

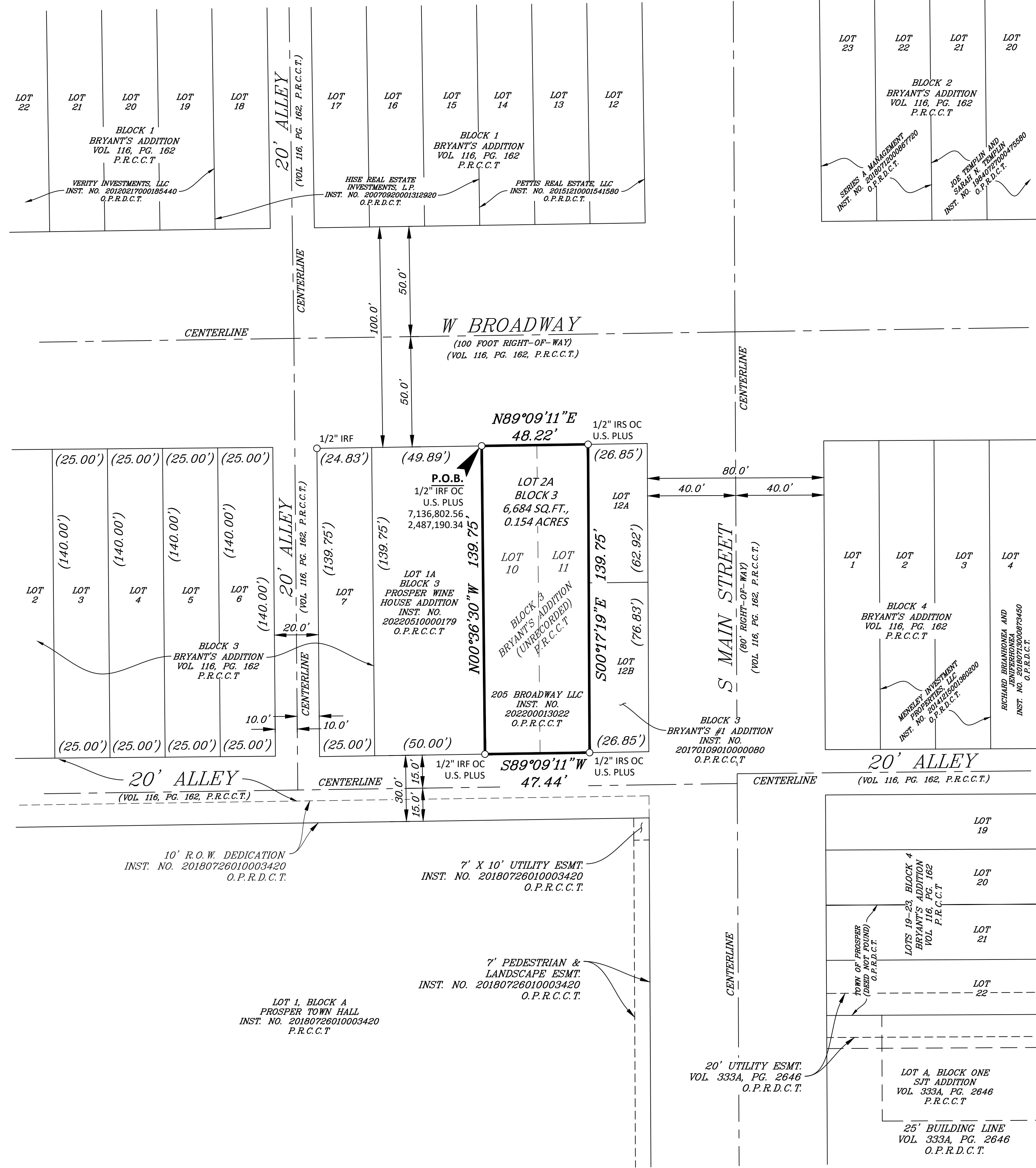
VICINITY MAP
(NOT TO SCALE)

ABBREVIATIONS
INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CAB. CABINET
VOL. VOLUME
PG. PAGE
(XX° XX' XX") RECORD BEARING
(XX.XX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
(C.M.) CONTROLLING MONUMENT
IRS IRON ROD SET w/ ORANGE CAP STAMPED
"URBAN STRATEGY + SURVEY"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD FOUND CAPPED
ESMT EASEMENT

