

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, DECLARING THE PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTIES FOR RIGHT-OF-WAY, DRAINAGE EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE CONSTRUCTION OF THE FIRST STREET (DNT – COLEMAN) PROJECT; DETERMINING THE PUBLIC USE AND NECESSITY FOR SUCH ACQUISITIONS; 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 certain property interests 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 interests (collectively referred to as the “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 the Property.

**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 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
- 2 (Parcel 22) Approximately 0.0476 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 20151218001578610 of the Official Public Records of Collin County, Texas
- 3 (Parcel 23) Approximately 0.0293 acres of real property for right-of-way 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 20211207002481950 of the Official Public Records of Collin County, Texas
- 4 (Parcel 24) Approximately 0.2884 acres of real property for right-of-way, 0.0493 acres of real property for drainage easement, and 0.1561 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 three tracts of land described by Deed to First Presbyterian Church, recorded in Volume 1470, Page 102, Volume 338, Page 298, Volume 140, Page 629, Deed Records, Collin County, Texas
- 5 (Parcel 25) Approximately 0.1335 acres of real property for right-of-way and 0.0283 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 Instrument Number 20171024001421220 of the Official Public Records of Collin County, Texas
- 6 (Parcel 28) Approximately 0.0601 acres of real property for right-of-way, 0.0090 acres of real property for drainage easement, and 0.0151 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 20200903001480220 of the Official Public Records of Collin County, Texas
- 7 (Parcel 29) Approximately 0.0621 acres of real property for right-of-way and 0.0069 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 20190307000239890 of the Official Public Records of Collin County, Texas

- 8 (Parcel 30) Approximately 0.0544 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 2022000140195 of the Official Public Records of Collin County, Texas
- 9 (Parcel 31) Approximately 0.0058 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 20190830001065010 of the Official Public Records of Collin County, Texas
- 10 (Parcel 32) Approximately 0.0108 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 2023000019423 of the Official Public Records of Collin County, Texas
- 11 (Parcel 33) Approximately 0.1135 acres of real property for right-of-way and 0.1089 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 20171213001647850 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 8TH DAY OF AUGUST 2023.**

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

**ATTEST:**

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

**APPROVED AS TO FORM AND LEGALITY:**

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

## EXHIBIT 1

### EXHIBIT "A"

Parcel 21  
Sandra Shrader Omohundro  
Metes and Bounds Description  
0.1140 Acres or 4,968 Square Feet

#### Parcel 21

Being a 0.1140-acre, 4,968 square foot tract 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 to Sandra Shrader Omohundro recorded in Collin County Clerk's Instrument Number 20170925001280500, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/4-inch iron rod at the southwest corner of said Omohundro tract, and being an inner ell corner of a tract of land to 183 Land Corporation, Tract 6, recorded in Instrument Number 20210407000704790, Official Public Records, Collin County, Texas, from which a found 3/4-inch iron rod bears N 89°47'48" W, a distance of 189.87 feet to an inner ell corner of said Tract 6 and the southeast corner of called 40-foot public street as described in Volume 117, Page 474, Deed Records, Collin County, Texas;

THENCE N 00°08'38" W, along the west line of said Omohundro tract and east line of said Tract 6, a distance of 267.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,178.13  
Y: 7,135,895.78

THENCE N 00°08'38" W, continuing along said common line, a distance of 32.91 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the south line of County Road 3 (variable width right-of-way), and being the northwest corner of said Omohundro tract;

THENCE N 89°51'22" E, with the north line of said Omohundro tract, a distance of 150.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the west line of said 40-foot public street and being the northeast corner of said Omohundro tract;

THENCE S 00°08'38" E, with the east line of said Omohundro tract and the west line of said 40-foot public street, a distance of 33.33 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900";

THENCE N 89°58'50" W, over and across said Omohundro tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing approximately 0.1140 acres or 4,968 square feet of land.

 7-27-2023

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2



## **EXHIBIT 1 (Continued)**

Garland, Texas 75044  
Firm Number. 10127900

Notes:

1. A drawing of even date accompanies this description.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.

**LOT 1, BLOCK A  
PROSPER TOWN HALL**  
INST. NO.  
2019071901003140

**SOUTH MAIN STREET**  
VOL. 116 PG. 162  
(CALLED 80' R.O.W.)

**WEST FIRST STREET**  
COUNTY ROAD 3  
VOL. 116 PG. 162

**TRACT 6  
183 LAND CORPORATION**  
INST. NO.  
20210407000704790

**P.O.B.**  
 $X = 2,487,178.13$   
 $Y = 7,135,895.78$

**P.O.C.**  
 $3\frac{1}{4}"$  IRF  
 $X = 2,487,178.80$   
 $Y = 7,135,628.73$

**PARCEL 21  
0.1140 ACRES  
4,968 SQ. FT.**

**EXIST. R.O.W.**  
**PROP. R.O.W.**

**1/2" IRF TNP**

NUMBER	DIRECTION	DISTANCE
L1	N 0°08'38" W	32.91'
L2	N 89°51'22" E	150.00'
L3	S 0°08'38" E	33.33'
L4	N 89°58'50" W	150.00'

**LINE TABLE**

**LEGEND:**

- - - PROPOSED R.O.W. DEDICATION
- = POINT OF BEGINNING
- P.O.B. = POINT OF COMMENCEMENT
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- D.R.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

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labelled distances are scaled to the surface using the Inverse (1,000,152,710) of the project combined scale factor (0.999947315). The system was established on site using the Altterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted. See accompanying this division

**STATE OF TEXAS  
REGISTERED  
BLAKE SUDDUTH  
6631  
PROFESSIONAL  
LAND SURVEYOR**

**Town of Prosper  
Parcel 21  
West First Street Project # 1512-ST  
Owner: Sandra Shrader Omohundro  
0.1140 Acres or 4,968 Square Feet  
Exhibit "A"  
Page 3 of 3**

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
6570 MAMMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044  
(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

**BPBLS FIRM NO. 10127900**

**7-27-2023**



## **EXHIBIT 2**

### **EXHIBIT "A"**

Parcel 22  
Rodolfo Soto  
Metes and Bounds Description  
0.0476 Acres or 2,073 Square Feet

#### **Parcel 22**

Being a 0.0476-acre, 2,073 square foot tract 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 Warranty Deed to Rodolfo Soto, recorded in Instrument Number 20151218001578610, Official Public Records, Collin County, Texas, and being Lots 1 and 2, Block 8, Bryant's Addition, recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/8-inch iron rod in the south line of West Second Street (called 60 foot right-of-way) and being in the west line of South Coleman Street (variable width right-of-way), also being the northeast corner of Lot 11, Block 8, of said Bryant's Addition;

THENCE S 89°32'50" W, leaving the west line of said Coleman Street, and with the south line of said West Second Street and the north line of said Block 8, a distance of 175.00 feet to a found 3/8-inch iron rod at the common northerly corner of Lots 4 and 5 of said Block 8;

THENCE S 89°32'50" W, continuing with said common line, a distance of 120.00 feet to a point in the east line of South Main Street (called 80 foot right-of-way), and being the northwest block corner of said Block 8;

THENCE S 00°27'10" E, leaving the south line of said West Second Street, and with the east line of said South Main Street and the west line of said Block 8, a distance of 76.21 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,352.75

Y: 7,136,010.71

THENCE S 45°12'41" E, leaving said common line and over and across Lot 1, of said Block 8, a distance of 31.96 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 89°58'49" E, over and across Lots 1 and 2 of said Block 8, a distance of 47.50 feet to a point in the east line of said Lot 2, and being in the west line of Lot 3 of said Block 8;

THENCE S 00°27'10" E, with said common line a distance of 25.71 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the north line of West First Street (a variable width right-of-way), and being the common southerly corner of Lots 2 and 3 of said Block 8;

THENCE S 89°32'50" W, with the north line of said West First Street and the south line of said Block 8, a distance of 70.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the east line of said South Main Street and being the southwest block corner of said Block 8;



## **EXHIBIT 2 (Continued)**

THENCE N 00°27'10" W, leaving the north line of said West First Street, and with the east line of said South Main Street and the west line of said Block 8, a distance of 48.79 feet to the POINT OF BEGINNING and containing approximately 0.0476 acres or 2,073 square feet of land.



