

**AREA NOTE:**

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

**REFERENCE BEARING NOTE:**

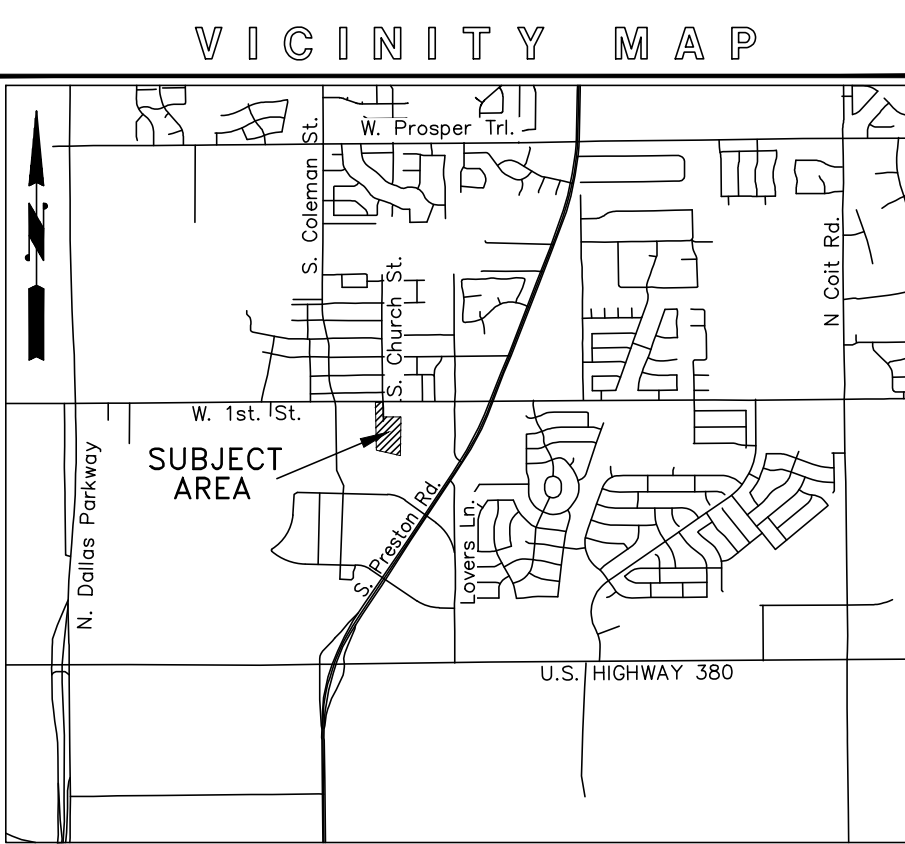
The bearings and coordinates shown hereon are Geodetic and derived from GPS observations and measurements from City of Celina Control Monument No. 1, NAD-83, Texas State Plane Coordinate System, North Central Zone (4202).

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0235J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

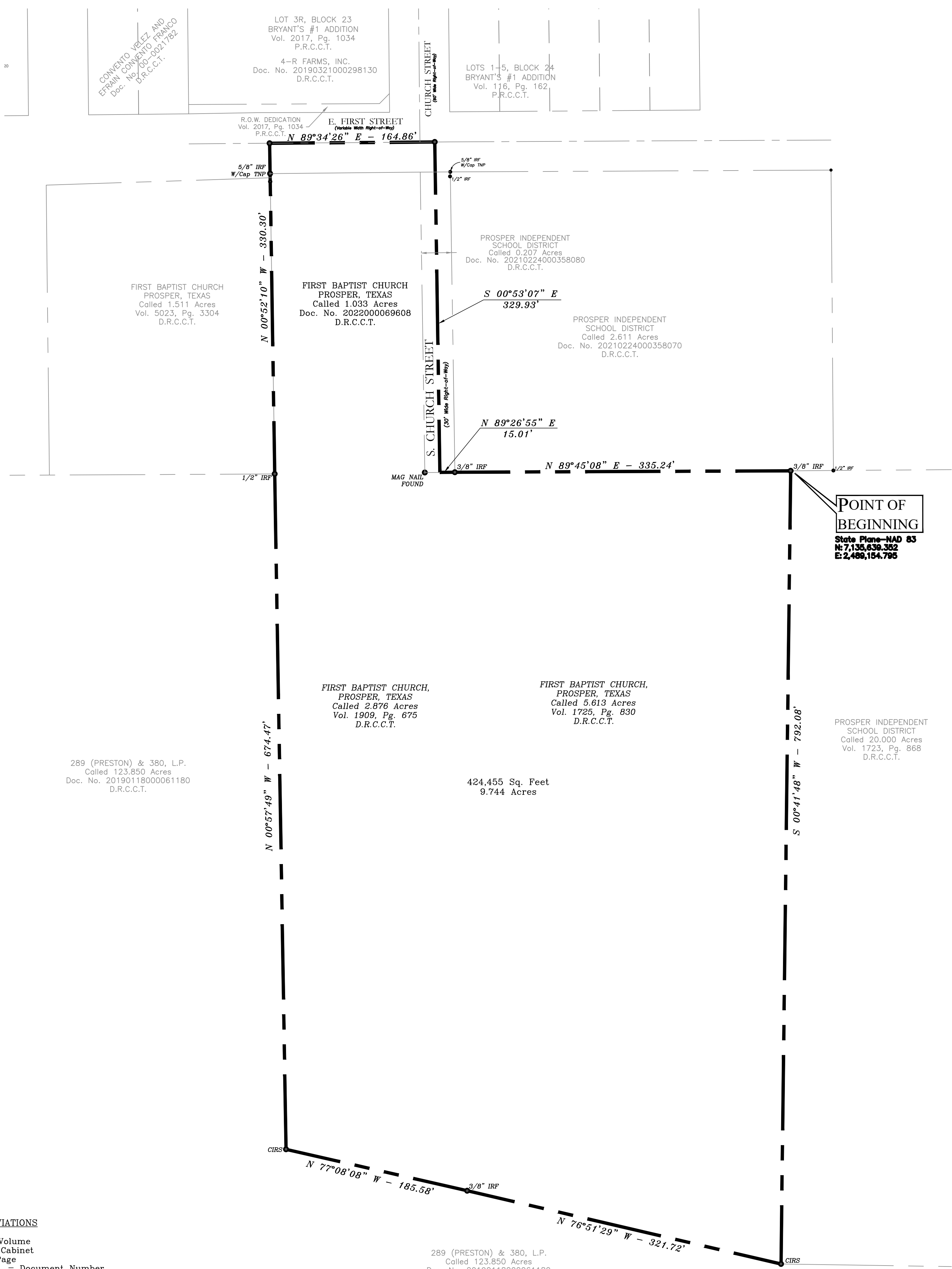
**MONUMENT NOTE:**

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.



**ABBREVIATIONS**

- Vol. = Volume
- Cab. = Cabinet
- Pg. = Page
- Doc. No. = Document Number
- P.R.C.C.T. = Plat Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- CM = Controlling Monument
- CIRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
- MNF = Mag Nail Found with Steel Washer Stamped "RPLS 4701"
- RPLS = Registered Professional Land Surveyor
- 4701 = The License Number for this Registered Professional Land Surveyor
- HALFF = 1/2" Iron Rod Found with Yellow Plastic Cap Stamped "HALFF ASSOC."
- HZ = 5/8" Iron Rod Found with Yellow Plastic Cap Stamped "HUITT-ZOLLERS"



**LEGAL DESCRIPTION**

SITUATED in the City of Prosper, in the Collin County School Land Survey, Abstract No. 147 of Collin County, Texas and being all of that certain called 5.613 acre tract of land, described in a deed to First Baptist Church, Prosper, Texas, recorded in Volume 1725, Page 830, Deed Records, Collin County, Texas (D.R.C.C.T.) and all of that certain called 2.876 acre tract of land, described in a deed to First Baptist Church, Prosper, Texas, recorded in Volume 1909, Page 675, D.R.C.C.T. and all of that certain called 1.033 acre tract of land, described in a deed to First Baptist Church, Prosper, Texas, recorded in Document No. 2022000069608, D.R.C.C.T. and also including a portion of E. First Street and a portion of S. Church Street and the consolidation of these tracts of land being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the northeast corner of the above described 5.613 acre First Baptist Church, Prosper, Texas (hereinafter referred to as "FBCP") tract, on the south line of that certain called 2.611 acre tract described in a deed to Prosper Independent School District, recorded in Document No. 20210224000358070, D.R.C.C.T. and same being the northwest corner of that certain called 20.000 acre tract of land described in a deed to Prosper Independent School District (hereinafter referred to as "Prosper ISD"), recorded in Volume 1723, Page 868, D.R.C.C.T.;

