

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, DECLARING THE NECESSITY TO ACQUIRE CERTAIN REAL PROPERTIES FOR RIGHT-OF-WAY, DRAINAGE EASEMENTS, WATER EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE CONSTRUCTION OF FIRST STREET (DNT – COLEMAN) PROJECT; DETERMINING THE PUBLIC USE AND NECESSITY FOR SUCH ACQUISITION; 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 the Property for the construction of the First Street (DNT – Coleman) 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 (“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 First Street (DNT – Coleman) 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 these required property interests.

**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 No. 1** - Approximately 0.1583 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 as recorded in Instrument Number 20121227001636180 of the Official Public Records of Collin County, Texas
- 2     **Parcel No. 2** - Approximately 0.0379 acres of real property for drainage easement and 0.2376 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 as recorded in Instrument Number 20101007001084900 of the Official Public Records of Collin County, Texas
- 3     **Parcel No. 3** - Approximately 0.0072 acres of real property for right-of-way and 0.0138 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 as recorded in Instrument Number 20070507000616900 of the Official Public Records of Collin County, Texas
- 4     **Parcel No. 4** - Approximately 1.372 acres of real property for right-of-way and 0.0334 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 as recorded in Instrument Number 20210407000704790 of the Official Public Records of Collin County, Texas
- 5     **Parcel No. 5A** - Approximately 0.0264 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 as recorded Volume 256 Page 280, Deed of records of Collin County, Texas
- 6     **Parcel No. 5B** - Approximately 0.6662 acres of real property for right-of-way and 0.0069 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 as recorded in Instrument Number 20211102002237490 of the Official Public Records of Collin County, Texas
- 7     **Parcel No. 6** - Approximately 0.0053 acres of real property for drainage easement and 0.1268 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 as recorded in Instrument Number 20040421000567710 of the Official Public Records of Collin County, Texas
- 8     **Parcel No. 7** - Approximately 0.1558 acres of real property for right-of-way and 0.0135 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 as recorded in Instrument Number 20201117002046730 of the Official Public Records of Collin County, Texas

- 9     **Parcel No. 8** - Approximately 0.0618 acres of real property for right-of-way and 0.0057 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 as recorded in Instrument Number 20160119000060760 of the Official Public Records of Collin County, Texas
- 10    **Parcel No. 9** - Approximately 0.6177 acres of real property for right-of-way and 0.0034 acres of real property for drainage easement and 0.0049 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 as recorded in Instrument Number 20210407000704790 of the Official Public Records of Collin County, Texas
- 11    **Parcel No. 10** - Approximately 0.1838 acres of real property for right-of-way and 0.0042 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 as recorded in Instrument Number 20140812000856950 of the Official Public Records of Collin County, Texas
- 12    **Parcel No. 11** - Approximately 0.3304 acres of real property for right-of-way and 0.0147 acres of real property for drainage easement and 0.3868 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 as recorded in Instrument Number 20210407000704790 of the Official Public Records of Collin County, Texas
- 13    **Parcel No. 13** - Approximately 0.0377 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 as recorded in Instrument Number 20121211001574800 of the Official Public Records of Collin County, Texas
- 14    **Parcel No. 14** - Approximately 0.0455 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 as recorded in Instrument Number 19940211000143680 of the Official Public Records of Collin County, Texas
- 15    **Parcel No. 15** - Approximately 0.0220 acres of real property for right-of-way and 0.0100 acres of real property for water 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 as recorded in Volume 1395, Page 333 Deed Records of Collin County, Texas
- 16    **Parcel No. 16** - Approximately 0.1118 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 as recorded in Instrument Number 20140411000350200 of the Official Public Records of Collin County, Texas
- 17    **Parcel No. 17** - Approximately 0.0472 acres of real property for right-of-way and 0.0152 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 as recorded in Volume 5236, Page 4438 Deed Records of Collin County, Texas

- 18     **Parcel No. 19** - Approximately 0.4023 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 as recorded in Instrument Number 20210407000704790 of the Official Public Records of Collin County, Texas
- 19     **Parcel No. 21** - Approximately 0.1140 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 as recorded in Instrument Number 20170925001280500 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 26TH DAY OF JULY, 2022.**

\_\_\_\_\_  
**David F. Bristol, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**Terrence S. Welch, Town Attorney**

**EXHIBIT 1 / Parcel No. 1**

EXHIBIT "A"

Drainage Easement  
Blue Star Land, L.P.  
Metes and Bounds Description  
0.1583 Acres or 6,896 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Blue Star Land, L.P. recorded in Collin County Clerk's Instrument Number 20121227001636180, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found with "HALFF" cap (controlling monument) on the north right-of-way line of West First Street (a variable width right-of-way), and being the east corner of that certain tract of land described to the Town of Prosper as Parcel 1-ROW-1, recorded in Collin County Clerk's Instrument Number 20181227001569100, O.P.R.C.C.T.;

THENCE N 82°41'52" W, 98.74 feet, along the south line of said Blue Star Land, L.P. tract of land and the north right-of-way line of said West First Street, to a 1/2-inch capped iron rod (G&A 10127900) set for an angle point in said north right-of-way line of West First Street;

THENCE N 85°24'29" W, 68.51 feet, continuing along said south line and the north right-of-way line of said West First Street to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE N 04°40'29" E, 32.39 feet, departing said north right-of-way line over and across said Blue Star Land, L.P. tract of land to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE S 85°21'32" E, 170.00 feet, over and across said Blue Star Land, L.P. tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner for an angle point;

THENCE N 89°10'16" E, 30.00 feet, over and across said Blue Star Land, L.P. tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

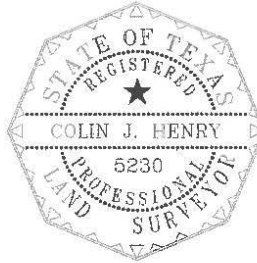
THENCE S 00°24'45" W, 37.26 feet, over and across said Blue Star Land, L.P. tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the north right-of-way line of said West First Street;

THENCE N 89°35'15" W, 35.58 feet, along the south line of said Blue Star Land, L.P. tract of land and said north right-of-way line to the POINT OF BEGINNING and containing approximately 0.1583 acres or 6,896 square feet of land.

**EXHIBIT 1 / Parcel No. 1 (Continued)**

 4/14/2022

Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



**Notes:**

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

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## **EXHIBIT 2 / Parcel No. 2**

### **EXHIBIT "A"**

Drainage Easement  
Tollway First Partners  
Metes and Bounds Description  
0.0379 Acres or 1,650 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Tollway First Partners recorded in Collin County Clerk's Instrument Number 20101007001084900, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found with "HALFF" cap (controlling monument) in the south right-of-way line of West First Street (variable width right-of-way), and being at the northeast corner of a tract of land described to the Town of Prosper, Texas, recorded in Instrument Number 20190206000128940, O.P.R.C.C.T.;

THENCE N 89°30'31" E, 37.48 feet, along the south right-of-way line of said West First Street and the north line of said Tollway First Partners tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for the POINT OF BEGINNING;

THENCE N 89°30'31" E, 82.51 feet, continuing along the south right-of-way line of said West First Street and the north line of said Tollway First Partners tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE S 00°33'39" E, 20.00 feet, departing said north line and the south right-of-way line of said West First Street, over and across said Tollway First Partners tract of land, to a point for corner;

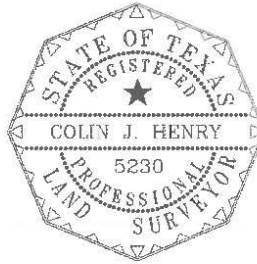
THENCE S 89°30'31" W, 82.51 feet, over and across said Tollway First Partners tract of land to a point for corner;

THENCE N 00°33'39" W, 20.00 feet, over and across said Tollway First Partners tract of land, to the POINT OF BEGINNING and containing approximately 0.0379 acres or 1,650 square feet of land.

**EXHIBIT 2 / Parcel No. 2 (Continued)**

*Colin J. Henry 4/14/2022*

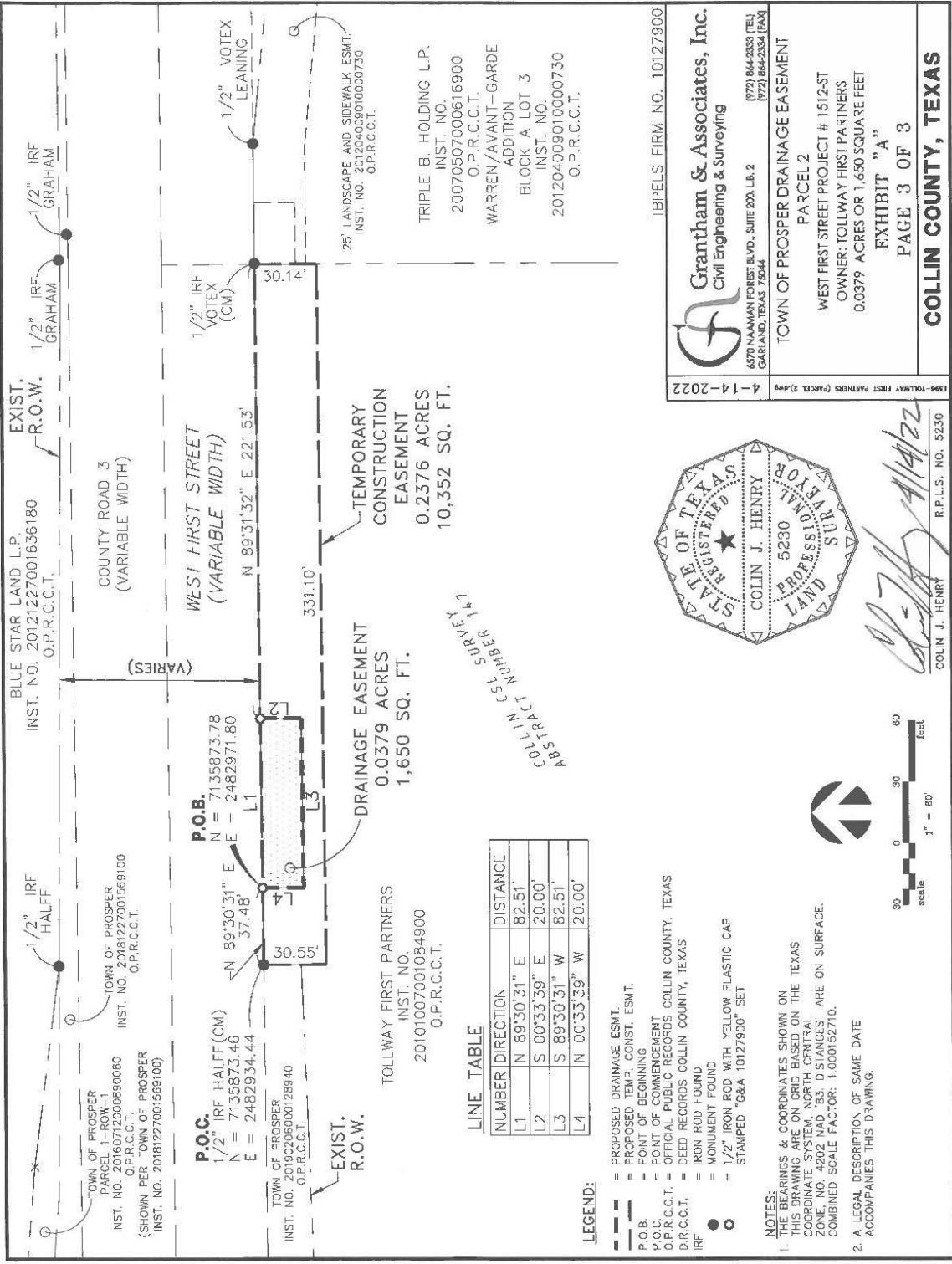
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. A Temporary Construction Easement of 0.2376 acres or 10,352 square feet is located as shown on the drawing accompanying this description.
4. The temporary construction easement shall expire as noted in the easement agreement.
5. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

EXHIBIT 2 / Parcel No. 2 (Continued)



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### **EXHIBIT 3 / Parcel No. 3**

#### **EXHIBIT "A"**

**Tract I  
Right-of-Way Dedication  
Triple B Holding LP  
Metes and Bounds Description  
0.0072 Acres or 313 Square Feet**

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Triple B Holding LP recorded in Collin County Clerk's Instrument Number 20070507000616900, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found with plastic cap stamped "VOTEX" (controlling monument) in the south right-of-way line of West First Street (variable width right-of-way), and being the northeast corner of said Triple B Holding LP tract of land, same being the northeast corner of Lot 3, Block A, Warren / Avant-Garde Addition, and addition to the Town of Prosper, recorded in Collin County Clerk's Instrument Number 20120409010000730, O.P.R.C.C.T., and further being the southeast corner of a right-of-way dedication for said West First Street by plat recorded in Collin County Clerk's Instrument Number 20060921010004060, O.P.R.C.C.T.;

THENCE S 89°13'57" W, 30.79 feet, along the south right-of-way line of said West First Street and the north line of said Warren / Avant-Garde Addition to a 1/2-inch iron rod found with plastic cap stamped "VOTEX" for the northwest corner of a 30 foot wide ingress and egress easement, recorded in Collin County Clerk's Instrument Number 20060210000185440, O.P.R.C.C.T.;

THENCE S 00°33'25" W, 9.98 feet, along the west right-of-way line of Business Park Drive (a 60.0 foot right-of-way and along an offset in the south right-of-way line of said West First Street as recorded in said Warren / Avant-Garde Addition, to a 1/2-inch iron rod found for the POINT OF BEGINNING;

THENCE S 00°25'00" W, 25.00 feet, continuing along the west right-of-way line of said Business Park Drive, over and across said Triple B Holding LP tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE N 45°03'59" W, 35.06 feet, departing the west right-of-way line of said Business Park Drive, over and across said Triple B Holding LP tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the south right-of-way line of said West First Street;

THENCE N 89°27'03" E, 25.00 feet, along the north line of said Triple B Holding LP tract of land tract of land and said south right-of-way line, to the POINT OF BEGINNING and containing approximately 0.0072 acres or 313 square feet of land.



**EXHIBIT 3 / Parcel No. 3 (Continued)**

Tract II  
Drainage Easement  
Triple B Holding LP  
Metes and Bounds Description  
0.0138 Acres or 600 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Triple B Holding LP recorded in Collin County Clerk's Instrument Number 20070507000616900, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found with plastic cap stamped "VOTEX" (controlling monument) in the south right-of-way line of West First Street (variable width right-of-way), and being the west corner of a called 0.0477 acre right-of-way dedication by plat recorded in Collin County Clerk's Instrument Number 20120409010000730, O.P.R.C.C.T., also being in the north line of said Triple B Holding LP tract of land, same being the north line of Lot 3, Block A, Warren / Avant-Garde Addition, and addition to the Town of Prosper, recorded in Collin County Clerk's Instrument Number 20120409010000730, O.P.R.C.C.T.;

THENCE S 89°30'09" W, 28.70 feet, along the south right-of-way line of said West First Street and the north line of said addition to a 1/2-inch capped iron rod (G&A 10127900) set for corner and the POINT OF BEGINNING;

THENCE S 00°19'54" E, 20.00 feet, departing said south right-of-way line, over and across said Triple B Holding LP tract of land, to a point for corner;

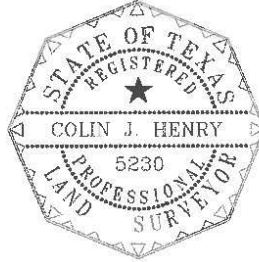
THENCE S 89°30'09" W, 30.00 feet, over and across said Triple B Holding LP tract of land, to a point for corner on the west line of said Triple B Holding LP tract of land and the east line of a tract of land described to Tollway First Partners recorded in Collin County Clerk's Instrument Number 20101007001084900, O.P.R.C.C.T.;

THENCE N 00°19'54" W, 20.00 feet, along the west line of said Triple B Holding LP tract of land and the east line of said Tollway First Partners tract of land, to a 1/2-inch iron rod found with plastic cap stamped "VOTEX" (controlling monument) for corner on the south right-of-way line of said West First Street;

THENCE N 89°30'09" E, 30.00 feet, along the north line of said Triple B Holding LP tract of land and the south right-of-way line of West First Street, to the POINT OF BEGINNING and containing approximately 0.0138 acres or 600 square feet of land.

**EXHIBIT 3 / Parcel No. 3 (Continued)**

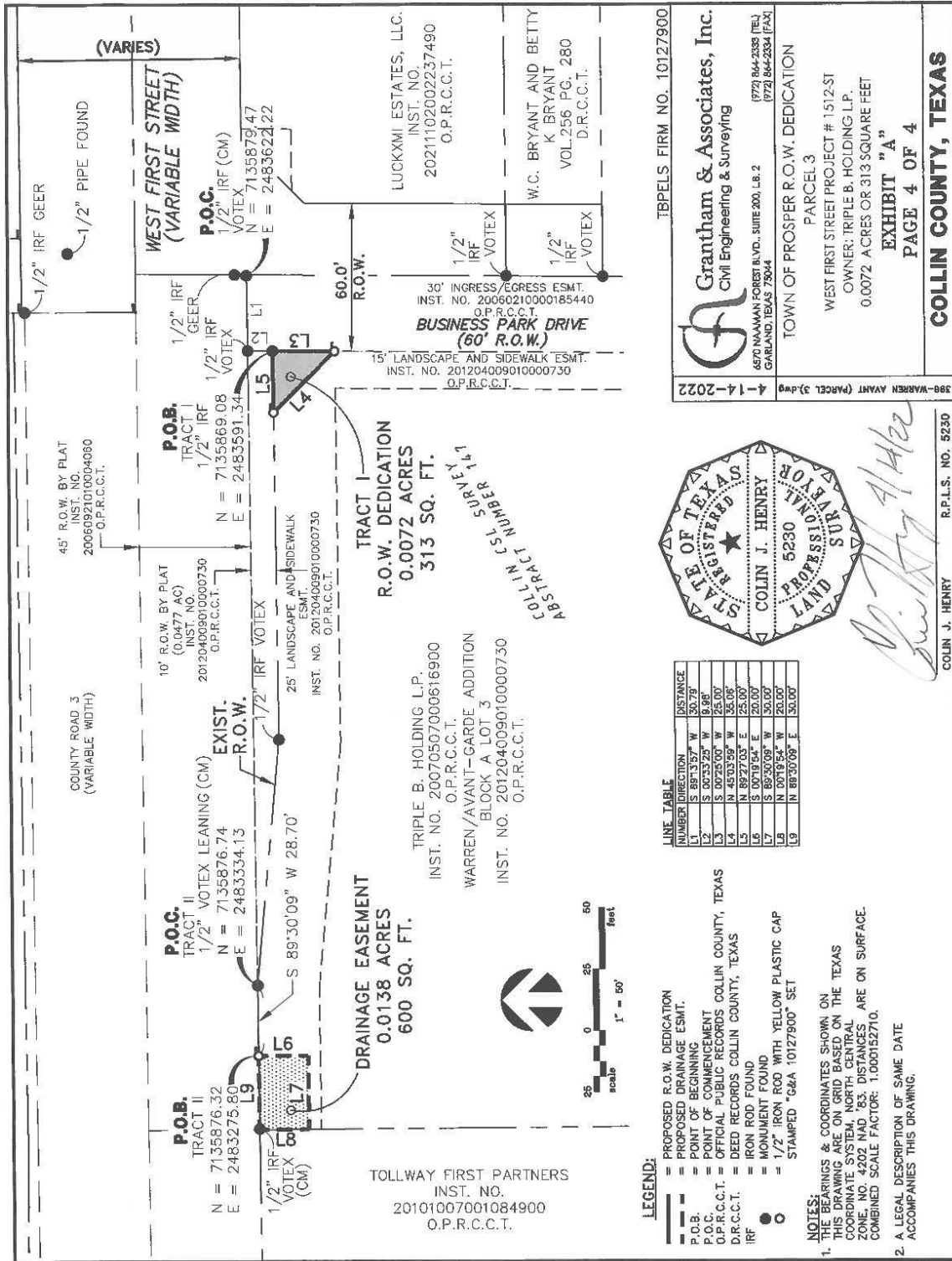
  
Colin J. Henry, RPLS  
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**Notes:**

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

# EXHIBIT 3 / Parcel No. 3 (Continued)



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## **EXHIBIT 4 / Parcel No. 4**

### **EXHIBIT "A"**

Tract I  
Right-of-Way Dedication  
183 Land Corporation  
Metes and Bounds Description  
1.372 Acres or 59,770 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described as the remainder of Tract 4 by instrument to 183 Land Corporation recorded in Collin County Clerk's Instrument Number 20210407000704790, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found with plastic cap stamped "GEER" (controlling monument) in the north right-of-way line of County Road 3 (variable width right-of-way), and being the southeast corner of that certain tract of land described by instrument to Blue Star Land LP recorded in Collin County Clerk's Instrument Number 20121227001636180, O.P.R.C.C.T., same being on the west line of said 183 Land Corporation tract of land;

THENCE N 00°05'14" W, 1.23 feet, departing the north right-of-way line of said County Road 3 and along the east line of said Blue Star Land LP tract of land and the west line of said 183 Land Corporation tract of land to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the north right-of-way line of West First Street (a 90 foot right-of-way);

THENCE N 89°26'21" E, 1,293.97 feet, along said north right-of-way line of West First Street, over and across said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner, and being on the east line of said 183 Land Corporation tract of land, same being on the west right-of-way line of Cook Lane (a 60 foot right-of-way), as described by instrument to the Town of Prosper recorded in Collin County Clerk's Instrument Number 20200820001374830, O.P.R.C.C.T. ;

THENCE S 44°22'07" W, 67.58 feet, departing said north right-of-way line and along the east line of said 183 Land Corporation tract of land, and along a corner clip at the intersection of the west right-of-way line of said Cook Lane with the centerline said County Road 3, to a PK nail found for corner at the west end of said corner clip;

THENCE S 89°30'47" W, 1,246.63 feet, along the south line of said 183 Land Corporation tract of land and the centerline of said County Road 3, to a MAG nail set with shiner (G&A 10127900) for the southwest corner of said 183 Land Corporation tract of land;

THENCE N 00°05'14" W, 45.00 feet, departing the centerline of said County Road 3 and along the west line of said 183 Land Corporation tract of land to the POINT OF BEGINNING and containing approximately 1.372 acres or 59,770 square feet of land.

**EXHIBIT 4 / Parcel No. 4 (Continued)**

Tract II  
Drainage Easement  
183 Land Corporation  
Metes and Bounds Description  
0.0334 Acres or 1,453 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described as the remainder of Tract 4 by instrument to 183 Land Corporation recorded in Collin County Clerk's Instrument Number 20210407000704790, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found with plastic cap stamped "GEER" (controlling monument) in the north right-of-way line of County Road 3 (variable width right-of-way), and being the southeast corner of that certain tract of land described by instrument to Blue Star Land LP recorded in Collin County Clerk's Instrument Number 20121227001636180, O.P.R.C.C.T., same being on the west line of said 183 Land Corporation tract of land;

THENCE N 00°05'14" W, 1.23 feet, departing the north right-of-way line of said County Road 3 and along the east line of said Blue Star Land LP tract of land and the west line of said 183 Land Corporation tract of land to a 1/2-inch capped iron rod (G&A 10127900) set for the POINT OF BEGINNING on the north right-of-way line of West First Street (a 90 foot right-of-way);

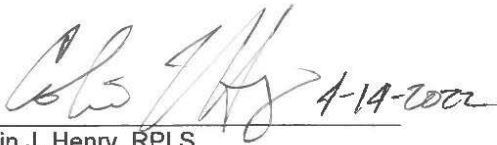
THENCE N 00°05'14" W, 48.38 feet, departing said north right-of-way line and along the east line of said Blue Star Land LP tract of land and the west line of said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

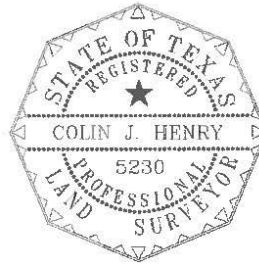
THENCE N 89°10'16" E, 30.00 feet, over and across said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE S 00°05'14" E, 48.52 feet, over and across said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the north right-of-way line of said West First Street;

THENCE S 89°26'21" W, 30.00 feet, over and across said 183 Land Corporation tract of land and along the north right-of-way line of said West First Street, to the POINT OF BEGINNING and containing approximately 0.0334 acres or 1,453 square feet of land.

**EXHIBIT 4 / Parcel No. 4 (Continued)**

  
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

**TRACT II DRAINAGE EASEMENT**  
0.0334 ACRES  
1,453 SQ. FT.

**P.O.B. TRACT II**  
N = 7135970.48  
E = 2483607.05

**P.O.G. TRACT II**  
1/2" IRF GEER  
N = 7135969.25  
E = 2483607.05

**TRACT I R.O.W. DEDICATION**  
1.372 ACRES  
59,770 SQ. FT.

**WEST FIRST STREET (90.0' R.O.W.)**

**COUNTY ROAD 3 (VARIABLE WIDTH)**

**DETAIL "A"**

**DETAIL "B"**

**LEGEND:**

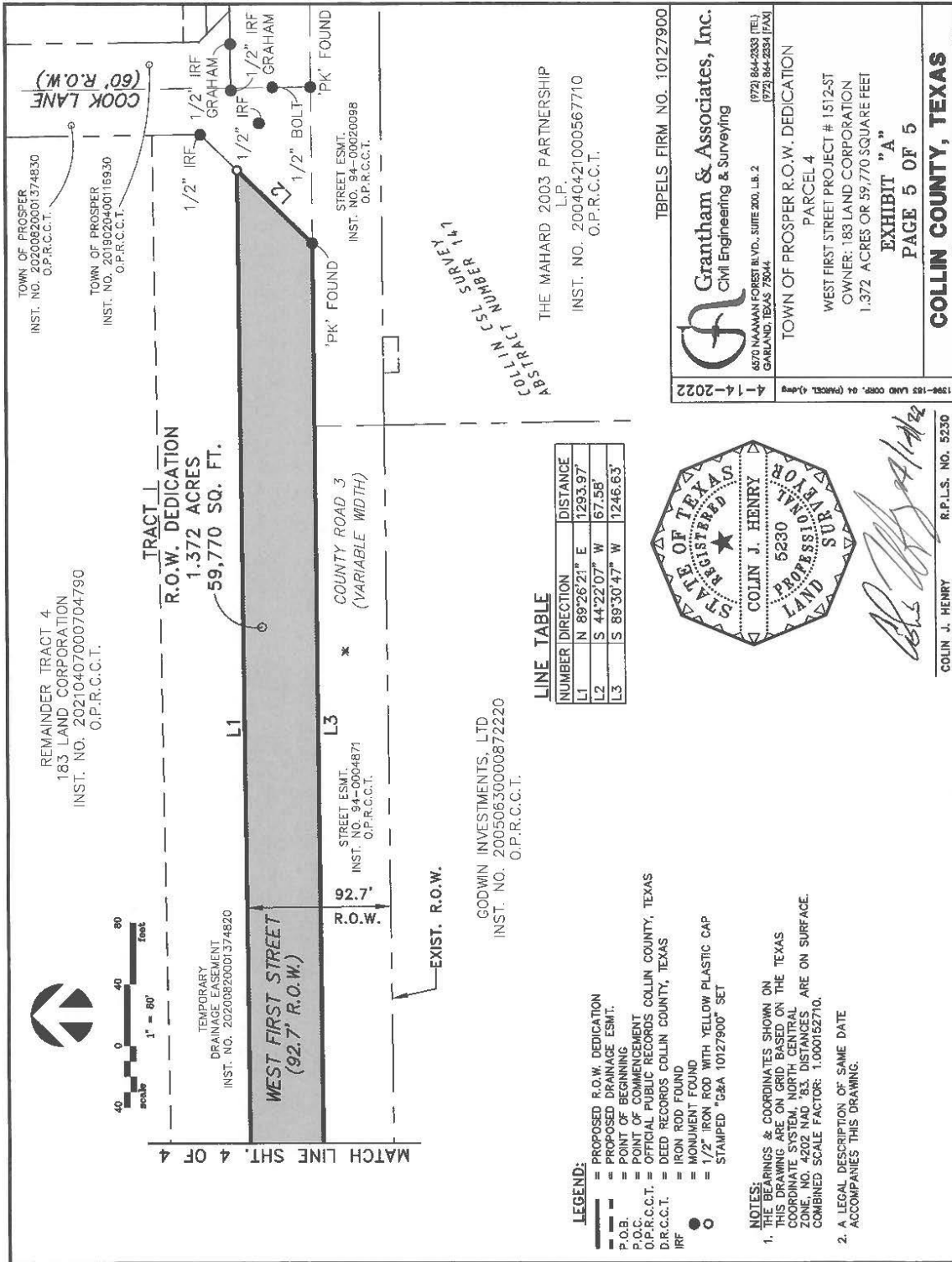
- - - PROPOSED R.O.W. DEDICATION
- - - PROPOSED DRAINAGE ESMT.
- P.O.B. POINT OF BEGINNING
- P.O.G. POINT OF GRADIENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- D.A.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- MONUMENT FOUND
- = 1/2" IRON ROD WITH YELLOW PLASTIC CAP
- STAMPED "G&A 10127900" SET

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 89°26'21" E	1293.97'
L3	S 89°30'47" W	1246.63'
L4	N 00°05'14" W	46.23'
L5	N 00°05'14" W	48.38'
L6	N 89°10'16" E	30.00'
L7	S 00°05'14" E	48.52'
L8	S 89°26'21" W	30.00'

**NOTES:**  
THE BEARINGS & COORDINATES SHOWN ON THIS DRAWING ARE ON GRID BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NO. 4202 NAD '83. DISTANCES COMBINED SCALE FACTOR: 1.0000152710.  
2. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS DRAWING.

**TITLE BLOCK:**  
BLUE STAR LAND L.P.  
INST. NO. 20121227001636180  
O.P.R.C.C.T.  
REMAINDER TRACT 4  
183 LAND CORPORATION  
INST. NO. 20210407000704790  
O.P.R.C.C.T.  
GRANTHAM & ASSOCIATES, INC.  
Civil Engineering & Surveying  
6370 MAAMAN FOREST BLVD., SUITE 200, LB 2 GARLAND, TEXAS 75044  
(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)  
TOWN OF PROSPER R.O.W. DEDICATION  
PARCEL 4  
WEST FIRST STREET PROJECT # 1512-ST  
OWNER: 183 LAND CORPORATION  
1.372 ACRES OR 59,770 SQUARE FEET  
**"EXHIBIT A"**  
PAGE 4 OF 5  
COLLIN COUNTY, TEXAS

# EXHIBIT 4 / Parcel No. 4 (Continued)





## **EXHIBIT 5 / Parcel No. 5A**

### **EXHIBIT "A"**

Right-of-Way Dedication  
W.C. Bryant and Betty K. Bryant  
Metes and Bounds Description  
0.0264 Acres or 1,148 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to W.C. Bryant and Betty K Bryant recorded in Volume 256 Page 280, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "VOTEX" found (controlling monument) at the southwest corner of said W.C. Bryant and Betty K. Bryant tract of land, and being in the east line of a 30 foot ingress and egress easement recorded in Collin County Clerk's Instrument Number 20060210000185440, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), also known as Business Park Drive, same being the east line of the Warren / Avant-Garde Addition, and addition to the Town of Prosper, recorded in Collin County Clerk's Instrument Number 20060210000185440, O.P.R.C.C.T.;

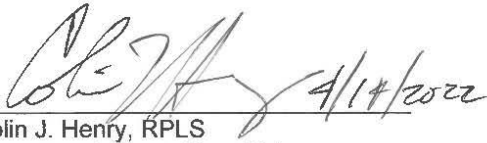
THENCE N 00°25'00" E, 39.33 feet, along the east line of said addition and the west line of said W.C. Bryant and Betty K. Bryant tract of land to a 1/2-inch iron rod with plastic cap stamped "VOTEX" found (controlling monument) for the northwest corner thereof, and being the southwest corner of that certain tract of land described by instrument to Luckxmi Estates LLC, recorded in Collin County Clerk's Instrument Number 20211102002237490, O.P.R.C.C.T.;

THENCE N 89°37'47" E, 29.20 feet, along the south line of said Luckxmi Estates LLC tract of land and the north line of said W.C. Bryant and Betty K. Bryant tract of land, to a point for corner on the east right-of-way line of said Business Park Drive (a 60.0 foot right-of-way);

THENCE S 00°25'00" W, 39.33 feet, along the east right-of-way line of said Business Park Drive, over and across said W.C. Bryant and Betty K. Bryant tract of land, to a point for corner on the south line thereof, and being on the north line of that certain tract of land described to Godwin Investments, Ltd. recorded in Collin County Clerk's Instrument Number 2005063000087220, O.P.R.C.C.T.;

THENCE S 89°37'39" W, 29.20 feet, along the north line of said Godwin Investments, Ltd. tract of land and along the south line of said W.C. Bryant and Betty K. Bryant tract of land to the POINT OF BEGINNING and containing approximately 0.0264 acres or 1,148 square feet of land.

**EXHIBIT 5 / Parcel No. 5A (Continued)**

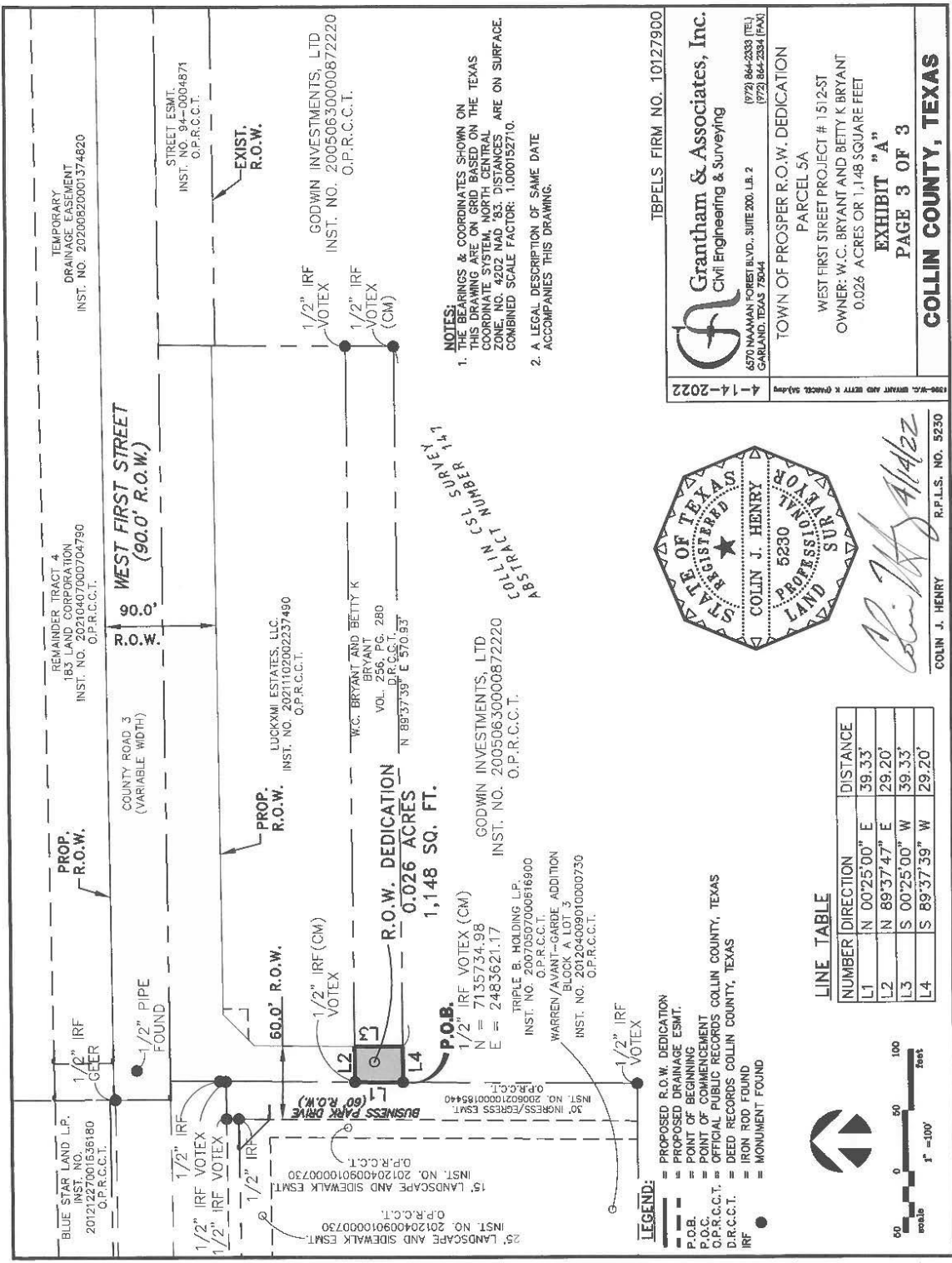
  
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

EXHIBIT 5 / Parcel No. 5A (Continued)



D:\1396-20\Drawings\Row-ESMT Drawings\1396-W.C. BRYANT AND BETTY K (PARCEL 5).dwg, 4/12/2022 10:00:39 AM

**EXHIBIT 6 / Parcel No. 5B**

EXHIBIT "A"  
Tract I  
Right-of-Way Dedication  
Luckxmi Estates LLC  
Metes and Bounds Description  
0.6662 Acres or 29,019 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, and being part of that certain tract of land described by instrument to Luckxmi Estates LLC, recorded in Collin County Clerk's Instrument Number 20211102002237490, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "VOTEX" cap found (controlling monument) at the southwest corner of Luckxmi Estates LLC tract of land, same being the northwest corner of a tract of land described by instrument to W.C. Bryant and Betty K Bryant recorded in Volume 256 Page 280, Deed Records of Collin County, Texas, and being in the east line of a 30 foot ingress and egress easement, also known as Business Park Drive (a 60.0 foot right-of-way), same being the east line of the Warren / Avant-Garde Addition, and addition to the Town of Prosper, recorded in Collin County Clerk's Instrument Number 20060210000185440, O.P.R.C.C.T.;

THENCE N 00°25'00" E, 150.01 feet, along the east line of said addition and the west line of said Luckxmi Estates LLC tract of land to a PK nail found for corner on the centerline of County Road 3 (a variable width right-of-way);

THENCE N 89°37'47" E, 600.12 feet, along the centerline line of County Road 3 and the north line of said Luckxmi Estates LLC tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner, for the northeast corner thereof, same being the northwest corner of that certain tract of land described to Godwin Investments, Ltd recorded in Collin County Clerk's Instrument Number 20050630000872220, O.P.R.C.C.T. ;

THENCE S 00°25'00" W, 41.66 feet, along the east line of said Luckxmi Estates LLC tract of land and the west line of said Godwin Investments, Ltd tract of land to a point for corner on the south right-of-way line of West First Street (a 90.0 foot right-of-way);

THENCE S 89°26'21" W, 545.95 feet, along said south right-of-way line, over and across said Luckxmi Estates LLC tract of land to a point for corner at the north end of a corner clip at the intersection of West First Street and Business Park Drive (a 60.0 foot right-of-way);

THENCE S 44°55'40" W, 35.66 feet, along said corner clip, over and across said Luckxmi Estates LLC tract of land to a point for corner at the south end of said corner clip on the east right-of-way line of said Business Park Drive;

THENCE S 00°25'00" W, 81.45 feet, along the east right-of-way line of Business Park Drive, over and across said Luckxmi Estates LLC tract of land to a point for corner on the south line of said Luckxmi Estates LLC tract of land and on the north line of said W.C. Bryant and Betty K. Bryant tract of land;

THENCE S 89°37'47" W, 29.20 feet, along the south line of said Luckxmi Estates LLC tract of land and the north line of said W.C. Bryant and Betty K. Bryant tract of land to the POINT OF BEGINNING and containing approximately 0.6662 acres or 29,019 square feet of land.

**EXHIBIT 6 / Parcel No. 5B (Continued)**

Tract II  
Drainage Easement  
Luckxmi Estates LLC  
Metes and Bounds Description  
0.0069 Acres or 300 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, and being part of that certain tract of land described by instrument to Luckxmi Estates LLC, recorded in Collin County Clerk's Instrument Number 20211102002237490, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with "VOTEX" cap found (controlling monument) at the southwest corner of Luckxmi Estates LLC tract of land, same being the northwest corner of a tract of land described by instrument to W.C. Bryant and Betty K. Bryant recorded in Volume 256 Page 280, Deed Records of Collin County, Texas, and being in the east line of a 30 foot ingress and egress easement, also known as Business Park Drive, same being the east line of the Warren / Avant-Garde Addition, and addition to the Town of Prosper, recorded in Collin County Clerk's Instrument Number 20060210000185440, O.P.R.C.C.T.;

THENCE N 89°37'47" E, 29.20 feet, along the south line of said Luckxmi Estates LLC tract of land and the north line of said W.C. Bryant and Betty K. Bryant tract of land to a point for corner on the east right-of-way line of Business Park Drive (a 60.0 foot right-of-way);

THENCE N 00°25'00" E, 81.45 feet, along said east right-of-way line of Business Park Drive, over and across said Luckxmi Estates LLC tract of land, to a point for corner at the south end of a corner clip at the intersection of Business Park Drive with West First Street (a 90.0 foot right-of-way);

THENCE N 44°55'40" E, 7.13 feet, along said corner clip, to a point for the POINT OF BEGINNING;

THENCE N 44°55'40" E, 28.53 feet, continuing along said corner clip, to a point for corner at the north end of said corner clip, said point being on the south right-of-way line of West First Street (a 90.0 foot right-of-way);

THENCE N 89°26'21" E, 5.00 feet, along said south right-of-way line, to a point for corner;

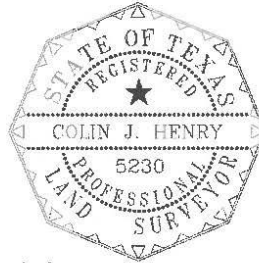
THENCE S 00°25'00" W, 20.00 feet, over and across said Luckxmi Estates LLC tract of land to a point for corner;

THENCE S 89°26'21" W, 25.00 feet, over and across said Luckxmi Estates LLC tract of land to the POINT OF BEGINNING and containing approximately 0.0069 acres or 300 square feet of land.

**EXHIBIT 6 / Parcel No. 5B (Continued)**

*Colin J. Henry* 4/14/2022

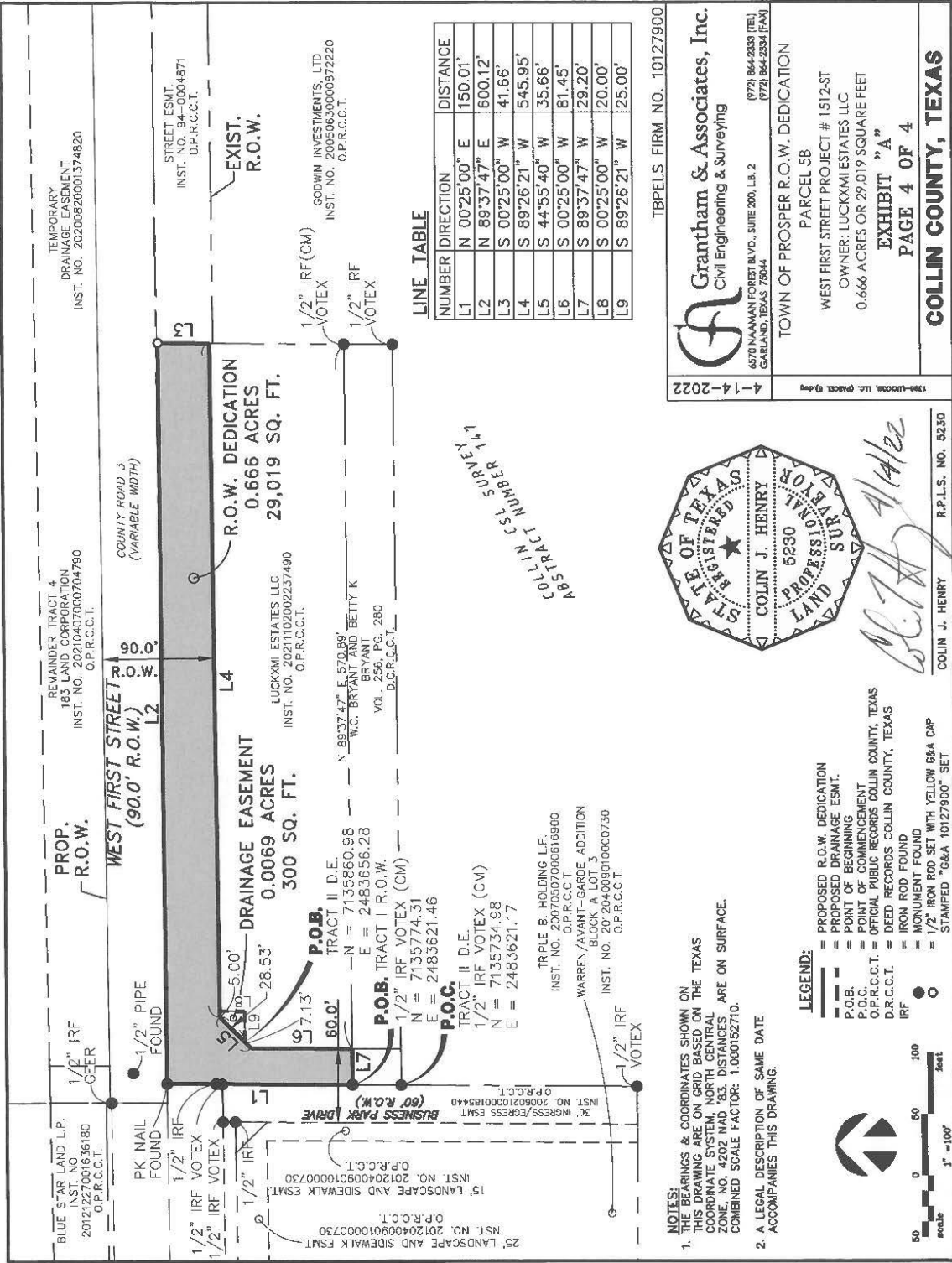
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

EXHIBIT 6 / Parcel No. 5B (Continued)



J:\1396-20\Drawings\Row-ESMT DRAWINGS\1396-LUCKXMI LLC (PARCEL 5B).dwg, 4/13/2022 4:53:33 PM

**EXHIBIT 7 / Parcel No. 6**

EXHIBIT "A"

Drainage Easement  
The Mahard 2003 Partnership, L.P.  
Metes and Bounds Description  
0.0053 Acres or 232 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to The Mahard 2003 Partnership, L.P. recorded in Collin County Clerk's Instrument Number 20040421000567710, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at the southwest corner of said Mahard 2003 Partnership L.P. tract of land, same being on the east line of that certain tract of land described to Godwin Investments, Ltd recorded in Collin County Clerk's Instrument Number 20050630000872220, O.P.R.C.C.T., and westerly northwest corner of that certain tract of land described to Jerry Glen Hansel recorded in Collin County Clerk's Instrument Number 20160119000060760, O.P.R.C.C.T., from which a 1/2-inch iron rod found (controlling monument) bears N 54°55'33" E, 0.34 feet;

THENCE N 00°56'22" W, 429.62 feet, along the west line of said Mahard 2003 Partnership L.P. tract of land and the east line of said Godwin Investments, Ltd tract to a point for corner on the south right-of-way line of West First Street (a variable width right-of-way),

THENCE N 89°30'47" E, 33.81 feet, along the south right-of-way line of said West First Street, and with the north line of said Mahard 2003 Partnership L.P. tract of land, to the POINT OF BEGINNING;

THENCE N 89°30'47" E, 23.17 feet, continuing along the south right-of-way line of said West First Street, and with the north line of said Mahard 2003 Partnership L.P. tract of land, to a point for corner;

THENCE S 00°29'13" E, 10.00 feet, over and across said Mahard 2003 Partnership L.P. tract of land, to a point for corner;

THENCE S 89°30'47" W, 23.17 feet, over and across said Mahard 2003 Partnership L.P. tract of land, to a point for corner;

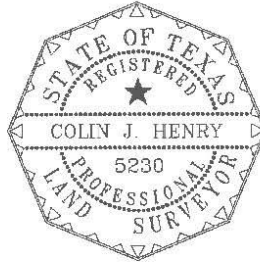
THENCE N 00°29'13" W, 10.00 feet, over and across said Mahard 2003 Partnership L.P. tract of land to the POINT OF BEGINNING and containing approximately 0.0053 acres or 232 square feet of land.



**EXHIBIT 7 / Parcel No. 6 (Continued)**

 4/14/2022

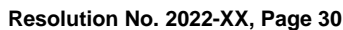
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



**Notes:**

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. Temporary Construction Easements of 0.0078 acres or 338 square feet and 0.1190 acres or 5,184 square feet are located as shown on the drawing accompanying this description.
4. The temporary construction easements shall expire as noted in the easement agreement.
5. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

J:\1396-20\Drawings\ROW-ESMT DRAWINGS\1396-MAHARD 2003 (PARCEL 6).dwg, 4/13/2022 2:54:19 PM



## **EXHIBIT 8 / Parcel No. 7**

### **EXHIBIT "A"**

Tract I  
Right-of-Way Dedication  
701/709 Stadium Drive LLC  
Metes and Bounds Description  
0.1558 Acres or 6,787 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to 701/709 Stadium Drive LLC, recorded in Collin County Clerk's Instrument Number 20201117002046730, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch capped iron rod (G&A) found (controlling monument), said point being at the intersection of the east right-of-way line of Cook Lane (a 60.0 foot right-of-way) with the north right-of-way line of County Road 3 (a variable width right-of-way) at the east end of a corner clip, and being the southeast corner of that certain called 1.383 acre tract of land described by Warranty Deed to The Town of Prosper, recorded in Collin County Clerk's Instrument Number 20190204000116930, O.P.R.C.C.T.;

THENCE N 45°39'27" W, 21.22 feet, along said corner clip and the east right-of-way line of said Cook Lane and the west line of said 701/709 Stadium Drive LLC tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the north right-of-way line of West First Street (a variable width right-of-way);

THENCE N 89°22'21" E, 460.00 feet, along the north right-of-way line of said West First Street, over and across of said 701/709 Stadium Drive LLC tract of land, to a point for corner;

THENCE S 00°37'39" E, 15.00 feet, continuing along an offset in the north right-of-way line of said West First Street, over and across of said 701/709 Stadium Drive LLC tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the north right-of-way line of County Road 3 (a variable right-of-way) and being the south line of said 701/709 Stadium Drive LLC tract of land;

THENCE S 89°22'21" W, 444.98 feet, along the north right-of-way line of County Road 3 and the south line of said 701/709 Stadium Drive LLC tract of land to the POINT OF BEGINNING and containing approximately 0.1558 acres or 6,787 square feet of land.

**EXHIBIT 8 / Parcel No. 7 (Continued)**

Tract II  
Drainage Easement  
701/709 Stadium Drive LLC  
Metes and Bounds Description  
0.0135 Acres or 588 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to 701/709 Stadium Drive LLC, recorded in Collin County Clerk's Instrument Number 20201117002046730, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch capped iron rod (G&A) found (controlling monument), said point being at the intersection of the east right-of-way line of Cook Lane (a 60.0 foot right-of-way) with the north right-of-way line of County Road 3 (a variable width right-of-way) at the east end of a corner clip, and being the southeast corner of that certain called 1.383 acre tract of land described by Warranty Deed to The Town of Prosper, recorded in Collin County Clerk's Instrument Number 20190204000116930, O.P.R.C.C.T.;

THENCE N 45°39'27" W, 21.22 feet, along said corner clip and the east right-of-way line of said Cook Lane and the west line of said 701/709 Stadium Drive LLC tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for the POINT OF BEGINNING on the north right-of-way line of West First Street (a variable width right-of-way);

THENCE N 45°39'27" W, 7.07 feet, continuing along said corner clip and the east right-of-way line of said Cook Lane and the west line of said 701/709 Stadium Drive LLC tract of land, to a 1/2-inch capped iron rod (G&A) found (controlling monument) for corner;

THENCE N 00°41'15" W, 10.00 feet, continuing along the east right-of-way line of said Cook Lane and the west line of said 701/709 Stadium Drive LLC tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE N 89°22'21" E, 40.01 feet, over and across of said 701/709 Stadium Drive LLC tract of land, to a point for corner;

THENCE S 00°37'39" E, 15.00 feet, over and across of said 701/709 Stadium Drive LLC tract of land, to a point for corner on the north right-of-way line of West First Street (a variable width right-of-way);

THENCE S 89°22'21" W, 34.99 feet, along the north right-of-way line of West First Street, over and across of said 701/709 Stadium Drive LLC tract of land to the POINT OF BEGINNING and containing approximately 0.0135 acres or 588 square feet of land.

**EXHIBIT 8 / Parcel No. 7 (Continued)**

 4-14-2022

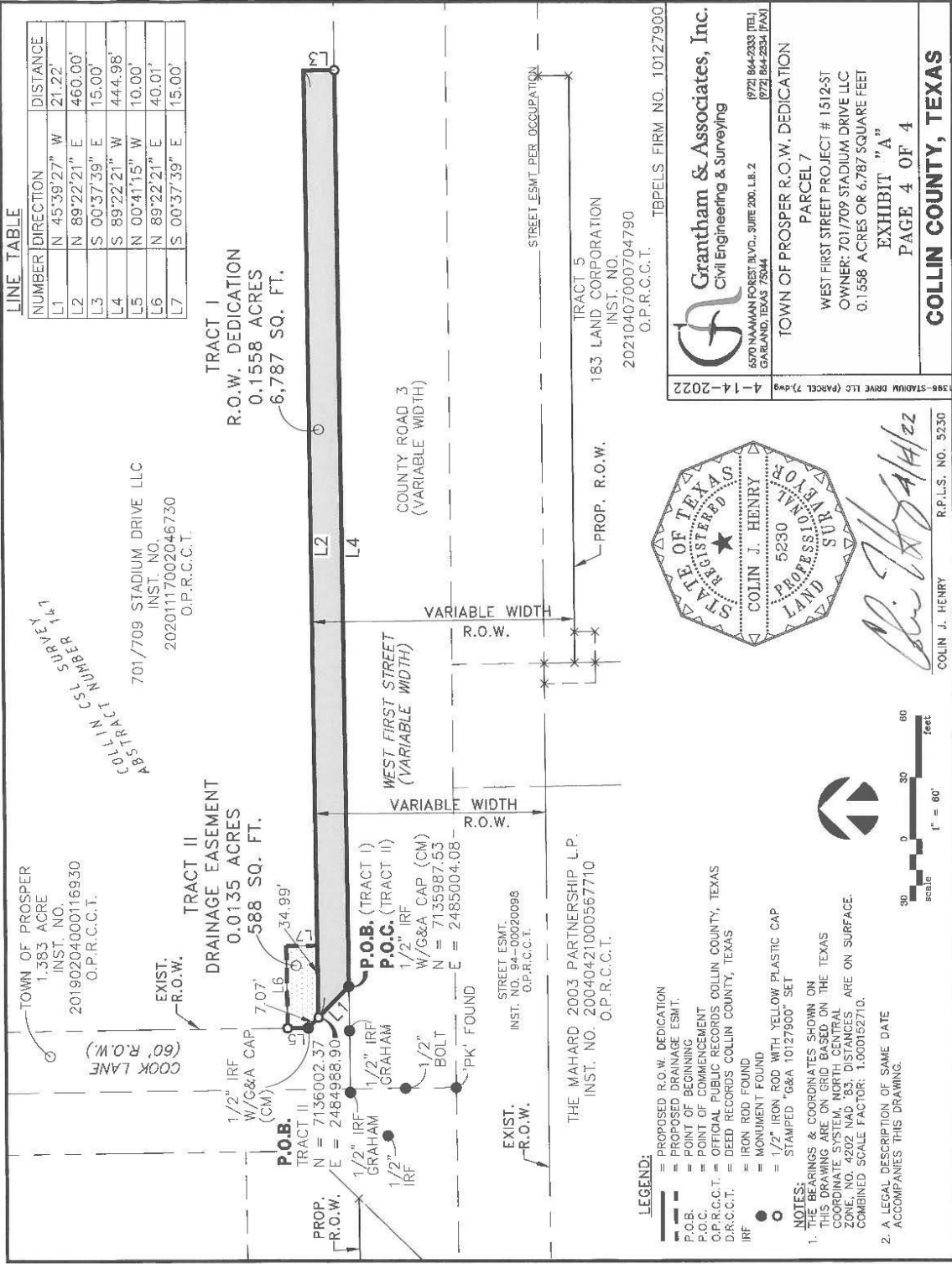
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
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6570 Naaman Forest Blvd., Suite 200, LB 2  
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Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
4. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

EXHIBIT 8 / Parcel No. 7 (Continued)



**EXHIBIT 9 / Parcel No. 8**

EXHIBIT "A"

Tract I  
Right-of-way Dedication  
Jerry Glen Hansel  
Metes and Bounds Description  
0.0618 Acres or 2,693 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Jerry Glen Hansel recorded in Collin County Clerk's Instrument Number 20160119000060760, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at the southeast corner of said Jerry Glen Hansel tract of land from which a 1/2-inch iron rod found (controlling monument) bears S 08°08'11" W, 0.42 feet, same being on the west line of that certain tract of land described as Tract 5 to 183 Land Corporation by instrument recorded in Collin County Clerk's Instrument Number 20210407000704790, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.);

THENCE N 00°58'35" W, 1,490.81 feet, along the west line of said 183 Land Corporation tract of land and the east line of said Jerry Glen Hansel tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for the POINT OF BEGINNING on the south right-of-way line of West First Street (a variable width right-of-way);

THENCE S 89°38'53" W, 59.84 feet, over and across said Jerry Glen Hansel tract of land, to a point for corner on the west line thereof;

THENCE N 00°58'04" W, 45.00 feet, along the west line of said Jerry Glen Hansel tract of land, over and across County Road 3 to a MAG nail with shiner (G&A 10127900) set for corner on the centerline of County Road 3;

THENCE N 89°38'53" E, 59.83 feet, along the centerline of County Road 3 and the north line of said Jerry Glen Hansel tract of land, to a MAG nail with shiner (G&A 10127900) set for the northeast corner thereof;

THENCE S 00°58'35" E, 45.00 feet, over and across County Road 3 and along the east line of said Jerry Glen Hansel tract of land, to the POINT OF BEGINNING and containing approximately 0.0618 acres or 2,693 square feet of land.

**EXHIBIT 9 / Parcel No. 8 (Continued)**

Tract II  
Drainage Easement  
Jerry Glen Hansel  
Metes and Bounds Description  
0.0057 Acres or 250 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Jerry Glen Hansel recorded in Collin County Clerk's Instrument Number 20160119000060760, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at the southeast corner of said Jerry Glen Hansel tract of land from which a 1/2-inch iron rod found (controlling monument) bears S 08°08'11" W, 0.42 feet, same being on the west line of that certain tract of land described as Tract 5 to 183 Land Corporation by instrument recorded in Collin County Clerk's Instrument Number 20210407000704790, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.);

THENCE N 00°58'35" W, 1,465.81 feet, along the west line of said 183 Land Corporation tract of land and the east line of said Jerry Glen Hansel tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for the POINT OF BEGINNING;

THENCE S 89°38'53" W, 10.00 feet, over and across said Jerry Glen Hansel tract of land, to a point for corner;

THENCE N 00°58'35" W, 25.00 feet, over and across said Jerry Glen Hansel tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner, same being on the south right-of-way line of West First Street (a variable width right-of-way);

THENCE N 89°38'53" E, 10.00 feet, over and across said Jerry Glen Hansel tract of land and along the south right-of-way line of West First Street, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the east line thereof;

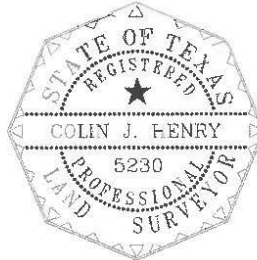
THENCE S 00°58'35" E, 25.00 feet, along the west line of said 183 Land Corporation tract of land and the east line of said Jerry Glen Hansel tract of land, to the POINT OF BEGINNING and containing approximately 0.0057 acres or 250 square feet of land.



**EXHIBIT 9 / Parcel No. 8 (Continued)**

 4/18/22

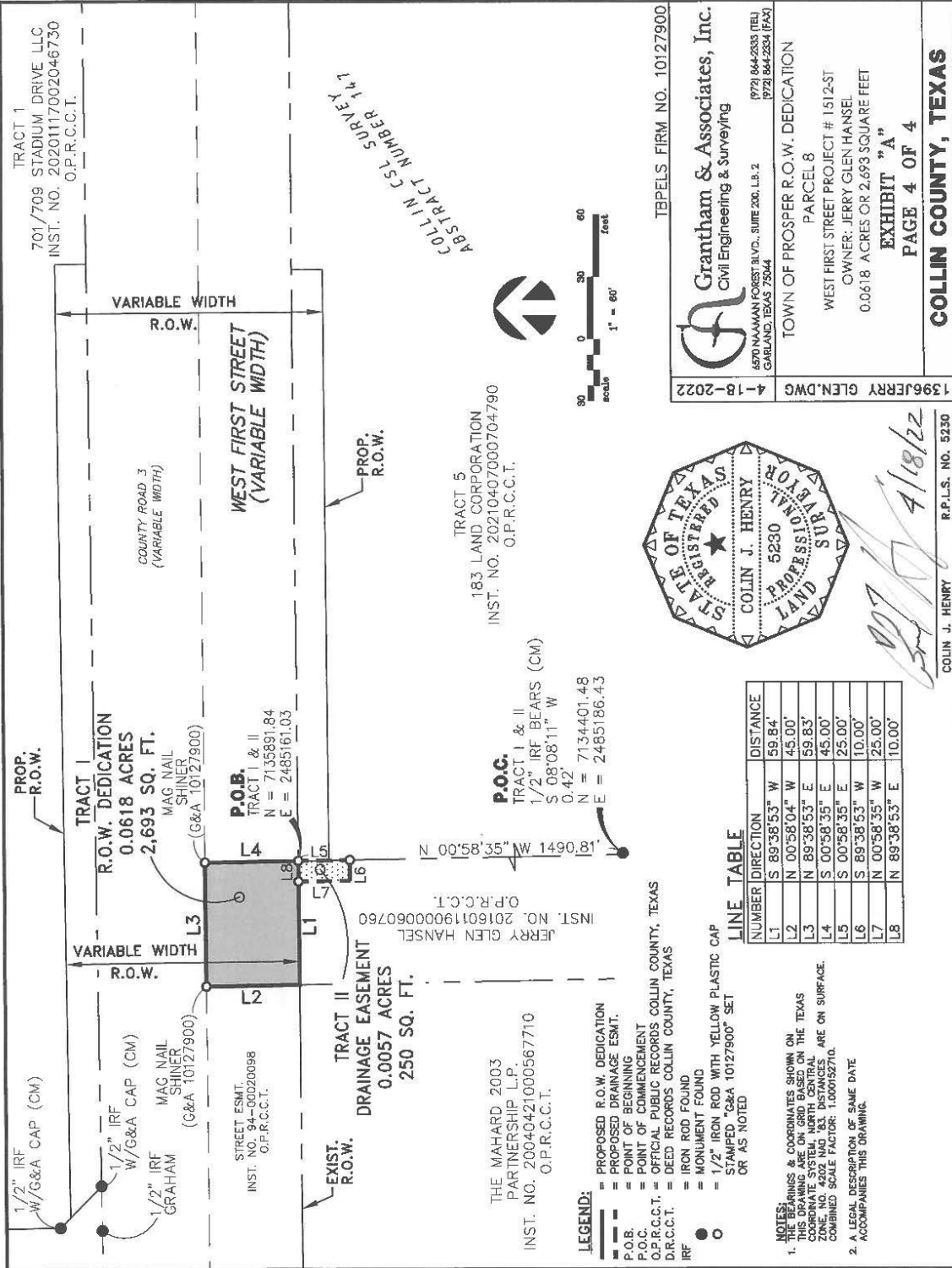
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



**Notes:**

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

EXHIBIT 9 / Parcel No. 8 (Continued)



J:\1396-20\Drawings\ROW-ESMT DRAWINGS\1396-JERRY GLEN (PARCEL 8).dwg, 4/19/2022 1:05:45 PM

## **EXHIBIT 10 / Parcel No. 9**

### **EXHIBIT "A"**

**Tract I  
Right-of-Way Dedication  
183 Land Corporation  
Metes and Bounds Description  
0.6177 Acres or 26,908 Square Feet**

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described as Tract 5 by instrument to 183 Land Corporation recorded in Collin County Clerk's Instrument Number 20210407000704790, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a calculated point for the southeast corner of a tract of land described to Jerry Glen Hansel recorded in Collin County Clerk's Instrument Number 20160119000060760, O.P.R.C.C.T., from which a 1/2-inch iron rod found (controlling monument) bears S 08°08'11" W, 0.42 feet, same being on a west line of said 183 Land Corporation tract of land;

THENCE N 00°58'35" W, 1,475.81 feet, along the west line of said 183 Land Corporation tract of land and the east line of said Jerry Glen Hansel tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set on the south right-of-way line of West First Street (a variable width right-of-way) and the POINT OF BEGINNING;

THENCE N 00°58'35" W, continuing along the east line of said Jerry Glen Hansel tract of land and the west line of said 183 Land Corporation tract of land, at 15.00 feet passing a 1/2-inch capped iron rod (G&A 10127900) set on the south right-of-way line of County Road 3 (a variable width right-of-way), continuing over and across County Road 3 in all, a total distance of 60.00 feet to a MAG Nail with shiner (G&A 10127900) set for corner on the centerline of County Road 3 and the north line of said 183 Land Corporation tract of land;

THENCE N 89°38'53" E, 507.85 feet, along the north line of said 183 Land Corporation tract of land and with said centerline, to a MAG Nail with shiner (G&A 10127900) set for corner on the west right-of-way line of the BNSF Railroad right-of-way (300' ROW);

THENCE S 11°23'49" W, over and across County Road 3 and along the east line of said 183 Land Corporation tract of land and with said west right-of-way line, at 35.78 feet passing a 1-inch iron rod found, continuing in all, a total distance of 45.96 feet, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the south right-of-way line of West First Street (a variable width right-of-way);

THENCE S 89°38'53" W, 212.84 feet, over and across said 183 Land Corporation tract of land and with said south right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE S 00°21'07" E, 15.00 feet, over and across said 183 Land Corporation tract of land and with said south right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE S 89°38'53" W, 285.00 feet, over and across of said 183 Land Corporation tract of land and with said south right-of-way line, to the POINT OF BEGINNING and containing approximately 0.6177 acres or 26,908 square feet of land.

**EXHIBIT 10 / Parcel No. 9 (Continued)**

Tract II  
Drainage Easement  
183 Land Corporation  
Metes and Bounds Description  
0.0034 Acres or 150 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described as Tract 5 by instrument to 183 Land Corporation recorded in Collin County Clerk's Instrument Number 20210407000704790, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a calculated point for the southeast corner of a tract of land described to Jerry Glen Hansel recorded in Collin County Clerk's Instrument Number 20160119000060760, O.P.R.C.C.T., from which a 1/2-inch iron rod found (controlling monument) bears S 08°08'11" W, 0.42 feet, same being on a west line of said 183 Land Corporation tract of land;

THENCE N 00°58'35" W, 1,465.81 feet, along the west line of said 183 Land Corporation tract of land and the east line of said Jerry Glen Hansel tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the south right-of-way line of West First Street (a variable width right-of-way) and the POINT OF BEGINNING;

THENCE N 89°38'53" E, 15.00 feet, along said south right-of-way line over and across said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE S 00°58'35" E, 10.00 feet, over and across said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

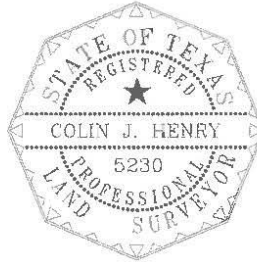
THENCE S 89°38'53" W, 15.00 feet, over and across said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the west line thereof;

THENCE N 00°58'35" W, 10.00 feet, along the west line of said 183 Land Corporation Inc tract of land and the east line of said Jerry Glen Hansel tract of land, to the POINT OF BEGINNING and containing approximately 0.0034 acres or 150 square feet of land.

**EXHIBIT 10 / Parcel No. 9 (Continued)**

 4/18/22

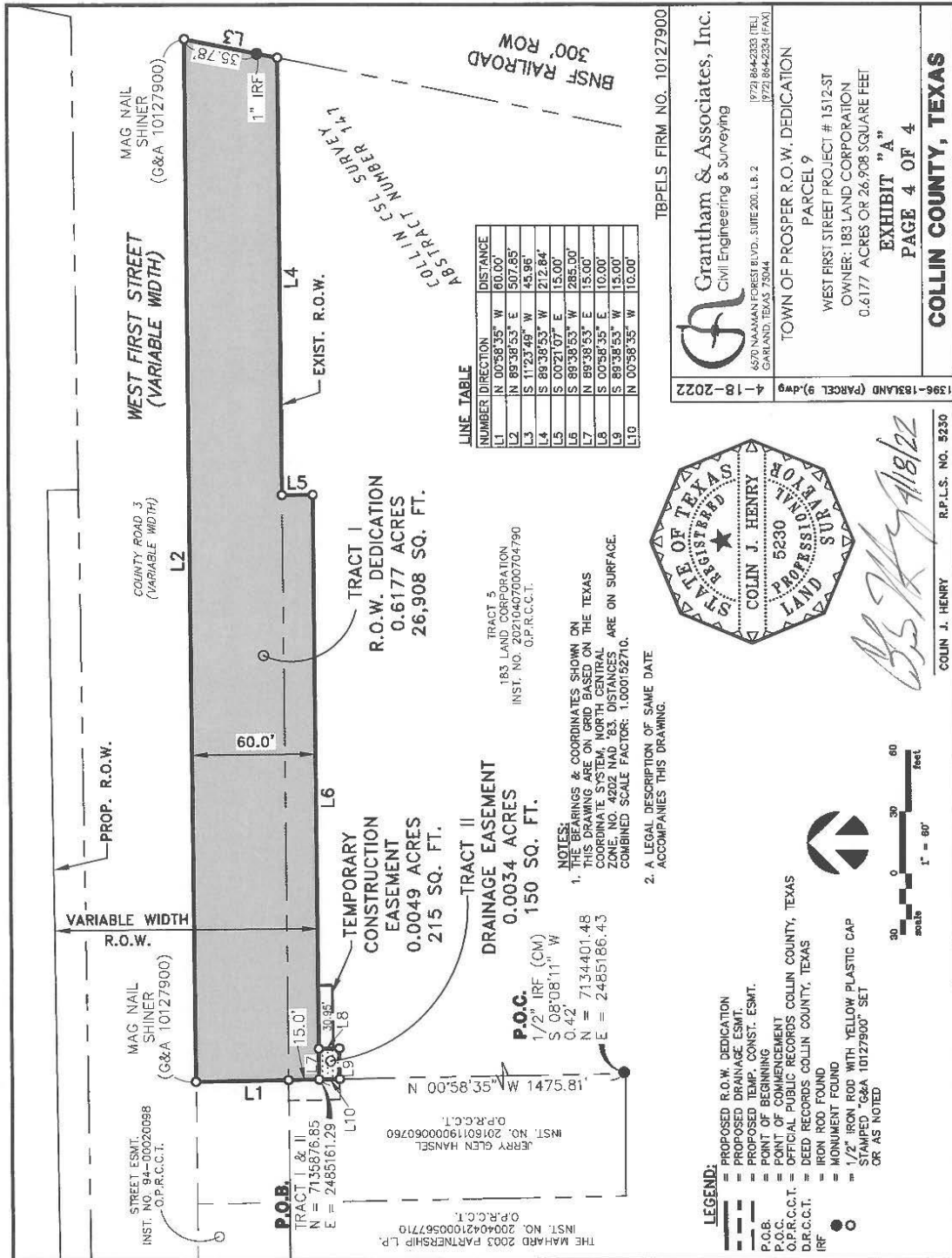
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. Temporary Construction Easement of 0.0049 acres or 215 square feet is located as shown on the drawing accompanying this description.
4. The temporary construction easement shall expire as noted in the easement agreement.
5. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

# EXHIBIT 10 / Parcel No. 9 (Continued)



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## **EXHIBIT 11 / Parcel No. 10**

### **EXHIBIT "A"**

Tract I  
Right-of-Way Dedication  
CoServ Property Holdings LLC  
Metes and Bounds Description  
0.1838 Acres or 8,005 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to CoServ Property Holdings LLC recorded in Collin County Clerk's Instrument Number 20140812000856950, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING a calculated point at the easterly northeast corner of said CoServ Property Holdings LLC tract of land, same being on the west right-of-way line of South McKinley Street (a 60 foot right-of-way), from which a 1-inch iron rod found (controlling monument) bears N 00°16'17" W, 4.09 feet;

THENCE S 11°22'50" W, 442.33 feet, along said west right-of-way line and the east line of said CoServ Property Holdings LLC tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for the POINT OF BEGINNING, and being at the intersection of said west right-of-way line with the north right-of-way line of West First Street (a 97.0 foot right-of-way) at the north end of a corner clip;

THENCE S 11°22'50" W, 51.35 feet, continuing along said west right-of-way line and the east line of said CoServ Property Holdings LLC tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner in the south line thereof, same being the north right-of-way line of County Road 3 (a variable width right-of-way);

THENCE N 89°53'25" W, 306.06 feet, along said south line and said north right-of-way line, to a point for corner on the east right-of-way line of BNSF Railroad (a 300 foot right-of-way);

THENCE N 11°23'49" E, 25.36 feet, along the west line of said CoServ Property Holdings LLC tract of land and the east right-of-way line of said BNSF Railroad, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the north right-of-way line of West First Street (a 97.0 foot right-of-way);

THENCE S 89°58'49" E, 280.65 feet, over and across said Coserve Property Holdings LLC tract of land and with said north right-of-way line, to a point for corner at the west end of a corner clip;

THENCE N 50°42'00" E, 39.45 feet, over and across of said CoServ Property Holdings LLC tract of land with said north right-of-way line and corner clip, to the POINT OF BEGINNING and containing approximately 0.1838 acres or 8,005 square feet of land.

**EXHIBIT 11 / Parcel No. 10 (Continued)**

Tract II  
Drainage Easement  
CoServ Property Holdings LLC  
Metes and Bounds Description  
0.0042 Acres or 185 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to CoServ Property Holdings LLC recorded in Collin County Clerk's Instrument Number 20140812000856950, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING a calculated point at the easterly northeast corner of said CoServ Property Holdings LLC tract of land, same being on the west right-of-way line of South McKinley Street (a 60 foot right-of-way), from which a 1-inch iron rod found (controlling monument) bears N 00°16'17" W, 4.09 feet;

THENCE S 11°22'50" W, 442.33 feet, along said west right-of-way line and the east line of said CoServ Property Holdings LLC tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for the POINT OF BEGINNING, and being at the intersection of said west right-of-way line with the north right-of-way line of West First Street (a 97.0 foot right-of-way) at the north end of a corner clip;

THENCE S 50°42'00" W, 30.47 feet, over and across said CoServ Property Holdings LLC tract of land and with said north right-of-way line and corner clip, to a point for corner;

THENCE N 00°06'35" E, 9.73 feet, over and across said CoServ Property Holdings LLC tract of land, to a point for corner;

THENCE N 50°00'24" E, 17.96 feet, over and across said CoServ Property Holdings LLC tract of land, to a point for corner;

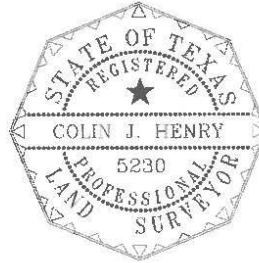
THENCE S 78°37'10" E, 10.00 feet, over and across of said CoServ Property Holdings LLC tract of land, to the POINT OF BEGINNING and containing approximately 0.0042 acres or 185 square feet of land.



**EXHIBIT 11 / Parcel No. 10 (Continued)**

*Colin J. Henry* 4/14/22

Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



**Notes:**

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

## 1398-20

## **EXHIBIT 12 / Parcel No. 11**

### EXHIBIT "A"

Tract I  
Right-of-Way Dedication  
183 Land Corporation  
Metes and Bounds Description  
0.3304 Acres or 14,394 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described as Tract 6 by instrument to 183 Land Corporation recorded in Collin County Clerk's Instrument Number 20210407000704790, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found (controlling monument) at the southwest corner of that certain tract of land described to Abe and Tomoko Mansoori recorded in Collin County Clerk's Instrument Number 20121211001574800, O.P.R.C.C.T., from which a 1/2-inch iron pipe found (controlling monument) for the northwest corner of said Abe and Tomoko Mansoori tract of land bears N 00°48'11" E, 60.16 feet;

THENCE N 00°48'11" E, 31.46 feet, along the west line of said Abe and Tomoko Mansoori tract of land and the east line of said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the south right-of-way line of West First Street (a 97.0 foot right-of-way) and the POINT OF BEGINNING;

THENCE N 89°58'49" W, 360.35 feet, over and across said 183 Land Corporation tract of land and with said south right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the west line thereof, same being the east right-of-way line of BNSF Railroad (a 300 foot right-of-way);

THENCE N 11°23'49" E, 40.12 feet, along said east right-of-way line, to a MAG Nail with shiner (G&A 10127900) set for the northwest corner of said 183 Land Corporation tract of land and being on the south right-of-way line of County Road 3 (a variable width right-of-way);

THENCE S 89°41'04" E, 353.01 feet, along the north line of said 183 Land Corporation tract of land and with said south right-of-way line, to a MAG nail with shiner (G&A 10127900) set for the northeast corner of said 183 Land Corporation tract of land;

THENCE S 00°48'11" W, 41.40 feet, along the east line of said 183 Land Corporation tract of land and the west line of said Abe and Tomoko Mansoori tract of land, to the POINT OF BEGINNING and containing approximately 0.3304 acres or 14,394 square feet of land.

**EXHIBIT 12 / Parcel No. 11 (Continued)**

Tract II  
Drainage Easement  
183 Land Corporation  
Metes and Bounds Description  
0.0147 Acres or 640 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described as Tract 6 by instrument to 183 Land Corporation recorded in Collin County Clerk's Instrument Number 20210407000704790, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found (controlling monument) at the southwest corner of that certain tract of land described to Abe and Tomoko Mansoori recorded in Collin County Clerk's Instrument Number 20121211001574800, O.P.R.C.C.T., from which a 1/2-inch iron pipe found (controlling monument) for the northwest corner of said Abe and Tomoko Mansoori tract of land bears N 00°48'11" E, 60.16 feet;

THENCE N 00°48'11" E, 31.46 feet, along the west line of said Abe and Tomoko Mansoori tract of land and the east line of said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the south right-of-way line of West First Street (a 97.0 foot right-of-way);

THENCE N 89°58'49" W, 327.71 feet, over and across said 183 Land Corporation tract of land and with said south right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner and the POINT OF BEGINNING;

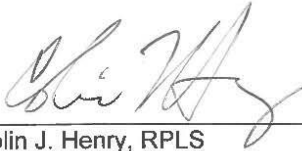
THENCE S 11°23'49" W, 20.00 feet, over and across said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE N 89°58'49" W, 32.64 feet, over and across said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the west line thereof, same being the east right-of-way line of BNSF Railroad (a 300 foot right-of-way);

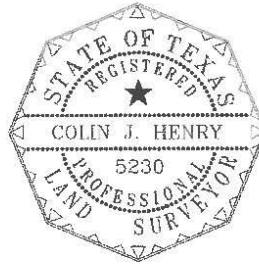
THENCE N 11°23'49" E, 20.00 feet, along the west line of said 183 Land Corporation tract of land and said east right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the south right-of-way line of West First Street (a 97.0 foot right-of-way);

THENCE S 89°58'49" E, 32.64 feet, over and across said 183 Land Corporation tract of land and with said south right-of-way line, to the POINT OF BEGINNING and containing approximately 0.0147 acres or 640 square feet of land.

**EXHIBIT 12 / Parcel No. 11 (Continued)**

 4/14/2022

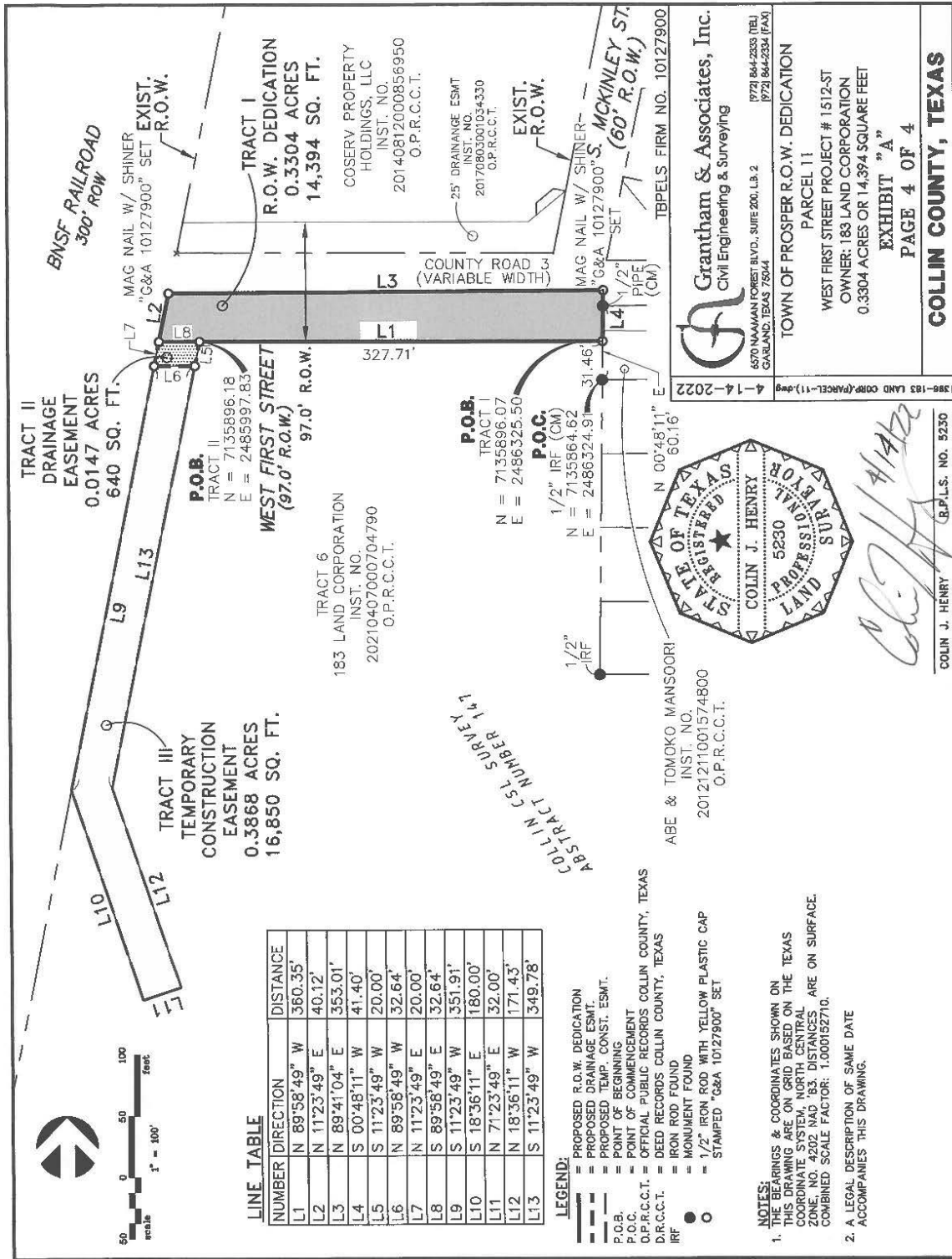
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. Temporary Construction Easement of 0.3868 acres or 16,850 square feet is located as shown on the drawing accompanying this description.
4. The temporary construction easement shall expire as noted in the easement agreement.
5. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

# EXHIBIT 12 / Parcel No. 11 (Continued)



**EXHIBIT 13 / Parcel No. 13**

EXHIBIT "A"

Right-of-Way Dedication  
Abe and Tomoko Mansoori  
Metes and Bounds Description  
0.0377 Acres or 1,644 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Abe and Tomoko Mansoori recorded in Collin County Clerk's Instrument Number 20121211001574800, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found (controlling monument) for the northwest corner of said Abe and Tomoko Mansoori tract of land, and being on the south right-of-way line of County Road 3 (a variable width right-of-way), and from which a 1/2-inch iron rod found (controlling monument) at the southwest corner of said Abe and Tomoko Mansoori tract of land bears S 00°48'11" W, 60.16 feet;

THENCE N 89°35'26" E, 80.24 feet, along the north line of said Abe and Tomoko Mansoori tract of land and with said south right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner;

THENCE S 01°10'29" W, 20.82 feet, along the east line of said Abe and Tomoko Mansoori tract of land and the west line of a tract of land described to Daril R Nix Revocable Living Trust recorded in Collin County Clerk's Instrument Number 19940211000143680, O.P.R.C.C.T., to a point for corner on the south right-of-way line of West First Street (a 96.5 foot right-of-way);

THENCE N 89°58'25" W, 80.09 feet, along said south right-of-way line, over and across said Abe and Tomoko Mansoori tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the west line thereof and being on the east line of Tract 6 as described by instrument to 183 Land Corporation recorded in Collin County Clerk's Instrument Number 20210407000704790, O.P.R.C.C.T.;

THENCE N 00°48'11" E, 20.20 feet, along the west line of said Abe and Tomoko Mansoori tract of land and the east line of said 183 Land Corporation tract of land, to the POINT OF BEGINNING and containing approximately 0.0377 acres or 1,644 square feet of land.

**EXHIBIT 13 / Parcel No. 13 (Continued)**

 4/14/2022

Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044

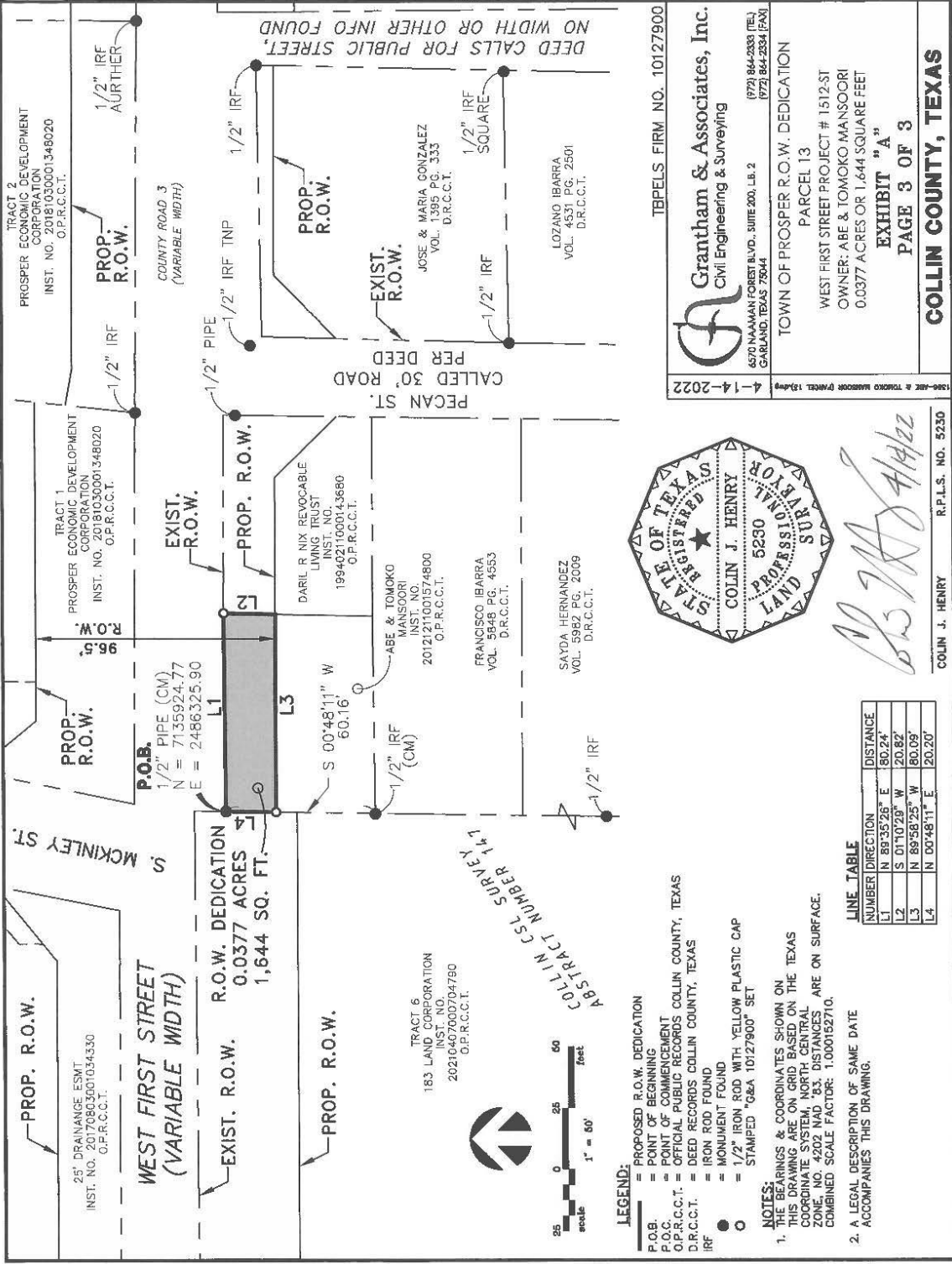


**Notes:**

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.



EXHIBIT 13 / Parcel No. 13 (Continued)



J:\1396-20\Drawings\Row-ESMT Drawings\1396-ABE & TOMOKO MANSOOR (PARCEL 13).dwg, 4/14/2022 9:00:47 AM

## **EXHIBIT 14 / Parcel No. 14**

### **EXHIBIT "A"**

Right-of-Way Dedication  
Daril R Nix Revocable Living Trust  
Metes and Bounds Description  
0.0455 Acres or 1,980 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Daril R Nix Revocable Living Trust recorded in Collin County Clerk's Instrument Number 19940211000143680, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron pipe found (controlling monument) for the northwest corner of that certain tract of land described to Abe and Tomoko Mansoori recorded in Collin County Clerk's Instrument Number 20121211001574800, O.P.R.C.C.T., and being on the south right-of-way line of 1<sup>st</sup> Street (a variable width right-of-way), and from which a 1/2-inch iron rod found (controlling monument) at the southwest corner of said Abe and Tomoko Mansoori tract of land bears S 00°48'11" W, 60.16 feet;

THENCE N 89°35'26" E, 80.24 feet, along the north line of said Abe and Tomoko Mansoori tract of land and with said south right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for the POINT OF BEGINNING;

THENCE S 89°54'54" E, 80.24 feet, along the north line of said Daril R Nix Revocable Living Trust tract of land and with said south right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner at the intersection of said south right-of-way line with the west right-of-way line of Pecan Street (a 30.0 foot right-of-way);

THENCE S 00°48'35" W, 45.72 feet, along the east line of said Daril R Nix Revocable Living Trust tract of land and with said west right-of-way line of Pecan Street, to a 1/2-inch capped iron rod (G&A 10127900) set for corner at the south end of a corner clip, and being on the south right-of-way line of 1<sup>st</sup> Street (a 96.5 foot right-of-way);

THENCE N 44°35'07" W, 35.11 feet, over and across said Daril R Nix Revocable Living Trust tract of land and with said corner clip and said south right-of-way line, to a point for corner at the west end of a corner clip;

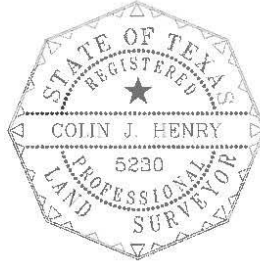
THENCE N 89°58'49" W, 55.37 feet, along said south right-of-way line, over and across said Daril R Nix Revocable Living Trust tract of land, to a point for corner on the west line thereof;

THENCE N 01°10'29" E, 20.81 feet, along the east line of said Abe and Tomoko Mansoori tract of land and the west line of said Daril R Nix Revocable Living Trust tract of land, to the POINT OF BEGINNING and containing approximately 0.0455 acres or 1,980 square feet of land.

**EXHIBIT 14 / Parcel No. 14 (Continued)**

 4-14-2022

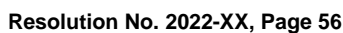
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

J:\1396-20\Drawings\ROW-ESMT DRAWINGS\1396-DARIL R NIX REVOCABLE LIVING (PARCEL 14).dwg, 4/14/2022 9:11:36 AM



**EXHIBIT 15 / Parcel No. 15**

EXHIBIT "A"

Tract I  
Right-of-Way Dedication  
Jose and Maria Gonzalez  
Metes and Bounds Description  
0.0220 Acres or 960 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Jose and Maria Gonzalez recorded in Volume 1395, Page 333, Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found (controlling monument) for the northeast corner of said Jose and Maria Gonzalez tract of land, and being on the south right-of-way line of County Road 3 (a variable width right-of-way), and from which a 1/2-inch square iron rod found (controlling monument) at the southeast corner of said Jose and Maria Gonzalez tract of land bears S 01°14'23" W, 99.97 feet, and being on the west right-of-way line of a public street (unknown width);

THENCE S 01°14'23" W, 6.95 feet, along the east line of said Jose and Maria Gonzalez tract of land and with said west right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner, and being on the south right-of-way line of West First Street (an 81.5 foot wide right-of-way);

THENCE N 89°58'49" W, 84.95 feet, over and across said Jose and Maria Gonzalez tract of land and with said south right-of-way line, to a point for corner at the east end of a corner clip;

THENCE S 45°44'28" W, 35.81 feet, over and across said Jose and Maria Gonzalez tract of land, along said corner clip and with said south right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner at the south end of said corner clip, and being on the east right-of-way line of Pecan Street (a 30.0 foot right-of-way);

THENCE N 01°27'45" E, 29.84 feet, along the west line of said Jose and Maria Gonzalez tract of land and with said east right-of-way line of Pecan Street, to a 1/2-inch capped iron rod (G&A 10127900) set for corner, and being on the south right-of-way line of County Road 3 (a variable width right-of-way);

THENCE N 88°54'54" E, 110.00 feet, along the north line of said Jose and Maria Gonzalez tract of land and with said south right-of-way line, to the POINT OF BEGINNING and containing approximately 0.0220 acres or 960 square feet of land.

**EXHIBIT 15 / Parcel No. 15 (Continued)**

Tract II  
Water Easement  
Jose and Maria Gonzalez  
Metes and Bounds Description  
0.0100 Acres or 437 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Jose and Maria Gonzalez recorded in Volume 1395, Page 333, Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found (controlling monument) for the northeast corner of said Jose and Maria Gonzalez tract of land, and being on the south right-of-way line of County Road 3 (a variable width right-of-way), and from which a 1/2-inch square iron rod found (controlling monument) at the southeast corner of said Jose and Maria Gonzalez tract of land bears S 01°14'23" W, 99.97 feet, and being on the west right-of-way line of a public street (unknown width);

THENCE S 01°14'23" W, 6.95 feet, along the east line of said Jose and Maria Gonzalez tract of land and with said west right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for the POINT OF BEGINNING, and being on the south right-of-way line of West First Street (an 81.5 foot wide right-of-way);

THENCE S 01°14'23" W, 5.00 feet, along the east line of said Jose and Maria Gonzalez tract of land and with said west right-of-way line, to a point for corner;

THENCE N 89°58'49" W, 89.97 feet, 5.00 feet south of and parallel with said south right-of-way line, over and across said Jose and Maria Gonzalez tract of land, to a point for corner on a corner clip on said south right-of-way line;

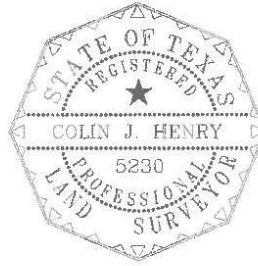
THENCE N 45°44'28" E, 7.16 feet, over and across said Jose and Maria Gonzalez tract of land, along said corner clip and with said south right-of-way line, to a point for corner at the east end of said corner clip;

THENCE S 89°58'49" E, 84.95 feet, over and across said Jose and Maria Gonzalez tract of land and with said south right-of-way line, to the POINT OF BEGINNING and containing approximately 0.0100 acres or 437 square feet of land.

**EXHIBIT 15 / Parcel No. 15 (Continued)**

*Colin J. Henry* 4/14/2022

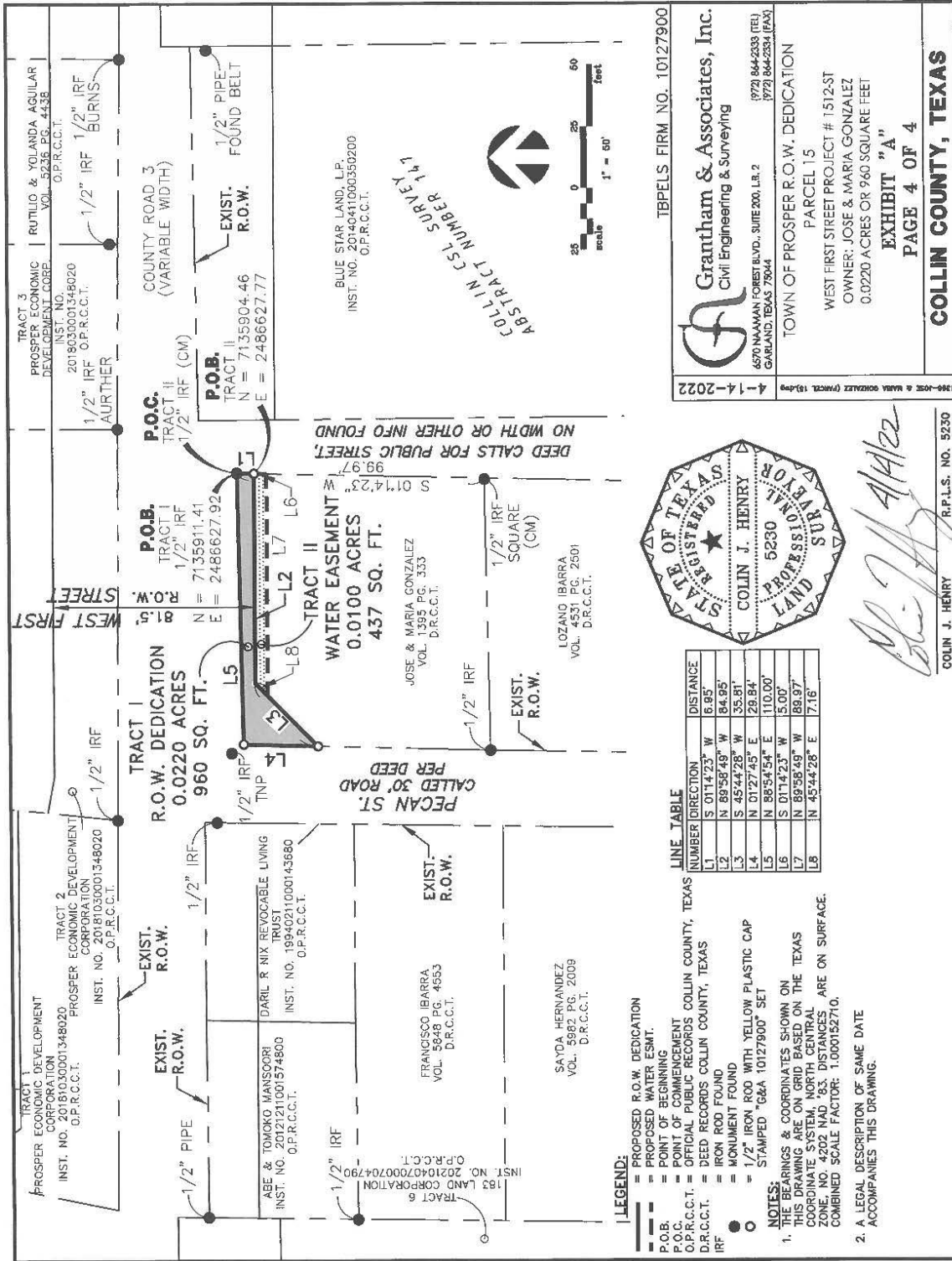
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

# EXHIBIT 15 / Parcel No. 15 (Continued)



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## **EXHIBIT 16 / Parcel No. 16**

### **EXHIBIT "A"**

**Right-of-Way Dedication  
Blue Star Land LP  
Metes and Bounds Description  
0.1118 Acres or 4,869 Square Feet**

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Blue Star Land LP recorded in Collin County Clerks' Instrument Number 20140411000350200, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found (controlling monument) for the northeast corner of that certain tract of land described by instrument to Jose and Maria Gonzalez recorded in Volume 1395, Page 333, Deed Records of Collin County, Texas, (D.R.C.C.T.), and being on the south right-of-way line of County Road 3 (a variable width right-of-way), and from which a 1/2-inch square iron rod found (controlling monument) at the southeast corner of said Jose and Maria Gonzalez tract of land bears S 01°14'23" W, 100.00 feet, and being on the west right-of-way line of a public street (unknown width);

THENCE N 54°11'13" E, 26.35 feet, to a 1/2-inch capped iron rod (G&A 10127900) set for corner and the POINT OF BEGINNING, and being on the south right-of-way line of said County Road 3;

THENCE N 89°05'15" E, 151.67 feet, along said south right-of-way line and with the north line of said Blue Star Land LP tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for the northeast corner thereof, being on a west line of that certain tract of land described as Tract 6 by instrument to 183 Land Corporation recorded in Collin County Clerk's Instrument Number 20210407000704790, O.P.R.C.C.T.;

THENCE S 00°25'54" E, 33.34 feet, departing said south right-of-way line and along the east line of said Blue Star Land LP tract of land and the west line of said 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner, and being on the south right-of-way line of West First Street (a 90.0 foot right-of-way);

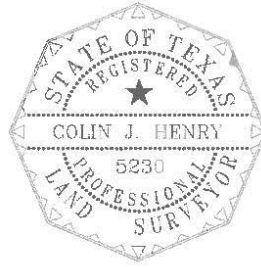
THENCE N 89°58'50" W, 151.67 feet, over and across said Blue Star Land LP tract of land and with said south right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the west line thereof;

THENCE N 00°25'54" W, 30.87 feet, along the west line of said 183 Land Corporation tract of land, to the POINT OF BEGINNING and containing approximately 0.1118 acres or 4,869 square feet of land.

**EXHIBIT 16 / Parcel No. 16 (Continued)**

 4/14/2022

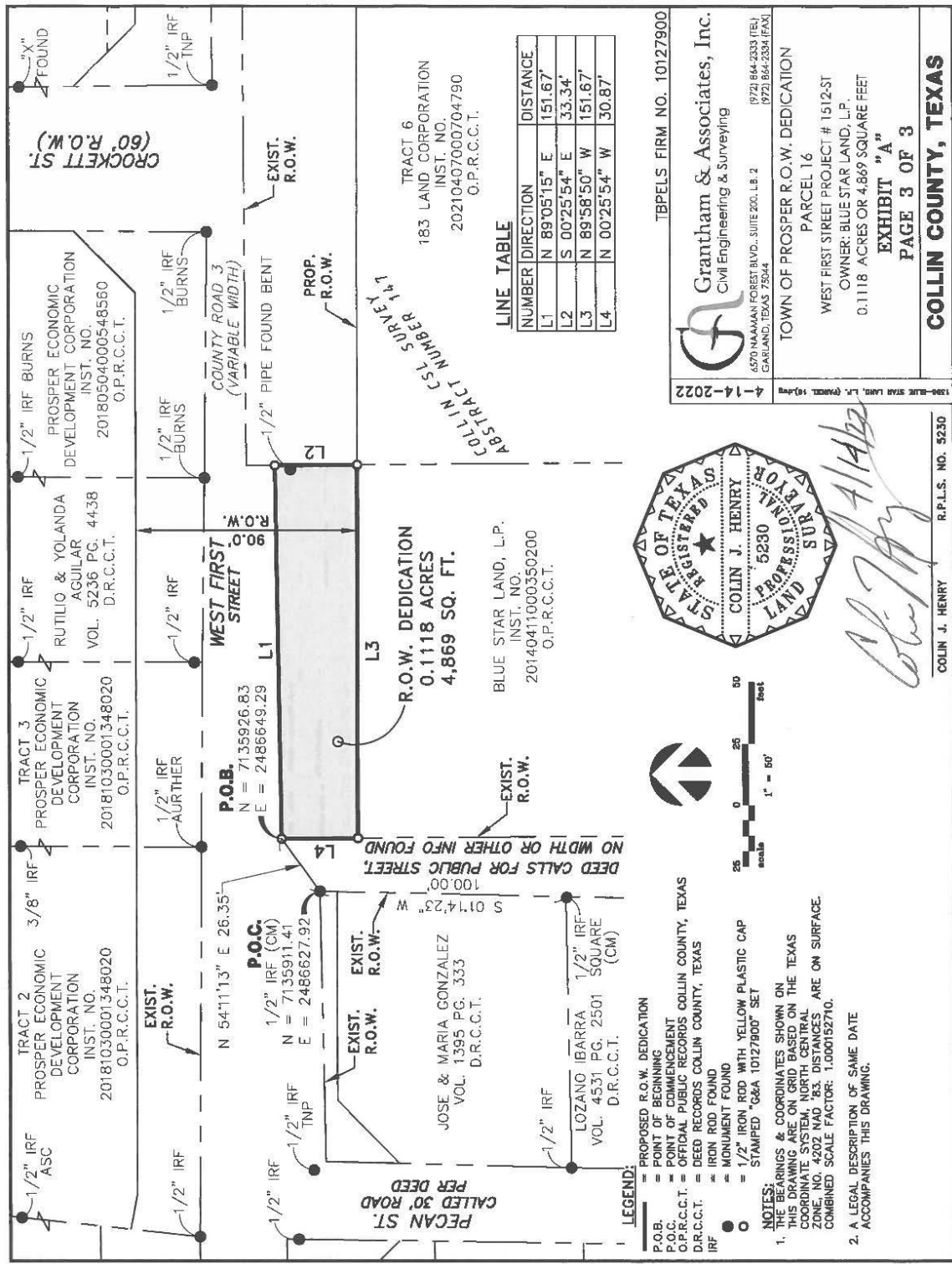
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

EXHIBIT 16 / Parcel No. 16 (Continued)



## **EXHIBIT 17 / Parcel No. 17**

### **EXHIBIT "A"**

Tract I  
Right-of-Way Dedication  
Rutilio and Yolanda Aguilar  
Metes and Bounds Description  
0.0472 Acres or 2,058 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Rutilio and Yolanda Aguilar recorded in Volume 5236, Page 4438, Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch capped iron rod (Burns) (controlling monument) found for the southeast corner of said Rutilio and Yolanda Aguilar tract of land, said point being on the north right-of-way line of County Road 3 (a variable width right-of-way), and being on the west line of that certain tract of land described by instrument to Prosper Economic Development Corporation recorded in Collin County Clerk's Instrument Number 20180504000548560, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), from which a 1/2-inch capped iron rod (Burns) (controlling monument) found for the northeast corner of said Rutilio and Yolanda Aguilar tract of land bears N 00°19'38" E, 140.09 feet;


THENCE N 89°12'02" W, 74.91 feet, along said north right-of-way line and the south line of said Rutilio and Yolanda Aguilar tract of land, to a 1/2-inch iron rod found for the southwest corner thereof;

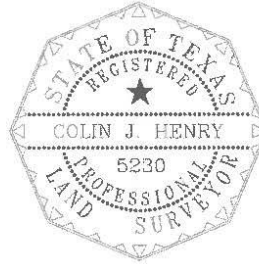
THENCE N 00°01'11" E, 26.94 feet, along the west line of said Rutilio and Yolanda Aguilar tract of land and the east line of that certain tract of land described as Tract 3 by instrument to Prosper Economic Development Corporation recorded in Collin County Clerk's Instrument Number 20181030001348020, O.P.R.C.C.T., to a point for corner, same being on the north right-of-way line of West First Street (a 90.0 foot wide right-of-way);

THENCE S 89°58'49" E, 75.05 feet, over and across said Rutilio and Yolanda Aguilar tract of land and with said north right-of-way line, to a 1/2-inch capped iron rod (G&A 10127900) set for corner, and being on the west line of that certain tract of land described by instrument to Prosper Economic Development Corporation recorded in Collin County Clerk's Instrument Number 20180504000548560, O.P.R.C.C.T.;

THENCE S 00°19'38" W, 27.96 feet, along the west line of said Prosper Economic Development Corporation tract of land, and the east line of said Rutilio and Yolanda Aguilar tract of land, to the POINT OF BEGINNING and containing approximately 0.0472 acres or 2,058 square feet of land.

**EXHIBIT 17 / Parcel No. 17 (Continued)**

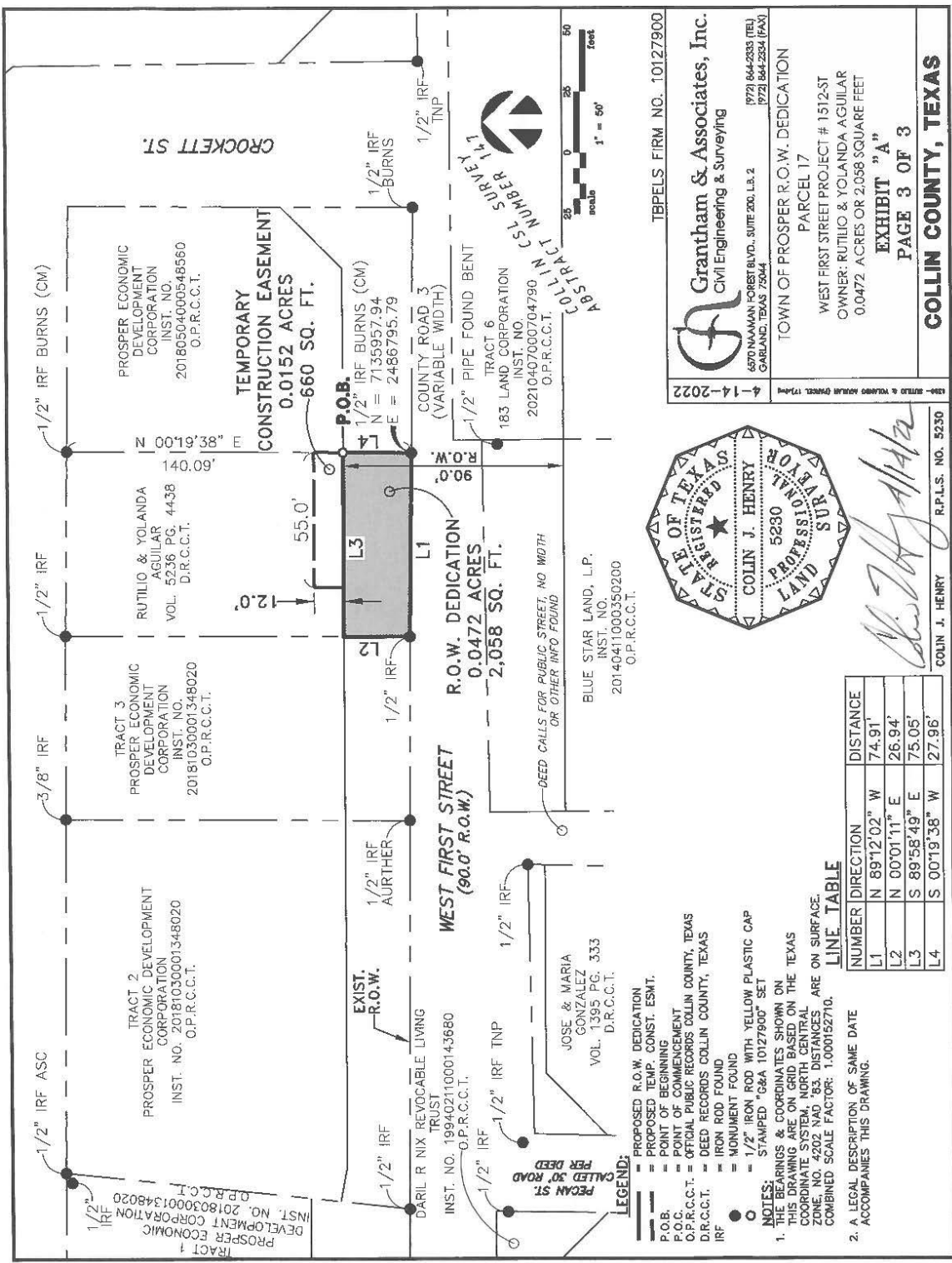
 4/14/2022  
Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



**Notes:**

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.
4. Temporary Construction Easement of 0.0152 acres or 660 square feet is located as shown on the drawing accompanying this description.
5. The temporary construction easement shall expire as noted in the easement agreement.

EXHIBIT 17 / Parcel No. 17 (Continued)



J:\1396-20\Drawings\ROW-ESMT DRAWINGS\1396 - RUTILIO & YOLANDA AGUILAR (PARCEL 17).dwg, 4/12/2022 4:52:40 PM

**EXHIBIT 18 / Parcel No. 19**

EXHIBIT "A"

Right-of-Way Dedication  
183 Land Corporation  
Metes and Bounds Description  
0.4023 Acres or 17,525 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described as Tract 6 by instrument to 183 Land Corporation recorded in Collin County Clerk's Instrument Number 20210407000704790, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 3/4-inch iron rod found for the northeast re-entrant corner of said Tract 6, 183 Land Corporation tract of land and the southwest corner of that certain tract of land described to Sandra Shrader Omohundro recorded in Collin County Clerk's Instrument Number 20170925001280500, O.P.R.C.C.T.;

THENCE N 00°08'38" W, 267.00 feet, along the west line of said Omohundro tract of land, the east line of said Tract 6, 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner and the POINT OF BEGINNING, and being on the south right-of-way line of West First Street (a 90.0 foot right-of-way);

THENCE N 89°58'50" W, 377.02 feet, over and across said Tract 6, 183 Land Corporation tract of land and with the south right-of-way line of West First Street, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the east line of that certain tract of land described by instrument to Blue Star Land LP recorded in Collin County Clerks' Instrument Number 20140411000350200, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.);

THENCE N 00°25'54" W, 45.03 feet, along said east line and the west line of said Tract 6, 183 Land Corporation tract of land to a MAG nail with shiner (G&A 10127900) set for the northwest corner thereof, and being on the centerline of County Road 3 (a variable width right-of-way);

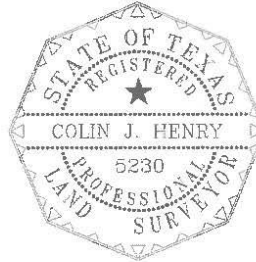
THENCE N 89°34'57" E, 377.25 feet, along said centerline and along the north line of said Tract 6, 183 Land Corporation tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for the northeast corner thereof;

THENCE S 00°08'38" E, 47.91 feet, along the east line of said Tract 6, 183 Land Corporation tract of land and the west line of said Omohundro tract of land, to the POINT OF BEGINNING and containing approximately 0.4023 acres or 17,525 square feet of land.

**EXHIBIT 18 / Parcel No. 19 (Continued)**

 4/14/22

Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.



## Resolution No. 2022-XX, Page 69



**EXHIBIT 19 / Parcel No. 21**

EXHIBIT "A"

Right-of-Way Dedication  
Sandra Shrader Omohundro  
Metes and Bounds Description  
0.1140 Acres or 4,968 Square Feet

BEING all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by instrument to Sandra Shrader Omohundro recorded in Collin County Clerk's Instrument Number 20170925001280500, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 3/4-inch iron rod (controlling monument) found at the southwest corner of said Omohundro tract of land, being the southeast corner of that certain tract of land described as Tract 6 to 183 Land Corporation recorded in Instrument Number 20210407000704790, O.P.R.C.C.T.;

THENCE N 00°08'38" W, 267.00 feet, along the west line of said Omohundro tract of land, the east line of said Tract 6, 183 Land Corporation, Inc. tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set at the POINT OF BEGINNING;

THENCE N 00°08'38" W, 32.91 feet, continuing along the west line of said Omohundro tract of land and the east line of said Tract 6, 183 Land Corporation, Inc. tract of land, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the south right-of-way line of County Road 3 (variable width right-of-way);

THENCE N 89°51'22" E, 150.00 feet, along said south right-of-way line and the north line of said Omohundro tract of land to a 1/2-inch capped iron rod (G&A 10127900) set for corner, at the intersection of said south right-of-way line of County Road 3 with the west right-of-way line of a public street (called 40' wide by Instrument Number 20170925001280500, O.P.R.C.C.T.);

THENCE S 00°08'38" E, 33.33 feet, departing said south right-of-way line and along the east line of said Omohundro tract of land and the west right-of-way line of said public street, to a 1/2-inch capped iron rod (G&A 10127900) set for corner on the south right-of-way line of West First Street (a 90.0 foot right-of-way);

THENCE N 89°58'50" W, 150.00 feet, over and across said Omohundro tract and along the south right-of-way line of West First Street, to the POINT OF BEGINNING and containing approximately 0.1140 acres or 4,968 square feet of land.

**EXHIBIT 19 / Parcel No. 21 (Continued)**

 4/14/2022

Colin J. Henry, RPLS  
Texas Registration No. 5230  
TBPELS Firm No. 10127900  
Grantham & Associates, Inc.  
6570 Naaman Forest Blvd., Suite 200, LB 2  
Garland, Tx. 75044



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are on grid referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983. Distances are on surface. Combined Scale Factor: 1.000152710.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

# EXHIBIT 19 / Parcel No. 21 (Continued)