7-26-2023

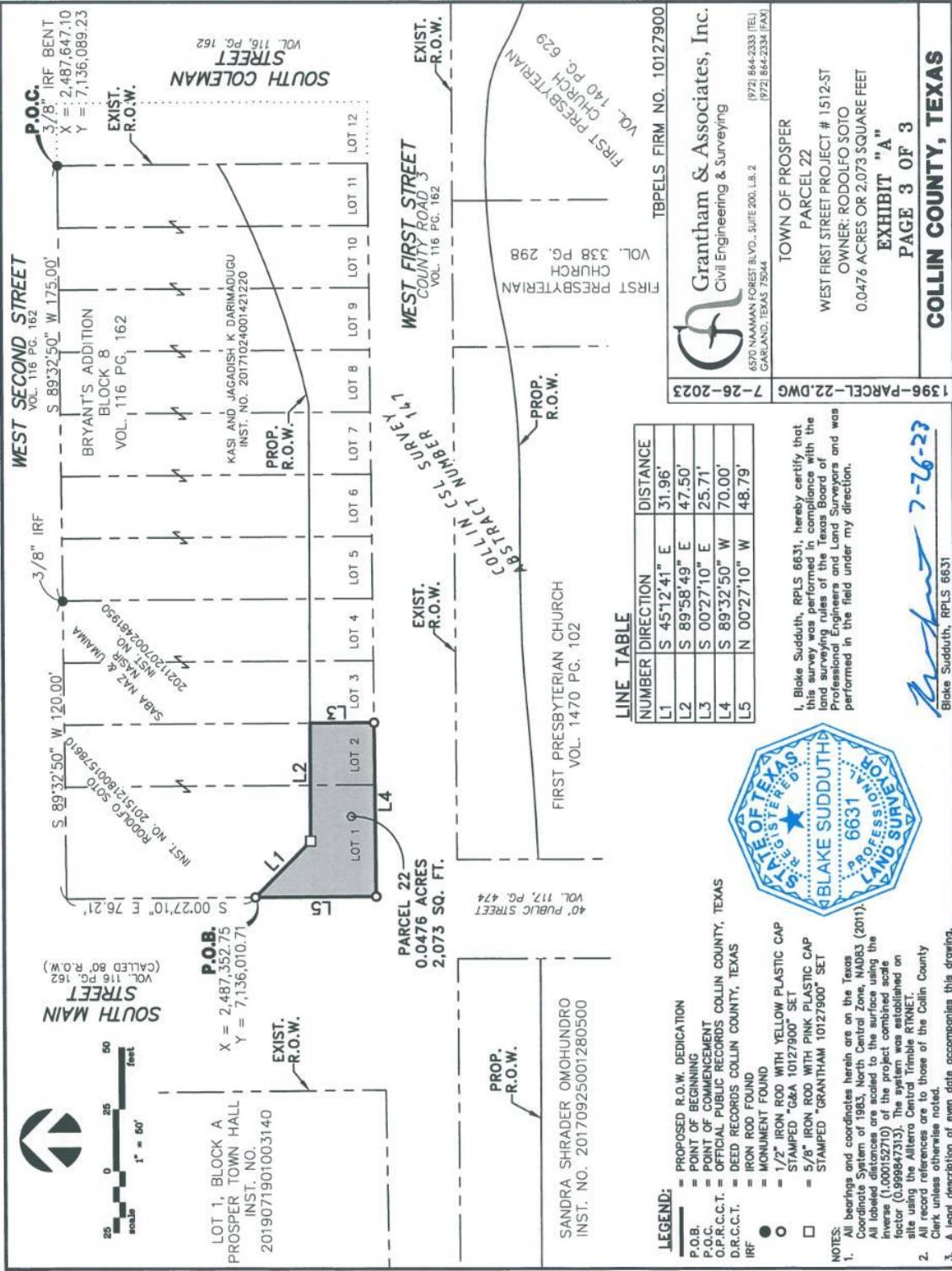
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. A drawing of even date accompanies this description.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.

