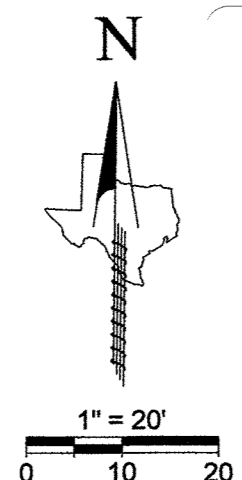
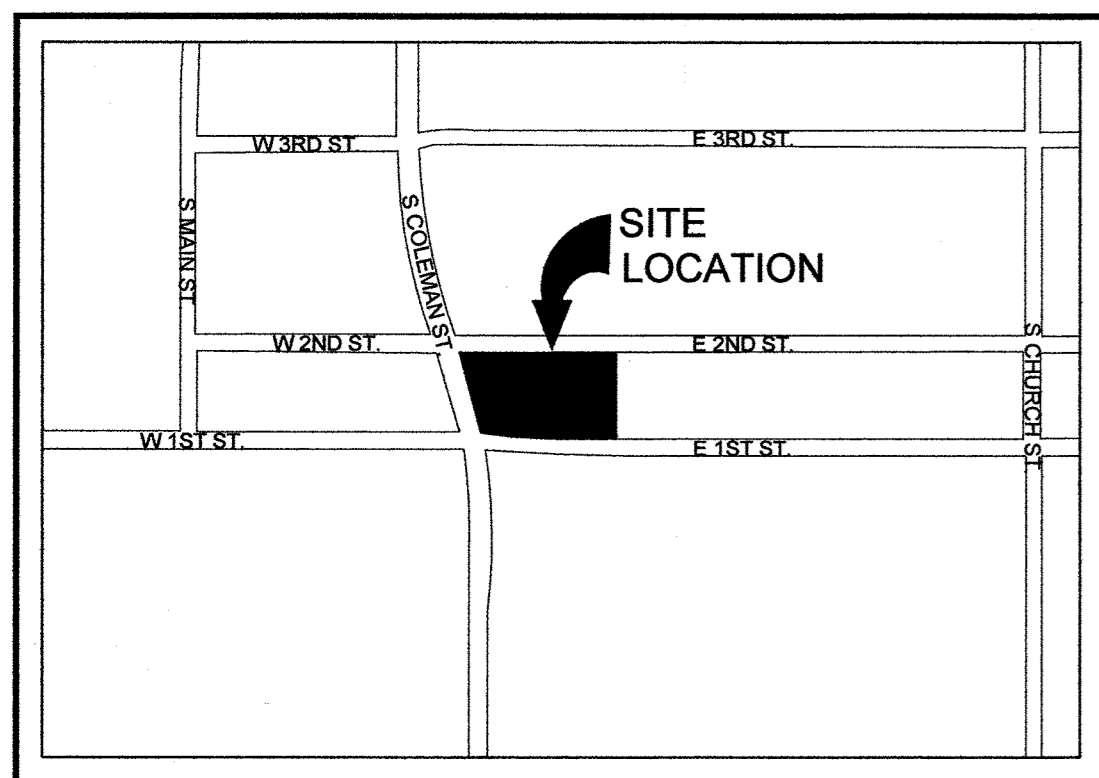
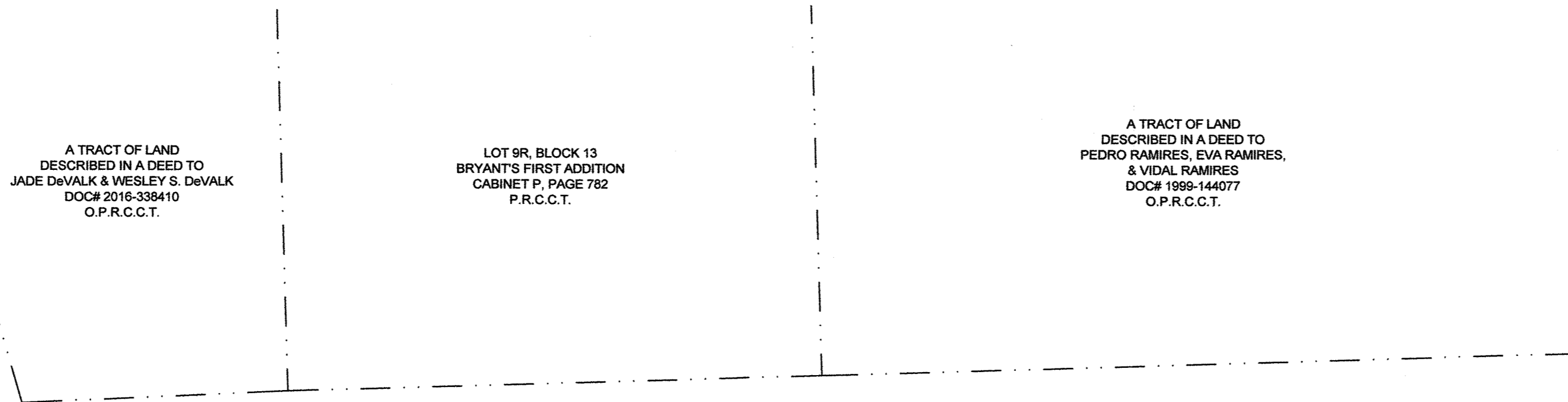


VICINITY MAP
NOT TO SCALE



20170615010002220 06/15/2017 09:58:07 AM PL 1/1

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, **BG-GBT INVESTMENTS, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Collin County School Land Survey, Abstract Number 114, an addition to the Town of Prosper, Collin County, Texas, according to the deed recorded in Document Number 2008-708510, Official Public Records of Collin County, Texas, and being a part of Lots 2-3 and all of Lots 4-6, and Outlot 1, Block 15 of Bryant's Addition, as recorded in Volume 116, Page 162, Deed Records of Collin County, Texas, and being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found for the Northwest corner of the herein described tract, being in the East Right-of-Way of South Coleman Street and the in the South Right-of-Way of East Second Street;
- Thence North 87 degrees 53 minutes 41 seconds East with the South Right-of-Way of said Second Street for a distance of 238.04 feet to a 5/8" iron rod found for the Northeast corner of the herein described tract, and being the Northwest corner of a tract of land described in a deed to Danny & Hilda Villanueva as recorded in Document Number 2003-39061, Official Public Records of Collin County, Texas;
- Thence South 01 degrees 07 minutes 46 seconds East with the West boundary line of said Villanueva tract, a distance of 130.37 feet to an "X" cut found in concrete for the Southeast corner of the herein described tract, and being the Southwest corner of said Villanueva tract, said point lies in the North Right-of-Way line of East First Street;
- Thence South 89 degrees 11 minutes 57 seconds West with the North Right-of-Way line of said First Street, a distance of 200.12 feet to a 1/2" capped iron rod found for the Southwest corner of the herein described tract, and being in the North Right-of-Way line of said First Street and in the East Right-of-Way line of aforementioned Coleman Street;
- Thence North 18 degrees 10 minutes 38 seconds West with the East Right-of-Way line of said Coleman Street, a distance of 78.97 feet to a capped iron rod found in the East Right-of-Way line of said street;
- Thence North 17 degrees 39 minutes 21 seconds West continuing along said course of Coleman Street, a distance of 51.81 feet to the POINT OF BEGINNING and there terminating, enclosing 0.64 of an acre of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **BG-GBT INVESTMENTS, LLC**, does hereby adopt this amending plat, designating herein described property as **Bryant's Addition, Lot 1R, Block 15**, an Addition to the Town of Prosper, Collin County, Texas and does hereby dedicate to public use forever all the streets and alleys shown thereon. The **BG-GBT INVESTMENTS, LLC** does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the Town of Prosper, Texas.

WITNESS, my hand, this 13 day of June, 2017.

BG-GBT INVESTMENTS, LLC (OWNER)

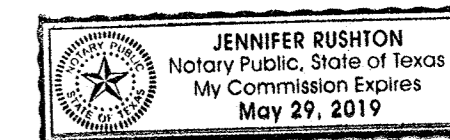
BY: Trevor Wood
AUTHORIZED AGENT
PRINTED NAME & TITLE

STATE OF TEXAS
COUNTY OF Collin

BEFORE ME, the undersigned authority, on this day personally appeared Trevor Wood, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 13 day of June, 2017.

Jennifer Rushion
Notary Public in and for the State of Texas
My commission expires on 5-29-19



GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48065C0235J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- No flood plain exist on the site.
- The purpose of this amending plat is to create one lot from a combination of five lots.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- Selling a portion of this addition by metes and bounds is a violation of town ordinances and state law and is subject to fines and withholding of utilities and building permits.
- This plat hereby dedicates 1,537 sq. feet (0.035 acre) of Right-of-Way to The Town of Prosper in fee simple.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

That I, **ERNEST WOORSTER**, Registered Professional Land Surveyor, do hereby certify that this replat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

Ernest Wooster
ERNEST WOORSTER R.P.L.S. # 6509
DATE 13 June 2017



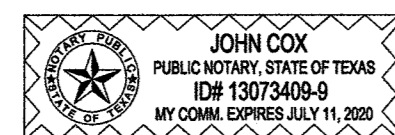
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared **ERNEST WOORSTER**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this 13th day of June, 2017.

Notary Public in and for the State of Texas

My commission expires on July 11, 2020.



LINE	BEARING	DISTANCE
L1	N 90°00'00" E	20.00'
L2	N 00°10'39" E	20.00'
L3	N 90°00'00" W	26.45'

A TRACT OF LAND DESCRIBED IN A DEED TO EDUARDO BELL, DOCA# 2012-502170, O.P.R.C.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO BLISS PET RESORT, LLC, DOCA# 2015-162170, O.P.R.C.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO THOMAS L. JAMES & BOBBIE JAMES, DOCA# 2014-72220, O.P.R.C.C.T.

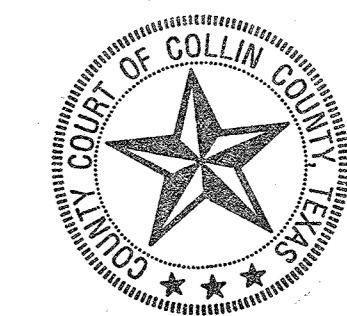


CERTIFICATE OF APPROVAL

Approved this 19 day of July, 2017 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Carol Myers Planning & Zoning Commission Chair
Carol Myers on behalf of Secretary Robyn Battle Secretary
Evelyn Fushy Engineering Department
[Signature] Development Services Department

**AMENDING PLAT
OF
BRYANT'S ADDITION
LOT 1R, BLOCK 15**



TOWN OF PROSPER
CASE # D16-0025

EXHIBIT A: BOUNDARY SURVEY
ZONE 24-0026

BEING A REPLAT OF PART OF LOTS 2-3 & ALL OF LOTS 4-6, OUTLOT 1, BLOCK 15 OF BRYANT'S ADDITION AS RECORDED IN VOLUME 116, PAGE 162, DEED RECORDS OF COLLIN COUNTY, TEXAS BEING 0.64 ACRES (GROSS) & 0.61 ACRES (NET) OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 114, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/15/2017 09:58:07 AM
\$31.00 SCOPELRA
20170615010002220

2017-450

[Signature]

LEGEND

⑮ = BLOCK

IRF = IRON ROD FOUND

POB = POINT OF BEGINNING

—ε— = CENTERLINE OF ROAD

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
BEDFORD, TX 76021
940.222.3009

ENGINEER

CLAY MOORE ENGINEERING
1903 CENTRAL DRIVE
SUITE: 406
BEDFORD, TX 76021
972.906.9985

OWNER

BG-GBT INVESTMENTS, LLC
P.O. BOX 129
PROSPER, TX 75078
972.347.9900

JOB #: 16-242 AP
DATE: 6/13/2017
DRAWN BY: JDC



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177