

LOT 1G, BLOCK 27  
RAILROAD ADDITION  
VOLUME 2017, PAGE 568  
P.R.C.C.T.

SARAH NELL MORRIS  
TEMPLIN  
VOLUME 5132, PAGE 4351  
O.P.R.C.C.T.

ASSOCIATED GRAIN  
PRODUCERS, LLC  
VOLUME 4657, PAGE 3279  
O.P.R.C.C.T.

#### GENERAL NOTES

- 1.) The purpose of this plat is to create two lots of record from one lot of record and to dedicate easements.
- 2.) According to Flood Insurance Rate Map (FIRM) Map No. 48085C0235J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for the Town of Prosper, Texas, this property is within "Non-Shaded Zone X".
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.
- 7.) The property is affected by Access and Parking Easement Agreement, recorded in Document Number 20200115000065170, Official Public Records of Collin County, Texas.

#### LEGEND

PG = PAGE  
VOL = VOLUME  
POB = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
CIRF = CAPPED IRON ROD FOUND  
DOC. NO. = DOCUMENT NUMBER  
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS

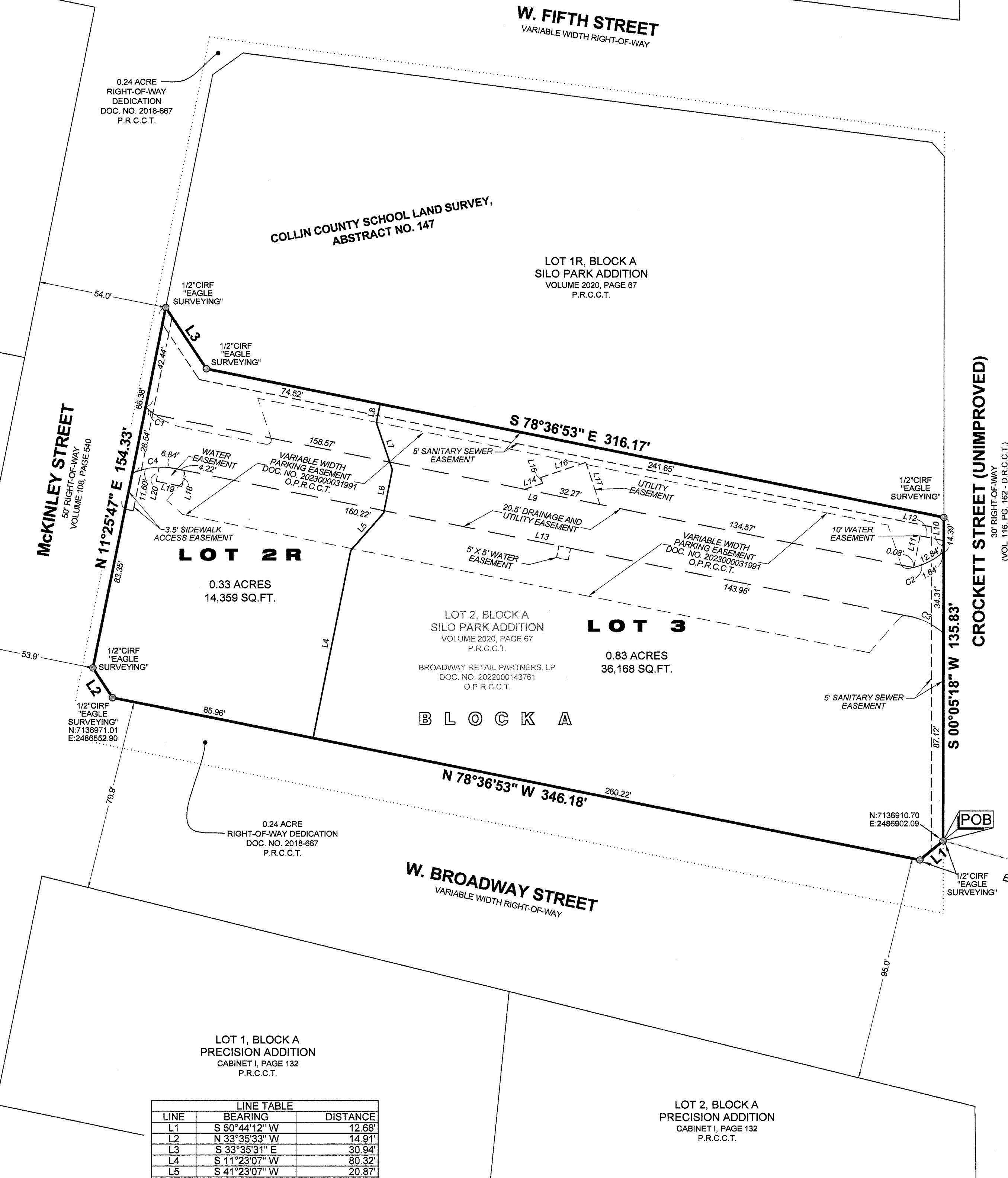
**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Tyler Rank  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymore Engineering, Inc.  
Contact: Matt Moore  
1903 Central Drive, Suite: 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
Broadway Retail Partners, LP  
1061 N. Coleman Street  
Prosper, TX 75078