EXHIBIT 2 (Continued)



### **EXHIBIT 3**

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

Parcel 23  
Saba Naz Nasir and Umaima Nasir  
Metes and Bounds Description  
0.0293 Acres or 1,275 Square Feet

#### **Parcel 23-1**

Being a 0.0293-acre, 1,275 square foot tract 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 General Warranty Deed with Vendor's Lien to Saba Naz Nasir and Umaima Nasir, recorded in Instrument Number 20211207002481950, Official Public Records, Collin County, Texas, and being Lots 3 and 4, Block 8, Bryant's Addition, recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/8-inch iron rod in the south line of West Second Street (called 60-foot right-of-way) and being in the west line of South Coleman Street (variable width right-of-way), also being the northeast corner of Lot 11, Block 8, of said Bryant's Addition;

THENCE S 89°32'50" W, leaving the west line of said Coleman Street, and with the south line of said West Second Street and the north line of said Block 8, a distance of 175.00 feet to a found 3/8-inch iron rod at the common northerly corner of Lots 4 and 5 of said Block 8;

THENCE S 00°27'10" E, leaving the south line of said West Second Street, and with the common line of Lots 4 and 5, Block 8, a distance of 99.71 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,472.92  
Y: 7,135,988.16

THENCE S 00°27'10" E, continuing with said common line a distance of 25.29 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the north line of West First Street (a variable width right-of-way) and being the southerly common corner of Lots 4 and 5 of said Block 8;

THENCE S 89°32'50" W, with the north line of said West First Street and the south line of said Block 8, a distance of 50.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" at the southwest corner of said Lot 3;

THENCE N 00°27'10" W, leaving the north line of said West First Street, with the common line of Lots 2 and 3 of said Block 8, a distance of 25.71 feet to a point;

THENCE S 89°58'49" E, leaving said common line and over and across Lots 3 and 4 of said Block 8, a distance of 50.00 feet to the POINT OF BEGINNING and containing approximately 0.0293 acres or 1,275 square feet of land.