LEGEND
○ BOUNDARY/LOT CORNER

LINETYPES

—	STREET CENTERLINE
—	ASPHALT
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND ELECTRIC LINE
—	SANITARY SEWER LINE
—	STORM-DRAIN LINE
—	WATER LINE
—	GAS LINE
—	TELECOMMUNICATION LINE
—	WROUGHT-IRON FENCE
—	CHAINLINK FENCE
—	WOOD FENCE
—	BUILDING



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

Whereas 205 Broadway, LLC are the sole owners of a 6,684 square foot or a 0.154 of an acre tract of land situated in the Collin County School Land Survey, Abstract No. 147, City of Prosper, Collin County, Texas, being all of the tract of land described to said 205 Broadway, by Special Warranty Deed recorded in Instrument No. 202200013022, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), being all of Lots 10 and 11A, Block 3, Bryant's First Addition, an unrecorded subdivision to the City of Prosper, Collin County, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with orange cap stamped "U.S. plus Survey" for the Northeast corner of Lot 1A, Block 3, Prosper Wine House Addition, an addition to the City of Prosper, Collin County, Texas, according to the Map thereof recorded in Instrument No. 20220510000179, O.P.R.C.C.T., and being in the South Right-of-Way (R.O.W.) line of W. Broadway (100 foot R.O.W.);

THENCE North 89 degrees 09 minutes 11 seconds East, with the South R.O.W. line of said W. Broadway, a distance of 48.22 feet to a 1/2 inch iron rod set with orange cap stamped "U.S. plus Survey" for the Northwest corner of Lot 12A, Block 3, said Bryant's #1 Addition, an addition to the City of Prosper, Collin County, Texas, according to the Map thereof recorded in Instrument No. 20170109010000080, O.P.R.C.C.T.;

THENCE South 00 degrees 17 minutes 19 seconds East, departing the South R.O.W. line of said W. Broadway, along the West line of said Lot 12A, and Lot 12B, of said Bryant's #1 Addition, a distance of 139.75 feet to a 1/2 inch iron rod set with orange cap stamped "U.S. Plus Survey" for the Southwest corner of said Lot 12B, and being in the North R.O.W. line of a 30 foot Alley;

THENCE South 89 degrees 09 minutes 11 seconds West, with the North R.O.W. line of said Alley, a distance of 47.44 feet to a 1/2 inch iron rod found with orange cap stamped "U.S. Plus Survey" for the Southeast corner of aforesaid Lot 1A, Prosper Wine House Addition;

THENCE North 00 degrees 36 minutes 30 seconds West, departing the North R.O.W. line of said Alley, with the East line of said Lot 1A, a distance of 139.75 feet to the POINT OF BEGINNING, and containing 6,684 square feet or 0.154 of an acre of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 205 Broadway, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Prosper-Broadway Addition, Block 3, Lot 1A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. 205 Broadway, LLC does hereby certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this ____ day of ____, 2023.

205 Broadway, LLC

By: _____ Date: _____
Representative

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared ***Representative***, as owner/developer of Prosper Economic Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of ____, 2023.

Notary Public, in and for the State of Texas

PURPOSE NOTE:
The purpose of this plat is to combine two lots into one lot.

GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS FROM THE TRIMBLE RTK NETWORK.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS A GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- FIELD WORK PERFORMED: 2023-02-09 AND 2023-02-17
- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION WEBSITE.



4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214.396.2339
www.urbanstrategy.us

AMENDING PLAT

0.154 ACRES / 6,684 SQUARE FEET
LOT 2A, PROSPER-BROADWAY ADDITION
A REPLAT OF LOTS 8 & 9, BLOCK 3, BRYANT'S ADDITION
RECORDED IN VOLUME 116, PAGE 162, IN THE
PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147
CITY OF PROSPER, COLLIN COUNTY, TEXAS

Civil
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

Surveyor
David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
cliffc@urbanstrategy.us
TBPELS Firm No. 1019461

Approved this ____ day of ____, 2023 by the Director of Development Services of the Town of Prosper, Texas.

Development Services Department

Engineering Department

Town Secretary

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

I, David A. Minton, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared from an actual survey made on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the ____ day of ____, 2023.

David A. Minton
Registered Professional Land Surveyor
Texas Registration No. 6233

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared David A. Minton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of ____, 2023.

Notary Public, in and for the State of Texas

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT.