE

N COLEMAN STREET
(VARIABLE WIDTH)

INST. NO. 20160907010003600
VOL. P. PG. 644

LOT 3
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

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 reciprocal (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.

10' LANDSCAPE EASEMENT
INST. NO. 20160907010003600

FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
INST. NO. 20160907010003600

15' WATER EASEMENT
INST. NO. 20160907010003600

LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900
INST. NO. 20141027001170340

10' SW BELL TELEPHONE ESMT.
VOL. 737, PG. 20

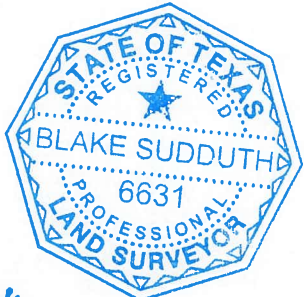
10' WATERLINE EASEMENT
VOL. 4370 PG. 1514

LOT 4

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

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 8-27-24
Blake Sudduth, RPLS 6631

MATCH LINE "A"

1443 PARCEL 12 - ROW 02	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"	TBPELS ENCR. F-5438; SURV. 10127900 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET EXHIBIT "A" PAGE 4 OF 5 COLLIN COUNTY, TEXAS	

B/27/2024

1443 PARCEL 12 - ROW 02

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°06'04" E	278.52'
L2	S 89°52'23" E	5.53'
L3	S 00°07'37" W	278.52'
L4	N 89°52'55" W	5.40'
L5	N 00°06'04" E	28.90'
L6	N 22°45'04" E	6.19'
L7	N 00°07'37" E	136.45'
L8	N 53°21'21" W	7.08'
L9	N 00°23'36" E	8.31'
L10	N 29°29'02" E	11.54'
L11	N 00°07'37" E	53.53'
L12	N 38°54'43" W	11.27'
L13	N 00°23'36" E	22.60'
L14	S 89°52'23" E	8.99'
L15	S 00°07'37" W	278.52'
L16	N 89°52'55" W	4.37'

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.

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.




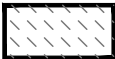




Blake Sudduth, RPLS 6631

F-27-24

1443 PARCEL 12 - ROW 03	TBPELS ENCR. F-5438; SURV. 10127900
	<p>GA Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044</p> <p>(972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>
8/27/2024	<p>TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET</p> <p>EXHIBIT "A" PAGE 5 OF 5 COLLIN COUNTY, TEXAS</p>

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 11 – Parcel 13

(see next 11 pages)

EXHIBIT "A"
Parcel 13-1
Crossmac Investments LLC
Metes and Bounds Description

Being a 0.0643-acre, 2,803 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 Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, also being part of Lot 1, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" marking the easterly southwest corner of said Prosper Tuscan Square, and being an inner ell corner in the north line of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas;

THENCE S 89°52'55" E, with a south line of said Prosper Tuscan Square and the north line of Lot 1 of said United States Postal Service Addition, passing at a distance of 70.92 feet a found X cut in concrete, continuing for a distance of 73.70 feet to a point for the southeast corner of Lot 4, Prosper Tuscan Square;

THENCE N 00°06'04" E, with the west line of North Coleman Street, a distance of 278.52 feet to a point at the common east corner of Lots 1 and 4 of said Prosper Tuscan Square, 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: 2,487,525.99

Y: 7,140,952.41

THENCE N 89°52'23" W, with said common line, a distance of 14.53 feet to a "X" set in concrete;

THENCE N 00°06'04" E, leaving said common line, over and across Lot 1 of said Prosper Tuscan Square, a distance of 199.57 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in a corner clip of a right-of-way dedication by said Prosper Tuscan Square, and being in the southwest corner of the intersection of North Coleman Street (variable width right-of-way) and East Prosper Trail (variable width right-of-way), from which a found 1/2-inch iron rod marking the northeast corner of Prosper Tuscan Square bears N 52°37'02" E a distance of 33.91 feet;

THENCE S 45°10'44" E, with said corner clip, a distance of 20.56 feet to a point in the west line of said North Coleman Street and said right-of-way dedication;

THENCE S 00°07'37" W, with the west line of said right-of-way dedication, a distance of 185.11 feet to the POINT OF BEGINNING and containing 0.0643 acres or 2,803 square feet of land.

Blake Sudduth

8-27-24

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.



MATCH LINE "A"

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

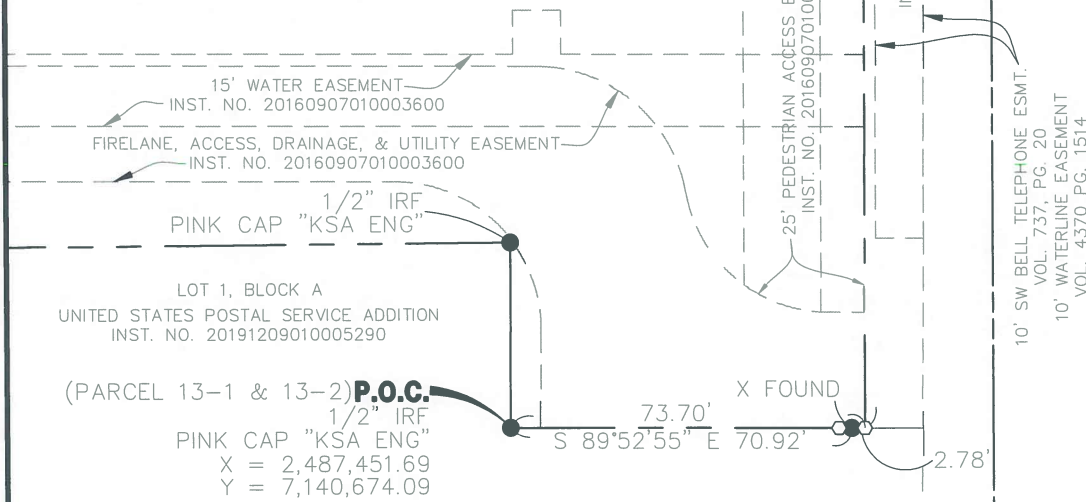
LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900
INST. NO. 20141027001170340

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

LOT 4
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

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 reciprocal (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.



N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 20160907010003600
VOL. P PG. 644

LOT 9

BRYAN STREET
VOL. P, PG. 644

LOT 1
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

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.



8/27/2024

1443PARCEL13-ROW01

TBPELS ENGR. F-5438; SURV. 1012/900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

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

(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 13
N COLEMAN STREET
OWNER: CROSSMAC INVESTMENTS, LLC
0.0643 ACRES OR 2,803 SQUARE FEET

EXHIBIT "A" PAGE 3 OF 5
COLLIN COUNTY, TEXAS

Blake Sudduth 8-27-24
Blake Sudduth, RPLS 6631

APPROXIMATE SURVEY LINE

PROSPER TRAIL

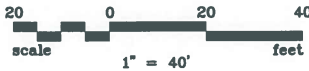
EXIST. R.O.W.

1/2" IRF

INST. NO. 20160907010003600

20' SAN. SEW. EASEMENT
INST. NO. 20070514000648430

25' PEDESTRIAN ACCESS EASEMENT
INST. NO. 20160907010003600



25' PEDESTRIAN ACCESS EASEMENT
INST. NO. 20160907010003600

PARCEL 13-1
0.0643 ACRES
2,803 SQ. FT.

N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 20160907010003600
VOL. P. PG. 644

PARCEL 13-2
0.0411 ACRES
1,792 SQ. FT.

LOT 1, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900

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

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 reciprocal (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.

10' LANDSCAPE EASEMENT
INST. NO. 20160907010003600

FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
INST. NO. 20160907010003600

15' WATER EASEMENT
INST. NO. 20160907010003600

LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900
INST. NO. 20141027001170340

P.O.B.
(PARCEL 13-2)
X = 2,487,501.00
Y = 7,140,952.46

P.O.B.
(PARCEL 13-1)
X = 2,487,525.99
Y = 7,140,952.41

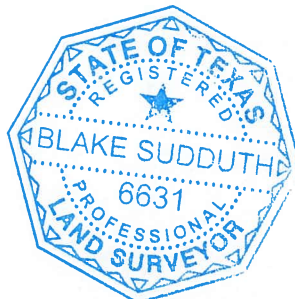
N 89°52'23" W
25.00'
N 00°07'37" E
278.52'

MATCH LINE "A"

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

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

Blake Sudduth F-27-24

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

APPROXIMATE SURVEY LINE

LOT 3
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

LOT 4

1443PARCEL13-R0W02	 <p>Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"</p>	TBPELS ENGR. F-5438; SURV. 10127900 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044	
TOWN OF PROSPER PARCEL 13 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0643 ACRES OR 2,803 SQUARE FEET EXHIBIT "A" PAGE 4 OF 5 COLLIN COUNTY, TEXAS		

8/27/2024

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°52'23" W	14.53'
L2	N 00°06'04" E	199.57'
L3	S 45°10'44" E	20.56'
L4	S 00°07'37" W	185.11'
L5	N 89°52'23" W	8.99'
L6	N 00°29'05" W	184.74'
L7	N 89°30'55" E	0.80'
L8	S 45°10'44" E	14.30'
L9	S 00°07'37" W	174.68'
L10	N 52°37'02" E	33.91'
L11	N 53°47'03" E	59.89'

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.

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 8-27-24
 Blake Sudduth, RPLS 6631

1443 PARCEL 13 - ROW 03 8/27/2024	TBPELS ENGR. F-5438; SURV. 10127900  Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 13 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0643 ACRES OR 2,803 SQUARE FEET EXHIBIT "A" PAGE 5 OF 5 COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 13-2
Crossmac Investments LLC
Metes and Bounds Description

Being a 0.0411-acre, 1,792 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 Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, also being part of Lot 1, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" marking the easterly southwest corner of said Prosper Tuscan Square, and being an inner ell corner in the north line of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas;

THENCE S 89°52'55" E, with a south line of said Prosper Tuscan Square and the north line of Lot 1 of said United States Postal Service Addition, passing at a distance of 70.92 feet a found X cut in concrete, continuing for a distance of 73.70 feet to a point for the southeast corner of Lot 4, Prosper Tuscan Square;

THENCE N 00°06'04" E, with the west line of North Coleman Street, a distance of 278.52 feet to a point at the common east corner of Lots 1 and 4 of said Prosper Tuscan Square;

THENCE N 89°52'23" W, with the common line of Lots 1 and 4, a distance of 25.00 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: 2,487,501.00

Y: 7,140,952.46

THENCE N 89°52'23" W, with said common line, a distance of 8.99 feet to a point,

THENCE N 00°29'05" W, leaving said common line, over and across Lot 1 of said Prosper Tuscan Square, a distance of 184.74 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in a southern line of a 25.00-foot Pedestrian Access Easement of said Prosper Tuscan Square, from which a found 1/2-inch iron rod marking the northeast corner of Prosper Tuscan Square bears N 53°47'03" E a distance of 59.89 feet;

THENCE, with said 25.00-foot Pedestrian Access Easement the following courses and distances:

N 89°30'55" E, a distance of 0.80 feet;

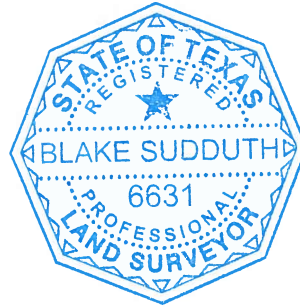
S 45°10'44" E, a distance of 14.30 feet;

S 00°07'37" W, a distance of 174.68 feet to the POINT OF BEGINNING and containing approximately 0.0411 acres or 1,792 square feet of land.



8-27-24

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.
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MATCH LINE "A"

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

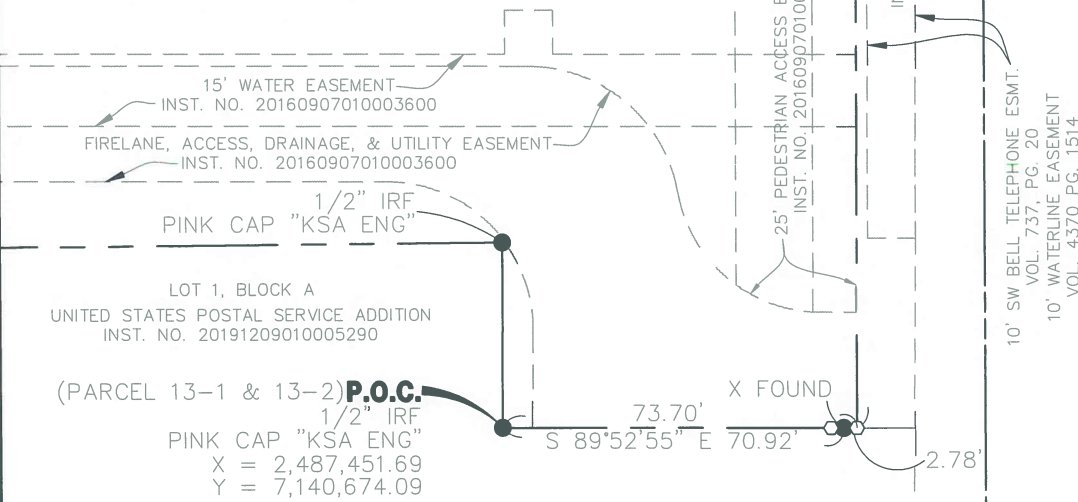
LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900
INST. NO. 20141027001170340

JOHN R. TUNNEY SURVEY
ABSTRACT NO. 916

LOT 4
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

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 reciprocal (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.



