

**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, DRAINAGE EASEMENTS, A STREET EASEMENT, A SIDEWALK EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE CONSTRUCTION OF THE CRAIG ROAD (PRESTON - FIFTH) 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 Craig Road (Preston - Fifth) 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 Craig Road (Preston - Fifth) 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 Approximately 0.0180 acres of real property for drainage easement, and 0.0268 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being Texas and being part of that certain tract of land described in recorded Instrument 20160111000032200 of the Official Public Records of Collin County, Texas
- 2     Parcel 2 Approximately 0.0545 acres of real property for drainage easement situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in recorded Instrument Number 2021081101616800 of the Official Public Records of Collin County, Texas
- 3     Parcel 3 Approximately 0.0265 acres of real property for drainage easement situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in recorded Instrument Number 20061026010004670 of the Official Public Records of Collin County, Texas
- 4     Parcel 4 Approximately 0.0188 acres of real property for drainage easement situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in recorded Instrument Number 20061026010004670 of the Official Public Records of Collin County, Texas
- 5     Parcel 5 Approximately 0.0172 acres of real property for drainage easement situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in recorded Instrument Number 20170821001115710 of the Official Public Records of Collin County, Texas
- 6     Parcel 6 Approximately 0.0072 acres of real property for right-of-way, and 0.0126 acres of real property for drainage easement situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in General Warranty Deed recorded in Volume 5934, page 4122 of the Official Public Records of Collin County, Texas
- 7     Parcel 7 Approximately 0.1262 acres of real property for right-of-way, and 0.0087 acres of real property for drainage easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in Special Warranty Deed recorded in Volume 5652, page 4183 of the Official Public Records of Collin County, Texas
- 8     Parcel 8 Approximately 0.0691 acres of real property for right-of-way, and 0.0144 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in Warranty Deed recorded in Instrument Number 20081126001370530 of the Official Public Records of Collin County, Texas
- 9     Parcel 9 Approximately 0.0557 acres of real property for right-of-way, and 0.0278 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being

part of that certain tract of land described in Warranty Deed recorded in Volume 5561, Page 231 of the Official Public Records of Collin County, Texas

- 10 Parcel 10 Approximately 0.0727 acres of real property for right-of-way situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in Deed recorded in Volume 796, Page 459 of the Official Public Records of Collin County, Texas
- 11 Parcel 11 Approximately 0.0352 acres of real property for sidewalk easement, and 0.0476 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in Special Warranty Deed recorded in Instrument Number 20170811001072350 of the Official Public Records of Collin County, Texas
- 12 Parcel 12 Approximately 0.0260 acres of real property for street easement, and 0.0168 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in General Warranty Deed recorded in Instrument Number 20170803001030760 of the Official Public Records of Collin County, Texas; said in addition to the plat recorded in Cabinet Q, Page 413, Plat Records, Collin County Texas
- 13 Parcel 13 Approximately 0.0119 acres of real property for water easement, and 0.0211 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described in Special Warranty Deed recorded in Instrument Number 20170403000417550 of the Official Public Records of Collin County, Texas; said in addition to the plat recorded Instrument Number 20170811001072350 of the Official Public Records of Collin County, Texas

### **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 23RD DAY OF JANUARY, 2024.**

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**David F. Bristol, Mayor**

**ATTEST:**

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**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

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**Terrence S. Welch, Town Attorney**

**EXHIBIT 1/PARCEL NO. 1**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT**

**BEING** a 0.0180 acre (784 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Deed to Daniel E Jackman recorded in Instrument No. 20160111000032200 of the Official Public Records, Collin County, Texas; said tract also being part of Lots 2A and 3, Block 1, Eastern Heights Subdivision, an addition to the Town of Prosper according to the plat recorded in Volume 6, Page 76, Plat Records, Collin County Texas; said tract being more particularly described as follows:

**BEGINNING** at a point in the west line of a 30-foot wide Street Easement recorded in Volume 6, Page 76 of the said Plat Records;

**THENCE** South 00°06'29" East, along the said west line of the 30-foot wide Street Easement, a distance of 52.32 feet to a point for corner;

**THENCE** South 89°53'31" West, departing the said west line of the 30-foot wide Street Easement, a distance of 15.00 feet to a point for corner;

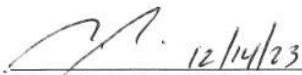
**THENCE** North 00°06'29" West, a distance of 52.22 feet to a point for corner in the north line of said Lot 2A;

**THENCE** North 89°28'40" East, along the said north line of Lot 2A, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 784 square feet or 0.0180 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor,  
hereby certifies that foregoing description accurately sets  
out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



DRAINAGE EASEMENT  
COLLIN COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

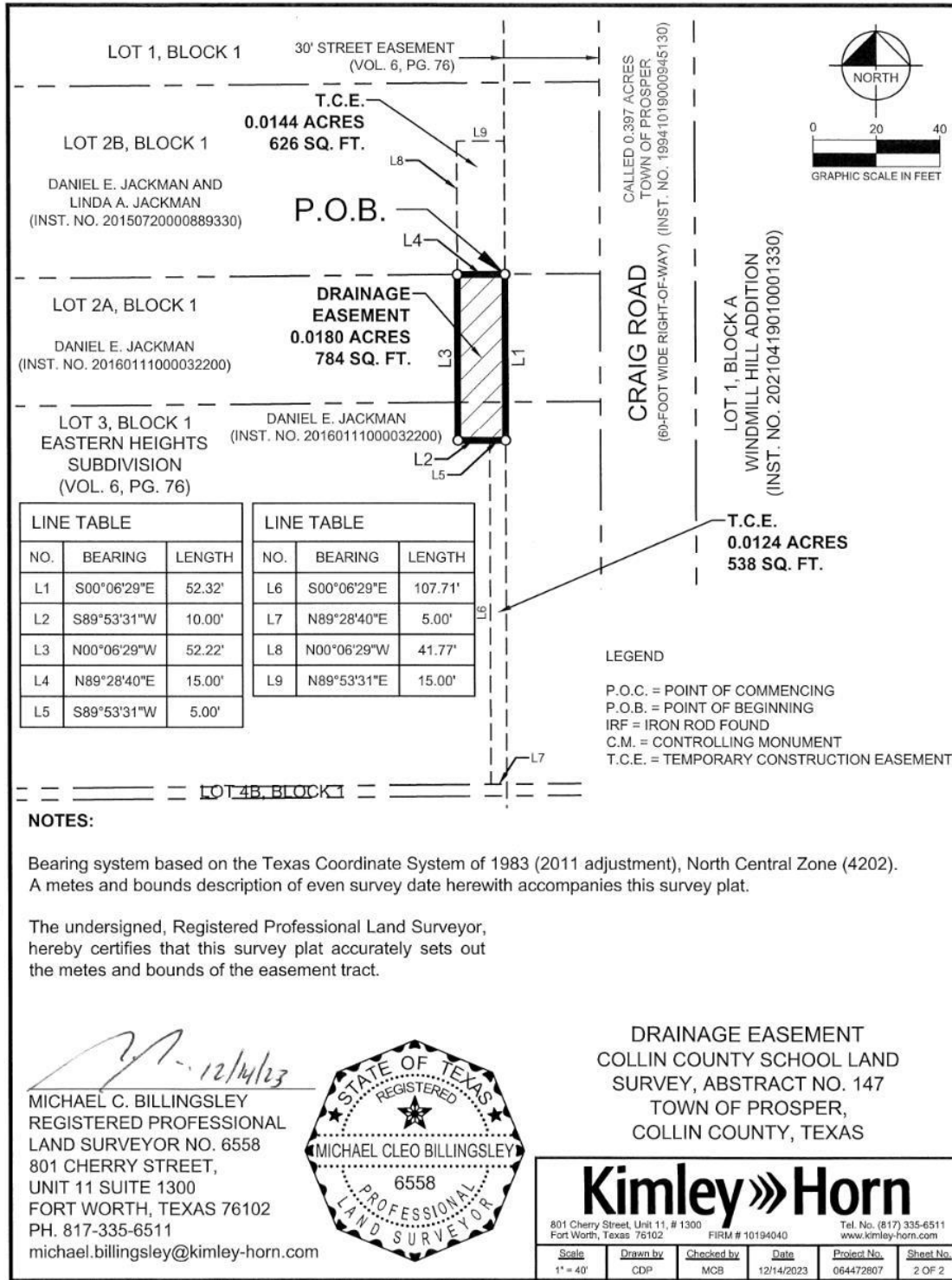
**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	12/14/2023	064472807	1 OF 2

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# EXHIBIT 1/PARCEL NO. 1 CONT.



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**EXHIBIT 2/PARCEL NO. 2**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT**

**BEING** a 0.0545 acre (2,372 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Special Warranty Deed with Vendor's Lien to Prosper Texas Capital, LLC recorded in Instrument No. 20210811001616800 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a point in the north line of the said Prosper Texas Capital, LLC tract;

**THENCE** North 89°49'13" East, along the said north line of the Prosper Texas Capital, LLC tract, a distance of 10.00 feet to a point for corner;

**THENCE** South 00°07'58" East, departing the said north line of the Prosper Texas Capital, LLC tract, a distance of 242.16 feet to a point for corner in the south line of the said Prosper Texas Capital, LLC tract and the north right-of-way line of E Broadway Street (a 100-foot right-of-way);

**THENCE** North 45°21'12" West, along the said south line of the Prosper Texas Capital, LLC tract and the said north line of E Broadway Street, a distance of 14.09 feet to a point for corner from which a 1/2-inch iron rod found for the north end of a right-of-way corner clip of the west right-of-way line of Craig Road (a variable width right-of-way), and the said north line of E Broadway Street bears South 89°10'43" West, a distance of 61.38 feet;

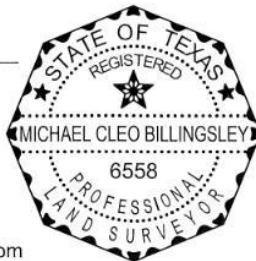
**THENCE** North 00°07'58" West, departing the said south line of the Prosper Texas Capital, LLC tract and the said north line of E Broadway Street, a distance of 232.23 feet to the **POINT OF BEGINNING** and containing 2,372 square feet or 0.0545 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
12/14/23  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
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FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



**DRAINAGE EASEMENT  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

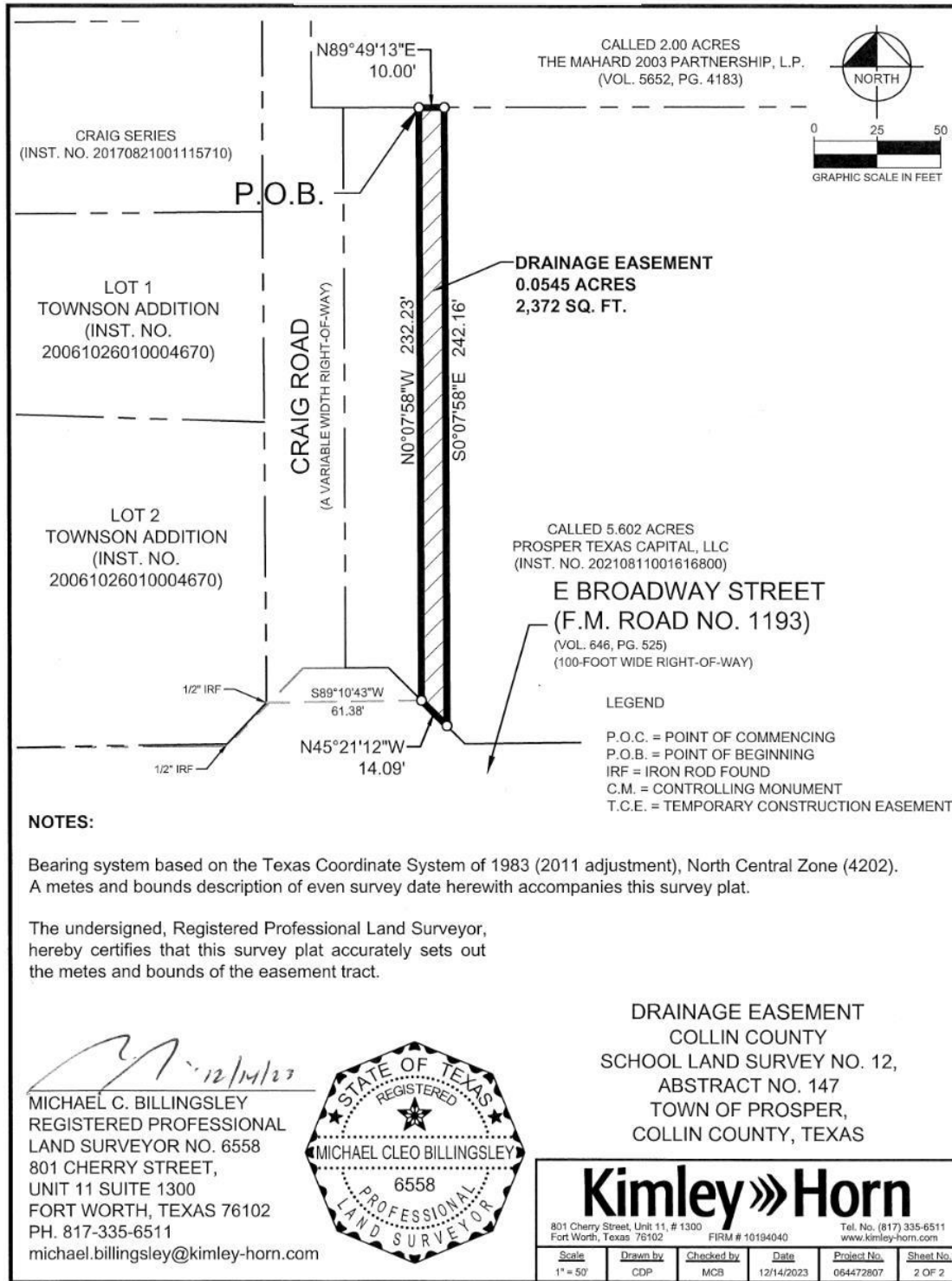
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EXHIBIT 2/PARCEL NO. 2 Cont.



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**EXHIBIT 3/PARCEL NO. 3**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT**

**BEING** a 0.0265 acre (1,155 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of Lot 2, Towson Addition, an addition to the Town of Prosper according to the plat recorded in Instrument No. 20061026010004670 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the east end of the right-of-way corner clip of the said west line of Craig Road (a variable width right-of-way) and the north right-of-way line of E Broadway Street (a 100-foot right-of-way); said point also being the southeast corner of the said Lot 2;

**THENCE** South 43°57'17" West, along the northwest line of said corner clip, a distance of 14.32 feet to a point for corner, from which a 1/2-inch iron rod found for the west end of the said corner clip bears South 43°57'38" West, a distance of 7.99 feet;

**THENCE** North 00°20'47" West, departing the said corner clip, a distance of 120.78 feet to a point for corner in the north line of the said Lot 2;

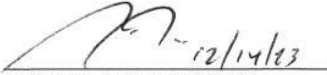
**THENCE** South 88°20'11" East, along the said north line of Lot 2, a distance of 10.01 feet to a point in the said west line of Craig Road; said point also being the northeast corner of said Lot 2;

**THENCE** South 00°20'47" East, along the said west line of Craig Road, a distance of 110.18 feet to the **POINT OF BEGINNING** and containing 1,155 square feet or 0.0265 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
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**DRAINAGE EASEMENT  
PART OF LOT 2  
TOWSON ADDITION  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS**

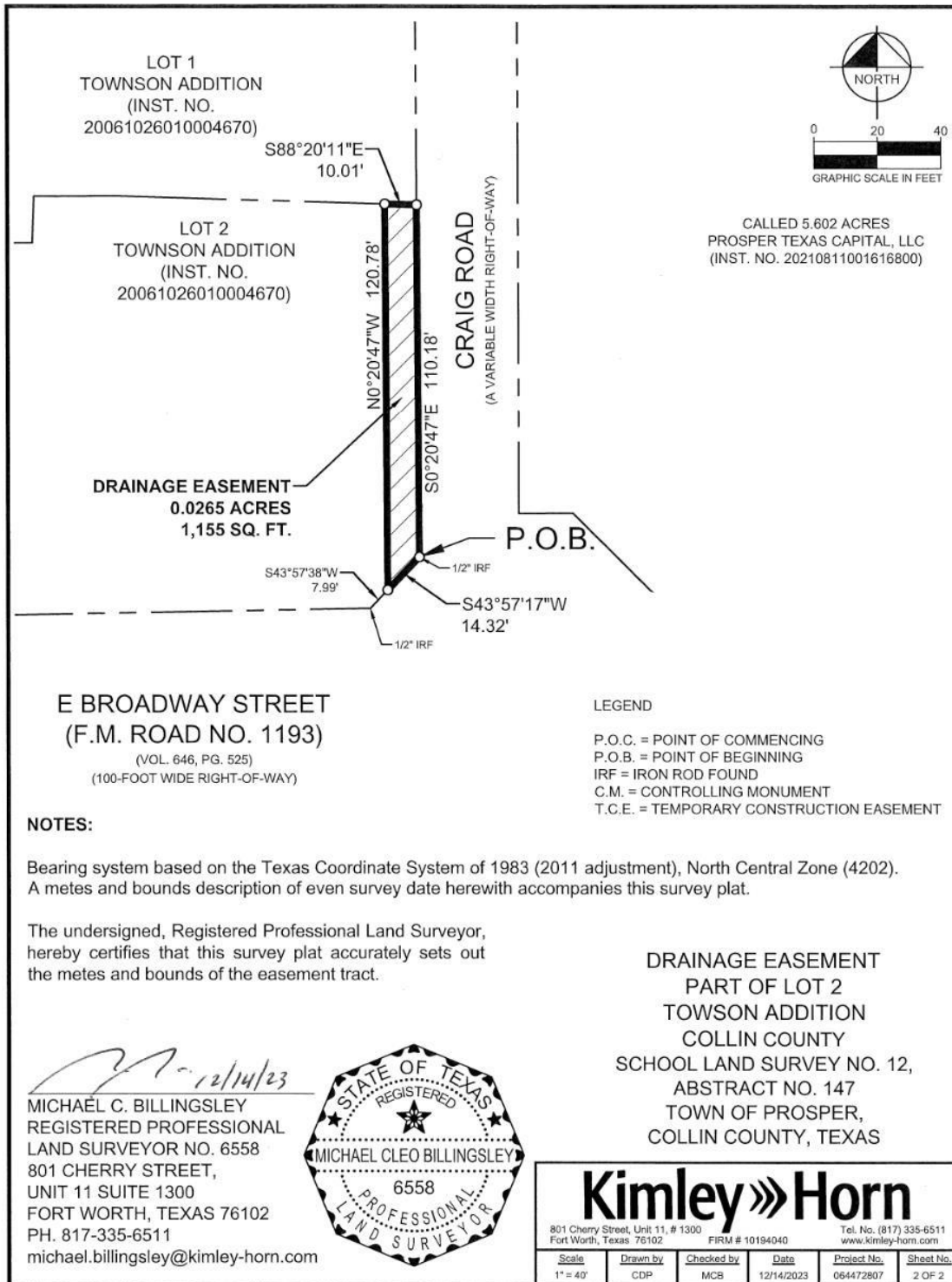
**Kimley»Horn**

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**EXHIBIT 3/PARCEL NO. 3 Cont.**



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**EXHIBIT 4/PARCEL NO. 4**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT**

**BEING** a 0.0188 acre (820 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of Lot 1, Towson Addition, an addition to the Town of Prosper according to the plat recorded in Instrument No. 20061026010004670 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at the southeast corner of the said Lot 1 and being in the west right-of-way line of Craig Road (a variable width right-of-way), from which a 1/2-inch iron rod found for the north end of the right-of-way corner clip bwtween the said west line of Craig Road and the north right-of-way line of E Broadway Street (a 100-foot right-of-way), bears South 00°20'47" East, a distance of 110.18 feet;

**THENCE** North 88°20'11" West, along the south line of the said Lot 1, a distance of 10.01 feet to a point for corner from which a 1/2-inch iron rod found for the south end of the said right-of-way corner clip bears South 02°10'50" West, a distance of 126.62 feet;

**THENCE** North 00°20'47" West, a distance of 81.83 feet to a point for corner in the north line of the said Lot 1;


**THENCE** North 89°25'03" East, along the said north line of Lot 1, a distance of 10.00 feet to a point for the northeast corner of the said Lot 1; said point also being in the said west line of Craig Road;

**THENCE** South 00°20'47" East, along the east line of the said Lot 1 and the said west line of Craig Road, a distance of 82.22 feet to the **POINT OF BEGINNING** and containing 820 square feet or 0.0188 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
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**DRAINAGE EASEMENT  
PART OF LOT 1,  
TOWSON ADDITION  
COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

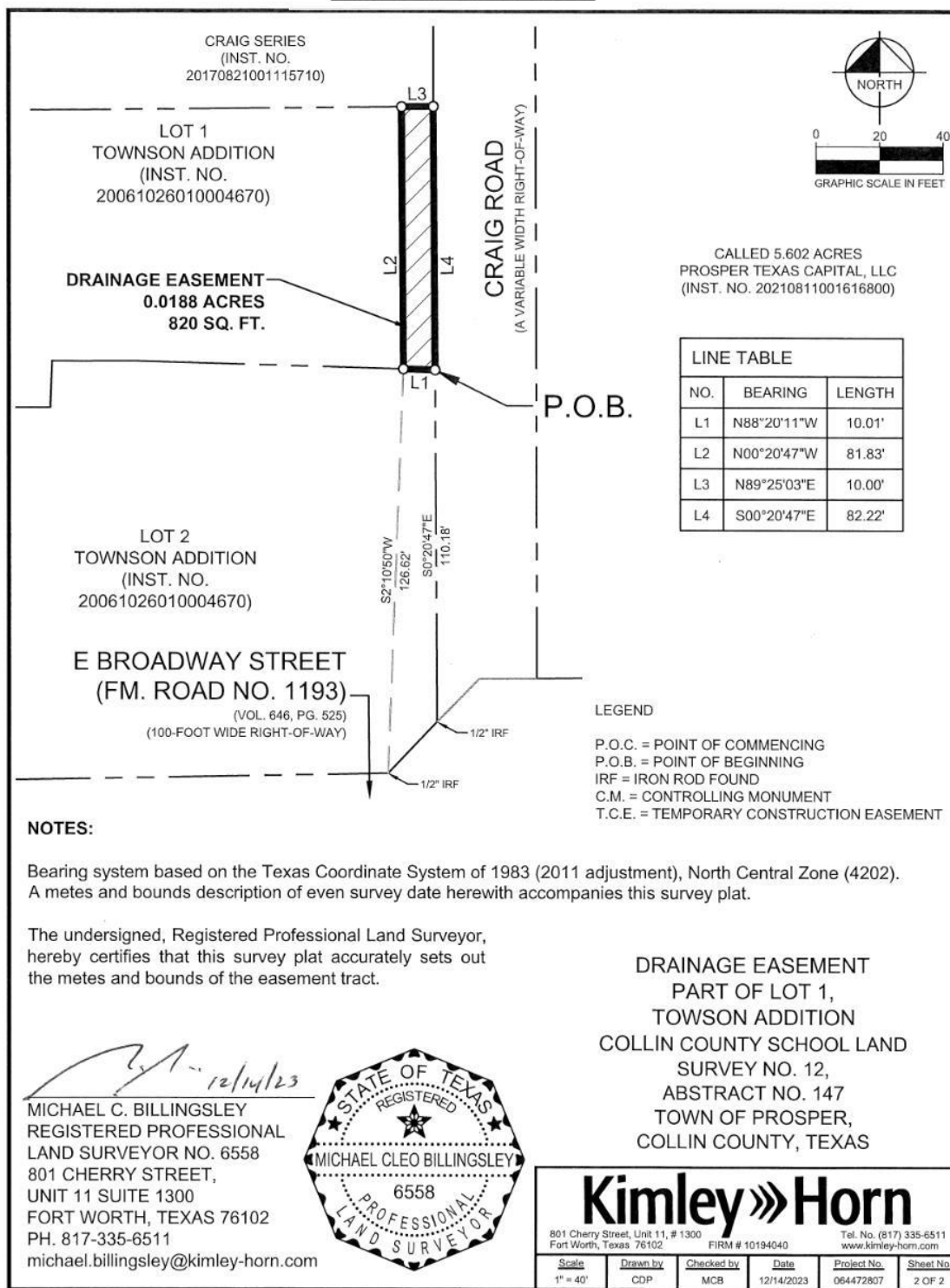
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# EXHIBIT 4/PARCEL NO. 4. Cont.



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**EXHIBIT 5/PARCEL NO. 5.**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT**

**BEING** a 0.0172 acre (750 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in General Warranty Deed to Craig Series recorded in Instrument No. 20170821001115710 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at the northeast corner of the said Craig Series tract and in the west right-of-way line of Craig Road (a variable width right-of-way), from which a 5/8-inch iron rod with "KHA" cap bears North 00°19'01" West, a distance of 50.00 feet;

**THENCE** South 00°05'07" West, along the east line of the said Craig Series tract and the said west line of Craig Road, a distance of 75.00 feet to a point for the southeast corner of the said Craig Series tract;

**THENCE** South 89°52'08" West, along the south line of the said Craig Series tract and departing the said west line of Craig Road, a distance of 10.00 feet to a point for corner;

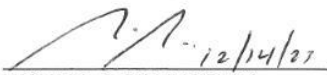
**THENCE** North 00°05'08" East, departing the said south line of the Craig Series tract, a distance of 74.92 feet to a point for corner in the north line of the said Craig Series tract, from which a 5/8-inch iron rod with "KHA" cap bears North 11°38'09" West, a distance of 76.42 feet;

**THENCE** North 89°25'03" East, along the said north line of the Craig Series tract, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 750 square feet or 0.0172 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description. All corners labeled as "set" will be set either 30 days following construction of the improvements or upon acceptance by the Town of Prosper.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
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**DRAINAGE EASEMENT  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

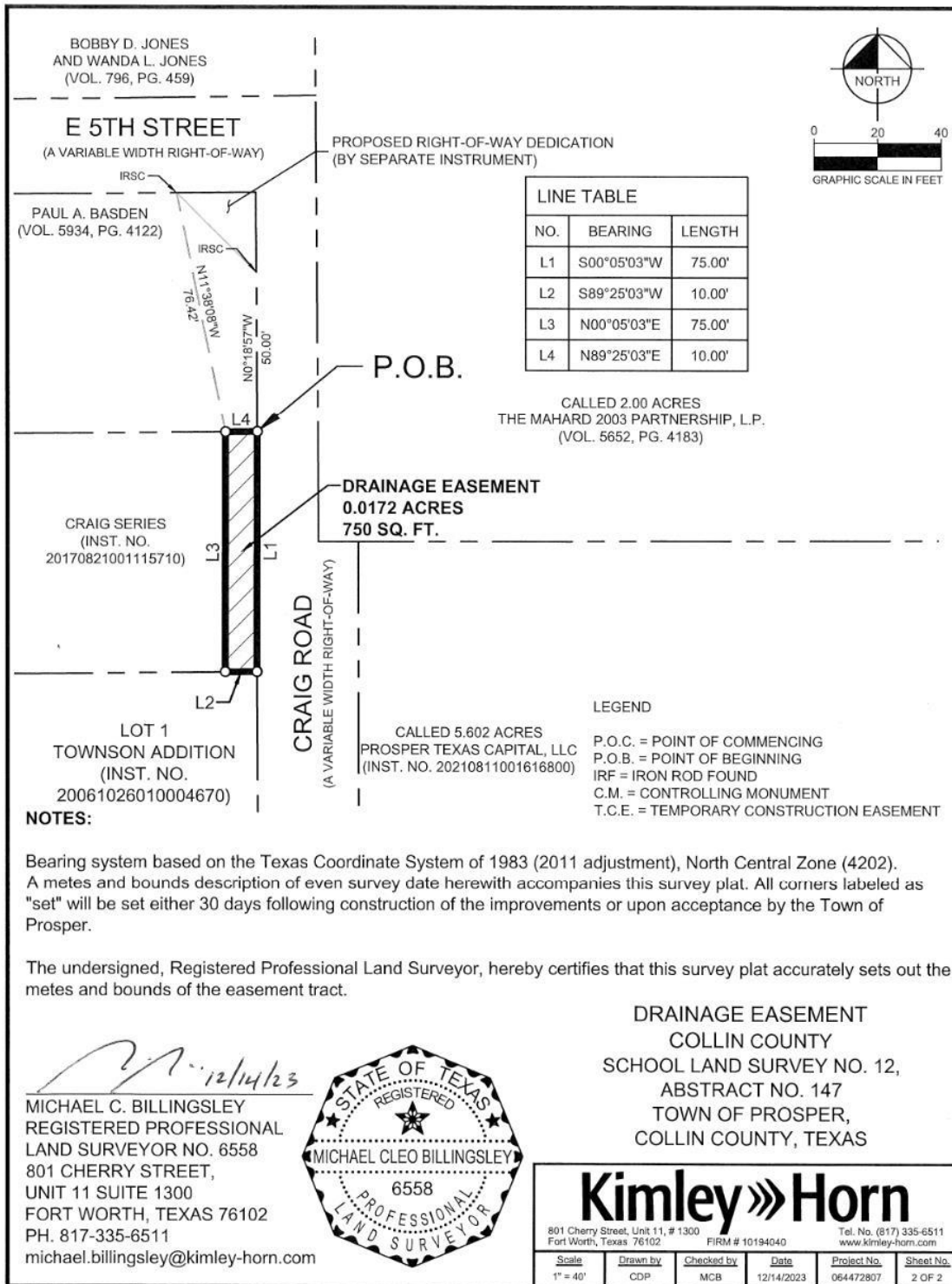
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# EXHIBIT 5/PARCEL NO. 5 Cont.



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**EXHIBIT 6/PARCEL NO. 6.**

**LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION**

**BEING** a 0.0072 acre (313 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in General Warranty Deed to Paul A. Basden recorded in Volume 5934, Page 4122 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "KHA" cap set for the south corner of this Right-of-Way Dedication in the east line of the said Paul A. Basden tract and the west right-of-way line of Craig Road (a variable width right-of-way);

**THENCE** North 45°26'57" West, departing the said east line of the Paul A. Basden tract and the said west line of Craig Road, a distance of 35.27 feet to a 5/8-inch iron rod with "KHA" cap set for the north corner of this Right-of-Way Dedication in the north line of the said Paul A. Basden tract and the south right-of-way line of E 5th Street (a variable width right-of-way);

**THENCE** North 89°25'03" East, along the said north line of the Paul A. Basden tract and the said south line of E 5th Street, a distance of 25.00 feet to a point for the northeast corner of this Right-of-Way Dedication;

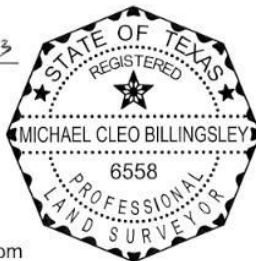
**THENCE** South 00°18'57" East, along the said east line of the Paul A. Basden tract and the said west line of Craig Road, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 313 square feet or 0.0072 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description. All corners labeled as "set" will be set either 30 days following construction of the improvements or upon acceptance by the Town of Prosper.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



RIGHT-OF-WAY DEDICATION  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

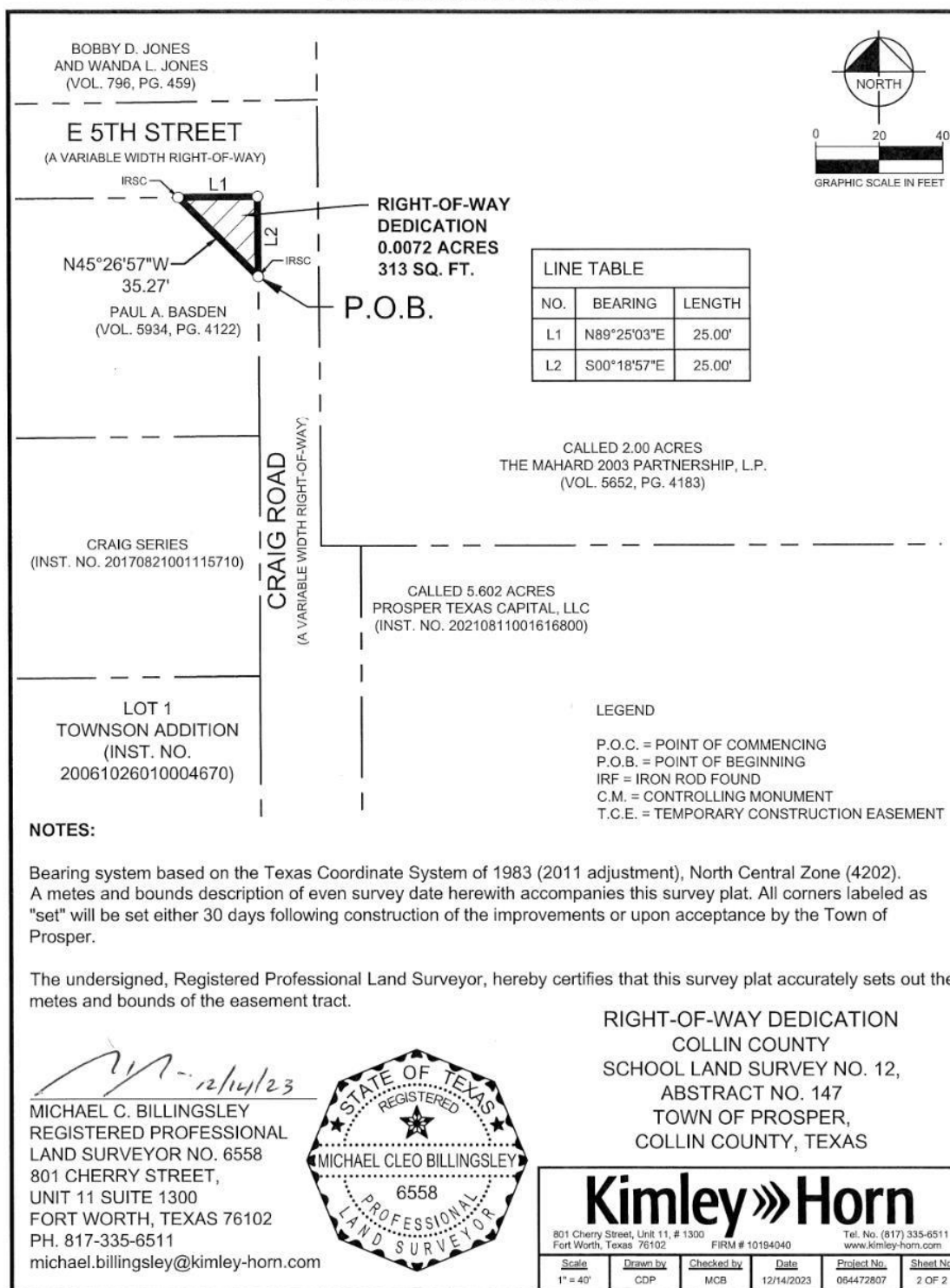
FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	12/14/2023	064472807	1 OF 2

WILLIS, REN 12/14/2023 8:40 AM \\KIMLEY-HORN\TX\_FTW\FTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_ROW 6.DWG

EXHIBIT 6/PARCEL NO. 6 Cont.



WILLIS, REN 12/14/2023 8:40 AM \\KIMLEY-HORN\TX\_FTWFTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_ROW 6.DWG



**EXHIBIT 6/PARCEL NO.6 Cont**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT**

**BEING** a 0.0126 acre (550 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in General Warranty Deed to Paul A. Basden recorded in Volume 5934, Page 4122 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "KHA" cap set for the northeast corner of this Drainage Easement in the east line of the said Paul A. Basden tract and the west right-of-way line of Craig Road (a variable width right-of-way);

**THENCE** South 00°18'57" East, along the said east line of the Paul A. Basden tract and the said west line of Craig Road, a distance of 50.00 feet to a point for the southeast corner of the said Paul A. Basden tract;

**THENCE** South 89°25'03" West, along the south line of the said Paul A. Basden tract, a distance of 10.00 feet to a point for corner;

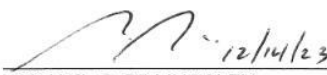
**THENCE** North 00°18'57" West, departing the said south line of the Paul A. Basden tract, a distance of 60.00 feet to a point for corner from which a 5/8-inch iron rod with "KHA" cap set in the north line of the said Paul A. Basden tract bears North 45°27'05" West, a distance of 21.16 feet;

**THENCE** South 45°26'57" East, a distance of 14.11 feet to the **POINT OF BEGINNING** and containing 550 square feet or 0.0126 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description. All corners labeled as "set" will be set either 30 days following construction of the improvements or upon acceptance by the Town of Prosper.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
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**DRAINAGE EASEMENT  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

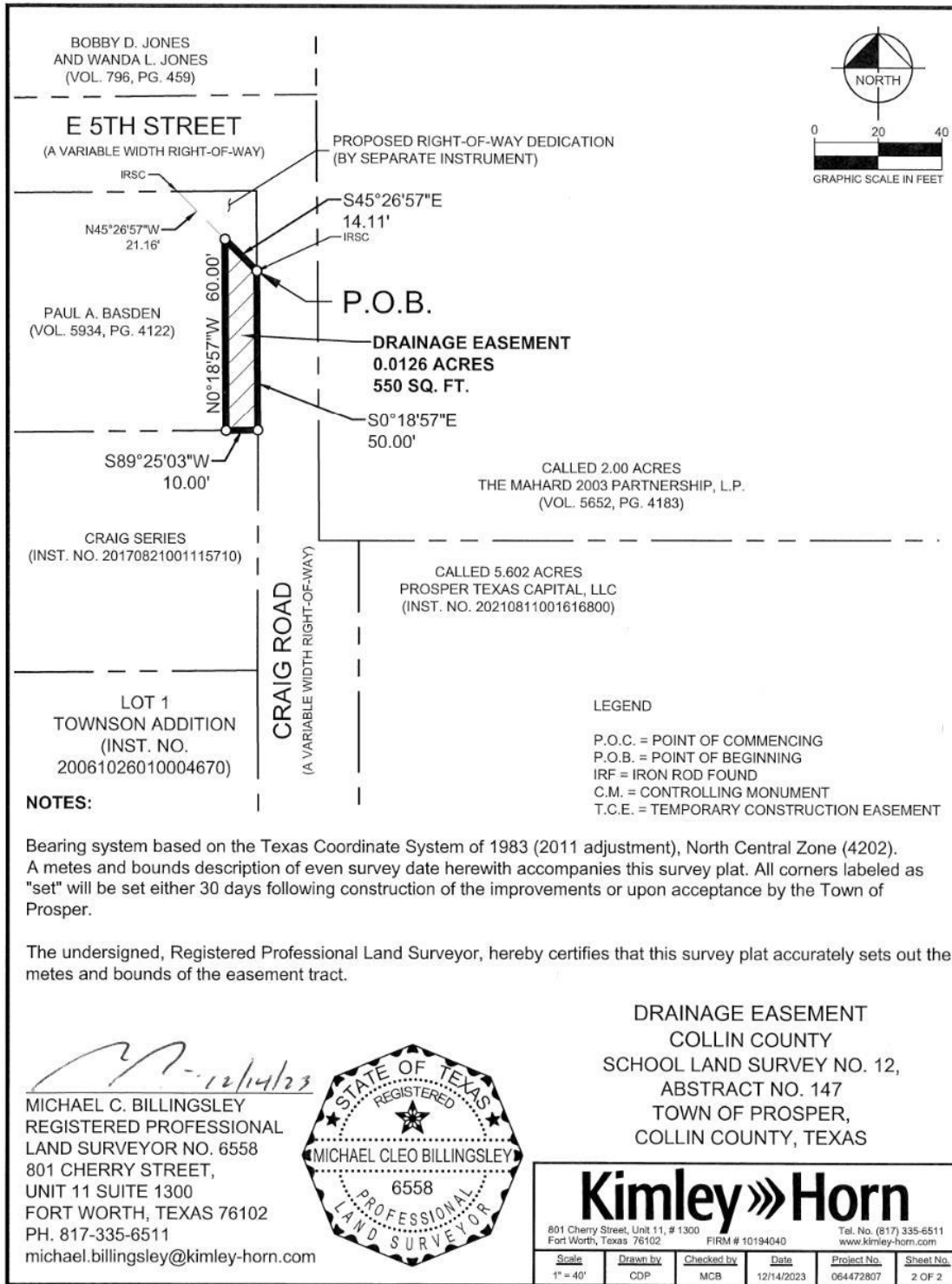
FIRM # 10194040

Tel. No. (817) 335-6511  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	12/14/2023	064472807	1 OF 2

WILLIS, REN 12/14/2023 8:33 AM \\KIMLEY-HORN\TX\_FTW\FTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_DE 7.DWG

# EXHIBIT 6/PARCEL NO.6 Cont



**EXHIBIT 7/PARCEL NO. 7**

**LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION**

**BEING** a 0.1262 acre (5,498 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Special Warranty Deed to The Mahard 2003 Partnership, L.P. recorded in Volume 5652, Page 4183 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** in the south line of the said The Mahard 2003 Partnership, L.P. tract at a 5/8-inch iron rod with "KHA" cap set for the southeast corner of this right-of-way dedication;

**THENCE** South 89°49'13" West, to and along the east right-of-way line of Craig Road, a variable width right-of-way, and along the said south line of The Mahard 2003 Partnership, L.P. tract, a distance of 42.48 feet to a point for the southwest corner of the said The Mahard 2003 Partnership, L.P. tract;

**THENCE** North 00°22'48" West, along the said east line of Craig Road and the west line of the said The Mahard 2003 Partnership, L.P. tract, a distance of 150.09 feet to a 5/8-inch iron rod with "KHA" cap set for the beginning of a non-tangent curve to the right;

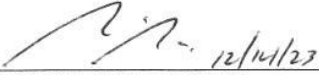
**THENCE** in a southeasterly direction, departing the said west line of The Mahard 2003 Partnership, L.P. tract, with said non-tangent curve to the right, having a radius of 85.00 feet, a central angle of 60°29'04", and a chord bearing and distance of South 30°22'30" East, 85.62 feet, and an arc distance of 89.73 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

**THENCE** South 00°07'58" East, a distance of 76.09 feet to the **POINT OF BEGINNING** and containing 5,498 square feet or 0.1262 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description. All corners labeled as "set" will be set either 30 days following construction of the improvements or upon acceptance by the Town of Prosper.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
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801 CHERRY STREET,  
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FORT WORTH, TEXAS 76102  
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michael.billingsley@kimley-horn.com



RIGHT-OF-WAY DEDICATION  
COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12, ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

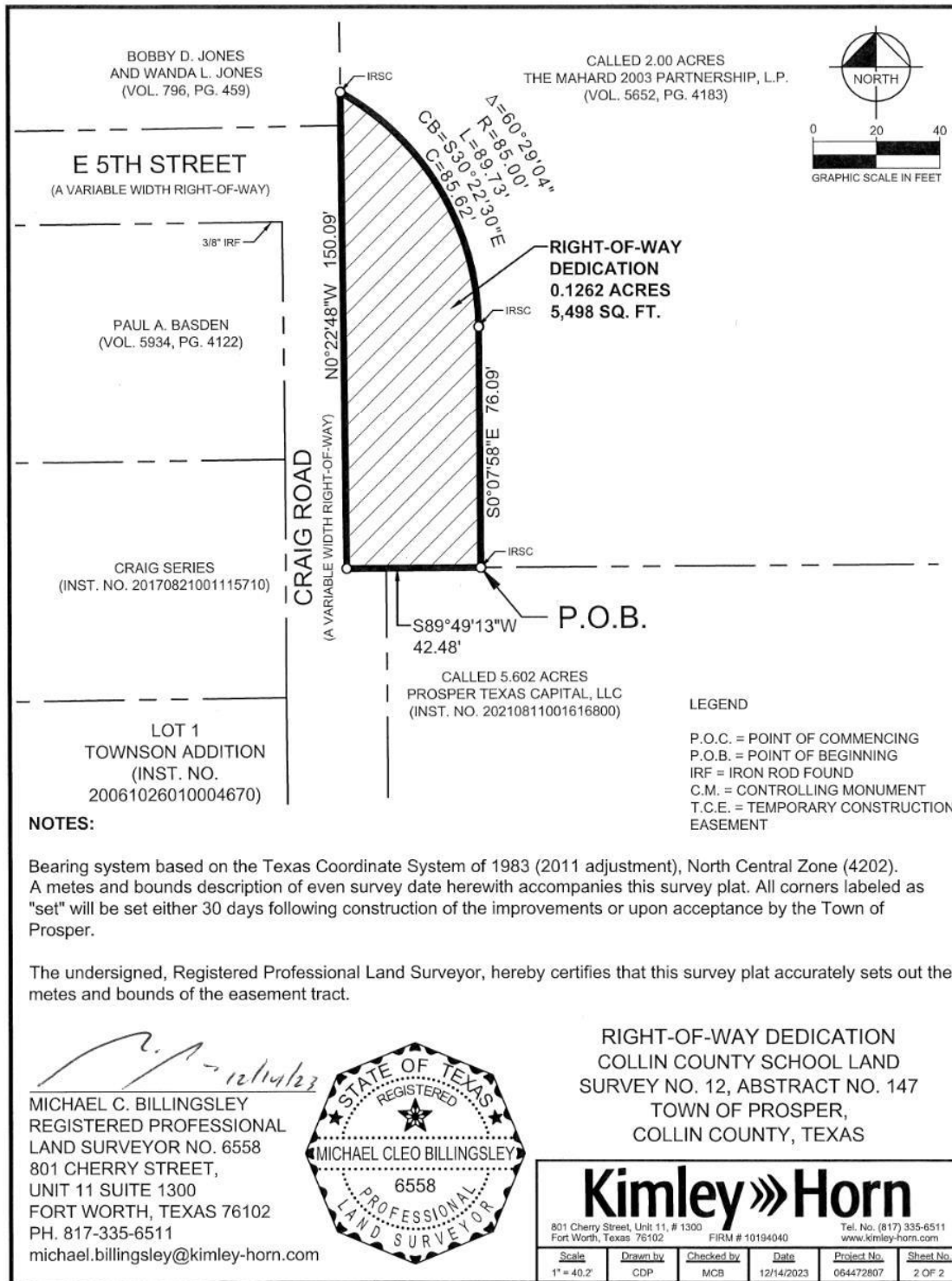
FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	12/14/2023	064472807	1 OF 2

WILLIS, REN 12/14/2023 8:39 AM \\KIMLEY-HORN\TX\_FTWFTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_ROW 5.DWG

# EXHIBIT 7/PARCEL NO. 7 Cont.



WILLIS, REN 12/14/2023 8:39 AM \\KIMLEY-HORN\TX\_FTW\FTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_ROW 5.DWG

**EXHIBIT 7/PARCEL NO. 7 Cont.**

**LEGAL DESCRIPTION  
DRAINAGE EASEMENT**

**BEING** a 0.0087 acre (380 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Special Warranty Deed to The Mahard 2003 Partnership, L.P. recorded in Volume 5652, Page 4183 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "KHA" cap set in the south line of said Mahard 2003 Partnership, L.P. tract;

**THENCE** North 00°07'58" West, departing the south line of said Mahard 2003 Partnership, L.P. tract, a distance of 76.09 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

**THENCE** North 89°52'02" East, a distance of 5.00 feet to a point for corner;


**THENCE** South 00°07'58" West, a distance of 76.08 feet to a point for corner in the south line of the Mahard 2003 Partnership, L.P. tract;

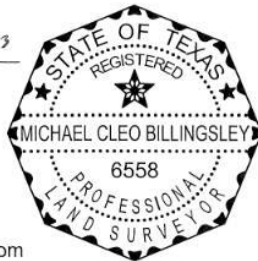
**THENCE** South 89°49'13" West, along the said Mahard 2003 Partnership, L.P. tract, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 380 square feet or 0.0087 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description. All corners labeled as "set" will be set either 30 days following construction of the improvements or upon acceptance by the Town of Prosper.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
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michael.billingsley@kimley-horn.com



**DRAINAGE EASEMENT  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS**

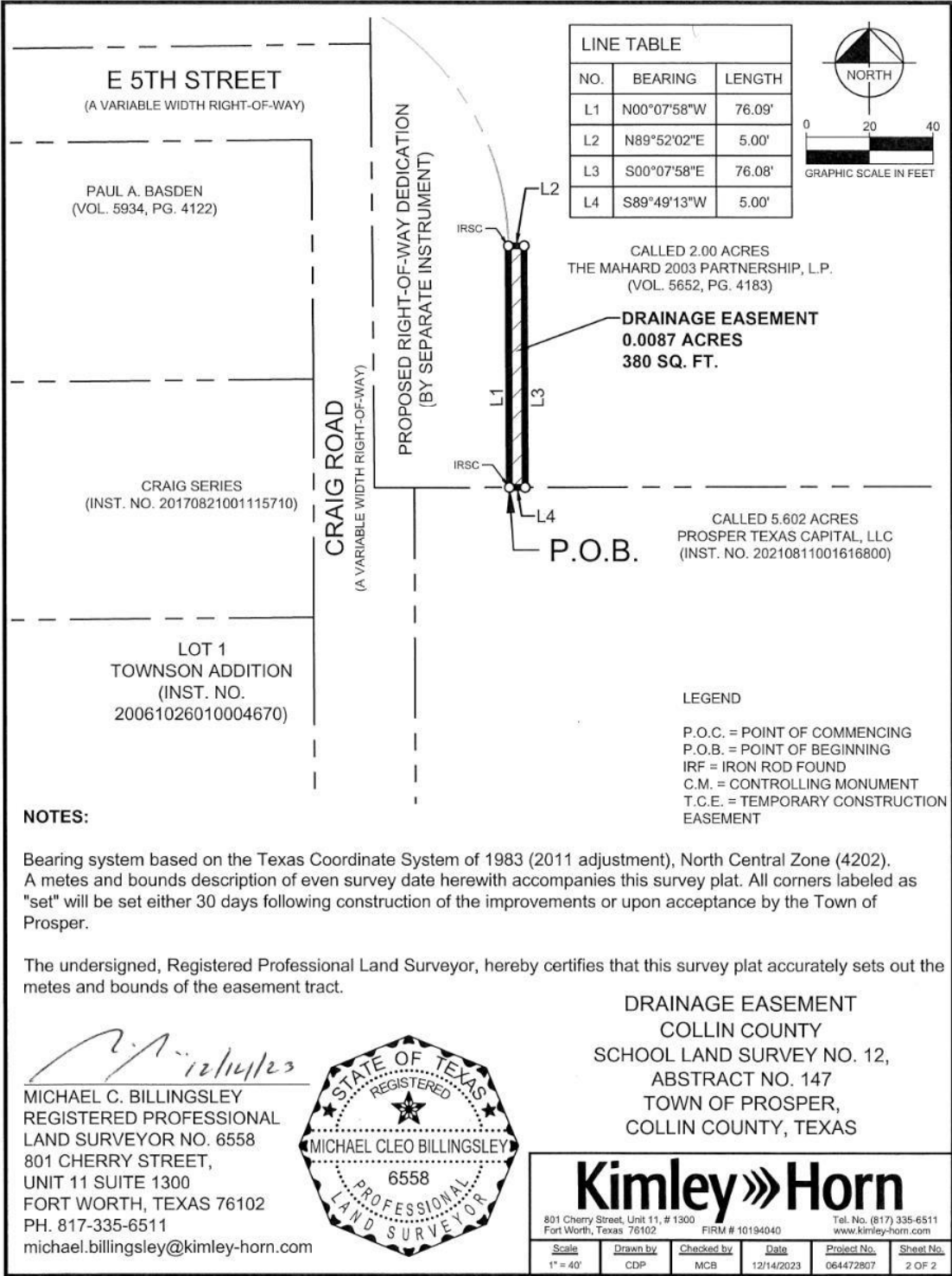
**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	12/14/2023	064472807	1 OF 2

WILLIS, REN 12/14/2023 8:35 AM \\KIMLEY-HORN\TX\_FTWFTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_DE 8.DWG

EXHIBIT 7/PARCEL NO. 7 Cont.



**EXHIBIT 8/PARCEL NO. 8**

**LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION**

**BEING** a 0.0691 acre (3,011 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Warranty Deed with Vendor's Lien to Clayton Walvoord and Megan Walvoord recorded in Instrument No. 20081126001370530 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" set for corner at the southwest corner Lot 1, Block A, Station Addition, an addition to the Town of Prosper according to the plat recorded in Instrument No. 201409020100002900 of said Official Public Records; said point also being in the east line of said Clayton Walvoord and Megan Walvoord tract;

**THENCE** South 00°09'08" East, along the said east line of the Clayton Walvoord and Megan Walvoord tract, a distance of 29.76 feet to a point for corner at the southeast corner of the said Clayton Walvoord and Megan Walvoord tract;

**THENCE** South 89°59'47" West, along the south line of the said Clayton Walvoord and Megan Walvoord tract, a distance of 103.60 feet to a point for corner at the southwest corner of the said Clayton Walvoord and Megan Walvoord tract;

**THENCE** North 00°24'47" East, along the west line of the said Clayton Walvoord and Megan Walvoord tract, a distance of 28.46 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

**THENCE** North 89°16'34" East, departing the said west line of said Clayton Walvoord and Megan Walvoord tract, a distance of 103.32 feet to the **POINT OF BEGINNING** and containing 3,011 square feet or 0.0691 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A survey plat of even survey date herewith accompanies this metes and bounds description. All corners labeled as "set" will be set either 30 days following construction of the improvements or upon acceptance by the Town of Prosper.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the dedication tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



RIGHT-OF-WAY DEDICATION  
COLLIN COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

FIRM # 10194040

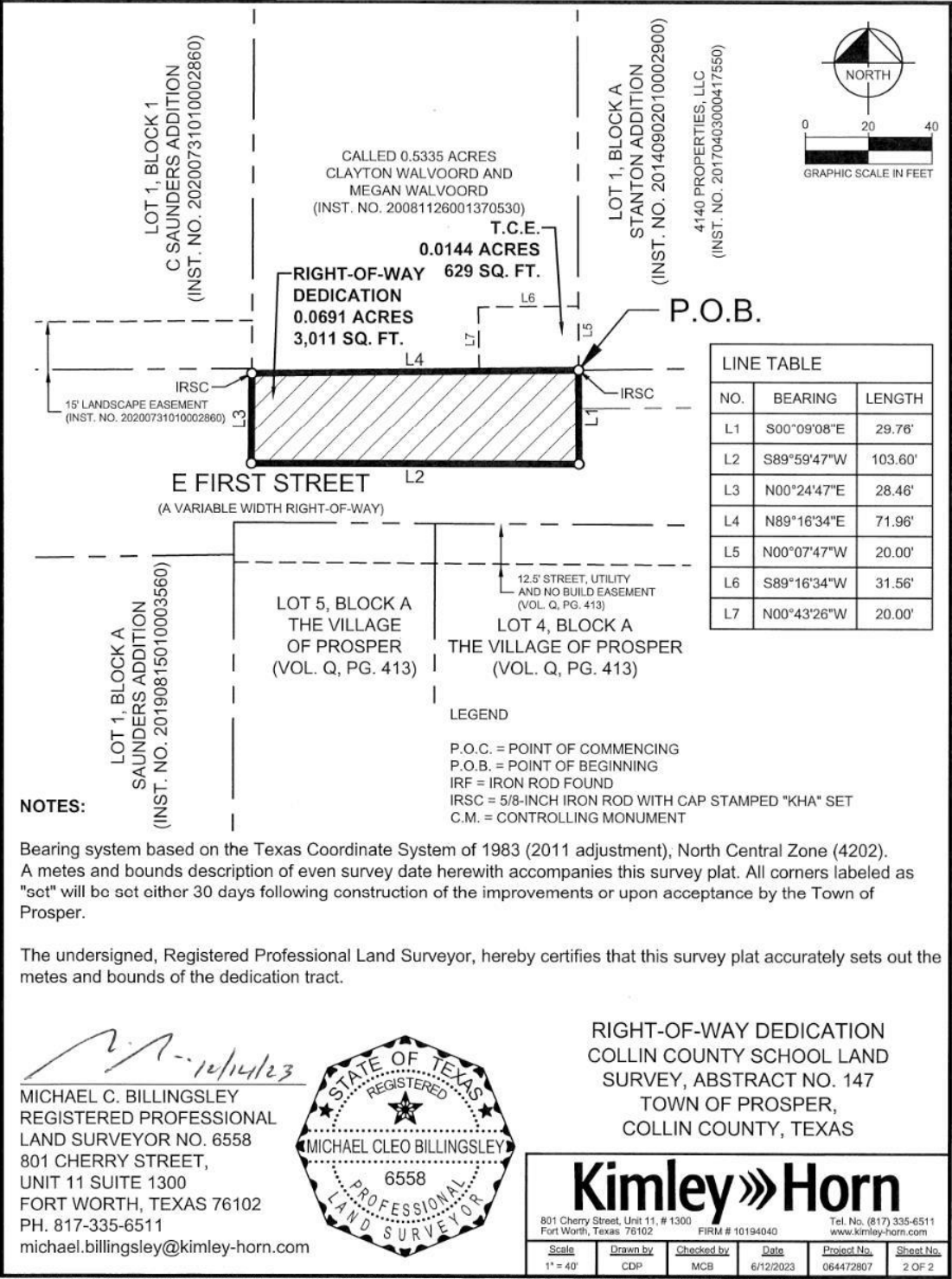
Tel. No. (817) 335-6511  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	6/12/2023	064472807	1 OF 2

WILLIS, REN 12/14/2023 8:36 AM \\KIMLEY-HORN\TX\_FTWFTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_ROW 1.DWG



EXHIBIT 8/PARCEL NO. 8 Cont.





**EXHIBIT 9/PARCEL NO. 9**

**LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION**

**BEING** a 0.0557 acre (2,424 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Warranty Deed to Jim C. Spradley and Carol Spradley recorded in Volume 5561, Page 231 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" set for corner in the south line of said Jim C. Spradley and Carol Spradley tract;

**THENCE** North 00°06'29" West, departing the said south line of the Jim C. Spradley and Carol Spradley tract, a distance of 80.82 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the north line of the said Jim C. Spradley and Carol Spradley tract;

**THENCE** North 89°28'31" East, along the north line of the said Jim C. Spradley and Carol Spradley tract, a distance of 30.00 feet to a point for corner in the west right-of-way line of Craig Road (a variable width right-of-way);

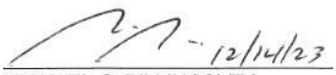
**THENCE** South 00°06'05" East, along the said west line of Craig Road, a distance of 80.82 feet to a point for corner;

**THENCE** South 89°28'31" West, continuing along the said west line of Craig Road, a distance of 29.99 feet to the **POINT OF BEGINNING** and containing 2,424 square feet or 0.0557 acres of land, more or less

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description. All corners labeled as "set" will be set either 30 days following construction of the improvements or upon acceptance by the Town of Prosper.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the dedication tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



RIGHT-OF-WAY DEDICATION  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

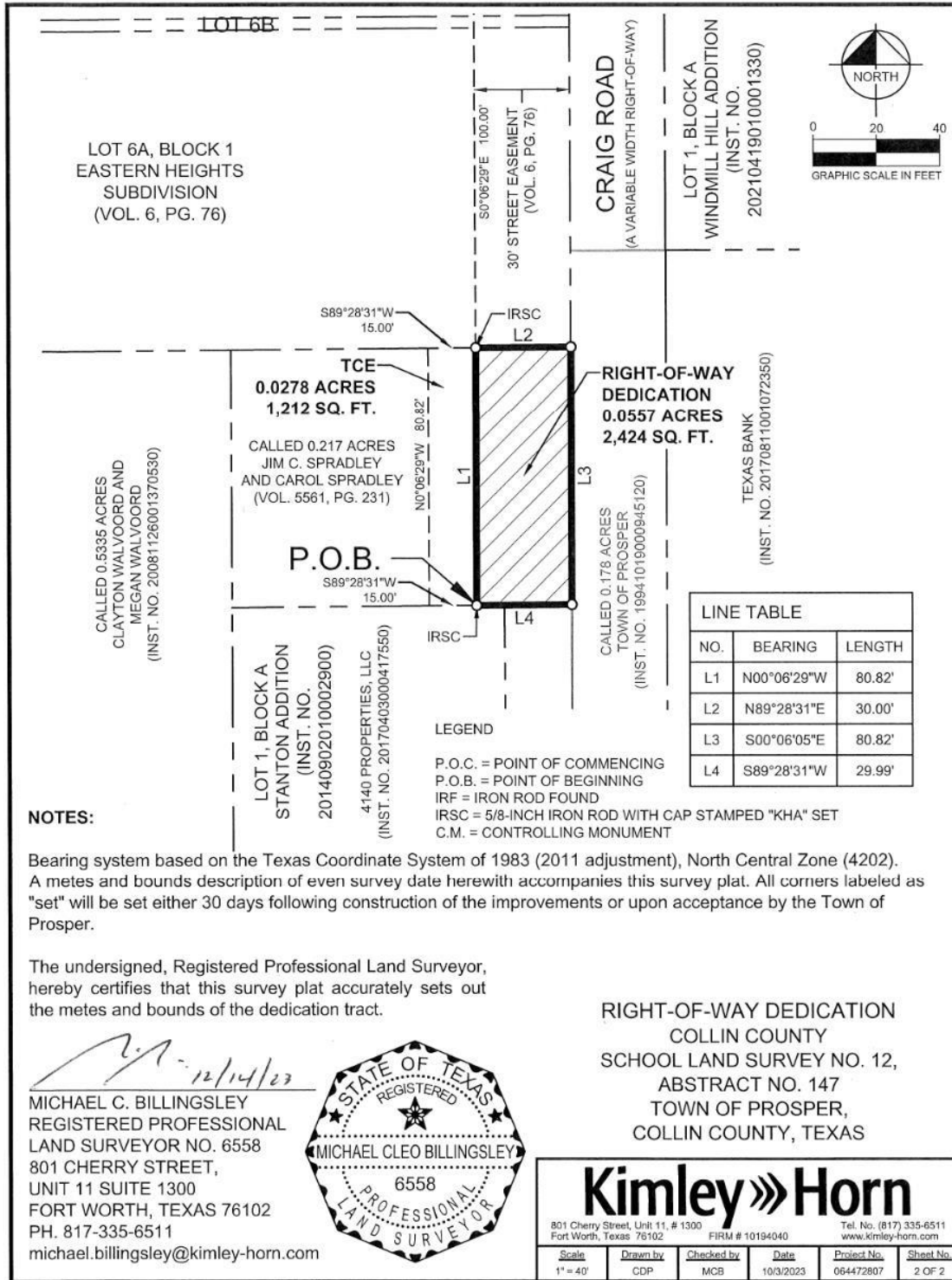
FIRM # 10194040

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	10/3/2023	064472807	1 OF 2

WILLIS, REN 12/14/2023 8:38 AM \\KIMLEY-HORN\TX\_FTW\FTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_ROW 2.DWG

# EXHIBIT 9/PARCEL NO. 9 Cont.



WILLIS, REN 12/14/2023 8:38 AM \\KIMLEY-HORN\TX\_FTWFTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_ROW 2.DWG

**EXHIBIT 10/PARCEL NO. 10**

**LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION**

**BEING** a 0.0727 acre (3,167 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Deed to Bobby D. Jones and wife, Wanda L. Jones recorded in Volume 796, Page 459 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "KHA" cap set for the northeast corner of this Right-of-Way Dedication in the east line of the said Bobby D. Jones and Wanda L. Jones tract;

**THENCE** South 00°22'48" East, along the said east line of the Bobby D. Jones and Wanda L. Jones tract, a distance of 10.48 feet to a point for the southeast corner of the said Bobby D. Jones and Wanda L. Jones tract in the east right-of-way line of Craig Road (a variable width right-of-way) and the north right-of-way line of E 5th Street (a variable width right-of-way);

**THENCE** South 89°12'42" West, along the south line of the said Bobby D. Jones and Wanda L. Jones tract and the said north line of E 5th Street, a distance of 151.14 feet to a point for the southwest corner of the said Bobby D. Jones and Wanda L. Jones tract;

**THENCE** North 00°45'34" West, along the west line of the said Bobby D. Jones and Wanda L. Jones tract and the said north line of E 5th Street, a distance of 22.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;


**THENCE** North 89°12'42" East, departing the said west line of the Bobby D. Jones and Wanda L. Jones tract and the said north line of E 5th Street, a distance of 108.49 feet to a 5/8-inch iron rod with "KHA" cap set for the beginning of a tangent curve to the right;

**THENCE** in an easterly direction, with said tangent curve to the right, having a radius of 85.00 feet, a central angle of 30°10'17", and a chord bearing and distance of South 75°42'10" East, 44.24 feet and an arc distance of 44.76 feet to the **POINT OF BEGINNING** and containing 3,167 square feet or 0.0727 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description. All corners labeled as "set" will be set either 30 days following construction of the improvements or upon acceptance by the Town of Prosper.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



**RIGHT-OF-WAY DEDICATION  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS**

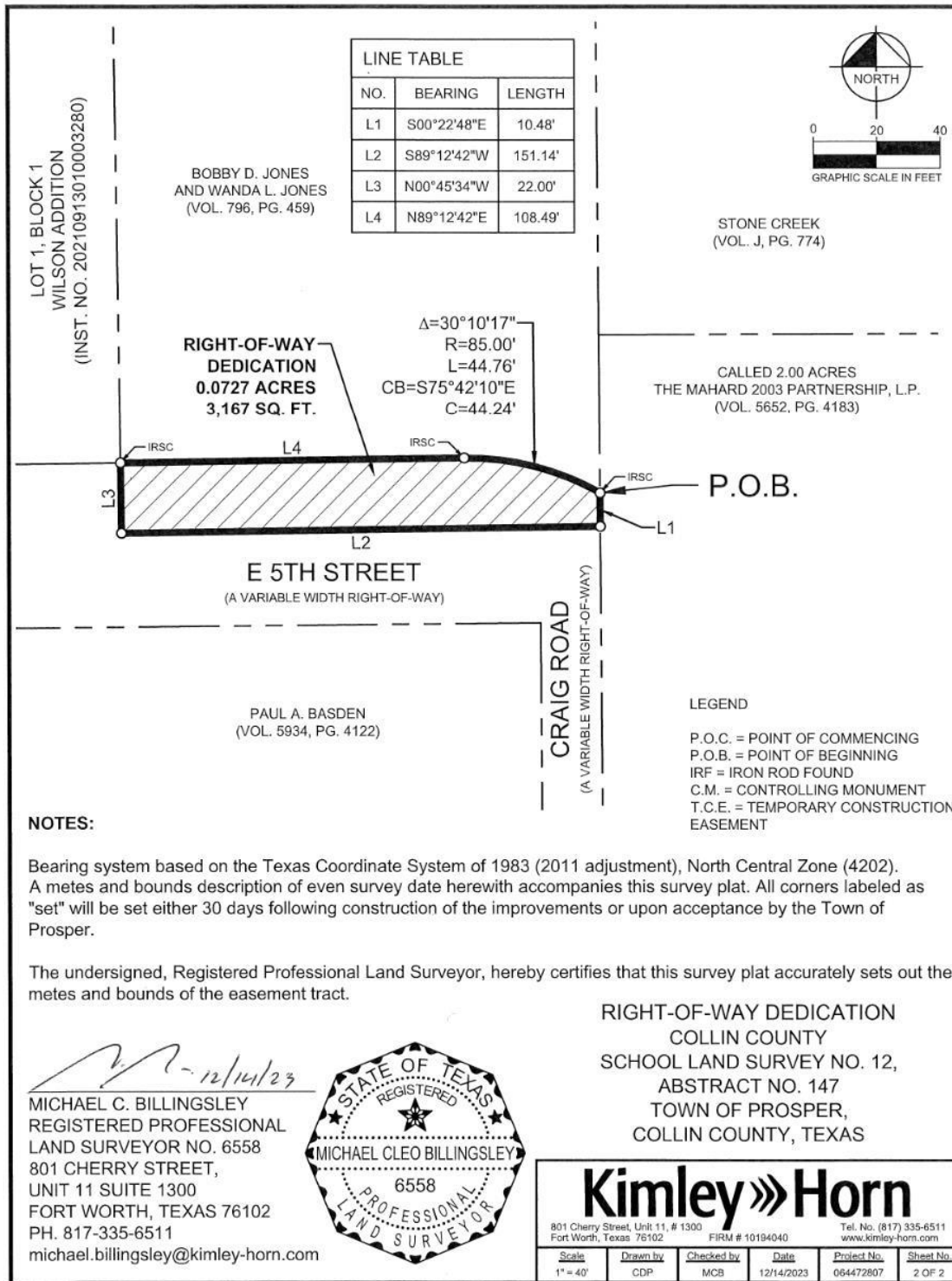
**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	12/14/2023	064472807	1 OF 2

WILLIS, REN 12/14/2023 8:42 AM \\KIMLEY-HORN\TX\_FTWFTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_ROW 7.DWG

# EXHIBIT 10/PARCEL NO. 10 Cont.



WILLIS, REN 12/14/2023 8:42 AM \\KIMLEY-HORN\TX\_FTW\FTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_ROW 7.DWG

**EXHIBIT 11/PARCEL NO. 11**

**LEGAL DESCRIPTION  
SIDEWALK EASEMENT**

**BEING** a 0.0352 acre (1,533 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Texas Bank recorded in Instrument No. 20170811001072350 of the Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "RUST 6003" found at the east end of a right-of-way corner clip at the intersection of the north right-of-way line of E First Street (a variable width right-of-way) and the east right-of-way line of Craig Road (a variable width right-of-way);

**THENCE** North 45°13'20" West, along the northeast line of said corner clip, a distance of 21.19 feet to a 1/2-inch iron rod with cap stamped "RUST 6003" found at the north end of the said corner clip; said point also being in the east line of said Craig Road;

**THENCE** North 00°06'29" West, along the said east line of Craig Road, a distance of 197.24 feet to a point for corner; said point being the northwest corner of the said Texas Bank tract;

**THENCE** North 89°43'48" East, departing the said east line of Craig Road and along the north line of the said Texas Bank tract, a distance of 1.11 feet to a point for corner;

**THENCE** South 03°38'59" East, departing the said north line of the Texas Bank tract, a distance of 68.46 feet to a point for corner at the beginning of a tangent curve to the left;

**THENCE** in a southerly direction, with said tangent curve to the right, having a radius of 556.00 feet, a central angle of 03°54'23", and a chord bearing and distance of South 01°41'48" East, 37.90 feet and an arc distance of 37.91 feet to a point for corner;

**THENCE** South 00°15'24" West, a distance of 48.06 feet to a point for the beginning of a tangent curve to the left;

**THENCE** in a southerly direction, with said tangent curve to the left, having a radius of 19.00 feet, a central angle of 27°41'50", and a chord bearing and distance of South 13°35'31" East, 9.10 feet and an arc distance of 9.18 feet to a point for the beginning of a reverse curve to the right;

**THENCE** in a southerly direction, with said reverse curve to the right, having a radius of 29.00 feet, a central angle of 09°10'45", and a chord bearing and distance of South 22°51'03" East, 4.64 feet and an arc distance of 4.65 feet to a point for corner;

**THENCE** South 18°15'41" East, a distance of 29.86 feet to a point for the beginning of a tangent curve to the right;

**THENCE** in a southerly direction, with said tangent curve to the right, having a radius of 39.00 feet, a central angle of 18°31'03", and a chord bearing and distance of South 09°00'09" East, 12.55 feet and an arc distance of 12.60 feet to a point for corner;

SIDEWALK EASEMENT  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	12/14/2023	064472807	1 OF 4

WILLIS, REN 12/14/2023 8:43 AM \\KIMLEY-HORN\TX\_FTWFTW\_SURVEY\064472807-CRAIG ROAD PROSPER\DWG\064472807-CRAIG ROAD PROSPER\_SE.DWG

**EXHIBIT 11/PARCEL NO. 11 Cont.**

**THENCE** North 89°37'23" East, a distance of 9.97 feet to a point for corner;

**THENCE** South 00°22'37" East, a distance of 4.00 feet to a point for corner; said point being in the north line of said E First Street;

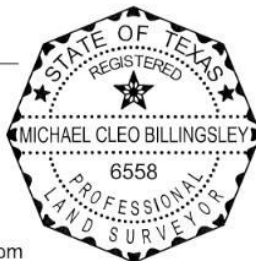
**THENCE** South 89°37'23" West, along the north line of said E First Street, a distance of 16.21 feet to the **POINT OF BEGINNING** and containing 1,533 square feet or 0.0352 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



SIDEWALK EASEMENT  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	12/14/2023	064472807	2 OF 4

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EXHIBIT 11/PARCEL NO. 11 Cont.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°13'20"W	21.19'
L2	N89°43'48"E	1.11'
L3	S00°15'24"W	48.06'
L4	S18°15'41"E	29.86'
L5	N89°37'23"E	9.97'
L6	S00°22'37"E	4.00'
L7	S89°37'23"W	16.21'
L8	N89°43'48"E	15.03'
L9	S86°21'37"W	10.00'
L10	S00°15'24"W	48.06'
L11	S18°15'41"E	29.86'
L12	N89°37'23"E	39.99'
L13	S00°22'37"E	9.00'
L14	S89°37'23"W	34.79'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°54'23"	556.00'	37.91'	S01°41'48"E	37.90'
C2	27°41'50"	19.00'	9.18'	S13°35'31"E	9.10'
C3	9°10'45"	29.00'	4.65'	S22°51'03"E	4.64'
C4	18°31'03"	39.00'	12.60'	S09°00'09"E	12.55'
C5	3°53'47"	561.00'	38.15'	S01°41'30"E	38.14'
C6	27°41'50"	14.00'	6.77'	S13°35'31"E	6.70'
C7	9°10'45"	34.00'	5.45'	S22°51'03"E	5.44'
C8	11°55'26"	44.00'	9.16'	S12°17'57"E	9.14'

SIDEWALK EASEMENT  
 COLLIN COUNTY  
 SCHOOL LAND SURVEY NO. 12,  
 ABSTRACT NO. 147  
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N/A	CDP	MCB	12/14/2023	064472807	4 OF 4

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**EXHIBIT 12/PARCEL NO. 12**

**LEGAL DESCRIPTION  
STREET EASEMENT**

**BEING** a 0.0260 acre (1,133 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in General Warranty Deed to Griffen 4 Holdings, LLC recorded in Instrument No. 20170803001030760 of the Official Public Records, Collin County, Texas; said tract also being part of Lot 4, Block A, The Village of Prosper, an addition to the Town of Prosper according to the plat recorded in Cabinet Q, Page 413, Plat Records, Collin County Texas; said tract being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod found in the west right-of-way line of Craig Road (a variable width right-of-way); said point also being the southeast corner of said Lot 4;

**THENCE** North 0°15'24" East, along the said west line of Craig Road, a distance of 62.52 feet to a point;

**THENCE** North 89°44'36" West, departing the said west line of Craig Road, a distance of 13.08 feet to the **POINT OF BEGINNING**;

**THENCE** South 00°04'44" East, a distance of 18.64 feet to a point for corner;

**THENCE** North 45°24'05" West, a distance of 14.06 feet to a point for corner;

**THENCE** South 89°16'34" West, a distance of 102.79 feet to a point for corner in the west line of said Lot 4;

**THENCE** North 00°15'24" East, along the said west line of Lot 4, a distance of 10.57 feet to a point for corner;

**THENCE** South 89°44'36" East, departing the said west line of Lot 4, a distance of 112.72 feet to the **POINT OF BEGINNING** and containing 1,133 square feet or 0.0260 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
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FORT WORTH, TEXAS 76102  
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michael.billingsley@kimley-horn.com



STREET EASEMENT  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	12/14/2023	064472807	1 OF 2

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CALLER 0.5335 ACRES  
CLAYTON WALVOORD AND  
MEGAN WALVOORD  
(INST. NO. 20081126001370530)

CALLER 0.0811 ACRES  
TOWN OF PROSPER, TEXAS  
(INST. NO. 20120301000241150)

**E FIRST STREET**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.

STREET EASEMENT  
0.0260 ACRES  
1,133 SQ. FT.

25' STREET EASEMENT  
(INST. NO. 94-0033220)

L7 L2

L6 L10 L11 L5 L12

T.C.E.

LOT 4, BLOCK A  
THE VILLAGE OF PROSPER  
(VOL. Q, PG. 413)

0.0115 ACRES  
503 SQ. FT.

GRIFFIN HOLDINGS, LLC  
(INST. NO. 20170803001030760)

5.00'

T.C.E.  
0.0053 ACRES  
232 SQ. FT.

1/2" IRF  
(C.M.)

P.O.C.

LOT 3, BLOCK A  
THE VILLAGE OF PROSPER  
(VOL. Q, PG. 413)

6' DRAINAGE  
EASEMENT  
(VOL. Q, PG. 413)

25' STREET EASEMENT  
(INST. NO. 94-0033220)

LOT 5, BLOCK A  
THE VILLAGE OF PROSPER  
(VOL. Q, PG. 413)

CRAIG ROAD  
(A VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°15'24"E	62.52'
L2	N89°44'36"W	13.08'
L3	S00°04'44"E	18.64'
L4	N45°24'05"W	14.06'
L5	S89°16'34"W	102.79'
L6	N00°15'24"E	10.57'
L7	S89°44'36"E	112.72'
L8	N89°44'36"W	17.73'
L9	N00°03'30"W	48.80'
L10	S00°15'24"W	7.00'
L11	N89°16'34"E	67.07'
L12	N00°28'49"W	7.00'

#### LEGEND

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
C.M. = CONTROLLING MONUMENT

#### NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor,  
hereby certifies that this survey plat accurately sets out  
the metes and bounds of the easement tract.

MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
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STREET EASEMENT  
COLLIN COUNTY  
SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	CDP	MCB	12/14/2023	064472807	2 OF 2

**EXHIBIT 13/PARCEL NO. 13**

**LEGAL DESCRIPTION  
WATER EASEMENT**

**BEING** a 0.0119 acre (520 square foot) tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Special Warranty Deed with Vendor's Lien to 4140 Properties, LLC recorded in Instrument No. 20170403000417550 of the Official Public Records, Collin County, Texas; said tract also being part of Lot 1, Block A, Stanton Addition, an addition to the Town of Prosper according to the plat recorded in Instrument No. 20140902010002900, Official Public Records, Collin County Texas; said tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found in the west right-of-way line of Craig Road (a variable width right-of-way); said point also being the northeast corner of said Lot 1;

**THENCE** South 00°24'25" East, along the said west line of Craig Road, a distance of 101.45 feet to a point for corner at the north end of a right-of-way corner clip at the intersection of the said west line of Craig Road and the north line of E First Street (a variable width right-of-way);

**THENCE** South 44°35'03" West, along the northwest line of said corner clip, a distance of 7.07 feet to a point for corner;

**THENCE** North 00°24'25" West, departing the said northwest line of said corner clip, a distance of 106.44 feet to a point for corner in the north line of said Lot 1;

**THENCE** North 89°28'31" East, along the said north line of Lot 1, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 520 square feet or 0.0119 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
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WATER EASEMENT  
COLLIN COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

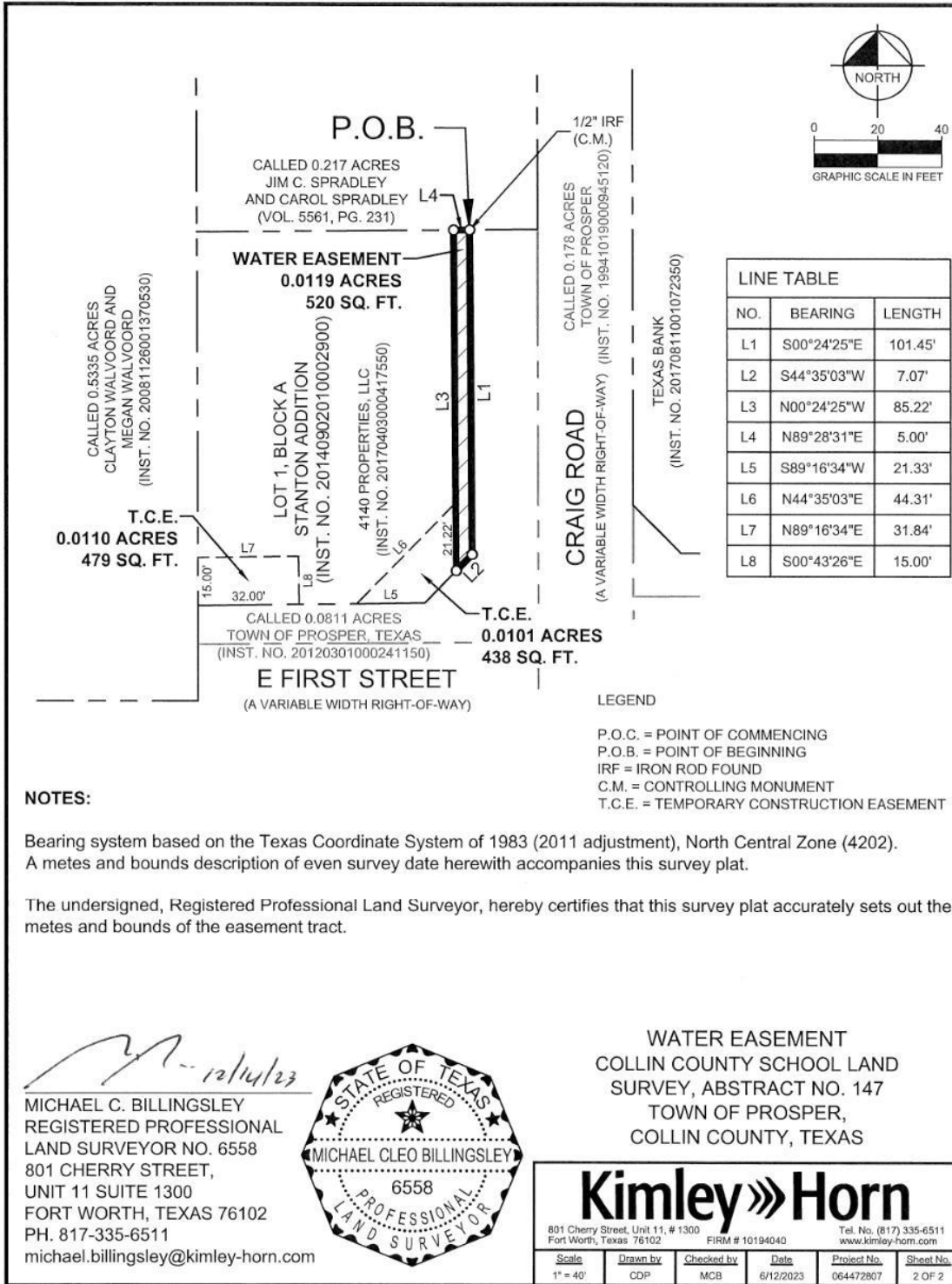
FIRM # 10194040

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	6/12/2023	064472807	1 OF 2

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EXHIBIT 13/PARCEL NO. 13 Cont.



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