THENCE: South 00 deg. 41 min. 48 sec. West, along the common line of said 5.613 acre FBCP tract and said 20.000 acre Prosper ISD tract, a distance of 792.08 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said 5.613 acre FBCP tract and the southwest corner of said 20.000 acre Prosper ISD tract and said point also being on the easterly north line of that certain called 123.850 acre tract of land described in a deed to 289 (Preston) & 380, L.P., recorded in Document No. 20190118000061180, D.R.C.C.T.;

THENCE: North 76 deg. 51 min. 29 sec. West, along the common line of said 5.613 acre FBCP tract and said 123.850 acre tract, a distance of 321.72 feet to a 3/8 inch iron rod found for the southwest corner of said 5.613 acre FBCP tract and the southeast corner of the above described 2.876 acre FBCP tract;

THENCE: North 77 deg. 08 min. 08 sec. West, along the common line of said 2.876 acre FBCP tract and said 123.850 acre tract, a distance of 185.58 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said 2.876 acre FBCP tract and an inside ell corner of said 123.850 acre 289 (Preston) & 380, L.P. tract;

THENCE: North 00 deg. 57 min. 49 sec. West, continuing along said common line, a distance of 674.47 feet to a 1/2 inch iron rod found for the northwest corner of said 2.876 acre FBCP tract and the most northern northeast corner of said 123.850 acre tract and said point also being the southeast corner of that certain called 1.511 acre tract described in a deed to First Baptist Church, Prosper, Texas, recorded in Volume 5023, Page 5304, D.R.C.C.T. and the southwest corner of the above described 1.033 acre tract;

THENCE: North 00 deg. 52 min. 10 sec. West, along the common line of said 1.511 acre tract and said 1.033 acre tract, at a distance of 291.96 feet, passing a 1/2 inch iron rod found for reference, at a distance of 299.93 feet, passing a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "TNP", found on the south right-of-way line of E. First Street (a variable width right-of-way), for the northwest corner of said 1.033 acre tract and continuing on for a total distance of 330.30 feet to a point in the center of E. First Street;

THENCE: North 89 deg. 34 min. 26 sec. East, along the center of said E. First Street, a distance of 164.86 feet to a point for corner at the centerline intersection of said E. First Street and S. Church Street;

THENCE: South 00 deg. 53 min. 07 sec. East, departing from said E. First Street, along the centerline of said S. Church Street, a distance of 329.93 feet to point for corner on the south line of said S. Church Street and the north line of the above described 2.876 acre FBCP tract;

THENCE: North 89 deg. 26 min. 55 sec. East, along the south line of said S. Church Street and the north line of said 2.876 acre FBCP tract, a distance of 15.01 feet to a 3/8 inch iron rod found for the northeast corner of said 2.876 acre FBCP tract, the southwest corner of the above described 2.611 acre Prosper ISD tract and the northwest corner of said 5.613 acre FBCP tract;

THENCE: North 89 deg. 45 min. 08 sec. East, along the common line of said 5.613 acre FBCP tract and said 2.611 acre Prosper ISD tract, a distance of 335.24 feet to the POINT OF BEGINNING and containing 424,455 square feet or 9.744 acres of land.

**ZONING EXHIBIT "A"**

**FIRST BAPTIST CHURCH, PROSPER, TEXAS**  
**9.744 ACRES**  
 situated in the  
 Collin County School Land Survey, Abstract No. 147  
 City of Prosper, Collin County, Texas



CASE NO. ZONE-23-0035

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	01/17/2024	1" = 40'	2022-017	2022-017-ZONE.DWG	1 of 1