 7-26-2023  
Blake Sudduth, RPLS, Texas Registration No. 6631



### **EXHIBIT 3 (Continued)**

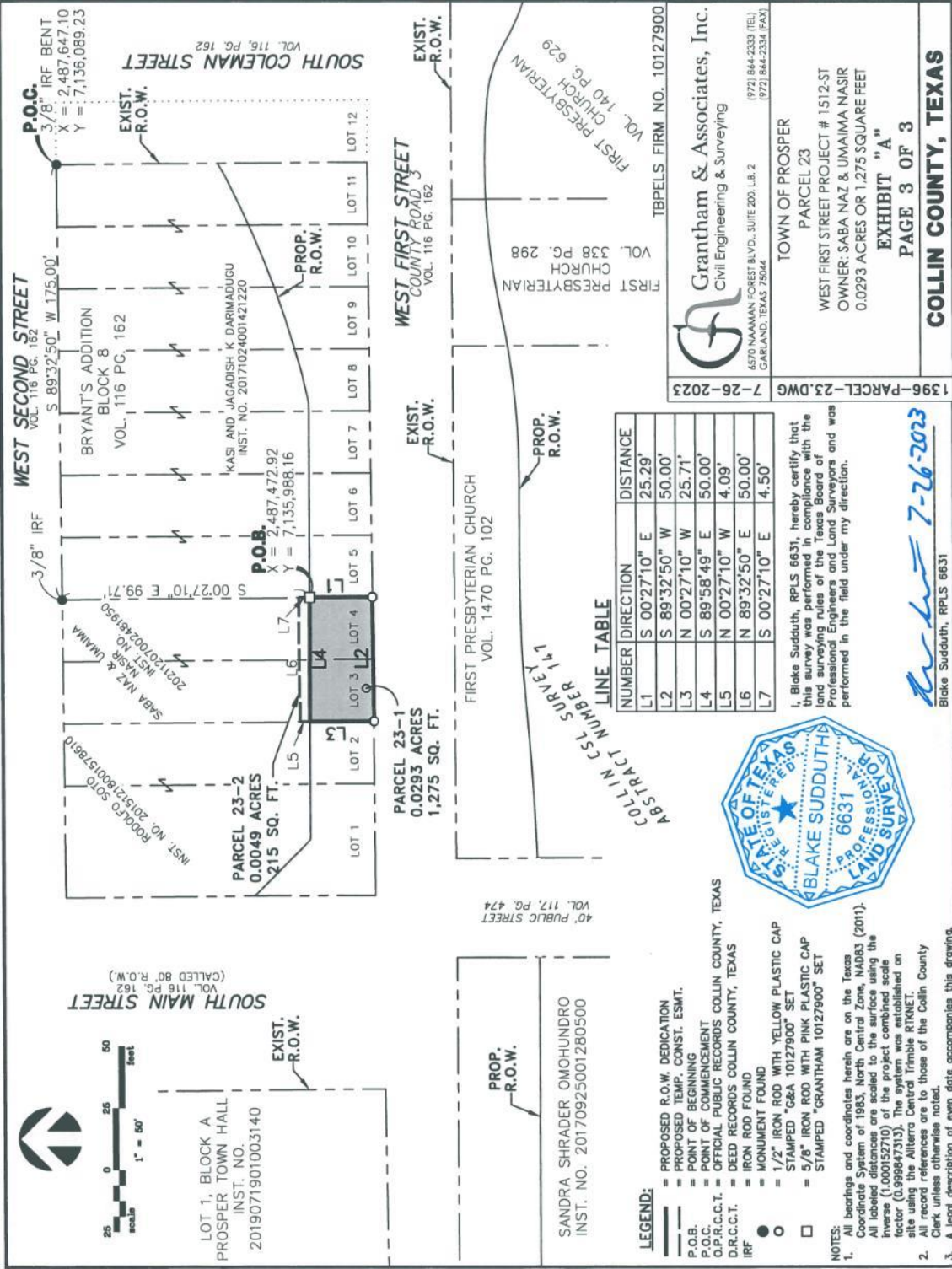
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900

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3. All record references are to those of the Collin County Clerk unless otherwise noted.



EXHIBIT 3 (Continued)



## **EXHIBIT 4**

### **EXHIBIT "A"**

#### **Parcel 24 First Presbyterian Church Metes and Bounds Description**

##### **Parcel 24-1**

Being a 0.2884-acre, 12,564 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of three tracts of land described by Deed to First Presbyterian Church, recorded in Volume 1470, Page 102, Volume 338, Page 298, Volume 140, Page 629, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/4-inch iron rod at an inner ell corner of a tract of land to 183 Land Corporation, Tract 6, recorded in Instrument Number 97-0005168, Official Public Records, Collin County, Texas, and being the southeast corner of a called 40-foot public street as described in Volume 117, Page 474, Deed Records, Collin County, Texas;

THENCE N 00°00'54" W, with said common line, a distance of 103.90 feet to a found bent 1/2-inch iron rod at the southwest corner of said First Presbyterian Church tracts, and being a northerly corner of said Tract 6;

THENCE N 00°12'14" W, with the west line of said First Presbyterian Church tracts and the east line of said public road, a distance of 163.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,368.03  
Y: 7,135,896.49

THENCE N 00°12'14" W, continuing with said common line a distance of 32.77 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the south line of West First Street (a variable width right-of-way) and being the northwest corner of said First Presbyterian Church tracts;