N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 20160907010003600
VOL. P PG. 644

LOT 9

BRYAN STREET
VOL. P, PG. 644

LOT 1
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

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.



8/27/2024

1443PARCEL13-ROW01

TBPELS ENGR. F-5438; SURV. 1012/900



Grantham & Associates, Inc.

Civil Engineering & Surveying
"Serving with Integrity"

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

(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 13
N COLEMAN STREET
OWNER: CROSSMAC INVESTMENTS, LLC
0.0643 ACRES OR 2,803 SQUARE FEET

EXHIBIT "A" PAGE 3 OF 5
COLLIN COUNTY, TEXAS

 8-27-24
Blake Sudduth, RPLS 6631

APPROXIMATE SURVEY LINE

PROSPER TRAIL

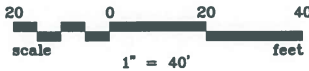
EXIST. R.O.W.

1/2" IRF

INST. NO. 20160907010003600

20' SAN. SEW. EASEMENT
INST. NO. 20070514000648430

25' PEDESTRIAN ACCESS EASEMENT
INST. NO. 20160907010003600



25' PEDESTRIAN ACCESS EASEMENT
INST. NO. 20160907010003600

PARCEL 13-1
0.0643 ACRES
2,803 SQ. FT.

N COLEMAN STREET
(VARIABLE WIDTH)

INST. NO. 20160907010003600
VOL. P. PG. 644

APPROXIMATE SURVEY LINE

PARCEL 13-2
0.0411 ACRES
1,792 SQ. FT.

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

LOT 1, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900

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 reciprocal (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.

10' LANDSCAPE EASEMENT
INST. NO. 20160907010003600

FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
INST. NO. 20160907010003600

15' WATER EASEMENT
INST. NO. 20160907010003600

LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INST. NO. 20160907010003600
CROSSMAC INVESTMENTS, LLC
INST. NO. 20140116000047900
INST. NO. 20141027001170340

P.O.B.
(PARCEL 13-2)
X = 2,487,501.00
Y = 7,140,952.46

P.O.B.
(PARCEL 13-1)
X = 2,487,525.99
Y = 7,140,952.41

N 89°52'23" W
25.00'
N 00°07'37" E
278.52'

LOT 3
TRAILS OF PROSPER
SECTION II
VOL. P, PG. 644

LOT 4

MATCH LINE "A"

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

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

1443PARCEL13-R0W02	 <p>Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"</p>	TBPELS ENGR. F-5438; SURV. 10127900 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	<p>8/27/2024</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044</p>	<p>TOWN OF PROSPER PARCEL 13 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0643 ACRES OR 2,803 SQUARE FEET</p> <p>EXHIBIT "A" PAGE 4 OF 5 COLLIN COUNTY, TEXAS</p>

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°52'23" W	14.53'
L2	N 00°06'04" E	199.57'
L3	S 45°10'44" E	20.56'
L4	S 00°07'37" W	185.11'
L5	N 89°52'23" W	8.99'
L6	N 00°29'05" W	184.74'
L7	N 89°30'55" E	0.80'
L8	S 45°10'44" E	14.30'
L9	S 00°07'37" W	174.68'
L10	N 52°37'02" E	33.91'
L11	N 53°47'03" E	59.89'

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 reciprocal (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.




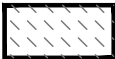


I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth 8-27-24
 Blake Sudduth, RPLS 6631

1443 PARCEL 13 - ROW 03 8/27/2024	TBPELS ENGR. F-5438; SURV. 10127900  Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 13 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0643 ACRES OR 2,803 SQUARE FEET EXHIBIT "A" PAGE 5 OF 5 COLLIN COUNTY, TEXAS

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 12 – Parcel 15

(see next 24 pages)

EXHIBIT "A"
Parcel 15-1
Dosti Partners, LLC
Metes and Bounds Description

Being a 0.6718-acre, 29,262 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 multiple tracts of land described by two Special Warranty Deeds to Dosti Partners, LLC, a 2.65-acre tract recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, also being part of Tracts 1, 2, 3, 5, 6, and 7-Parcel 2, recorded in Instrument Number 2022000165761, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in a creek bank at the northeast corner of said 2.65-acre 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: 2,487,530.85

Y: 7,141,977.27

THENCE S 01°18'27" E, with the east line of said 2.65-acre tract, a distance of 199.86 feet to a found 1/2-inch iron rod in the north line of said Tract 6, and being the southeast corner of said 2.65-acre tract;

THENCE N 89°42'10" E, with the north line of said Tract 6, a distance of 27.96 feet to a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" at the northeast corner of said Tract 6;

THENCE S 00°32'34" E, with the east line of said Tracts 6, 5, 7-Parcel 2, 2, and 1, passing at a distance of 107.43 feet a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" at the southeast corner of said Tract 6, and being the northeast corner of said Tract 5, passing at an additional distance of 102.54 feet a found "X" in concrete at the southeast corner of said Tract 5, and being the northeast corner of said Tract 7-Parcel 2, passing at an additional distance of 134.99 feet a found "X" in concrete at the southeast corner of said Tract 3, and being the northeast corner of said Tract 1, passing at an additional distance of 169.98 feet and continuing in all a total distance of 514.94 feet to a found "X" in concrete in the north line of West Prosper Trail (variable width right-of-way) at the southeast corner of said Tract 1, and being the northeast corner of a Road Easement, recorded in Volume 4358, Page 383, Deed Records, Collin County, Texas;

THENCE S 89°28'08" W, with the north line of said Road Easement and the south said Tract 1, a distance of 89.92 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" bears S 89°28'08" W, a distance of 20.59 feet for the southwest corner of said Tract 1 and the northwest corner of said Road Easement;

THENCE, leaving said common line, over and across all seven Dosti Partners, LLC, tracts, the following courses and distances:

N 44°29'10" E, a distance of 48.67 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 00°32'34" W, a distance of 120.53 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 03°58'51" E, a distance of 133.12 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 00°32'34" W, a distance of 432.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said 2.65-acre tract, from which a found 1/2-inch iron rod bears N 69°14'40" W, a distance of 201.03 feet for an angle point in the north line of said 2.65-acre tract;

THENCE S 69°14'40" E, with said north line, a distance of 15.42 feet to the POINT OF BEGINNING and containing 0.6718 acres or 29,262 square feet of land.



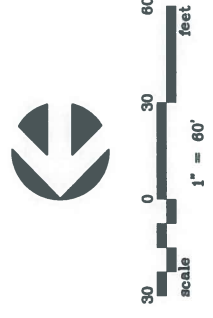
8-21-24

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

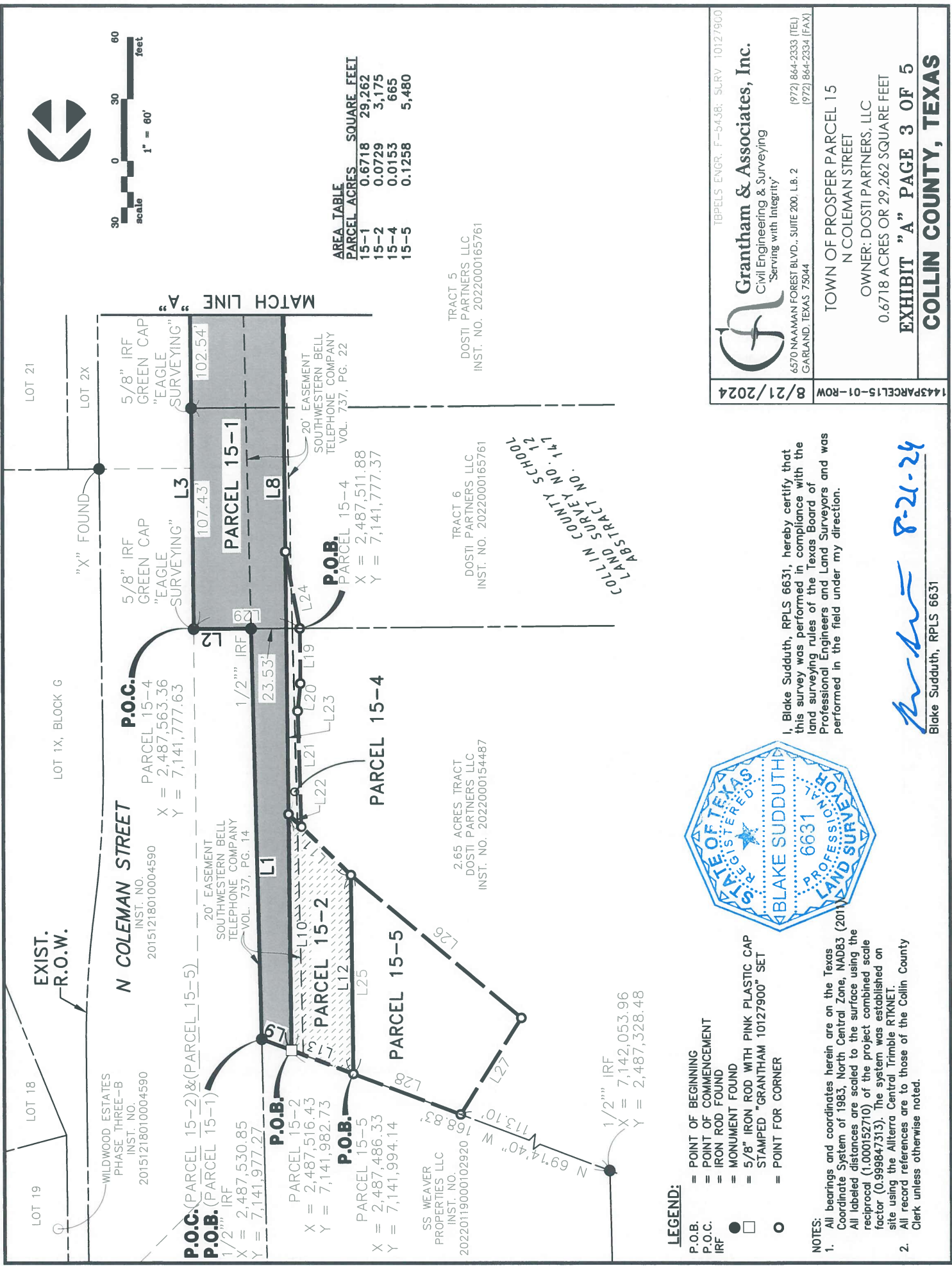


Notes:

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 (.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.



PARCEL ACRES	SQUARE FEET
15-1	0.6718
15-2	0.0729
15-4	0.0153
15-5	0.1258
	29,262
	3,175
	665
	5,480



TRACT 5
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 6
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

2.65 ACRES TRACT
DOSTI PARTNERS, LLC
INST. NO. 2022000154487

SS WEAVER
PROPERTIES, LLC
INST. NO.
202201190001029270

- LEGEND:**
- = POINT OF BEGINNING
 - = POINT OF COMMENCEMENT
 - ◻ = 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 reciprocal (1.000152710) of the project combined scale factor (0.999847315). 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.



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
Blake Sudduth, RPLS 6631

1443PARCEL15-01-ROW 8/21/2024

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

TBPELS ENGR. F-5438; SURV 10127900
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044
(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15
N COLEMAN STREET
OWNER: DOSTI PARTNERS, LLC
0.6718 ACRES OR 29,262 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 5
COLLIN COUNTY, TEXAS



WILDWOOD ESTATES
PHASE THREE--A
INST. NO.
20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28
WILDWOOD ESTATES
PHASE THREE--A
INST. NO.
20151218010004580

LOT 3X

N COLEMAN STREET
INST. NO.
20151218010004580

169.98
"X" FOUND

1971 SQ. FEET
0.0452 ACRES
IN ROADWAY

MATCH LINE "A"

102.54
"X" FOUND

L3
134.99

PARCEL 15-1

L8

L7

L6

PARCEL 15-3

20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 737, PG. 22

TRACT 5
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 7, PARCEL 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 1
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 7, PARCEL 1
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

E PROSPER TRAIL
VOL. 4967, PG. 951
APPROXIMATE
SURVEY LINE
JOHN R. TUNNEY
SURVEY NO. 916
ABSTRACT NO. 916

P.O.C.
PARCEL 15-3
"X" FOUND
X = 2,487,568.23
Y = 7,141,262.80

ROAD ESMT
VOL. 4358
PG. 393

1/2" IRF

P.O.B.
PARCEL 15-3
X = 2,487,478.33
Y = 7,141,261.96

1/2" IRF
GREEN CAP
"EAGLE
SURVEYING"

ROAD ESMT
VOL. 4358
PG. 392

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

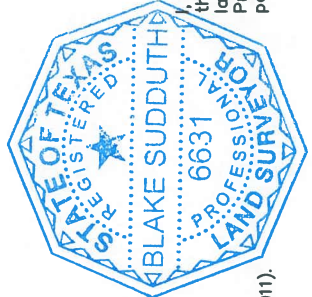
5/8" IRF
EAGLE
SURVEYING

AREA TABLE

PARCEL ACRES	SQUARE FEET
15-1	0.6718 29,262
15-3	0.0846 3,684

LEGEND:

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER



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.

8-21-24

Blake Sudduth, RPLS 6631

TBPELS ENGR. F-5438; SURV. 10127900



Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200 L.B. 2
GARLAND, TEXAS 75044
(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

8/21/2024

1443PARCEL15-02-ROW

TOWN OF PROSPER PARCEL 15
N COLEMAN STREET
OWNER: DOSTI PARTNERS, LLC
0.6718 ACRES OR 29,262 SQUARE FEET

EXHIBIT "A" PAGE 4 OF 5

COLLIN COUNTY, TEXAS

- 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 reciprocal (1.000152710) of the project combined scale factor (0.999847315). 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.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'




- 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 reciprocal (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.

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 8-21-24

Blake Sudduth, RPLS 6631

TBPPLS ENCR. F-5438; SURV. 10127600



Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044

(972) 864-2333 [TEL]
(972) 864-2334 [FAX]

TOWN OF PROSPER PARCEL 15
N COLEMAN STREET
OWNER: DOSTI PARTNERS, LLC
0.6718 ACRES OR 29,262 SQUARE FEET
EXHIBIT "A" PAGE 5 OF 5
COLLIN COUNTY, TEXAS

8/21/2024

1443PARCEL15-03-ROW

EXHIBIT "A"
Parcel 15-2
Dosti Partners, LLC
Metes and Bounds Description

Being a 0.0729-acre, 3,175 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 2.65-acre tract of land described by Special Warranty Deed to Dosti Partners, LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in a creek bank at the northeast corner of said 2.65-acre tract, and being the northeast corner of Parcel 15-1 described herewith;

THENCE N 69°14'40" W, with the north line of said 2.65-acre tract and said Parcel 15-1, a distance of 15.42 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of said Parcel 15-1, 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: 2,487,516.43

Y: 7,141,982.73

THENCE S 00°32'34" E, leaving the north line of said 2.65-acre tract, with the west line of said Parcel 15-1, a distance of 114.98 feet;

THENCE, leaving said west line, over and across said 2.65-acre tract the following courses and distances:

N 45°32'34" W, a distance of 42.43 feet;

N 00°32'34" W, a distance of 96.68 feet to a point in the north line of said 2.65-acre tract, from which a found 1/2-inch iron rod bears N 69°14'40" W, a distance of 168.83 feet for an angle point in the north line of said 2.65-acre tract;

THENCE S 69°14'40" E, with said north line, a distance of 32.20 feet to the POINT OF BEGINNING and containing 0.0729 acres or 3,175 square feet of land.



8-21-24

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 (.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.



30
scale
0 30 60
feet
1" = 60'

PARCEL ACRES	SQUARE FEET
15-1	0.6718
15-2	0.0729
15-4	0.0153
15-5	0.1258
	29,262
	3,175
	665
	5,480

TRACT 5
DOSTI PARTNERS LLC
INST. NO. 2022000165761

TRACT 6
DOSTI PARTNERS LLC
INST. NO. 2022000165761

2.65 ACRES TRACT
DOSTI PARTNERS LLC
INST. NO. 2022000154487

SS WEAVER
PROPERTIES LLC
INST. NO.
202201190001029270

1443PARCEL15-01-ROW 8/21/2024

Grantham & Associates, Inc.
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"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TBPELS ENGR. F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 15
N COLEMAN STREET
OWNER: DOSTI PARTNERS, LLC
0.6718 ACRES OR 29,262 SQUARE FEET
EXHIBIT "A" PAGE 2 OF 4
COLLIN COUNTY, TEXAS

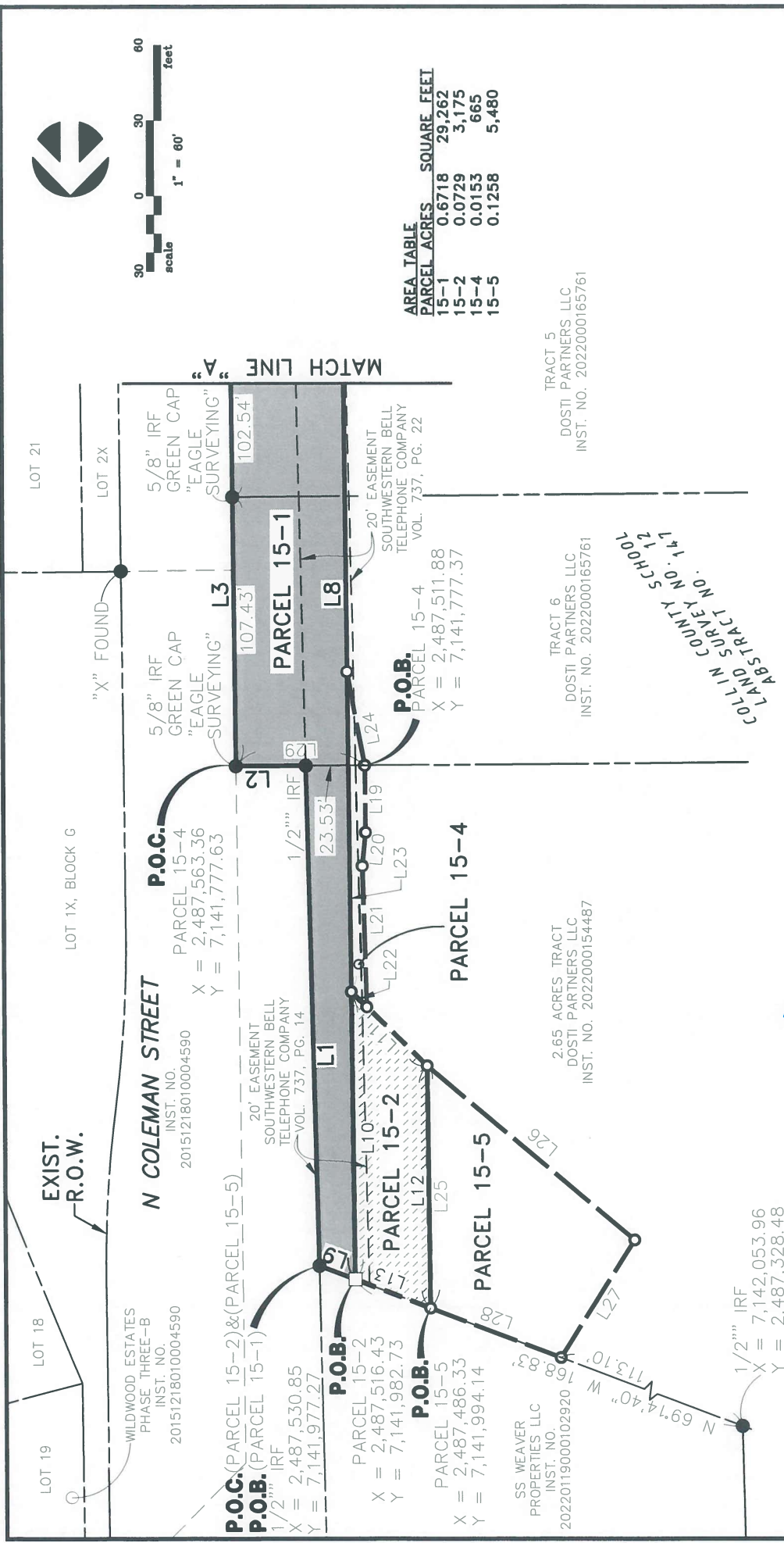
I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

Blake Sudduth
Blake Sudduth, RPLS 6631



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - 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 reciprocal (1.000152710) of the project combined scale factor (0.999847315). 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.





WILDWOOD ESTATES
PHASE THREE-A
INST. NO. 20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28
WILDWOOD ESTATES
PHASE THREE-A
INST. NO. 20151218010004580

LOT 3X

N COLEMAN STREET

INST. NO. 20151218010004580

1971 SQ. FEET
0.0452 ACRES
IN ROADWAY

MATCH LINE "A"

"X" FOUND
102.54'

L3

134.99'

PARCEL 15-1

L7

20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 737, PG. 22

TRACT 5
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 7, PARCEL 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 3
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 1
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 7, PARCEL 1
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

PARCEL 15-3

L5

L18

L17

L6

L15

L30

P.O.B.
PARCEL 15-3
X = 2,487,478.33
Y = 7,141,261.96

1/2" IRF
GREEN CAP
"EAGLE
SURVEYING"

ROAD ESMT
VOL. 4358
PG. 392

P.O.C.
PARCEL 15-3
"X" FOUND
X = 2,487,568.23
Y = 7,141,262.80

APPROXIMATE
SURVEY LINE

1/2" IRF

E PROSPER TRAIL
VOL. 4967, PG. 951
APPROXIMATE
SURVEY LINE

JOHN R. TUNNEY
ABSTRACT NO. 916

AREA TABLE	PARCEL ACRES	SQUARE FEET
15-1	0.6718	29,262
15-3	0.0846	3,684

LEGEND:

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = 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 reciprocal (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.



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.

8-21-24

Blake Sudduth, RPLS 6631

1443PARCEL15-02-ROW 8/21/2024

TBPELS ENGR. F-5438; SURV. 10127900



Grantham & Associates, Inc.
Civil Engineering & Surveying

"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15

N COLEMAN STREET

OWNER: DOSTI PARTNERS, LLC

0.6718 ACRES OR 29,262 SQUARE FEET

EXHIBIT "A" PAGE 3 OF 4

COLLIN COUNTY, TEXAS

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'

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 8-21-24

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 reciprocal (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.

TBPELS ENGR. F-5438; SURV. 10127900 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 [TEL] (972) 864-2334 [FAX]	TOWN OF PROSPER PARCEL 15 N COLEMAN STREET OWNER: DOSTI PARTNERS, LLC 0.6718 ACRES OR 29,262 SQUARE FEET EXHIBIT "A" PAGE 4 OF 4 COLLIN COUNTY, TEXAS
8/21/2024	1443PARCEL15-03-ROW

EXHIBIT "A"
Parcel 15-3
Dosti Partners, LLC
Metes and Bounds Description

Being a 0.0846-acre, 3,684 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 tract of land described by Special Warranty Deed to Dosti Partners, LLC, Tract 1, recorded in Instrument Number 2022000165761, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the northwest intersection of North Coleman Street (variable width right-of-way) and West Prosper Trail (variable width right-of-way), and being the southeast corner of said Tract 1 and Parcel 15-1 described herewith, also being the northeast corner of Road Easement, recorded in Volume 4358, Page 383, Deed Records, Collin County, Texas;

THENCE S 89°28'08" W, with the common south line of said Tract 1 and said Parcel 15-1, and with the north line of said Road Easement, a distance of 89.92 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of said Parcel 15-1, 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: 2,487,478.33

Y: 7,141,261.96

THENCE S 89°28'08" W, with the south line of said Tract 1 and the north line of said Road Easement, a distance of 8.63 feet to a point, from which a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" bears S 89°28'08" W, a distance of 11.96 feet for the southwest corner of said Tract 1, and being the northwest corner of said Road Easement;

THENCE, leaving said common line, over and across said Tract 1 the following courses and distances:

N 00°32'34" W, a distance of 99.30 feet;

N 89°27'26" E, a distance of 43.06 feet to a point in a west line of said Parcel 15-1;

THENCE, with the west line of said Parcel 15-1 the following courses and distances:

S 00°32'34" E, a distance of 64.90 feet;

S 44°29'10" W, a distance of 48.67 feet to the POINT OF BEGINNING and containing 0.0846 acres or 3,684 square feet of land.

 8-21-24
Blake Sudduth, RPLS, Texas Registration No. 6631
6570 Naaman Forest Blvd., Suite 200, L.B. 2
Garland, Texas 75044
Firm Number. 10127900



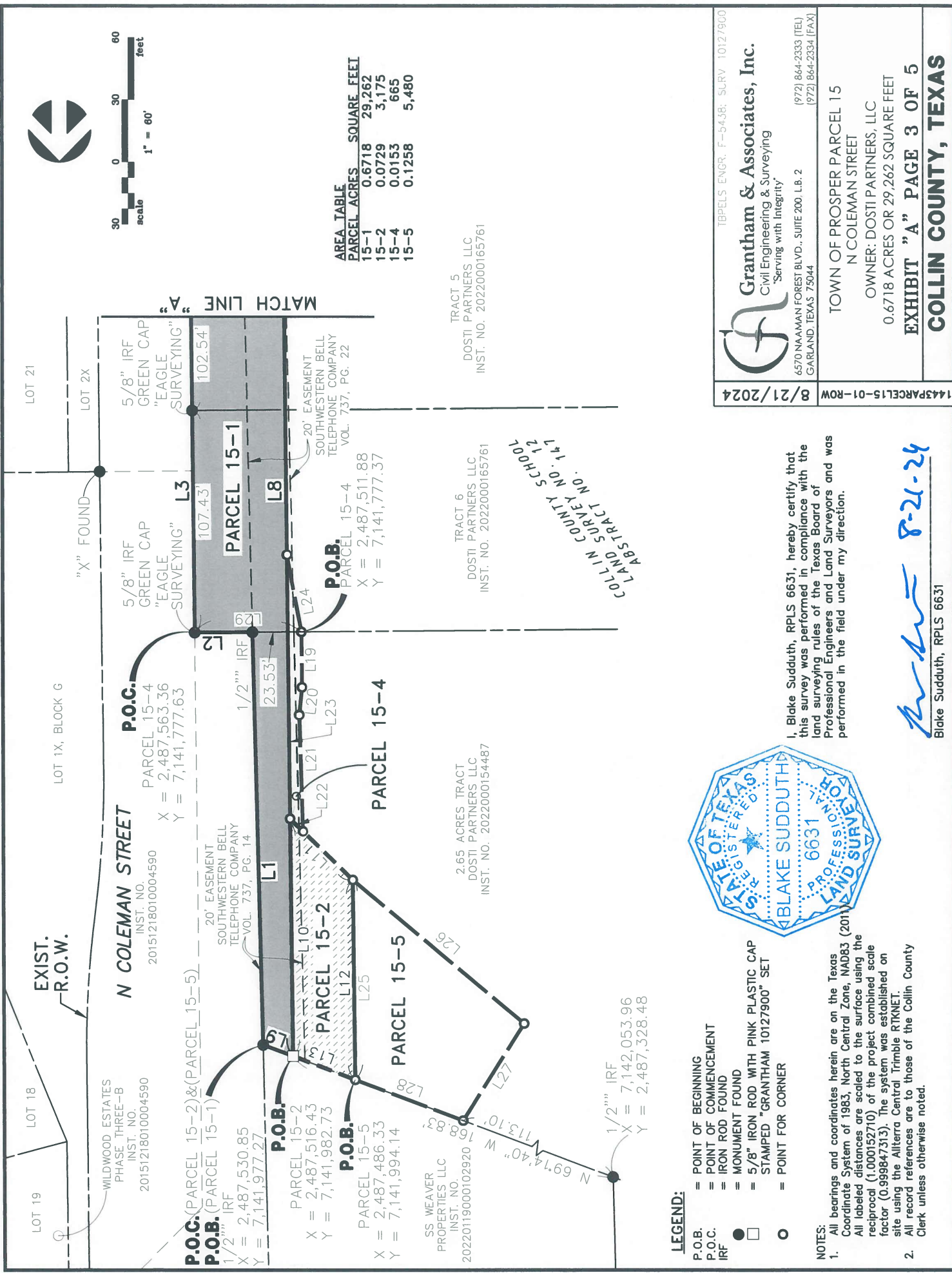
Notes:

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 (.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.



AREA TABLE

PARCEL ACRES	SQUARE FEET
15-1	0.6718
15-2	0.0729
15-4	0.0153
15-5	0.1258



Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
 GARLAND, TEXAS 75044
 (972) 864-2333 (TEL)
 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15
 N COLEMAN STREET
 OWNER: DOSTI PARTNERS, LLC
 0.6718 ACRES OR 29,262 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 5
COLLIN COUNTY, TEXAS

1443PARCEL15-01-R0W 8/21/2024 TBPELS ENGR. F-5438; SURV 10127900

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)
 Blake Sudduth, RPLS 6631



- LEGEND:**
- = POINT OF BEGINNING
 - = POINT OF COMMENCEMENT
 - = 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 reciprocal (1.000152710) of the project combined scale factor (0.999847315). 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.



WILDWOOD ESTATES
PHASE THREE--A
INST. NO.
20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28
WILDWOOD ESTATES
PHASE THREE--A
INST. NO.
20151218010004580

LOT 3X

N COLEMAN STREET
INST. NO.
20151218010004580

169.98
"X" FOUND

1971 SQ. FEET
0.0452 ACRES
IN ROADWAY

MATCH LINE "A"

102.54
"X" FOUND

L3
134.99

PARCEL 15-1

L7

20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 737, PG. 22

TRACT 5
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 7, PARCEL 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 3
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 1
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 7, PARCEL 1
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

PARCEL 15-3

L5
L17
L15
L30

P.O.B.
PARCEL 15-3
X = 2,487,478.33
Y = 7,141,261.96

1/2" IRF
GREEN CAP
"EAGLE
SURVEYING"

ROAD ESMT
VOL. 4358
PG. 392

ROAD ESMT
VOL. 4358
PG. 383

1/2" IRF

E PROSPER TRAIL
VOL. 4967, PG. 951
APPROXIMATE
SURVEY LINE
JOHN R. TUNNEY
ABSTRACT NO. 916

P.O.C.
PARCEL 15-3
"X" FOUND
X = 2,487,568.23
Y = 7,141,262.80

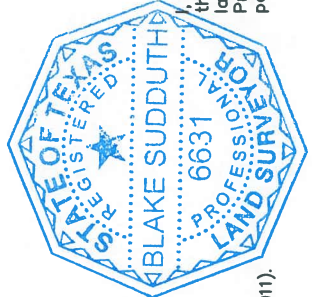
APPROXIMATE
SURVEY LINE

AREA TABLE

PARCEL ACRES	SQUARE FEET
15-1	0.6718 29,262
15-3	0.0846 3,684

LEGEND:

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = 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 reciprocal (1.000152710) of the project combined scale factor (0.999847315). 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.

TBPELS ENGR. F-5438; SURV. 10127900



Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200 L.B. 2
GARLAND, TEXAS 75044
(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

8/21/2024

1443PARCEL15-02-ROW

TOWN OF PROSPER PARCEL 15
N COLEMAN STREET
OWNER: DOSTI PARTNERS, LLC
0.6718 ACRES OR 29,262 SQUARE FEET

EXHIBIT "A" PAGE 4 OF 5

COLLIN COUNTY, TEXAS

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.

8-21-24

Blake Sudduth, RPLS 6631

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'



- 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 reciprocal (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.

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 8-21-24
 Blake Sudduth, RPLS 6631

8/21/2024 1443PARCEL15-03-ROW

TBPELS ENCR. F-5438; SURV. 10127600

Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)
 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15
 N COLEMAN STREET
 OWNER: DOSTI PARTNERS, LLC
 0.6718 ACRES OR 29,262 SQUARE FEET

EXHIBIT "A" PAGE 5 OF 5
COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 15-4
Dosti Partners, LLC
Metes and Bounds Description

Being a 0.0153-acre, 665 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 two tracts of land described by Special Warranty Deed to Dosti Partners, LLC, one being Tract 6, recorded in Instrument Number 2022000165761, Official Public Records, Collin County, Texas, and the second being a 2.65-acre tract of land, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" at the northeast corner of said Tract 6;

THENCE S 89°42'10" W, with the north line of said Tract 6, passing at a distance of 27.96 feet a found 1/2-inch iron rod for the southeast corner of said 2.65-acre tract, continuing in all a total distance of 51.49 feet to a point in the south line of said 2.65-acre 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: 2,487,511.88

Y: 7,141,777.37

THENCE, leaving the north line of said Tract 6 and the south line of said 2.65-acre tract, over and across said 2.65-acre tract the following courses and distances:

N 00°28'44" W, a distance of 26.80 feet;

N 05°44'29" E, a distance of 13.39 feet;

N 01°36'47" W, a distance of 56.32 feet to a point in the south line of Parcel 15-2 described herewith;

THENCE S 45°32'34" E, with the south line of said Parcel 15-2, a distance of 8.56 feet to a point in a west line of Parcel 15-1 described herewith, and being the southeast corner of said Parcel 15-2;

THENCE S 00°32'34" E, with a west line of said Parcel 15-1, a distance of 127.72 feet;

THENCE N 10°24'47" W, leaving the west line of said Parcel 15-1, a distance of 37.92 feet to the POINT OF BEGINNING and containing 0.0153 acres or 665 square feet of land.



8-21-24

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

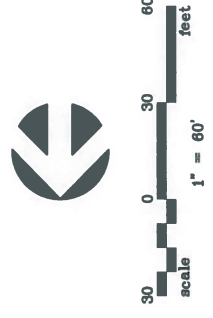


Notes:

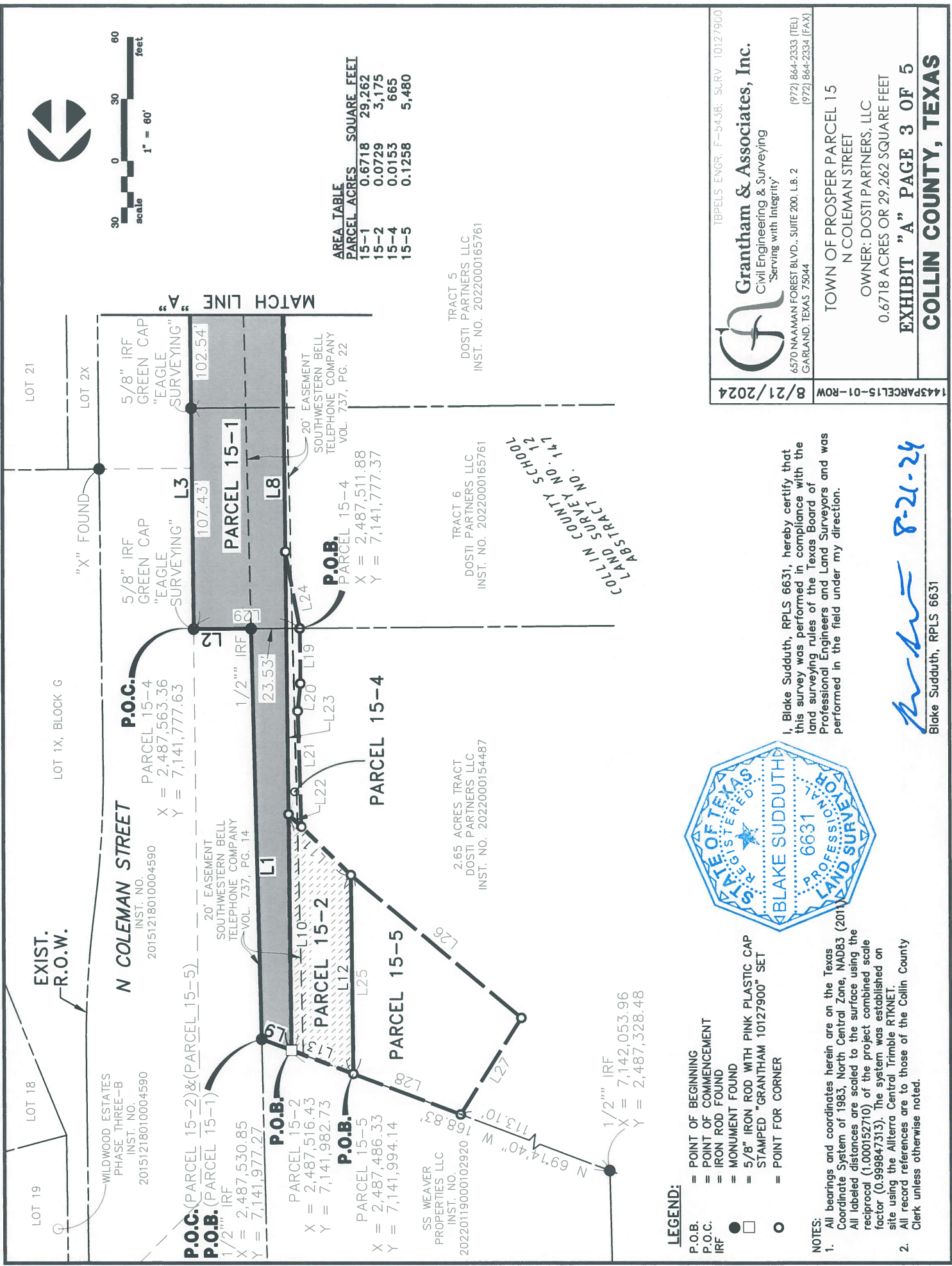
1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710)

of the project combined scale factor (.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.



PARCEL ACRES	SQUARE FEET
15-1	0.6718
15-2	29,262
15-3	0.0729
15-4	3,175
15-5	0.0153
15-6	665
15-7	0.1258
15-8	5,480



TRACT 5
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 6
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

2.65 ACRES TRACT
DOSTI PARTNERS, LLC
INST. NO. 2022000154487

SS WEAVER
PROPERTIES, LLC
INST. NO.
202201190001029270

TBP/ELS ENGR. F-5438; SURV 10127900
Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044
(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15
N COLEMAN STREET
OWNER: DOSTI PARTNERS, LLC
0.6718 ACRES OR 29,262 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 5
COLLIN COUNTY, TEXAS

8/21/2024 1443PARCEL15-01-ROW

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
Blake Sudduth, RPLS 6631



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

- 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 (0.999847315). 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.

1/2" IRF
X = 7,142,053.96
Y = 2,487,328.48

N 69°14'40" W
113.10'
108.82'

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

MATCH LINE "A"



WILDWOOD ESTATES
PHASE THREE--A
INST. NO.
20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28
WILDWOOD ESTATES
PHASE THREE--A
INST. NO.
20151218010004580

LOT 3X

N COLEMAN STREET

INST. NO.
20151218010004580

1971 SQ. FEET
0.0452 ACRES
IN ROADWAY

MATCH LINE "A"

"X" FOUND
102.54'

"X" FOUND
169.98'

"X" FOUND

PAVEMENT EDGE

PARCEL 15-1

L8

L7

L6

20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 737, PG. 22

TRACT 5
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 7, PARCEL 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 1
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 7, PARCEL 1
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

PARCEL 15-3

L5

L4

P.O.B.
PARCEL 15-3
X = 2,487,478.33
Y = 7,141,261.96

1/2" IRF
GREEN CAP
"EAGLE
SURVEYING"

ROAD ESMT
VOL. 4358
PG. 392

E PROSPER TRAIL
VOL. 4967, PG. 951

P.O.C.
PARCEL 15-3
"X" FOUND
X = 2,487,568.23
Y = 7,141,262.80

APPROXIMATE
SURVEY LINE

1/2" IRF

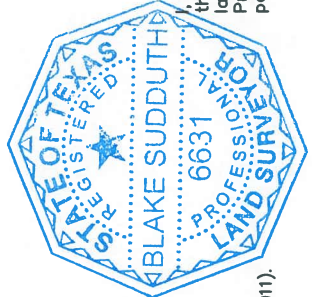
JOHN R. TUNNEY
SURVEY NO. 916
APPROXIMATE
SURVEY LINE

AREA TABLE

PARCEL ACRES	SQUARE FEET
15-1	0.6718 29,262
15-3	0.0846 3,684

LEGEND:

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = 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 reciprocal (1.000152710) of the project combined scale factor (0.999847315). 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.

