EXHIBIT "A"

Metes and Bounds Description: (0.177 Acres)

Being a tract of land, situated in the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas, and being all of that tract of land, described in deed to Carmen N. Schlemmer, as recorded under Document No. 2022000120499, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and also being part of Lots 10 and 11, Block 10, of BRYANT'S ADDITION TO PROSPER, an addition to the Town of Prosper, as recorded in Volume 116, Pages 162-163, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described, as follows:

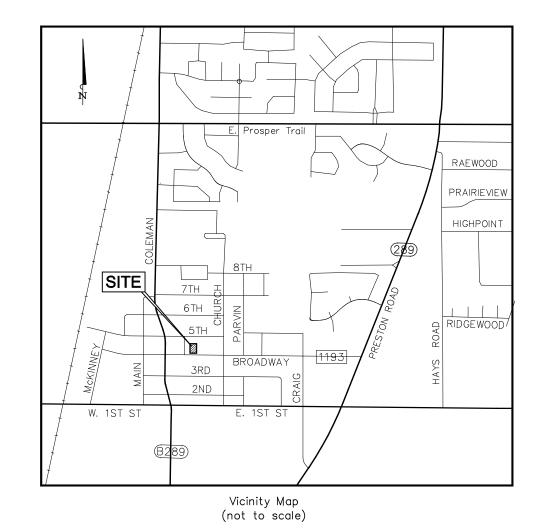
BEGINNING at an "X" found in concrete for the southeasterly corner of said Schlemmer tract, same being the southwesterly corner of a tract of land, described in deed to Legacy Premier Group, LLC, as recorded under Document No. 20140919001020830, O.P.R.C.C.T., said corner also being in the northerly monumented line of E. Broadway Street, said corner also being in the southerly line of said Lot 10;

THENCE South 89°07'20" West, along the northerly monumented line of E. Broadway Street, same being along the southerly line of said Lots 10 and 11, a distance of 55.00' to a 1/2" iron rod with a plastic cap stamped "CBG" found for the southwesterly corner of said Schlemmer tract, same being the southeasterly corner of a called 0.289 acre tract of land, described in deed to Gold Metal LLC, as recorded under Document No. 20171204001604120, O.P.R.C.C.T.;

THENCE North 00°22'18" West, over and across said Lot 11, same being along the common line between said Schlemmer tract and said 0.289 acre tract, a distance of 140.01' to a 1/2" iron rod with a plastic cap stamped "CBG" found for the northwesterly corner of said Schlemmer tract, same being the northeasterly corner of said 0.289 acre tract, said corner also being in the southerly monumented line of a called 20' alley and being in the northerly line of said Lot 11;

THENCE North 89°07'20" East, along the southerly line of said 20' alley, same being the northerly line of Lots 11 and 10, same also being the northerly line of said Schlemmer tract, a distance of 55.00° to a 1/2° iron rod with a plastic cap stamped "CBG" found for the northeasterly corner of said Schlemmer tract, same being the northwesterly corner of the aforementioned Legacy Premier Group, LLC tract;

THENCE South 00°22'18" East, over and across said Lot 10, same being along the common line between said Schlemmer tract and said Legacy Premier Group, LLC tract, a distance of 140.01' to the POINT OF BEGINNING and containing 7,700 square feet or 0.177 acres of land, more or less.



1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0235J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man—made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way. No floodplain exists on the herein described property.

2. The surveyor has relied on the herein described subject deed and plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights—of—way has been performed by the surveyor.

3. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (2011). Surface values shown can be converted to Grid by dividing by the combined scale factor of 0.9998445731.

4. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alingment is determined at the time of Final Plat.

SCALE: 1" = 30'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

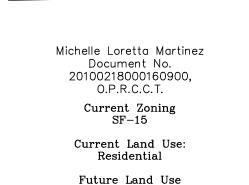
DATE: 10/13/2022

This survey was completed without the benefit of a current title commitment. represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown. This survey substantially

l, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition II, Surveyo.

DRAWN BY: C.S.H.

1/2" C.I.R.F. γ"CBG" (R.M.) Innovation Properties 4, LLC Document No. 2022000125120, O.P.R.C.C.T. Current Zoning SF-15 Called 0.241 Acres Current Land Use: Georgina Hennen Directed Trust Company Residential Called 0.201 Acres Document No. FBO Thao P. Kaemerer IRA 20180904001 108770 Patricia Cooper Jay Nelis and Document No. Future Land Use 0.P.R.C.¢.T. wife, Amy Nelis Document No. 2022000074485. Old Town District 20160613000732730, Document No. O.P.R.C.C.T. Current Zoning 20190829001064460, 0.P.Ŗ.C.C.T. O.P.R.C.C.T. Current Zoning Current Zoning Current Land Use: Current Zoning Residential Current Land Use: Current Land Use: Future Land Use Residential V. C. Spradley Current Land Use: Residential Vol. 656, Pg. 567, Residential Old Town District Future Land Use Future Land Use D.R.C.C.T. Old Town District Future Land Use Old Town District Old Town District Current Zoning Current Land Use: Residential Future Land Use Old Town District Called 20' Alley N89°07'20"E 55.00'— 3/8" I.R.F. Hall 1/2" C.I.R.F. One—Story Frame Building Carmen N. Schlemmer 4" Bradflord Document No. 2022000120499, Current Zoning O.P.R.C.C.T. Current Land Use: Legacy Premier Current Zoning Residential Don Mettica and Document No. Marcey Mettica Future Land Use 20140919001020830, Document No. 20171204001604120, Kathie Lynn Whetsel Gressett Old Town District /Current Land Use: 0.P.R.C.C.T. Document No. Residential 0.P.R.C.C.T. Current Zoning 20200323000420270, Called 0.289 Acres 0.P.R.C.C.T. Future Land Use Gold Meda LLC Current Zoning 鶏Old Townのistrict Document No. Current Zoning 20171204001604120, Current Land Use: 0.P.R.C.C.T. Residential Current Land Use: Current Land Use: Residential Future Land Use Residential Old Town District N00°22'18"W Future Land Use One-Story Old Town District Future Land Use 140.01'— 8" Crepe S00°22'18"E -140.01' N89°07'20"E 100.00' 55.00**'** S89°07'20"W 90.00' "CBG" (R.M.) POINT OF **BEGINNING** 55.00' (R.M.)



Old Town District

Kevin R. and Cursum Perrficio 2, LLC Barbara G. Carter Document No. C.C.F.# 99-0134055, 20210806001587560, D.R.C.C.T. O.P.R.C.C.T. Current Zoning Current Zoning Current Land Use: Current Land Use: Residential Residential

Future Land Use

Old Town District

Hector Moreles and wife, Maria Moreles Vol. 4722, Pg. 3154, D.R.C.C.T. Current Zoning Current Land Use

Residential

Future Land Use

Old Town District

| X X | Pipe Rail Fence

Chain Link Fence

Concrete

Ø Utility Pole

← Guy Wire/Ancho

--- Overhead Wires

∥ ∥ Wood Fence

7/ // Asphalt

E. Broadway Street

Future Land Use

Old Town District

Document No. 20150625000768640, O.P.R.C.C.T. Current Zoning Current Land Use: Residential

SYMBOLS LEGEND

Ethelyn M. Bell and

Charles Thomas Bell

Future Land Use

Old Town District

| **> w** | Water Valve

Owm | Water Meter

\mid **🛇 GM** 🛮 Gas Meter

⊗ GV Gas Valve

• Fire Hydrant

⊚ ICV Irrigation Control Valve

O∞ | Sanitary Sewer Cleanout

Sanitary Sewer Manhole

Storm Drain Manhole

Broadway Station Office Park, LLC Document No. 20180918001174110, O.P.R.C.C.T. Current Zoning Current Land Use: Residential

Future Land Use

Old Town District

Stree

ollege

OWNER: Carmen N. Schlemmer P.O. Box 2356 Frisco, Texas 75034

Phone: (469) 833-7565

GRAPHIC SCALE

1 inch = 30 ft.

CASE NO.: Z22-0017

ZONING EXHIBIT 0.177 ACRES PART OF LOTS 10 AND 11, BLOCK 10 **BRYANT'S ADDITION** TO PROSPER TOWN OF PROSPER, COLLIN COUNTY, TEXAS



North Texas Surveying, L.L.C.

Registered Professional Land Surveyors 1010 West University

McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200

ABBREVIATIONS

I.R.F. = Iron Rod Found (R.M.) = Reference Monument C.I.R.F. = Capped Iron Rod Found C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set M.R.C.C.T. = Map Records, Collin County, Texas

D.R.C.C.T. = Deed Records, Collin County, Texas

O.P.R.C.C.T. = Official Public Records, Collin County, Texas

CHK'D. BY: M.B.A. JOB NO.: 2022-0116