THENCE N 89°47'46" E, with the south line of said West First Street and the north line of said First Presbyterian Church tracts, a distance of 415.20 feet to a point in the west line of South Coleman Street (a variable width right-of-way), and being the northeast corner of said First Presbyterian Church tracts;

THENCE S 00°19'15" E, with the west line of said South Coleman Street and the east line of said First Presbyterian tracts, a distance of 127.11 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 34°58'12", a radius of 168.50 feet, a chord bearing N 31°07'11" W, a distance of 101.25 feet;

THENCE, leaving said common line and over and across said First Presbyterian Church tracts the following courses and distances:

along said non-tangent curve to the left, an arc distance of 102.84 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent compound curve to the left having a central angle of 23°03'56", a radius of 53.50 feet, a chord bearing N 60°08'14" W, a distance of 21.39 feet;

#### **EXHIBIT 4 (Continued)**

along said tangent compound curve to the left, an arc distance of 21.54 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of  $11^{\circ}40'02''$ , a radius of 94.00 feet, a chord bearing  $N 65^{\circ}50'11'' W$ , a distance of 19.11 feet;

along said tangent reverse curve to the right, an arc distance of 19.14 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the left having a central angle of  $25^{\circ}05'12''$ , a radius of 53.50 feet, a chord bearing  $N 72^{\circ}32'47'' W$ , a distance of 23.24 feet;

along said tangent reverse curve to the left, an arc distance of 23.42 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent compound curve to the left having a central angle of  $17^{\circ}08'14''$ , a radius of 288.50 feet, a chord bearing  $S 86^{\circ}20'30'' W$ , a distance of 85.97 feet;

along said tangent compound curve to the left, an arc distance of 86.29 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of  $12^{\circ}11'16''$ , a radius of 311.50 feet, a chord bearing  $S 83^{\circ}52'01'' W$ , a distance of 66.14 feet;

along said tangent reverse curve to the right, an arc distance of 66.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

$S 89^{\circ}57'39'' W$ , a distance of 39.33 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of tangent curve to the left having a central angle of  $05^{\circ}27'55''$ , a radius of 564.50 feet, a chord bearing  $S 87^{\circ}13'41'' W$ , a distance of 53.83 feet;

along said tangent curve to the left, an arc distance 53.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of  $03^{\circ}19'00''$ , a radius of 1050.50 feet, a chord bearing  $S 86^{\circ}09'14'' W$ , a distance of 60.80 feet;

along said tangent reverse curve to the right, an arc distance of 60.81 feet to the POINT OF BEGINNING and containing approximately 0.2884 acres or 12,564 square feet of land.

#### **Parcel 24-2**

Being a 0.0250-acre, 1,088 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of certain tract of land described by Deed to First Presbyterian Church, recorded in Volume 1470, Page 102, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/4-inch iron rod at an inner ell corner of a tract of land to 183 Land Corporation, Tract 6, recorded in Instrument Number 97-0005168, Official Public Records, Collin County, Texas, and being the southeast corner of a called 40-foot public street as described in Volume 117, Page 474, Deed Records, Collin County, Texas;

THENCE  $N 00^{\circ}00'54'' W$ , with said common line, a distance of 103.90 feet to a found bent 1/2-inch iron rod at southwest corner of said First Presbyterian Church tract, and being a northerly corner of said Tract 6;



#### **EXHIBIT 4 (Continued)**

THENCE N 00°12'14" W, with the west line of said First Presbyterian Church tract and the east line of said public road, a distance of 163.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of Parcel 24-1 described herewith, and the beginning of non-tangent curve to the left having a central angle of 03°19'00", a radius of 1050.50 feet, a chord bearing N 86°09'14" E, a distance of 60.80 feet;

THENCE, leaving said common line and with the southern line of said Parcel 24-1, along said non-tangent curve to the left, an arc distance of 60.81 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of 00°31'42", a radius of 564.50 feet, a chord bearing N 84°45'35" E, a distance of 5.20 feet;

THENCE, with the southern line of Parcel 24-1 along said tangent reverse curve to the right, an arc distance of 5.20 feet to being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,433.87

Y: 7,135,901.05

THENCE, continuing with the southern line of Parcel 24-1 the following courses and distances:

Continuing the previous circular curve through an arc segment having a central angle of 04°56'13", a radius of 564.50 feet, a chord bearing N 87°29'32" E, a distance of 48.63 feet, and an arc distance of 48.64 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 89°57'39" E, a distance of 1.42 feet;

THENCE, leaving the southern line of Parcel 24-1 and over and across said First Presbyterian Church tract the following courses and distances:

S 04°58'34" E, a distance of 20.28 feet;

S 85°01'26" W, a distance of 50.00 feet;

N 04°58'34" W, a distance of 22.50 feet to the POINT OF BEGINNING and containing approximately 0.0250 acres or 1,088 square feet of land.

#### **Parcel 24- 3**

Being a 0.0243-acre, 1,060 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of tracts of land described by Deed to First Presbyterian Church, recorded in Volume 1470, Page 102, Volume 338, Page 298, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/4-inch iron rod at an inner ell corner of a tract of land to 183 Land Corporation, Tract 6, recorded in Instrument Number 97-0005168, Official Public Records, Collin County, Texas, and being the southeast corner of a called 40-foot public street as described in Volume 117, Page 474, Deed Records, Collin County, Texas;

#### **EXHIBIT 4 (Continued)**

THENCE N 00°00'54" W, with said common line, a distance of 103.90 feet to a found bent 1/2-inch iron rod at southwest corner of said First Presbyterian Church tracts, and being a northerly corner of said Tract 6;

THENCE N 00°12'14" W, with the west line of said First Presbyterian Church tracts and the east line of said public road, a distance of 163.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of Parcel 24-1 described herewith, and the beginning of non-tangent curve to the left having a central angle of 03°19'00", a radius of 1050.50 feet, a chord bearing N 86°09'14" E, a distance of 60.80 feet;

THENCE, leaving said common line and with the southern line of Parcel 24-1 the following courses and distances:

along said non-tangent curve to the left, an arc distance of 60.81 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of 05°27'55", a radius of 564.50 feet, a chord bearing N 87°13'41" E, a distance of 53.83 feet;

along said tangent reverse curve to the right, an arc distance of 53.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 89°57'39" W, a distance of 39.33 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent curve to the left having a central angle of 05°03'33", a radius of 311.50 feet, a chord bearing N 87°25'52" E, a distance of 27.50 feet;

along said tangent curve to the left, an arc distance of 27.51 feet to the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,549.23  
Y: 7,135,904.43

Continuing the previous circular curve through an arc segment having a central angle of 07°07'42", a radius of 311.50 feet, a chord bearing N 81°20'14" E, a distance of 38.73 feet,

along said tangent curve to the left, an arc distance of 38.76 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of 07°11'15", a radius of 288.50 feet, a chord bearing N 81°22'00" E, a distance of 36.17 feet;

along said tangent reverse curve to the right, an arc distance of 36.19 feet;

THENCE, leaving the southern line of Parcel 24-1 and over and across said First Presbyterian Church tracts the following courses and distances:

S 09°35'04" E, a distance of 9.53 feet;

S 80°45'21" W, a distance of 51.26 feet;

S 00°19'15" E, a distance of 14.42 feet;

**EXHIBIT 4 (Continued)**

N 89°58'50" W, a distance of 25.00 feet;

N 00°19'15" W, a distance of 20.78 feet to the POINT OF BEGINNING and containing approximately 0.0243 acres or 1,060 square feet of land.

 7-27-2023

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. A drawing of even date accompanies this description.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.

