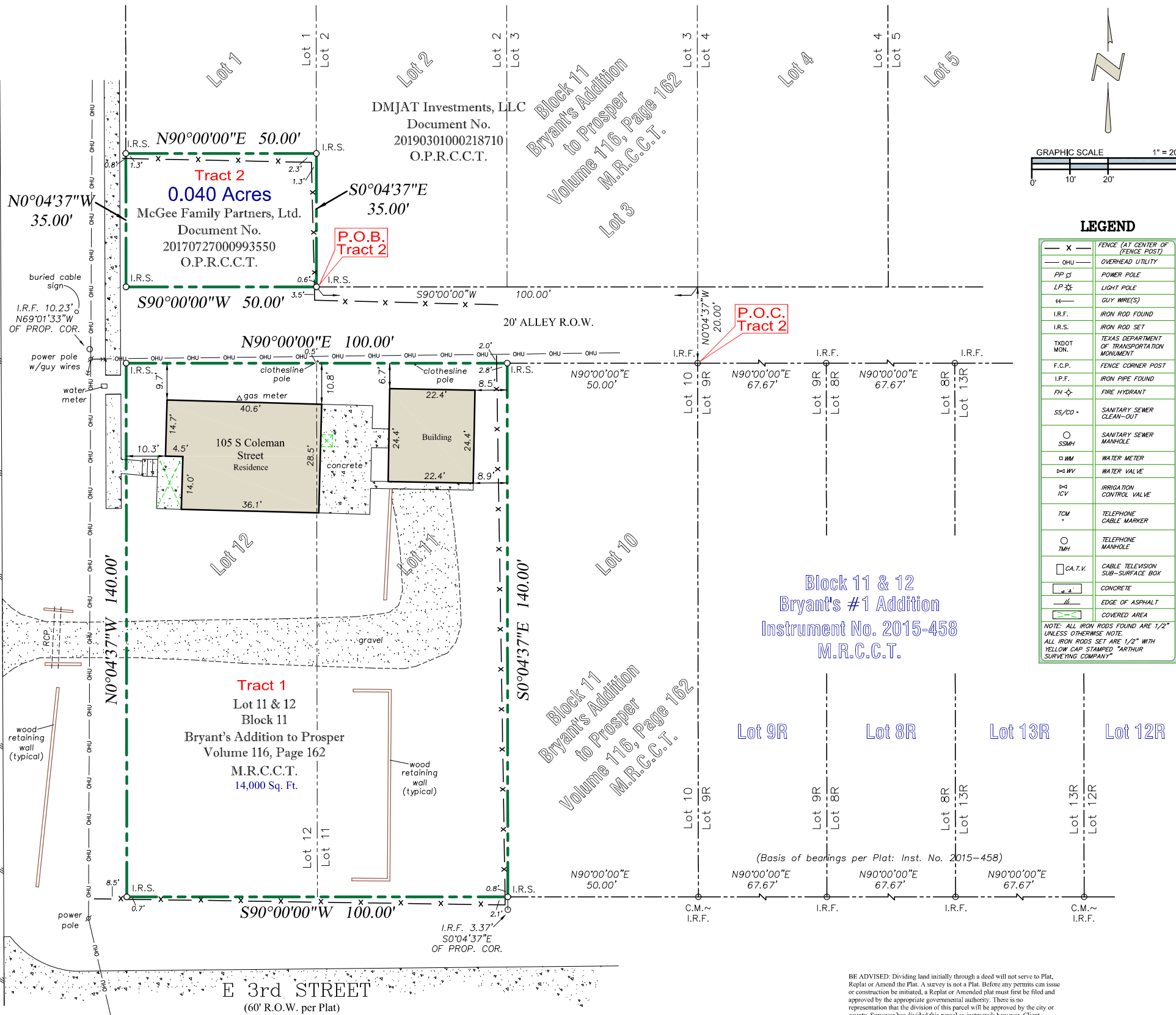


S COLEMAN STREET

(60' R.O.W. per Plat)



LEGAL DESCRIPTION FOR TRACT 1:

BEING Lot 11 and 12, in Block 11, of Bryant's Addition to Prosper an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 116, Page 162, of the Map Records of Collin County, Texas.

LEGAL DESCRIPTION FOR TRACT 2:

BEING a 0.040 acre tract of lands situated in the Town of Prosper, Collin County, Texas, and being a portion of Lot 1, Block 11, of Bryant's Addition to Prosper, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 116, Page 162, of the Map Records of Collin County, Texas (M.R.C.C.T.), and being that same tract of land described by deed to McGee Family Partners, Ltd., as recorded in Document No. 20170727000993550, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING from a 1/2 inch iron rod found for the northeast corner of Lot 10 of said Block 11, same being the northwest corner of Lot 9R, Block 11 & 12 of Bryant's #1 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Instrument No. 2015-458, M.R.C.C.T., same being in the south line of a 20 foot wide alley right-of-way, same from which a 1/2 inch iron rod found for the northeast corner of said Lot 9R bears North 90 degrees 00 minutes 00 seconds East, a distance of 67.67 feet;

THENCE North 00 degrees 04 minutes 37 seconds West, traversing over and across said 20 foot wide alley, a distance of 20.00 feet to a point for the common south corner of Lots 3 and 4 of said Block 11;

THENCE South 90 degrees 00 minutes 00 seconds West, with the north line of said 20 foot wide alley and with the south lines of said Lot 3 and of Lot 2 of said Block 11, a distance of 100.00 feet to a 1/2 inch capped iron rod stamped "ARTHUR SURVEYING COMPANY" set (I.R.S.) for the southeast corner and POINT OF BEGINNING of the herein described tract, same being the southeast corner of said Lot 1;

THENCE South 90 degrees 00 minutes 00 seconds West, with the north line of said 20 foot wide alley, a distance of 50.00 feet to an I.R.S. for corner, same being in the east line of S Coleman Street (a 60 foot wide right-of-way);

THENCE North 00 degrees 04 minutes 37 seconds West, with the east line of said S Coleman Street, a distance of 35.00 feet to an I.R.S. for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, traversing over and across said Lot 1, a distance of 50.00 feet to an I.R.S. for corner, same being in the west line of said Lot 2;

THENCE South 00 degrees 04 minutes 37 seconds East, with the west line of said Lot 2, a distance of 35.00 feet to the POINT OF BEGINNING and containing a total of 0.040 acres of land, more or less, and being subject to any and all easements that may affect.

BOUNDARY SURVEY

Lots 11 & 12 and a
0.040 Acre Portion of Lot 1, Block 11
Bryant's Addition to Prosper
Town of Prosper, Collin County, Texas

PC/TECH: RB/SWIM DATE: 02-24-20 SCALE: 1"= 20' ASC NO.: 2002.4771



(mailing address)
105 S Coleman Street
Prosper, Texas



The undersigned have/has received and reviewed a copy of this survey.

X
X
X
Date:

NATIONAL TITLE
3360 Long Prairie Road, Suite 200
Flower Mound, Texas
Ph.: 972.221.3521

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to National Title (G.F.# 662000103), that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480141 0235 J, present effective date of map, June 2, 2009, herein property situated within Zone "X".

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986

