

DESCRIPTION OF  
0.231 ACRES OR 10,077 SQ FT.

**LEGAL DESCRIPTION:**

**BEING** A 0.231 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT TRACT CONVEYED TO LIBRADO PEREZ ET UX IN VOLUME 1088, PAGE 625 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING A PART OF BLOCK 2 OF THE MITCHELL ADDITION RECORDED IN VOLUME 107, PAGE 588 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2" SQUARE TUBING FOUND IN THE WEST LINE OF NORTH COLEMAN STREET (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 3R OF THE MITCHELL ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AS RECORDED IN VOLUME 5816, PAGE 2443 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT GRID COORDINATE VALUE OF **N: 7137363.98, E: 2487533.21 FEET** FOR REFERENCE, FROM WHICH A 1/2" SQUARE TUBING FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R BEARS S 00°03'00" E, A DISTANCE OF 98.71 FEET;

**THENCE FROM SAID POINT OF BEGINNING**, DEPARTING THE WEST LINE OF NORTH COLEMAN STREET, S 89°52'01" W, PASSING THE NORTHWEST CORNER OF SAID LOT 3R AT A DISTANCE OF 134.08 FEET AND CONTINUING IN ALL A DISTANCE OF 136.28 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES SARTIN ET UX UNDER INSTRUMENT NUMBER 19960213000117320 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE**, GENERALLY WITH A WOOD FENCE, N 03°36'16" W, PASSING A 2.5" GALVANIZED POST AT A DISTANCE OF 71.16 FEET AND CONTINUING IN ALL A DISTANCE OF 72.13 FEET TO A POINT IN A TREE IN THE SOUTH LINE OF A 10 FOOT ALLEY FOR THE NORTHWEST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID SARTIN TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 10 FOOT ALLEY BEARS N 42°27'59" W, A DISTANCE OF 13.38 FEET;

**THENCE**, WITH THE SOUTH LINE OF SAID 10 FOOT ALLEY, N 89°09'46" E, A DISTANCE OF 140.30 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF NORTH COLEMAN STREET FOR THE NORTHEAST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 10 FOOT ALLEY, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10 FOOT ALLEY BEARS N 00°24'36" W, A DISTANCE OF 10.00 FEET;

**THENCE**, WITH THE WEST LINE OF NORTH COLEMAN STREET, S 00°24'36" E, A DISTANCE OF 73.72 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.231 ACRES OR 10,077 SQ. FEET OF LAND, MORE OR LESS.



I HEREBY STATE THAT THIS SURVEY WAS  
PERFORMED UNDER MY DIRECT SUPERVISION  
SURVEY DATE: 05-18-2023

 05/18/2023  
GARRETT JAMES SMELKER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6870

Exhibit A-1  
0.231 ACRE TRACT  
BEING PART OF BLOCK 2, MITCHELL  
ADDITION,  
SITUATED IN THE COLLIN COUNTY  
SCHOOL LAND SURVEY,  
ABSTRACT NO. 147,  
TOWN OF PROSPER, COLLIN COUNTY,  
TEXAS  
5/18/2023

**LEGEND**

- MONUMENT - TYPE AS NOTED
- △ POINT FOR CORNER
- BOUNDARY LINE
- - - EASEMENT
- LOT LINE
- - - DEED LINE
- / - / - PIPE FENCE
- ○ ○ CHAIN LINK FENCE
- ○ ○ WOOD FENCE
- OHW OVERHEAD WIRES
- UTILITY POLE
- P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS
- D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS
- R.P.R.C.C.T. REAL PROPERTY RECORDS COLLIN COUNTY TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
- ▨ AREA OF DISCREPANCY

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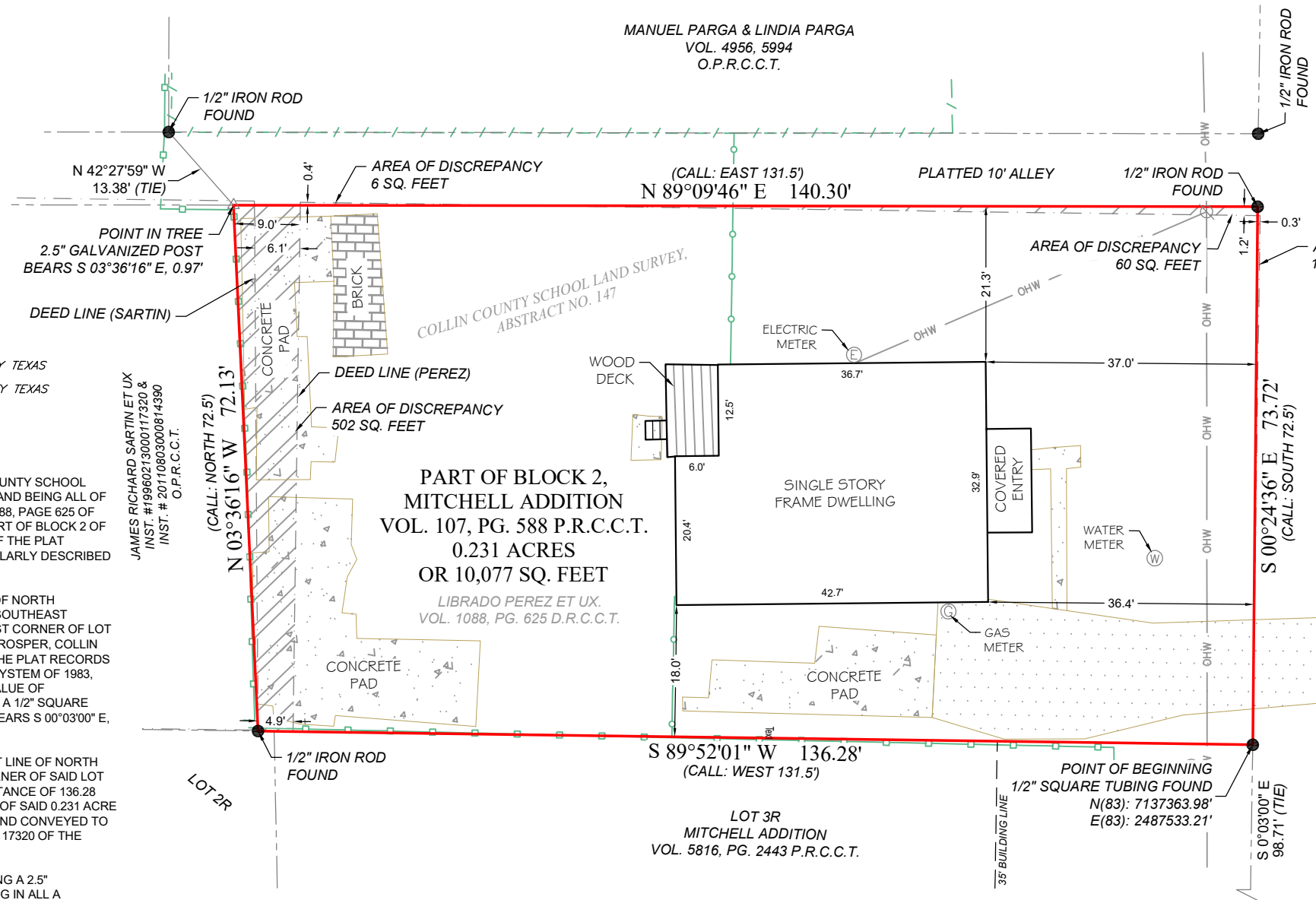
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To: FIRST NATIONAL TITLE INSURANCE COMPANY, CAPITAL TITLE, JIMIT PATEL, CHRISTINA PATEL, ENDEAVOR CAPITAL, LLC, LIBRADO PEREZ AND MARIA PEREZ, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I HEREBY STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION  
SURVEY DATE: 05-18-2023

*Garrett J. Smelker* 05/18/2023  
GARRETT JAMES SMELKER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6870



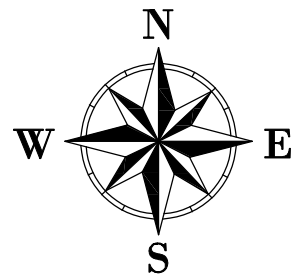
Research of Easements by this Surveyor was limited to a Title Policy Prepared by First National Title Insurance Company, GF No. 23-735867-WB, Effective Date: April 26, 2023, 8:00 am and Issued May 3, 2023, 8:00 am.

**Schedule B item:**

- 10.e. Right of Way Easement executed by R.L. Mitchell et ux to Texas Power and Light Company, dated June 8, 1936, filed October 9, 1936, recorded in Volume 305, Page 555, Real Property Records, Collin County, Texas.  
**DOES APPEAR TO AFFECT (BLANKET IN NATURE)**
- 10.f. Right of Way Easement executed by Mrs. Anna Gregory to Texas Power and Light Company, dated June 8, 1936, filed October 9, 1936, recorded in Volume 305, Page 547, Real Property Records, Collin County, Texas.  
**DOES NOT APPEAR TO AFFECT**
- 10.g. Terms and provisions of Quitclaim Deed Agreement by and between Rick Perry, Governor of the State of Texas and Town of Prosper, Texas dated July 10, 2009, filed July 21, 2009, recorded in CC#20090721000915890, Real Property Records, Collin County, Texas.  
**AS SHOWN ON SURVEY**



**NOTES:**

- 1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS USING THE ALLTERRA CENTRAL VRS NETWORK.
- 2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- 3.) ADDRESS OF SUBJECT PARCEL: 207 N COLEMAN ST, PROSPER, TX 75078
- 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48085C0235J EFFECTIVE ON 06/02/2009.
- 5.) INSTRUMENT OF RECORD: DEED RECORDED IN VOLUME 1088, PAGE 625 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS ON DECEMBER 29, 1977.



SCALE: 1" = 20'

PROJECT NO. 230530



 TBPELS FIRM# 10194663  
 2012 E. Randol Mill Rd, Suite 213  
 Arlington, Texas 76011  
 (817) 948-2667  
 Info@americanmeridianllc.com

SURVEY PLAT OF  
 A 0.231 ACRE TRACT,  
 BEING PART OF BLOCK 2, MITCHELL ADDITION,  
 SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ASBTRACT NO. 147,  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 VOLUME 107, PAGE 588 P.R.C.C.T.

ASPHALT  
 N. COLEMAN STREET  
 (VARIABLE WIDTH RIGHT-OF-WAY - VOL. 5816, PG. 2443 P.R.C.C.T.) (10g.)  
 (PRESCRIPTIVE RIGHT-OF-WAY - INST. 20090721000915890 R.P.R.C.C.T.)

Zone 25-0009  
Exhibit B

Letter of Intent – Proposed Development

Owners: Christa and Jimit Patel  
Address: 207 N Coleman St. Prosper TX, 77078  
Current Zoning: Residential Single Family (SF-15)  
Proposed Zoning: Recreational

Reference: 207 N. Coleman St Prosper, TX 75078

Project Description:

Owners (Christa and Jimit) purchased the home to bring a business to the Prosper downtown to contribute to the Prosper downtown charm.

The current home will be renovated, and additional square footage will be added to the home.

**Proposal:** Renovate, and add to the existing structure to create a golf simulator business.

- Business Model
  - Patrons purchase a monthly membership to access the building.
    - They can book the time they would like to use the bays.
    - Booking will be done via Trackman software (Trackman is the golf simulator) on an app or website.
    - Time before and after will be factored in for the booking to ensure parking is not a concern.
    - Once the member books a time, they will be sent a code to access the building, the code is only valid for the time they have a reservation and will not be able to access the building outside those times – thus further alleviating any parking concerns as we would only have 4 members at a time (if fully booked) – Access provided an access control panel.
  - Members will not be able to bring friends, hence alleviating the concerns of having more than one person at a bay.
    - This will be regulated by a signed membership contract.
- 4 simulator bays
  - Each take about 500 Sq ft of space.
- Bathroom/Office/Hallway and Entry space to contribute to about 800 Sq ft.

**Building:** 2,992 Sq Ft

**Proposed uses:** Recreational

**Parking:** 6 parking spots (1.5 parking spaces per golf simulator)

Submitted by:  
Christa and Jimit Patel

## ZONE 25-0009

### Exhibit C Development Standards

This tract shall develop under the regulation of the Downtown Retail (DTR) District as outlined in the Town's Zoning Ordinance as it exists or may be amended with the following conditions:

#### 1.0 Permitted Uses

1.1 The permitted land use within this Planned Development District is as follows:

- Golf Simulator
  - Business Model
    - Patrons purchase a monthly membership to access the building
      - They can book the time they would like to use the bays
      - Booking will be done via Trackman software (Trackman is the golf simulator) on an app or website.
      - Time before and after will be factored in for the booking to ensure parking is not a concern
      - Once the member books a time, they will be sent a code to access the building, the code is only valid for the time they have a reservation and will not be able to access the building outside those times – thus further alleviating any parking concerns as we would only have 4 members at a time (if fully booked) – Access provided an access control panel, pictured below (Image A)
  - 4 simulator bays
    - Each take about 500 Sq ft of space
  - Bathroom/Office/Hallway and Entry space to contribute to about 800 Sq ft

#### 2.0 Open Space

2.1 The open space requirements within this Planned Development District are as follows:

- 7% of open space required
- Open Space Plan provided to show how this would be calculated

#### 3.0 Architectural Standards

3.1 The architectural standards within this Planned Development District are as follows:

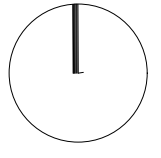
- Exterior elevations shall be submitted to the Planning Division and are subject to the approval of the Director of Development Services or his/her designee. All construction must have an approved facade plan before issuance of a building permit.
- The primary building material will be fiber cement siding.
- Awnings will be architectural materials that complement the building such as metal roof or shingle.
- Color will be Sherwin Williams Cascades or similar (See Color and Inspiration on Exhibit F)

Image A:

Pin Pad for Door Access

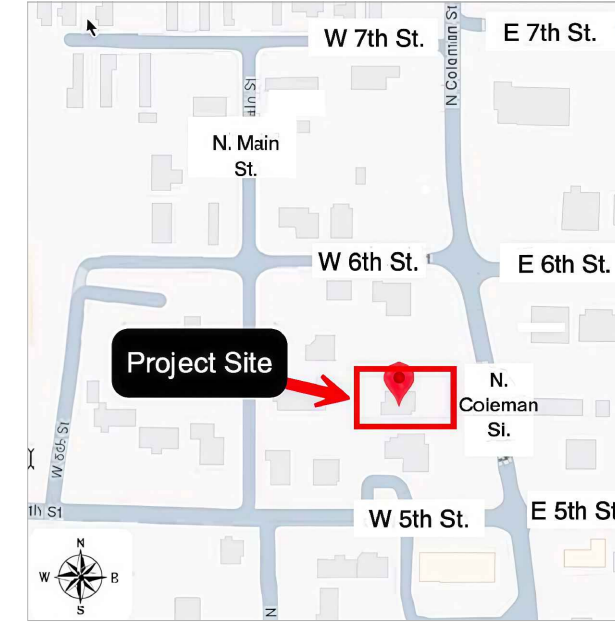


0 5ft 10ft 20ft



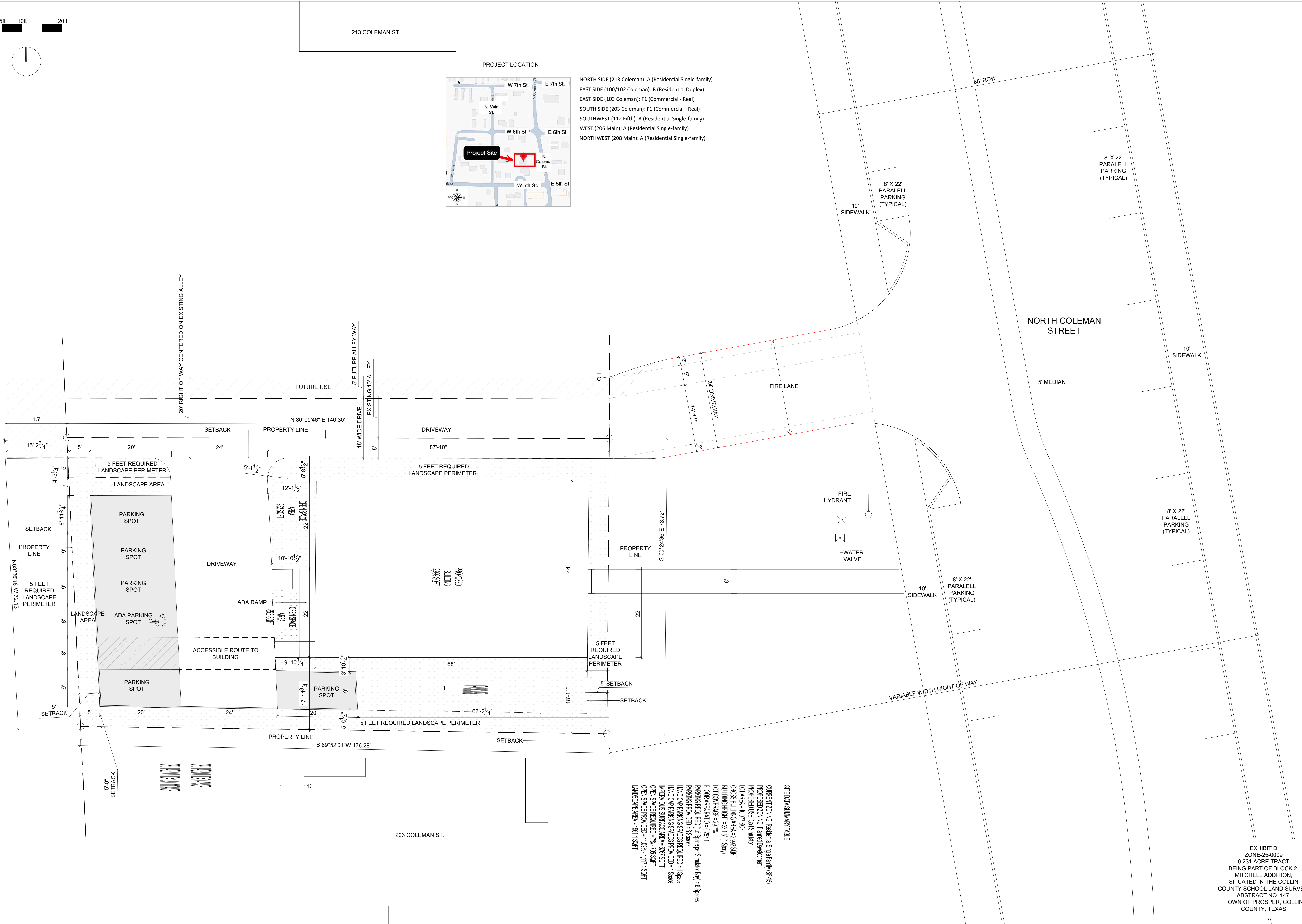
213 COLEMAN ST.

PROJECT LOCATION



- NORTH SIDE (213 Coleman): A (Residential Single-family)
- EAST SIDE (100/102 Coleman): B (Residential Duplex)
- EAST SIDE (103 Coleman): F1 (Commercial - Real)
- SOUTH SIDE (203 Coleman): F1 (Commercial - Real)
- SOUTHWEST (112 Fifth): A (Residential Single-family)
- WEST (206 Main): A (Residential Single-family)
- NORTHWEST (208 Main): A (Residential Single-family)

206 MAIN ST.



NORTH COLEMAN STREET

5' MEDIAN

10' SIDEWALK  