TBPELS ENGR. F-5438; SURV. 10127900



Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200 L.B. 2
GARLAND, TEXAS 75044
(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

8/21/2024

1443PARCEL15-02-ROW

TOWN OF PROSPER PARCEL 15
N COLEMAN STREET
OWNER: DOSTI PARTNERS, LLC
0.6718 ACRES OR 29,262 SQUARE FEET

EXHIBIT "A" PAGE 4 OF 5

COLLIN COUNTY, TEXAS

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.

8-21-24

Blake Sudduth, RPLS 6631

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'



- 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 reciprocal (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.

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 8-21-24
 Blake Sudduth, RPLS 6631

8/21/2024 1443PARCEL15-03-ROW

TBPELS ENCR. F-5438; SURV. 10127600

Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
 GARLAND, TEXAS 75044
 (972) 864-2333 (TEL)
 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15
 N COLEMAN STREET
 OWNER: DOSTI PARTNERS, LLC
 0.6718 ACRES OR 29,262 SQUARE FEET
EXHIBIT "A" PAGE 5 OF 5
COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 15-5
Dosti Partners, LLC
Metes and Bounds Description

Being a 0.1258-acre, 5,480 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 2.65-acre tract of land described by Special Warranty Deed to Dosti Partners, LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron in a creek bank at the northeast corner of said 2.65-acre tract, and being the northeast corner of Parcel 15-1 described herewith;

THENCE N 69°14'40" W, with the north line of said 2.65-acre tract, a distance of 47.62 feet to a point for the northwest corner of Parcel 15-2 described herewith, 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: 2,487,486.33

Y: 7,141,994.14

THENCE S 00°32'34" E, leaving the north line of said 2.65-acre tract and with the west line of said Parcel 15-2, a distance of 96.68 feet to a point for the southwest corner of said Parcel 15-2;

THENCE, leaving the west line of said Parcel 15-2, over and across said 2.65-acre tract the following courses and distances:

N 49°57'18" W, a distance of 108.00 feet;

N 32°16'35" E, a distance of 55.52 feet to a point in the north line of said 2.65-acre tract, from which a found 1/2-inch iron rod bears N 69°14'40" W, a distance of 113.10 feet for an angle point in the north line of said 2.65-acre tract;

THENCE S 69°14'40" E, with said north line, a distance of 55.73 feet to the POINT OF BEGINNING and containing 0.1258 acres or 5,480 square feet of land.



8-21-24

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 (.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.



30
scale
0 30 60
feet
1" = 60'

PARCEL ACRES	SQUARE FEET
15-1	0.6718
15-2	0.0729
15-4	0.0153
15-5	0.1258
	29,262
	3,175
	665
	5,480

TRACT 5
DOSTI PARTNERS LLC
INST. NO. 2022000165761

TRACT 6
DOSTI PARTNERS LLC
INST. NO. 2022000165761

2.65 ACRES TRACT
DOSTI PARTNERS LLC
INST. NO. 2022000154487

SS WEAVER
PROPERTIES LLC
INST. NO.
202201190001029270

1443PARCEL15-01-ROW 8/21/2024

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TBPELS ENGR. F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 15
N COLEMAN STREET
OWNER: DOSTI PARTNERS, LLC
0.6718 ACRES OR 29,262 SQUARE FEET
EXHIBIT "A" PAGE 2 OF 4
COLLIN COUNTY, TEXAS

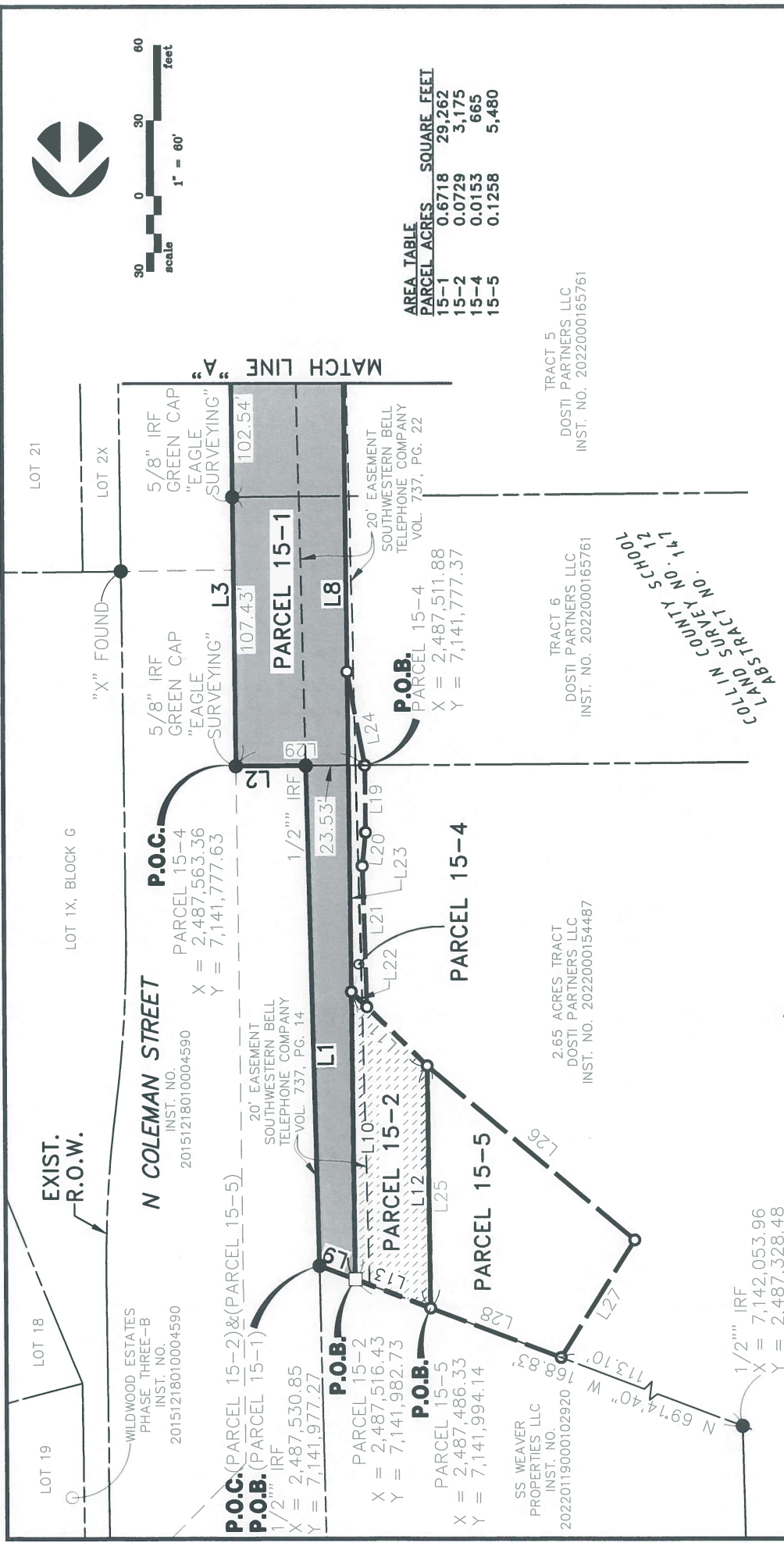
I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

Blake Sudduth
Blake Sudduth, RPLS 6631



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - 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 reciprocal (1.000152710) of the project combined scale factor (0.999847315). 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.



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

MATCH LINE "A"

LOT 21
LOT 2X

LOT 1X, BLOCK G

LOT 18

LOT 19

N COLEMAN STREET

WILDWOOD ESTATES
PHASE THREE-B

5/8" IRF GREEN CAP "EAGLE SURVEYING"

5/8" IRF GREEN CAP "EAGLE SURVEYING"

1/2" IRF

1/2" IRF

P.O.C. (PARCEL 15-2)&(PARCEL 15-5)
INST. NO. 20151218010004590

20' EASEMENT SOUTHWESTERN BELL TELEPHONE COMPANY VOL. 737, PG. 14

20' EASEMENT SOUTHWESTERN BELL TELEPHONE COMPANY VOL. 737, PG. 22

P.O.B. PARCEL 15-4
X = 2,487,511.88
Y = 7,141,777.37

P.O.B. PARCEL 15-2
X = 2,487,516.43
Y = 7,141,982.73

P.O.B. PARCEL 15-5
X = 2,487,486.33
Y = 7,141,994.14

PARCEL 15-4

PARCEL 15-5

PARCEL 15-1

PARCEL 15-2

PARCEL 15-3

PARCEL 15-4

PARCEL 15-5

PARCEL 15-6

PARCEL 15-7

PARCEL 15-8

PARCEL 15-9

PARCEL 15-10

PARCEL 15-11

PARCEL 15-12

PARCEL 15-13

PARCEL 15-14

PARCEL 15-15

PARCEL 15-16

PARCEL 15-17

PARCEL 15-18

PARCEL 15-19

PARCEL 15-20

PARCEL 15-21

PARCEL 15-22

PARCEL 15-23

PARCEL 15-24

PARCEL 15-25

PARCEL 15-26

PARCEL 15-27

PARCEL 15-28



scale
0 30 60
feet
1" = 60'

WILDWOOD ESTATES
PHASE THREE-A
INST. NO. 20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28
WILDWOOD ESTATES
PHASE THREE-A
INST. NO. 20151218010004580

LOT 3X

N COLEMAN STREET
INST. NO. 20151218010004580

"X" FOUND
169.98

1971 SQ. FEET
0.0452 ACRES
IN ROADWAY

MATCH LINE "A"

"X" FOUND
102.54

L3
134.99

PARCEL 15-1

L7

20' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 737, PG. 22

TRACT 5
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 7, PARCEL 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 2
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 3
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

TRACT 1
DOSTI PARTNERS, LLC
INST. NO. 2022000165761

PARCEL 15-3

L5

L17

L18

L15

L30

P.O.B.
PARCEL 15-3
X = 2,487,478.33
Y = 7,141,261.96

1/2" IRF
GREEN CAP
"EAGLE
SURVEYING"

ROAD ESMT
VOL. 4358
PG. 392

ROAD ESMT
VOL. 4358
PG. 392

E PROSPER TRAIL
VOL. 4967, PG. 951
APPROXIMATE
SURVEY LINE

JOHN R. TUNNEY
ABSTRACT NO. 916
APPROXIMATE
SURVEY LINE

P.O.C.
PARCEL 15-3
"X" FOUND
X = 2,487,568.23
Y = 7,141,262.80

APPROXIMATE
SURVEY LINE

1/2" IRF

AREA TABLE

PARCEL ACRES	SQUARE FEET
15-1	0.6718 29,262
15-3	0.0846 3,684

LEGEND:

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- ◻ = IRON ROD FOUND
- ◼ = MONUMENT FOUND
- ◻ = 5/8" IRON ROD WITH PINK PLASTIC CAP
- ◻ = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

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.



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]
Blake Sudduth, RPLS 6631

8-21-24

1443PARCEL15-02-ROW 8/21/2024

GA Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TBPELS ENGR. F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 15
N COLEMAN STREET
OWNER: DOSTI PARTNERS, LLC
0.6718 ACRES OR 29,262 SQUARE FEET

EXHIBIT "A" PAGE 3 OF 4
COLLIN COUNTY, TEXAS

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'

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 8-21-24




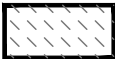


Blake Sudduth, RPLS 6631



- 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 reciprocal (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.

<p>TBPELS ENGR. F-5438; SURV. 10127900</p> <p>Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044</p> <p>(972) 864-2333 [TEL] (972) 864-2334 [FAX]</p>	<p>TOWN OF PROSPER PARCEL 15 N COLEMAN STREET OWNER: DOSTI PARTNERS, LLC 0.6718 ACRES OR 29,262 SQUARE FEET EXHIBIT "A" PAGE 4 OF 4 COLLIN COUNTY, TEXAS</p>
8/21/2024	1443PARCEL15-03-ROW

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.


6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 13 – Parcel 20

(see next 9 pages)

EXHIBIT "A"
Parcel 20-1
CrossMac Investments LLC
Metes and Bounds Description

Being a 0.0590-acre, 2,571 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 CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas, and being more particularly described as follows:


BEGINNING at a found 1/2-inch iron rod in a creek bank at the southeast corner of said CrossMac tract, and being the northeast corner of a tract of land to Dosti Partners LLC, recorded in Instrument Number 2022000154487, 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: 2,487,530.85
Y: 7,141,977.27

THENCE N 69°14'40" W, with the south line of said CrossMac tract and the north line of Dosti Partners tract, a distance of 15.42 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 69°14'40" W, a distance of 201.03 feet for the southwest corner of said CrossMac tract;

THENCE N 00°32'34" W, leaving said common line and over and across said CrossMac tract, a distance of 192.84 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said CrossMac tract, and being in the south line of a tract to land to Gary L. James, recorded in Volume 3252, Page, 651, Deed Records, Collin County, Texas;

THENCE N 88°40'01" E, with said common line, a distance of 11.94 feet to found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" for the northeast corner of said CrossMac tract, and being the southeast corner of said Gary L. James tract;

THENCE S 01°14'31" E, with the east line of said CrossMac tract, a distance of 198.62 feet to the POINT OF BEGINNING and containing 0.0590 acres or 2,571 square feet of land.


8-21-24
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.

GARY L. JAMES & ROBERT MURPHY
INST. NO. 2012503000518410

GARY L. JAMES
VOL. 3252, PG. 651

LOT 1X
INST. NO.
20140109010000050



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 69°14'40" W	15.42'
L2	N 00°32'34" W	192.84'
L3	N 88°40'01" E	11.94'
L4	S 01°14'31" E	198.62'
L5	N 69°14'40" W	32.20'
L6	N 00°32'34" W	5.27'
L7	N 44°27'26" E	42.43'
L8	S 00°32'34" E	46.96'
L9	N 04°40'24" W	59.72'
L10	N 00°32'34" W	22.00'
L11	N 50°44'52" E	31.14'
L12	N 00°17'30" W	74.70'
L13	N 88°40'01" E	9.67'
L14	S 00°32'34" E	145.88'
L15	S 44°27'26" W	42.43'

NO RECORD FOUND
N COLEMAN STREET
(VARIABLE WIDTH)

DIANNA DRIVE
INST. NO. 20070730010002550

PARCEL 20-1
0.0590 ACRES
2,571 SQ. FT.

PARCEL 20-2
0.0180 ACRES
783 SQ. FT.

PARCEL 20-3
0.0778 ACRES
3,387 SQ. FT.

CROSSMAC INVESTMENTS LLC
INST. NO. 2024000072627

DOSTI PARTNERS LLC
INST. NO. 2022000154487

P.O.C. (PARCEL 20-2) & (PARCEL 20-3)
P.O.B. (PARCEL 20-1)

P.O.B. (PARCEL 20-3)
X = 2,487,486.28
Y = 7,141,999.41

P.O.B. (PARCEL 20-2)
X = 2,487,516.43
Y = 7,141,982.73

1/2" IRF
X = 2,487,530.85
Y = 7,141,977.27

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 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 reciprocal (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.

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 8-21-24
Blake Sudduth, RPLS 6631

1443 PARCEL-20-STE	8/21/2024	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 20 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS LLC 0.0590 ACRES OR 2,571 SQUARE FEET EXHIBIT "A" PAGE 2 OF 2 COLLIN COUNTY, TEXAS	

EXHIBIT "A"
Parcel 20-2
CrossMac Investments LLC
Metes and Bounds Description

Being a 0.0180-acre, 783 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 CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in a creek bank at the southeast corner of said CrossMac tract, and being the northeast corner of a tract of land to Dosti Partners LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, also being the southeast corner of Parcel 20-1 described herewith;

THENCE N 69°14'40" W, with the south line of said CrossMac tract and the north line of Dosti Partners tract, a distance of 15.42 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of said Parcel 20-1, 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: 2,487,516.43
Y: 7,141,982.73

THENCE N 69°14'40" W, continuing with said common line, a distance of 32.20 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for corner, from which a from which a found 1/2 -inch iron rod bears N 69°14'40" W, a distance of 168.83 feet for the southwest corner of said CrossMac tract;

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

N 00°32'34" W, a distance of 5.27 feet;

N 44°27'26" E, a distance of 42.43 feet to a point in the west line of said Parcel 20-1

THENCE S 00°32'34" E, with the west line of said Parcel 20-1, a distance of 46.96 feet to the POINT OF BEGINNING and containing 0.0180 acres or 783 square feet of land.



8-21-24

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



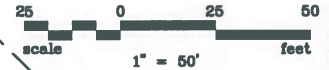
Notes:

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.

GARY L. JAMES & ROBERT MURPHY
INST. NO. 2012503000518410

GARY L. JAMES
VOL. 3252, PG. 651

LOT 1X
INST. NO.
20140109010000050



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 69°14'40" W	15.42'
L2	N 00°32'34" W	192.84'
L3	N 88°40'01" E	11.94'
L4	S 01°14'31" E	198.62'
L5	N 69°14'40" W	32.20'
L6	N 00°32'34" W	5.27'
L7	N 44°27'26" E	42.43'
L8	S 00°32'34" E	46.96'
L9	N 04°40'24" W	59.72'
L10	N 00°32'34" W	22.00'
L11	N 50°44'52" E	31.14'
L12	N 00°17'30" W	74.70'
L13	N 88°40'01" E	9.67'
L14	S 00°32'34" E	145.88'
L15	S 44°27'26" W	42.43'

NO RECORD FOUND
N COLEMAN STREET
(VARIABLE WIDTH)

1/2" IRF
YELLOW CAP
"COLLIS RPLS 1764"

PARCEL 20-1
0.0590 ACRES
2,571 SQ. FT.

DIANNA DRIVE
INST. NO. 20070730010002550

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

CROSSMAC INVESTMENTS LLC
INST. NO. 2024000072627

PARCEL 20-3
0.0778 ACRES
3,387 SQ. FT.

PARCEL 20-2
0.0180 ACRES
783 SQ. FT.

INST. NO.
20151218010004590

LOT 19
WILDWOOD ESTATES
PHASE THREE-B
INST. NO.
20151218010004590

P.O.B. (PARCEL 20-3)
X = 2,487,486.28
Y = 7,141,999.41

P.O.C. (PARCEL 20-2) & (PARCEL 20-3)
P.O.B. (PARCEL 20-1)
1/2" IRF
X = 2,487,530.85
Y = 7,141,977.27

P.O.B. (PARCEL 20-2)
X = 2,487,516.43
Y = 7,141,982.73

DOSTI PARTNERS LLC
INST. NO. 2022000154487

LOT 18
LOT 1X, BLOCK G

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 reciprocal (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.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 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 8-21-24
Blake Sudduth, RPLS 6631

1443 PARCEL-20-STE 8/21/2024

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

IBPELS ENGR. F-5438, SURV. 012/900

TOWN OF PROSPER PARCEL 20
N COLEMAN STREET
OWNER: CROSSMAC INVESTMENTS LLC
0.0590 ACRES OR 2,571 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 3
COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 20-3
CrossMac Investments LLC
Metes and Bounds Description

Being a 0.0778-acre, 3,387 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 CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in a creek bank at the southeast corner of said CrossMac tract, and being the northeast corner of a tract of land to Dosti Partners LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, also being the southeast corner of Parcel 20-1 described herewith;

THENCE N 69°14'40" W, with the south line of said CrossMac tract and the north line of Dosti Partners tract, a distance of 47.62 feet to a point at the southwest corner of Parcel 20-2 described herewith, from which a found 1/2 -inch iron rod bears N 69°14'40" W, a distance of 168.83 feet for the southwest corner of said CrossMac tract;

THENCE N 00°32'34" W, leaving said common line, with the west line of said Parcel 20-2, a distance of 5.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the northwest corner of said Parcel 20-2, 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: 2,487,486.28

Y: 7,141,999.41

THENCE, over and across said CrossMac tract the following courses and distances:

N 04°40'24" W, a distance of 59.72 feet;

N 00°32'34" W, a distance of 22.00 feet;

N 50°44'52" E, a distance of 31.14 feet;

N 00°17'30" W, a distance of 74.70 feet to a point in the north line of said CrossMac tract and being the south line of a tract to land to Gary L. James, recorded in Volume 3252, Page, 651, Deed Records, Collin County, Texas;

THENCE N 88°40'01" E, with the north line of said CrossMac tract and the south line of said Gary L. James tract, a distance of 9.67 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of Parcel 20-1;

THENCE S 00°32'34" E, leaving said common line, with the west line of said Parcel 20-1, a distance of 145.88 feet to a point for the northeast corner of Parcel 20-2;

THENCE S 44°27'26" W, leaving the west line of said Parcel 20-1 and with the northerly line of said Parcel 20-2, a distance of 42.43 feet to the POINT OF BEGINNING and containing 0.0778 acres or 3,387 square feet of land.



8-21-24

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



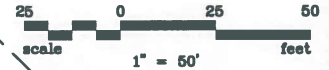
Notes:

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.

GARY L. JAMES & ROBERT MURPHY
INST. NO. 2012503000518410

GARY L. JAMES
VOL. 3252, PG. 651

LOT 1X
INST. NO.
20140109010000050



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 69°14'40" W	15.42'
L2	N 00°32'34" W	192.84'
L3	N 88°40'01" E	11.94'
L4	S 01°14'31" E	198.62'
L5	N 69°14'40" W	32.20'
L6	N 00°32'34" W	5.27'
L7	N 44°27'26" E	42.43'
L8	S 00°32'34" E	46.96'
L9	N 04°40'24" W	59.72'
L10	N 00°32'34" W	22.00'
L11	N 50°44'52" E	31.14'
L12	N 00°17'30" W	74.70'
L13	N 88°40'01" E	9.67'
L14	S 00°32'34" E	145.88'
L15	S 44°27'26" W	42.43'

NO RECORD FOUND
N COLEMAN STREET
(VARIABLE WIDTH)

1/2" IRF
YELLOW CAP
"COLLIS RPLS 1764"

PARCEL 20-1
0.0590 ACRES
2,571 SQ. FT.

DIANNA DRIVE
INST. NO. 20070730010002550

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

LOT 20

CROSSMAC INVESTMENTS LLC
INST. NO. 2024000072627

PARCEL 20-3
0.0778 ACRES
3,387 SQ. FT.

PARCEL 20-2
0.0180 ACRES
783 SQ. FT.

INST. NO.
20151218010004590

LOT 19
WILDWOOD ESTATES
PHASE THREE-B
INST. NO.
20151218010004590

P.O.B. (PARCEL 20-3)
X = 2,487,486.28
Y = 7,141,999.41

P.O.C. (PARCEL 20-2) & (PARCEL 20-3)
P.O.B. (PARCEL 20-1)
1/2" IRF
X = 2,487,530.85
Y = 7,141,977.27

P.O.B. (PARCEL 20-2)
X = 2,487,516.43
Y = 7,141,982.73

DOSTI PARTNERS LLC
INST. NO. 2022000154487

LOT 18
LOT 1X, BLOCK G

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 reciprocal (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.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 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 8-21-24
Blake Sudduth, RPLS 6631

1443 PARCEL-20-STE 8/21/2024

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"




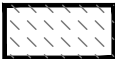


6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

IBPELS ENGR. F-5438, SURV. '012/900

TOWN OF PROSPER PARCEL 20
N COLEMAN STREET
OWNER: CROSSMAC INVESTMENTS LLC
0.0590 ACRES OR 2,571 SQUARE FEET
EXHIBIT "A" PAGE 3 OF 3
COLLIN COUNTY, TEXAS

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.


6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 14 – Parcel 21

(see next 6 pages)

EXHIBIT "A"
Parcel 21-1
Gary L. James
Metes and Bounds Description

Being a 0.0133-acre, 580 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 Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" at the southeast corner of said James tract, and being the northeast corner of a tract of land to SS Weaver Properties, LLC, recorded in Instrument Number 20220119000102920, 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: 2,487,526.54
Y: 7,142,175.81

THENCE S 88°40'01" W, with the south line of said James tract and the north line of said SS Weaver Properties tract, a distance of 11.94 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 "COLLIS RPLS 1764" bears S 88°40'01" W, a distance of 200.44 feet to the southwest corner of a tract of land to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas;

THENCE N 00°32'34" W, leaving said common line, over and across said James tract, a distance of 50.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said James tract and the south line of said Gary L. James and Robert Murphy tract;

THENCE N 88°40'01" E, with said common line, a distance of 11.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the northeast corner of said James tract and the most northerly southeast corner of said Gary L. James and Robert Murphy tract, from which a found 1/2-inch iron rod bears N 01°18'32" W, a distance of 167.61 feet for the northeast corner of said Gary L. James and Robert Murphy tract;

THENCE S 01°18'32" E, with the west line of said James tract, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.0133 acres or 580 square feet of land.


8-21-24
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.



GARY L. JAMES & ROBERT MURPHY
INST. NO. 20120503000518410

GARY L. JAMES
VOL. 3252 PG. 651

PARCEL 21-2
0.0110 ACRES
478 SQ. FT.

PARCEL 21-1
0.0133 ACRES
580 SQ. FT.

P.O.C. (PARCEL 21-2)
P.O.B. (PARCEL 21-1)
1/2" IRF YELLOW CAP
"COLLIS RPLS 1764"
X = 2,487,526.54
Y = 7,142,175.81

(PARCEL 21-2) P.O.B.
X = 2,487,514.60
Y = 7,142,175.53

DIANNA DRIVE
INST. NO.
20070730010002550

SS WEAVER PROPERTIES LLC
INST. NO. 20220119000102920

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

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 88°40'01" W	11.94'
L2	N 00°32'34" W	50.00'
L3	N 88°40'01" E	11.27'
L4	S 01°18'32" E	50.00'
L5	S 88°40'01" W	9.67'
L6	N 00°17'30" W	50.01'
L7	N 88°40'01" E	9.45'
L8	S 00°32'34" E	50.00'

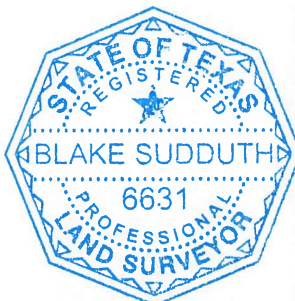
NOTES:

- 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 reciprocal (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.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 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 8-21-24
Blake Sudduth, RPLS 6631

1443 PARCEL-21-SITE B/21/2024

IBPELS ENGR. F-5438, SURV. 1012/900
Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044
 (972) 864-2333 (TEL)
 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 21
N COLEMAN STREET
OWNER: GARY L. JAMES
0.0133 ACRES OR 580 SQUARE FEET

EXHIBIT "A" PAGE 2 OF 2
COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 21-2
Gary L. James
Metes and Bounds Description

Being a 0.0110-acre, 478 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 Gary L. James, recorded in Volume 3252, Page 651, 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" at the southeast corner of said James tract, and being the northeast corner of a tract of land to SS Weaver Properties, LLC, recorded in Instrument Number 20220119000102920, Official Public Records, Collin County, Texas, also being the southeast corner of Parcel 21-1 described herewith;

THENCE S 88°40'01" W, with the south line of said James tract and said Parcel 21-1, and with the north line of said SS Weaver Properties tract, a distance of 11.94 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of said Parcel 21-1, 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: 2,487,514.60


Y: 7,142,175.53

THENCE S 88°40'01" W, with the south line of said James tract and the north line of said SS Weaver Properties tract, a distance of 9.67 feet to point, from which a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" bears S 88°40'01" W, a distance of 190.77 feet to the southwest corner of a tract of land to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas;

THENCE N 00°17'30" W, leaving said common line, over and across said James tract, a distance of 50.01 feet to a point in the north line of said James tract and the south line of said Gary L. James and Robert Murphy tract;

THENCE N 88°40'01" E, with said common line, a distance of 9.45 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of said Parcel 21-1;

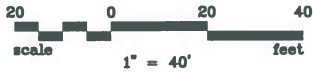
THENCE S 00°32'34" E, leaving said common line, with the west line of said Parcel 21-1, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.0110 acres or 478 square feet of land.

 8-21-24
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.



GARY L. JAMES & ROBERT MURPHY
INST. NO. 20120503000518410

GARY L. JAMES
VOL. 3252 PG. 651

PARCEL 21-2
0.0110 ACRES
478 SQ. FT.

PARCEL 21-1
0.0133 ACRES
580 SQ. FT.

P.O.C. (PARCEL 21-2)
P.O.B. (PARCEL 21-1)
1/2" IRF YELLOW CAP
"COLLIS RPLS 1764"
X = 2,487,526.54
Y = 7,142,175.81

(PARCEL 21-2) P.O.B.
X = 2,487,514.60
Y = 7,142,175.53

DIANNA DRIVE
INST. NO.
20070730010002550

SS WEAVER PROPERTIES LLC
INST. NO. 20220119000102920

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

LINE TABLE

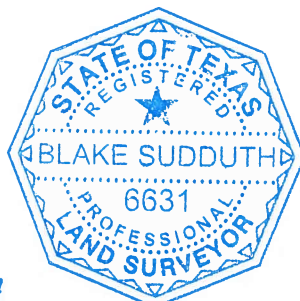
NUMBER	DIRECTION	DISTANCE
L1	S 88°40'01" W	11.94'
L2	N 00°32'34" W	50.00'
L3	N 88°40'01" E	11.27'
L4	S 01°18'32" E	50.00'
L5	S 88°40'01" W	9.67'
L6	N 00°17'30" W	50.01'
L7	N 88°40'01" E	9.45'
L8	S 00°32'34" E	50.00'

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 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 8-21-24
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 reciprocal (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.

1443 PARCEL-21-ST-E

8/21/2024

IBPELS ENGR. F-5438; SURV. *0127900

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

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

(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 21
N COLEMAN STREET
OWNER: GARY L. JAMES
0.0133 ACRES OR 580 SQUARE FEET

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

WILDWOOD ESTATES AMENITY CENTER
INST. NO. 20140109010000050
LOT 3X

NO RECORD FOUND
N COLEMAN STREET
(VARIABLE WIDTH)
INST. NO. 20140109010000050

1/2" IRF
167.60'
N 01°18'32" W

1/2" IRF YELLOW CAP "COLLIS RPLS 1764"
11.62'
1/2" IRF
S 88°40'01" W 200.44'

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
NOT A PART OF THE FINAL EXHIBIT
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 15 – Parcel 22

(see next 7 pages)

EXHIBIT "A"
Parcel 22-1
Gary L. James and Robert Murphy
Metes and Bounds Description

Being a 0.0391-acre, 1,702 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 0.89078-acre tract of land described by Warranty Deed to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod at the northeast corner of said 0.89078-acre tract, and being the southeast corner of a right-of-way dedication to the Town of Prosper as shown on the Final Plat of Prosper Dog Resort, recorded in Instrument Number 20170607010002730, 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: 2,487,521.57
Y: 7,142,393.33

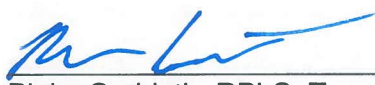
THENCE S 01°18'32" E, with an east line of said 0.89078-acre tract, a distance of 167.61 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the most northly southeast corner of said 0.89078-acre tract, and being the northeast corner of a tract of land to Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas, from which a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" bears S 01°18'32" E, a distance of 50.00 feet for the southeast of said Gary L. James tract;

THENCE S 88°40'01" W, with the south line of said 0.89078-acre tract and the north line of said Gary L. James tract, a distance of 11.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE N 00°32'34" W, leaving said common line and over and across said 0.89078-acre tract, a distance of 167.65 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southeast corner of Block A, Lot 1, of said Prosper Dog Resort, and being in the north line of said 0.89078-acre tract;

THENCE N 88°51'28" E, with the north line of said 0.89078-acre tract and the south line of said right-of-way dedication, a distance of 9.03 feet to the POINT OF BEGINNING and containing 0.0391 acres or 1,702 square feet of land.



 8-21-24
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.

BLOCK A, LOT 1
PROSPER DOG RESORT
INST. NO. 20170607010002730

24' FIRELANE, ACCESS
& UTILITY EASEMENT

10'x10'
WATER ESMT.

EXIST.
R.O.W.

P.O.C. (PARCEL 22-2)
P.O.B. (PARCEL 22-1)
1/2" IRF
X = 2,487,521.57
Y = 7,142,393.33

(PARCEL 22-2) P.O.B.
X = 2,487,512.54
Y = 7,142,393.15

PARCEL 22-2
0.0507 ACRES
2,206 SQ. FT.

PARCEL 22-1
0.0391 ACRES
1,702 SQ. FT.

LOT 2X
WILDWOOD ESTATES
AMENITY CENTER
INST. NO.
20140109010000050

LOT 1X
INST. NO.
20140109010000050

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'32" E	167.61'
L2	S 88°40'01" W	11.27'
L3	N 00°32'34" W	167.65'
L4	N 88°51'28" E	9.03'
L5	S 00°32'34" E	167.65'
L6	S 88°40'01" W	23.86'
L7	N 00°32'34" W	29.03'
L8	N 36°40'12" E	22.92'
L9	N 00°32'34" W	98.77'
L10	N 01°03'13" W	21.84'
L11	N 88°51'28" E	10.20'



GARY L JAMES & ROBERT MURPHY
INST. NO. 20120503000518410



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

GARY L JAMES
VOL. 3252, PG. 651

NO RECORD FOUND
N COLEMAN STREET
(VARIABLE WIDTH)

LOT 3X

S 01°18'32" E
50.00'

1/2" IRF
YELLOW CAP
"COLLIS RPLS 1764"

DIANNA DRIVE

INST. NO. 20070730010002550

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 reciprocal (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.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 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] 8-21-24
Blake Sudduth, RPLS 6631


1443PARCEL-22-SITE	IBPELS ENGR. F-5438; SURV. 10127900 LOT 20
	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"
8/21/2024	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044
	(972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 22 N COLEMAN STREET OWNER: GARY L JAMES & ROBERT MURPHY 0.0391 ACRES OR 1,702 SQUARE FEET EXHIBIT "A" PAGE 3 OF 3 COLLIN COUNTY, TEXAS

EXHIBIT "A"
Parcel 22-2
Gary L. James and Robert Murphy
Metes and Bounds Description

Being a 0.0507-acre, 2,206 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 0.89078-acre tract of land described by Warranty Deed to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, 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 0.89078-acre tract, and being the southeast corner of a right-of-way dedication to the Town of Prosper as shown on the Final Plat of Prosper Dog Resort, recorded in Instrument Number 20170607010002730, Official Public Records, Collin County, Texas, and being the northeast corner of Parcel 22-1 described herewith;

THENCE S 88°51'28" W, with the north line of said 0.89078-acre tract and said Parcel 22-1, also with the south line of said right-of-way dedication, a distance of 9.03 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the northwest corner of said Parcel 22-1, 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: 2,487,512.54

Y: 7,142,393.15

THENCE S 00°32'34" E, leaving said common line and with the west line of said Parcel 22-1, a distance of 167.65 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in a south line of said 0.89078-acre tract and in the north line of tract of land to Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas, and being the southwest corner of said Parcel 22-1, from which a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" bears the following courses and distances:

N 88°40'01" E, a distance of 11.27 feet;

S 01°18'32" E, a distance of 50.00 feet to said found 1/2-inch at the southeast corner of said James tract;

THENCE S 88°40'01" W, with a north line of said James tract and the south line of said 0.89078-acre tract, a distance of 23.86 feet;

THENCE, leaving said common line and over and across said 0.89078-acre tract the following course and distances:

N 00°32'34" W, a distance of 29.03 feet;

N 36°40'12" E, a distance of 22.92 feet;

N 00°32'34" W, a distance of 98.77 feet;

N 01°03'13" W, a distance of 21.84 feet to a point in the north line of said 0.89078-acre tract, and being in the south line of Block A, Lot 1, of said Prosper Dog Resort;

THENCE N 88°51'28" E, with said common line, a distance of 10.20 feet to the POINT OF BEGINNING and containing 0.0507 acres or 2,206 square feet of land.



8-21-24

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.

BLOCK A, LOT 1
PROSPER DOG RESORT
INST. NO. 20170607010002730

24' FIRELANE, ACCESS
& UTILITY EASEMENT

10'x10'
WATER ESMT.

EXIST.
R.O.W.

(PARCEL 22-2) P.O.B.
X = 2,487,512.54
Y = 7,142,393.15

P.O.C. (PARCEL 22-2)
P.O.B. (PARCEL 22-1)
1/2" IRF
X = 2,487,521.57
Y = 7,142,393.33

PARCEL 22-2
0.0507 ACRES
2,206 SQ. FT.

PARCEL 22-1
0.0391 ACRES
1,702 SQ. FT.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'32" E	167.61'
L2	S 88°40'01" W	11.27'
L3	N 00°32'34" W	167.65'
L4	N 88°51'28" E	9.03'
L5	S 00°32'34" E	167.65'
L6	S 88°40'01" W	23.86'
L7	N 00°32'34" W	29.03'
L8	N 36°40'12" E	22.92'
L9	N 00°32'34" W	98.77'
L10	N 01°03'13" W	21.84'
L11	N 88°51'28" E	10.20'



GARY L JAMES & ROBERT MURPHY
INST. NO. 20120503000518410



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

GARY L JAMES
VOL. 3252, PG. 651

S 01°18'32" E
50.00'

1/2" IRF
YELLOW CAP
"COLLIS RPLS 1764"

NO RECORD FOUND
N COLEMAN STREET
(VARIABLE WIDTH)

LOT 3X

LOT 2X
WILDWOOD ESTATES
AMENITY CENTER
INST. NO.
20140109010000050

LOT 1X
INST. NO.
20140109010000050

DIANNA DRIVE

INST. NO. 20070730010002550

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 reciprocal (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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LEGEND:

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- P.O.C. = POINT OF COMMENCEMENT
- 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] 8-21-24
Blake Sudduth, RPLS 6631

1443PARCEL-22-SITE	IBPELS ENGR. F-5438; SURV. 10127900 LOT 20
	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity"
8/21/2024	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044
	(972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 22 N COLEMAN STREET OWNER: GARY L JAMES & ROBERT MURPHY 0.0391 ACRES OR 1,702 SQUARE FEET EXHIBIT "A" PAGE 3 OF 3 COLLIN COUNTY, TEXAS

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.
 NOT A PART OF THE FINAL EXHIBIT
 DOCUMENT. DO NOT RECORD.


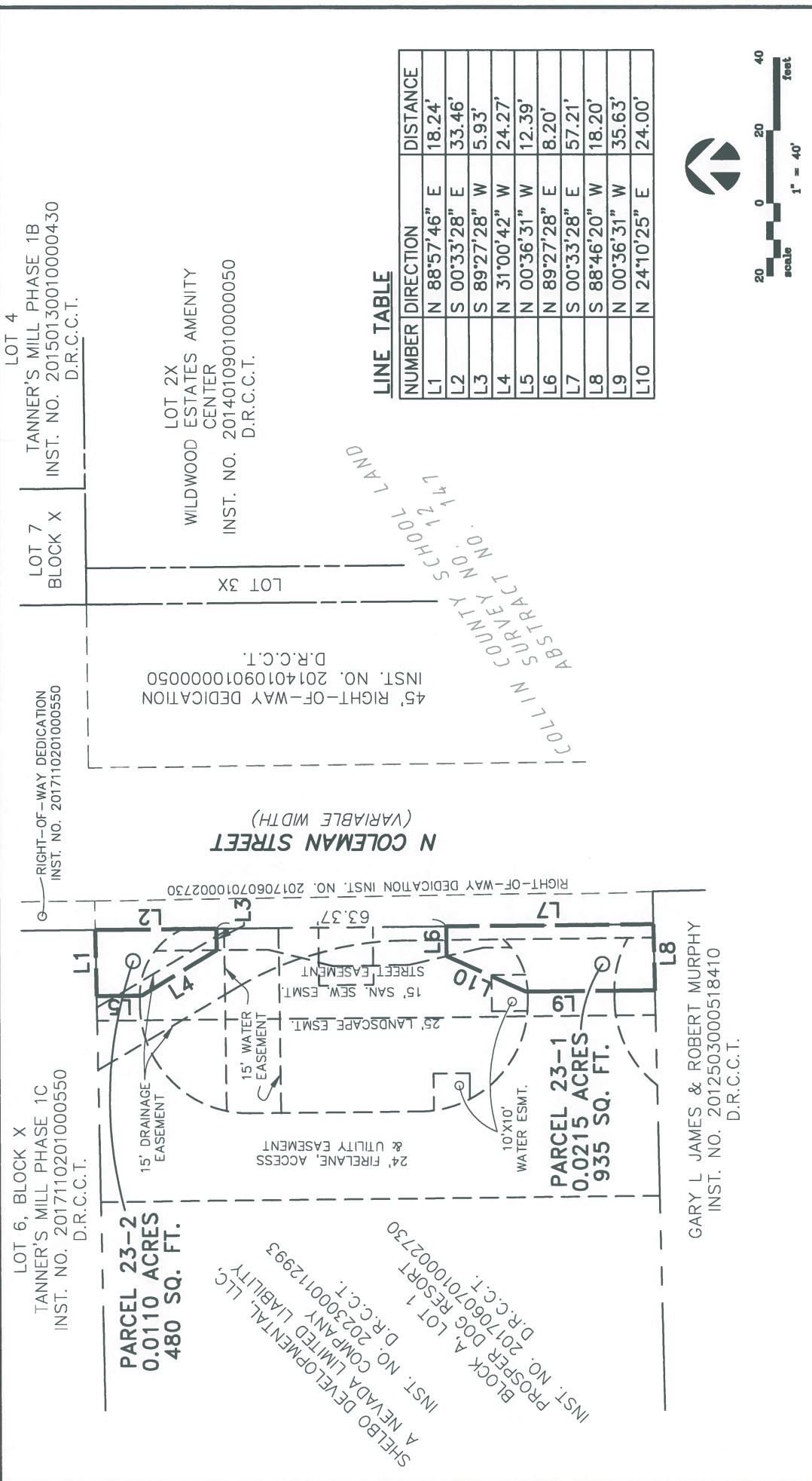
6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 16 – Parcel 23

(see next 2 pages)



1443PARCEL 23
08-20-2024

Grantham & Associates, Inc.
Civil Engineering & Surveying
"Serving with Integrity"

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

(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 23
COLEMAN STREET

OWNER: SHELBO DEVELOPMENTAL, LLC,
A NEVADA LIMITED LIABILITY COMPANY

EXHIBIT "A" PAGE 1 OF 1

COLLIN COUNTY, TEXAS

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
Blake Sudduth, RPLS 6631

8-20-24

STATE OF TEXAS
REGISTERED
BLAKE SUDDUTH
PROFESSIONAL
LAND SURVEYOR
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 reciprocal (1.000152710) of the project combined scale factor (-999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All labeled distances are surface distances.
- This easement depiction prepared in compliance with Board Rule 136.97.




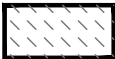


GARY L JAMES & ROBERT MURPHY
INST. NO. 2012503000518410
D.R.C.C.T.

SHELBO DEVELOPMENTAL, LLC
A NEVADA LIMITED LIABILITY
COMPANY
INST. NO. 202300112993
D.R.C.C.T.

PROSPER DOG RESORT
BLOCK A, LOT 1
INST. NO. 20170607010002730
D.R.C.C.T.

15' DRAINAGE EASEMENT
15' WATER EASEMENT
25' LANDSCAPE ESMT.
15' SAN. SEW. ESMT.
24' FIRELANE, ACCESS & UTILITY EASEMENT
10'X10' WATER ESMT.

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

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DOCUMENT. DO NOT RECORD.


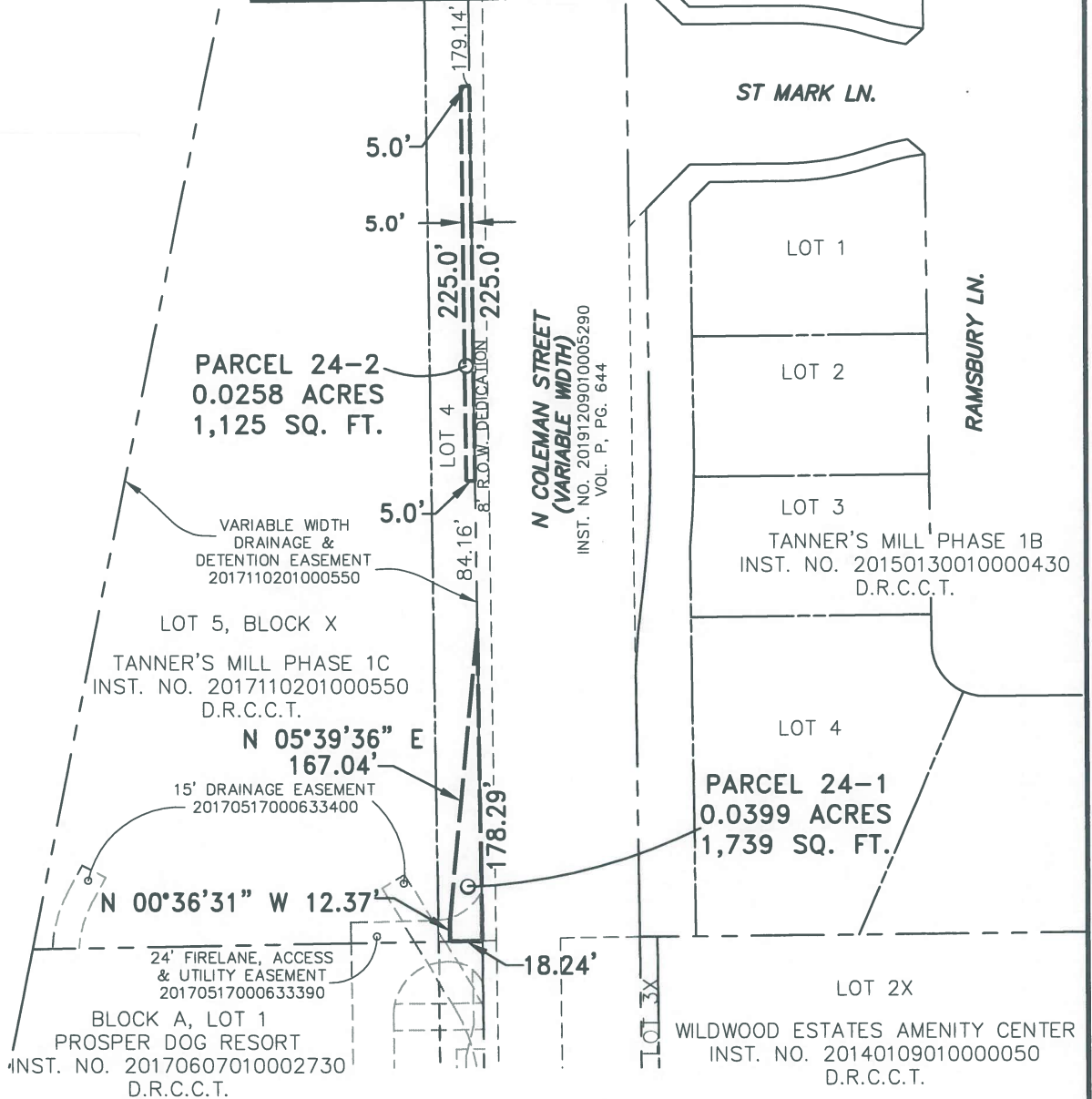
6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS

EXHIBIT 17 – Parcel 24

(see next 3 pages)



MATCH LINE SHT. 2 OF 2




NOTES:

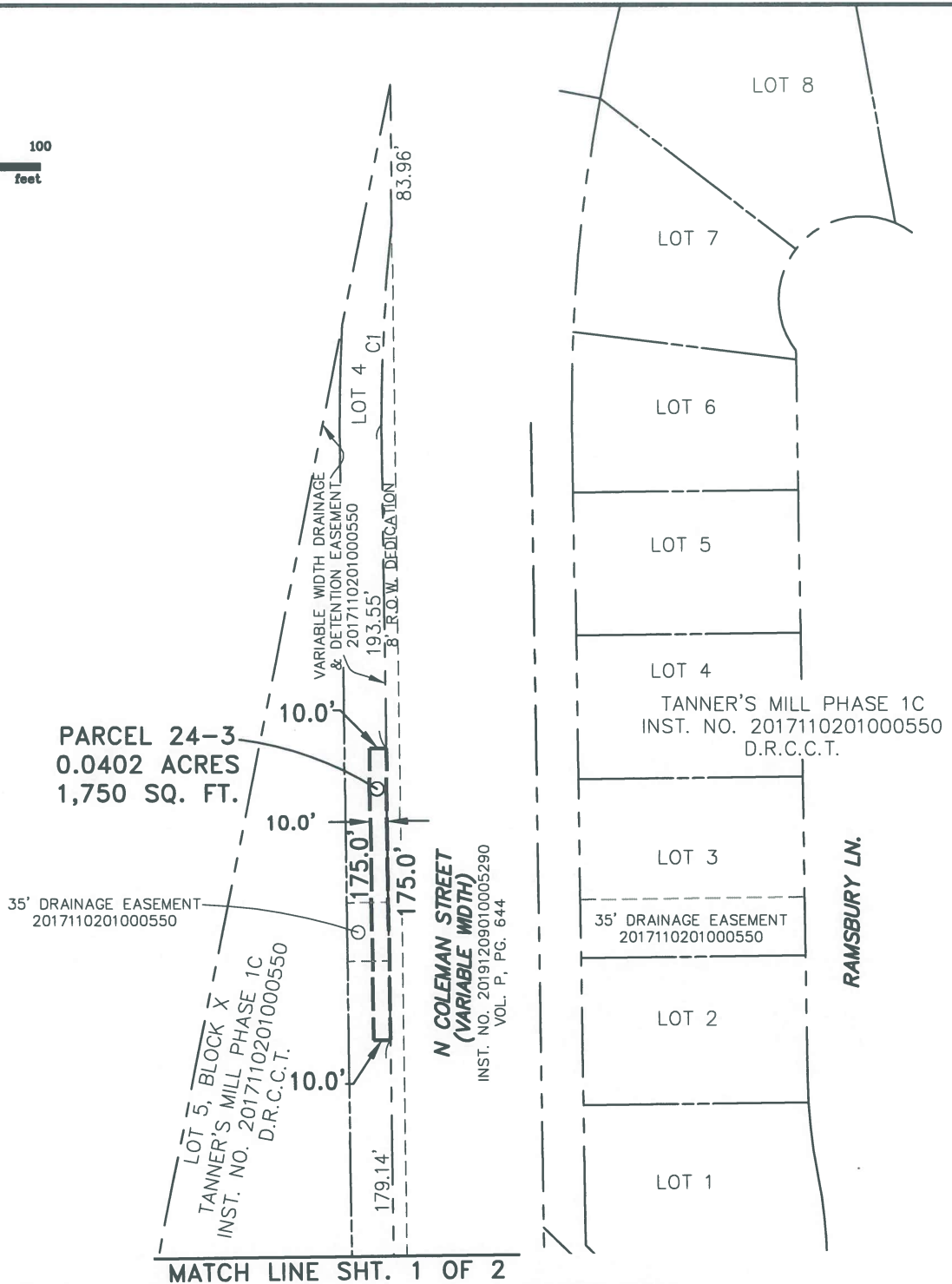
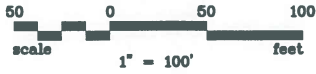
1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All labeled distances are surface distances.
3. This easement depiction prepared in compliance with Board Rule 138.97.

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] 8-21-24
Blake Sudduth, RPLS 6631

1443 PARCEL 24	TBPELS ENGR. F-5438; SURV 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 24 COLEMAN STREET OWNER: TANNER'S MILL PHASE 1C 0.1059 ACRES OR 4,614 SQUARE FEET EXHIBIT "A" PAGE 1 OF 2 COLLIN COUNTY, TEXAS



MATCH LINE SHT. 1 OF 2

NOTES:

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2. All labeled distances are surface distances.
3. This easement depiction prepared in compliance with Board Rule 138.97.


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.



CURVE TABLE

NO.	DELTA	CHORD DIR.	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°15'52"	N 03°13'29" E	1095.00	119.72	119.66




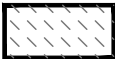


1443 PARCEL 24 08/20/2024


Grantham & Associates, Inc.
 Civil Engineering & Surveying
 "Serving with Integrity"
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044
 (972) 864-2333 (TEL)
 (972) 864-2334 (FAX)


TOWN OF PROSPER PARCEL 24
 COLEMAN STREET
 OWNER: TANNER'S MILL PHASE 1C
 0.1059 ACRES OR 4,614 SQUARE FEET
EXHIBIT "A" PAGE 2 OF 2
COLLIN COUNTY, TEXAS


 8-21-24
 Blake Sudduth, RPLS 6631

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED STREET EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED DRAINAGE AND STREET EASEMENT
	PROPOSED DRAINAGE AND SIDEWALK EASEMENT

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6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 Grantham & Associates, Inc. Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET LEGEND SHEET X OF X
	COLLIN COUNTY, TEXAS