**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

FROM  
R-11638-00A-0020-1 / ALL AC  
FOR 2024



LOT 1, BLOCK A  
PRECISION ADDITION  
CABINET 1, PAGE 132  
P.R.C.C.T.

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S 50°44'12" W	12.68'		
L2	N 33°36'33" W	14.91'		
L3	S 33°35'31" E	30.94'		
L4	S 11°23'07" W	80.32'		
L5	S 41°23'07" W	20.87'		
L6	S 11°23'07" W	18.51'		
L7	S 18°36'53" E	20.87'		
L8	S 11°23'07" W	8.03'		
L9	N 78°36'42" W	325.20'		
L10	S 11°28'07" W	5.76'		
L11	N 11°28'07" E	13.52'		
L12	S 78°36'53" E	10.00'		
L13	N 78°36'21" W	313.39'		
L14	N 71°23'07" E	7.94'		
L15	N 18°36'53" W	2.50'		
L16	N 71°23'07" E	20.00'		
L17	S 18°36'53" E	18.64'		
L18	S 11°20'18" W	6.80'		
L19	N 78°39'42" W	11.00'		
L20	N 11°20'18" E	6.03'		

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	5.09'	30.00'	09°43'45"	N 48°04'14" W
C2	14.48'	30.00'	27°39'06"	N 62°06'14" E
C3	17.69'	30.00'	33°48'50"	N 64°59'30" W
C4	18.44'	30.00'	35°13'02"	S 83°46'36" W

BBG INVESTMENTS, INC.  
INST. NO. 20180423000483530  
O.P.R.C.C.T.

WATCH MANAGEMENT, LLP  
DOC. NO. 20070111000096500  
O.P.R.C.C.T.

#### OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, BROADWAY RETAIL PARTNERS, LP, is the owner of 1.16 acres of land out of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, situated in the Town of Prosper, Collin County, Texas, being all of Lot 2, Block A of Silo Park Addition, a subdivision of record in Volume 2020, Page 67 of the Plat Records of Collin County, Texas, having been conveyed to BROADWAY RETAIL PARTNERS, LP by General Warranty Deed of record in Document Number 2022000143761 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the East end of a cutback line at the intersection of the North right-of-way line of W. Broadway Street (a variable width right-of-way) and the West right-of-way line of Crockett Street (a 30-foot unimproved right-of-way), being the most Easterly Southeast corner of said Lot 2, Block A;

**THENCE**, along the North right-of-way line of W. Broadway Street, being the common South line of said Lot 2, the following three (3) courses and distances:

1. South 50°44'12" West, a distance of 12.68 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the West end of said cutback line;
2. North 78°36'53" West, a distance of 346.18 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the East end of a cutback line at the intersection of the Northerly right-of-way line of said W. Broadway Street and the East right-of-way line of McKinley Street (a 50-foot right-of-way);
3. North 33°35'33" West, a distance of 14.91 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the West end of said cutback line, being the most Westerly Southwest corner of said Lot 2, Block A;

**THENCE**, North 11°25'47" East, along the East right-of-way line of McKinley Street, being the common West line of said Lot 2, a distance of 154.33 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of Lot 1R, Block A of said Silo Park Addition, being the Northwest corner of said Lot 2, Block A;

**THENCE**, leaving the East right-of-way line of McKinley Street, along the South line of said Lot 1R, Block A, being the common North line of said Lot 2, Block A, the following two (2) courses and distances:

1. South 33°35'31" East, a distance of 30.94 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
2. North 78°36'53" East, a distance of 316.17 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West right-of-way line of Crockett Street, being the Southeast corner of said Lot 1R, Block A, also being the Northeast corner of said Lot 2, Block A;

**THENCE**, South 00°05'18" West, along the West right-of-way line of said Crockett Street, being the East line of said Lot 2, Block A, a distance of 135.83 feet to the **POINT OF BEGINNING** and containing an area of 1.16 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BROADWAY RETAIL PARTNERS, LP, does hereby certify and adopt this plat designating the herein described property as **SILO PARK ADDITION, BLOCK A, LOTS 2R & 3**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, BROADWAY RETAIL PARTNERS, LP does herein certify the following:

- 1.) The streets and alleys are dedicated for street and alley purposes.
- 2.) All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- 3.) The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- 4.) No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements in approved by the Town of Prosper.
- 5.) The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 6.) 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 user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- 7.) The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any buildings, 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.
- 8.) 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 or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- 9.) All modifications to this document shall be by means and approved by the Town of Prosper.

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

WITNESS AT MY HAND, this the 11 day of April, 2023.

OWNER: BROADWAY RETAIL PARTNERS, LP

BY: Teague Griffin  
Authorized Signator

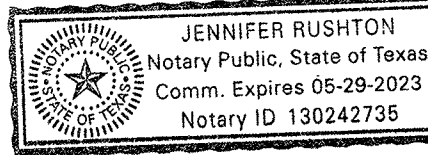
STATE OF TEXAS §  
COUNTY OF Collin §

BEFORE ME, the undersigned authority, on this day personally appeared Teague Griffin, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 11 day of April, 2023.

Joseph C. Bursaw  
Notary Public in and for the State of Texas

#### CERTIFICATE OF SURVEYOR



STATE OF TEXAS §  
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods capped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

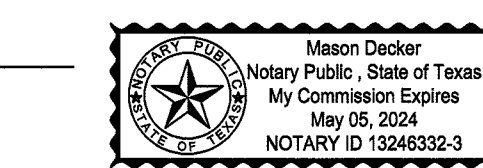
Matthew Raabe  
Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 10th day of April, 2023.

Mason Decker  
Notary Public in and for the State of Texas



STATE OF TEXAS, COUNTY OF COLLIN  
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS  
OF COLLIN COUNTY ON: 04/19/2023 09:00 AM  
PLAT BOOK: 2023 PAGE: 251 - 251  
NUMBER OF PAGES: 1 AMOUNT: \$39.00  
IN TESTIMONY WHEREOF, WITNESS MY HAND  
AND OFFICIAL SEAL OF OFFICE,  
COUNTY CLERK, COLLIN COUNTY, TEXAS  
BY: Matthew Maquer, DEPUTY  
McQueen, Matthew

CASE NO. D22-0047

REPLAT  
**SILO PARK ADDITION**  
BLOCK A, LOTS 2R & 3 1.16 Acres

A REPLAT OF LOT 2, BLOCK A OF SILO PARK ADDITION,  
RECORDED IN VOLUME 2020, PAGE 67, P.R.C.C.T.,  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 147,  
AN ADDITION TO THE TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS