

SURVEYOR'S NOTES

1. This is a Zoning Site survey, made on the ground under the supervision of a Texas Registered Land Surveyor. Date of field survey is November 27, 2023.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Texas North Central State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DF8982. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Zoning Site survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted without the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

LINE	BEARING	DISTANCE
L1	N 57°07'52" E	356.75'
L2	S 89°52'14" W	50.00'
L3	N 00°07'46" W	50.00'
L4	N 89°52'14" E	50.00'
L5	S 00°07'46" E	50.00'
L6	S 89°52'14" W	25.00'
L7	S 00°06'47" E	22.54'
L8	S 50°55'15" W	319.67'
L9	N 89°46'17" W	66.91'±

POB (AS-SURVEYED)  
50' X 50' LEASE AREA  
2,500.0 SQ. FT.±  
0.06 ACRES±  
5' LANDSCAPE BUFFER  
3600.0 SQ.FT.±  
0.08 ACRES±  
N:7134275.58  
E:2498590.20

PARENT TRACT  
PARCEL ID:2759846  
CITY OF PROSPER  
INST. NO.  
20170622010003020

POB (AS-SURVEYED)  
ACCESS, UTILITY &  
FIBER EASEMENT  
8,182.5 SQ. FT.±  
0.19 ACRES±  
N:7134275.64  
E:2498615.20

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge, information, and belief.

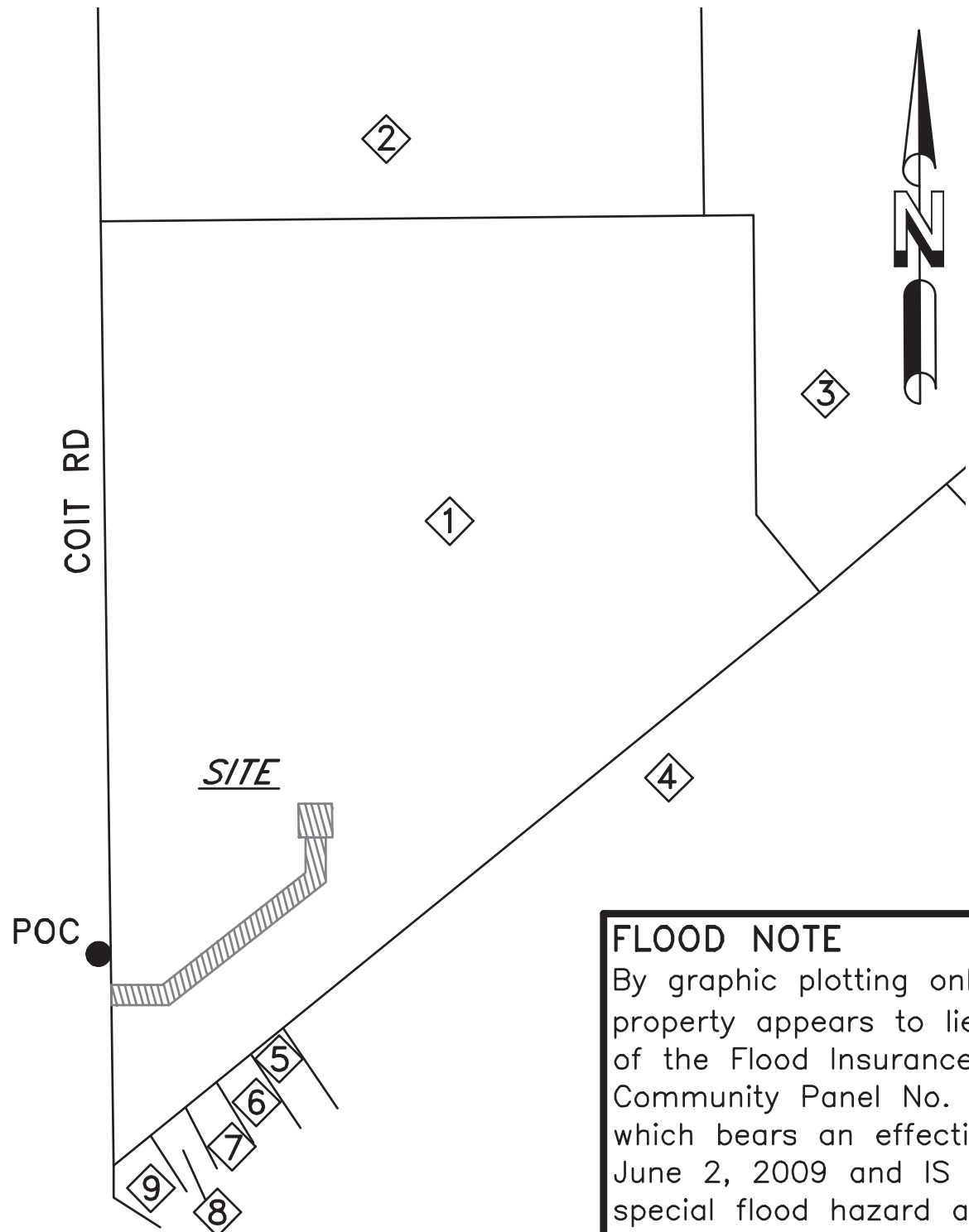


William H. Sommerville, III  
Texas License No. 6094

12/19/23

PARENT TRACT OVERVIEW

- ① PARENT TRACT  
PARCEL ID: 2759846  
CITY OF PROSPER  
INSTRUMENT NO: 20170622010003020
- ② PARCEL ID: 2619467  
PROSPER SE FIRST & COIT LLC  
INSTRUMENT NO: 20220418000612720
- ③ PARCEL ID: 2619468  
55 PROSPER LP  
INSTRUMENT NUMBER: 184370
- ④ PARCEL ID: 2811287  
LAKEWOOD HOA INC,  
INSTRUMENT NUMBER: 20200303000300280
- ⑤ PARCEL ID: 2811269  
NO INFORMATION AVAILABLE
- ⑥ PARCEL ID: 2811268  
SAIN, MICHAEL A. & BRANDI C.  
INSTRUMENT NUMBER: 20210209000277440
- ⑦ PARCEL ID: 2811267  
ARGUETA, ALEJANDRO  
& BRITTANY ERIN GLASS  
INSTRUMENT NUMBER: 20210311000484370
- ⑧ PARCEL ID: 2811266  
GOHEEN, CHRISTOPHER & ELIZABETH  
INSTRUMENT NUMBER: 20210208000264460
- ⑨ PARCEL ID: 28111265  
SANDERSON, BRANT CHRISTOPHER  
& MICHELLE LOUISE  
INSTRUMENT NUMBER: 20211119002378600



FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 48085C0235J, which bears an effective date of June 2, 2009 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

PROSPER COIT  
JAMES STONE SURVEY, ABSTRACT NO. 847  
COLLIN COUNTY, TEXAS

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT A  
ZONE-23-0036  
SURVEY

SITE LOCATION INFORMATION:  
PLAN TYPE: NEW 105' MONOPOLE TOWER  
PROPERTY OWNER: TOWN OF PROSPER  
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

SHEET S.1

TEXAS NORTH CENTRAL

GRID NORTH  
GRID TO TRUE NORTH  
CONVERGENCE  
0°56'44.10650"

TRUE NORTH TO MAGNETIC  
DECLINATION  
2°41' E

COMBINED SCALE FACTOR  
0.999877377

LEGEND

- = 5/8" REBAR SET  
● = FOUND PROPERTY MARKER  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POE = POINT OF ENDING  
▲ = CALCULATED POINT  
(R) = REFERENCED INFORMATION  
(M) = MEASURED  
⊗ = POWER POLE  
↓ = GUY ANCHOR  
☐ = POWER BOX  
☐ = TELEPHONE PEDESTAL  
⊗ = SANITARY SEWER MANHOLE  
⊗ = TEMPORARY BENCHMARK  
5/8" REBAR SET  
ELEVATION 729.62'

--- ROW --- = RIGHT-OF-WAY  
--- OP --- = OVERHEAD POWER

50' X 50' LEASE AREA (AS-SURVEYED)

Being a certain portion of that certain tract of land owned now or formerly by City of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 57°07'52" E leaving said right-of-way line a distance of 356.75 feet to a 5/8" rebar set and the Point of Beginning; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 50.00 feet to the Point of Beginning. Said above-described Lease Area contains 2,500.0 square feet or 0.06 acres, more or less.

5' LANDSCAPE BUFFER (AS-SURVEYED)

Being a certain portion of that certain tract of land owned now or formerly by City of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 57°07'52" E leaving said right-of-way line a distance of 356.75 feet to a 5/8" rebar set and the Point of Beginning of a Landscape Buffer being 5 feet in width and being bounded by a line 5 feet left of and parallel to the following described bounding line; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 50.00 feet to the Point of Beginning. Said above-described Landscape Buffer contains 3,600.0 square feet or 0.08 acres, more or less.

ACCESS, UTILITY & FIBER EASEMENT (AS-SURVEYED)

Being a certain portion of that certain tract of land owned now or formerly by City of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 55°09'04" E leaving said right-of-way line a distance of 365.08 feet to a 5/8" rebar set; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 25.00 feet to the Point of Beginning of an Access, Utility & Fiber Easement being 20 feet in width lying 10 feet each side of the following described centerline; thence S 00°06'47" E a distance of 22.54 feet to a point; thence S 50°55'15" W a distance of 319.67 feet to a point; thence N 89°46'17" W a distance of 66.91 feet, more or less, to a point on the east right-of-way line of said Coit Road and the Point of Ending. Said above-described Easement contains 8,182.5 square feet or 0.19 acres, more or less.

730'± TO NEAREST  
INTERSECTION  
MEADOWBROOK BLVD

COIT RD  
CONCRETE  
PUBLIC RIGHT-OF-WAY

737

733

POC (AS-SURVEYED)  
MAGNAIL  
N:7134081.97  
E:2498290.56

POE (AS-SURVEYED)  
ACCESS, UTILITY &  
FIBER EASEMENT  
N:7134051.85  
E:2498300.17

0 50' 100'  
SCALE: 1" = 50'