8' X 22' PARALELL PARKING (TYPICAL)

8' X 22' PARALELL PARKING (TYPICAL)

10' SIDEWALK

8' X 22' PARALELL PARKING (TYPICAL)

10' SIDEWALK  
8' X 22' PARALELL PARKING (TYPICAL)

VARIABLE WIDTH RIGHT OF WAY

203 COLEMAN ST.

SITE DATA SUMMARY TABLE

CURRENT ZONING	Residential Single Family (SF-16)
PROPOSED ZONING	Planned Development
PROPOSED USE	Garage/Studio
LOT AREA	10,077 SQFT
GROSS BUILDING AREA	2,992 SQFT
BUILDING HEIGHT	33' 1" (1 Story)
LOT COVERAGE	29.7%
FLOOR AREA RATIO	0.297
PARKING PROVIDED	15 Spaces per Simular Bay) = 6 Spaces
HANDICAP PARKING SPACES REQUIRED	1 Space
HANDICAP PARKING SPACES PROVIDED	1 Space
UPPERIOUS SURFACE AREA	697 SQFT
OPEN SPACE REQUIRED	77% 706 SQFT
OPEN SPACE PROVIDED	1109% 1,117.4 SQFT
LANDSCAPE AREA	1961.1 SQFT

EXHIBIT D  
ZONE-25-0009  
0.231 ACRE TRACT  
BEING PART OF BLOCK 2,  
MITCHELL ADDITION,  
SITUATED IN THE COLLIN  
COUNTY SCHOOL LAND SURVEY,  
ABSTRACT NO. 147,  
TOWN OF PROSPER, COLLIN  
COUNTY, TEXAS

DRAWING  
DATE  
FEBRUARY 2026  
SCALE  
1" = 10'

207 N Coleman St, Prosper, TX 75078

ZONE 25-0009

Exhibit E  
Development Schedule

After the zoning approval, we anticipate the following development timeline:

3 months – Development Plan and Building Plan Approvals

4-6 months – Construction

12 months – Complete Project

We are eager to get this development moving quickly to add to the Prosper downtown charm and bring in Prosper residents and residents from neighboring towns to explore and engage in all of what Prosper has to offer.



EXHIBIT F  
 ZONE-25-0009  
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207 N Coleman St, Prosper, TX 75078

DRAWN  
 FRONT/EAST  
 ELEVATION  
 DATE  
 JANUARY 2026  
 SCALE  
 3/8" = 1'-0"



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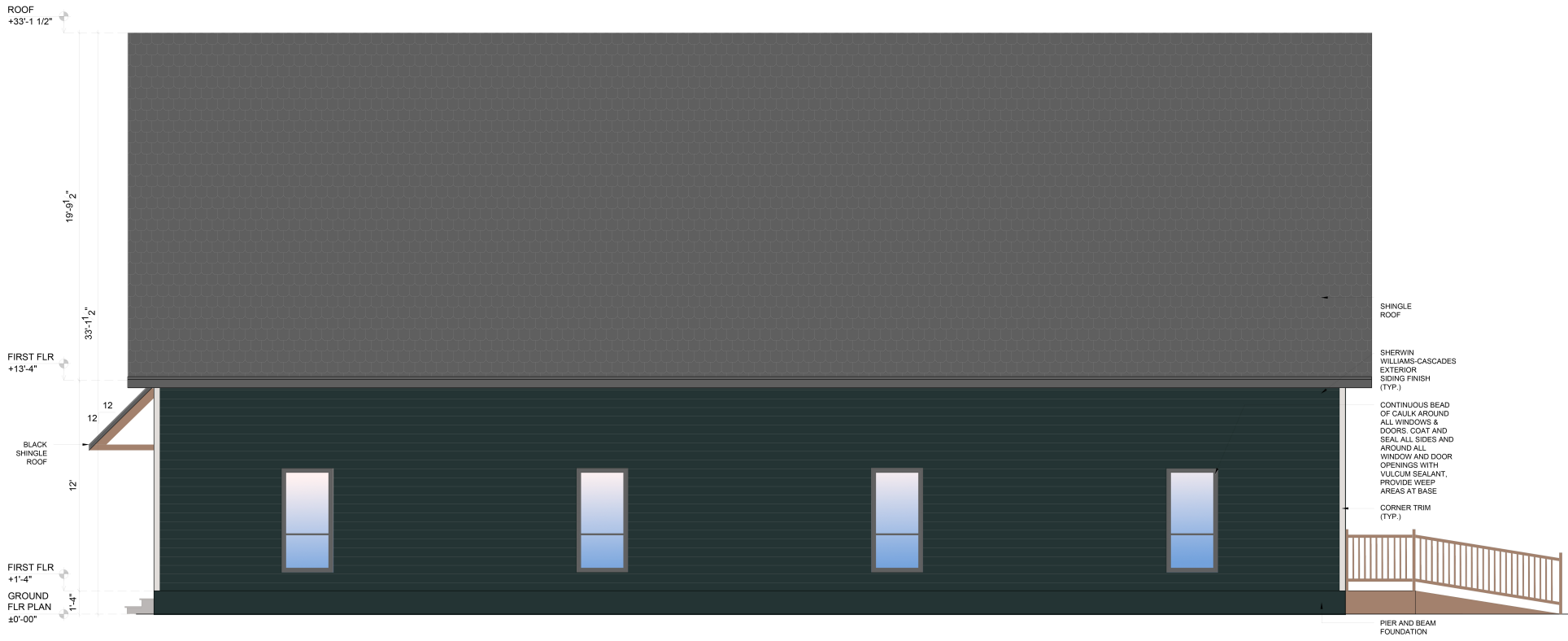


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 ABSTRACT NO. 147,  
 TOWN OF PROSPER, COLLIN COUNTY,  
 TEXAS

DRAWN  
 NORTH SIDE  
 ELEVATION  
 DATE  
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 SCALE  
 3/8" = 1'-0"

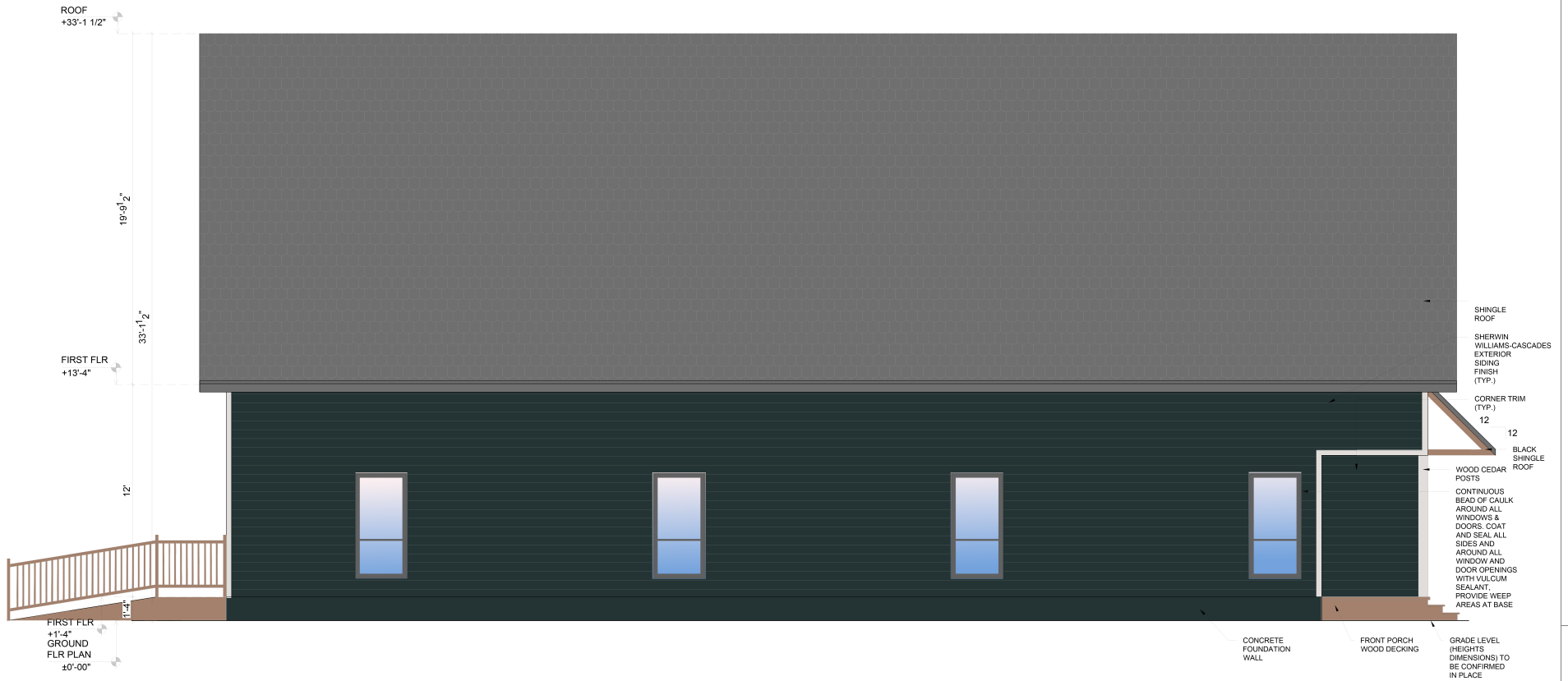


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DRAWN  
 SOUTH SIDE  
 ELEVATION  
 DATE  
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 SCALE  
 3/8" = 1'-0"

Color Inspiration for Building (Sherwin Williams -Cascades or Similiar)



Shingle Color Options:



EXHIBIT F  
ZONE-25-0009  
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BEING PART OF BLOCK 2, MITCHELL  
ADDITION,  
SITUATED IN THE COLLIN COUNTY SCHOOL  
LAND SURVEY,  
ABSTRACT NO. 147,  
TOWN OF PROSPER, COLLIN COUNTY,  
TEXAS

207 N Coleman St, Prosper, TX 75078

COLOR  
INSPIRATION

DATE  
JANUARY 2026

SCALE  
3/8" = 1'-0"

PG.5

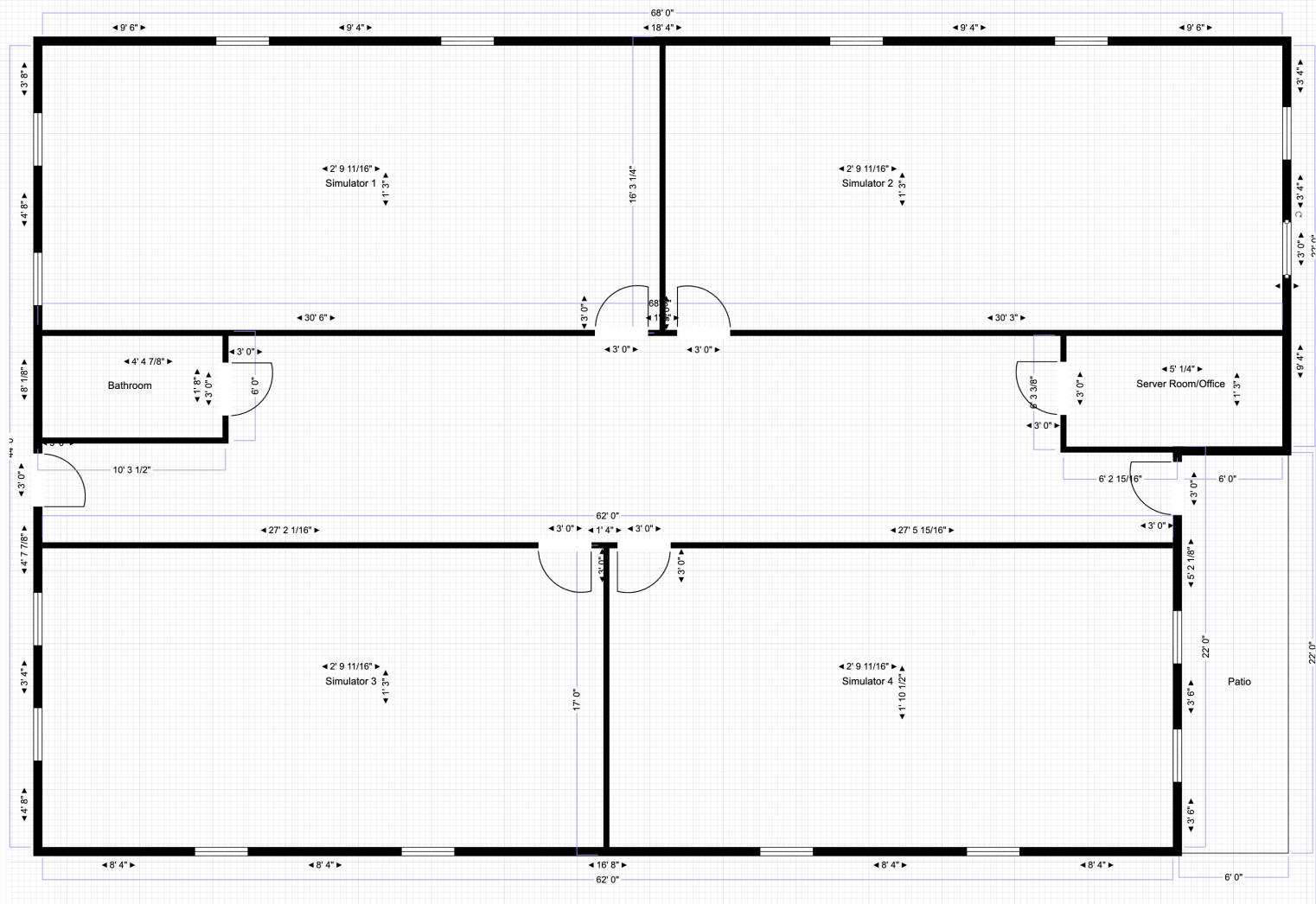
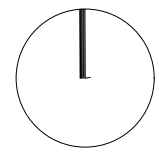


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 LAND SURVEY,  
 ABSTRACT NO. 147,  
 TOWN OF PROSPER, COLLIN COUNTY,  
 TEXAS

0 5ft 10ft 20ft



OPEN SPACE  
1117.4 SQFT  
 LANDSCAPING  
1961.1 SQFT



207 N Coleman St, Prosper, TX 75078

DRAWING  
OPEN SPACE PLAN

DATE  
FEBRUARY 2026

SCALE  
1" = 10'

EXHIBIT G  
 ZONE: ZS-0009  
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