EXHIBIT 4 (Continued)

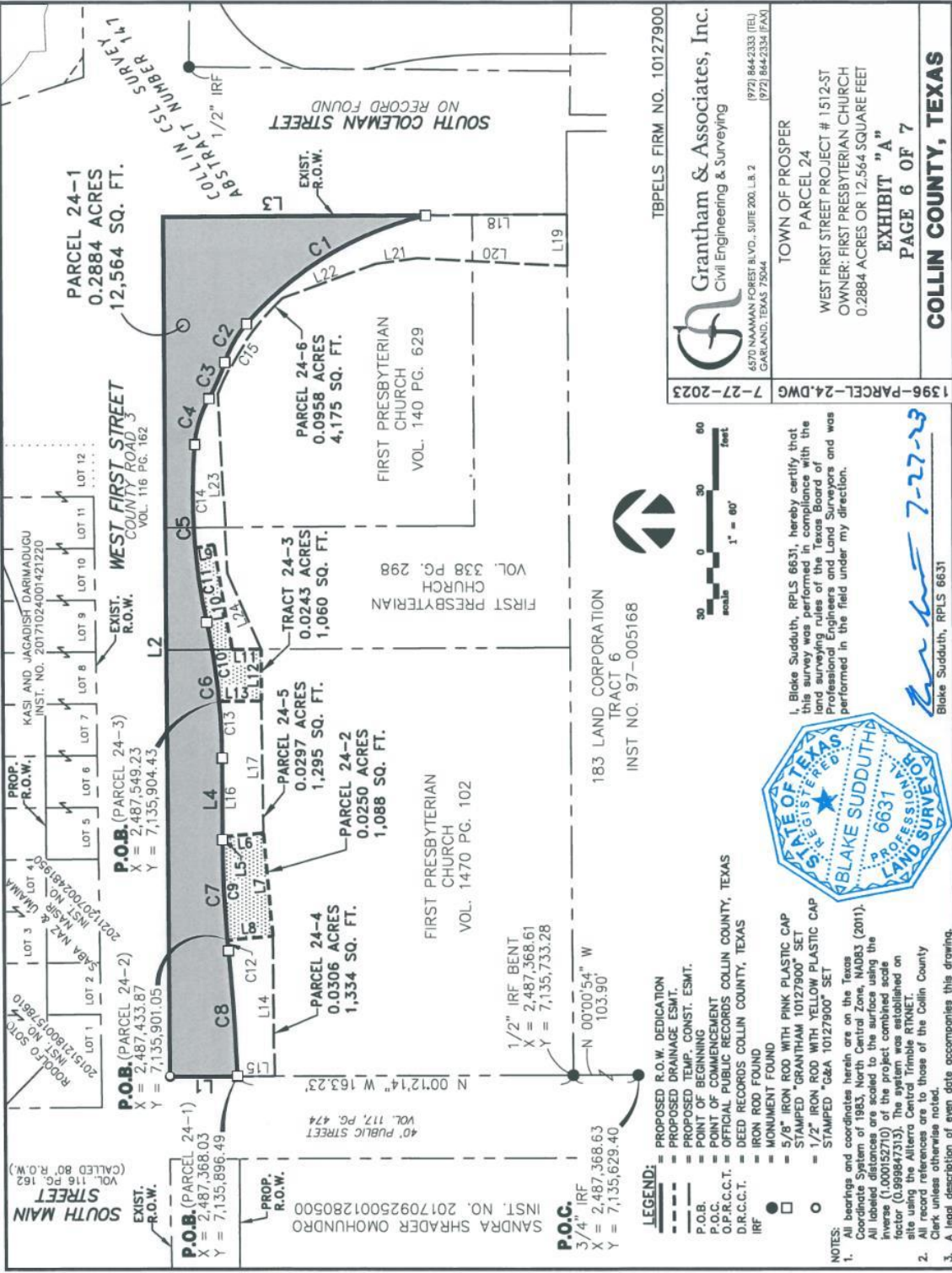




EXHIBIT 4 (Continued)

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	34°58'12"	N 31°07'11" W	168.50	102.84	101.25
C2	23°03'56"	N 60°08'14" W	53.50	21.54	21.39
C3	11°40'02"	N 65°50'11" W	94.00	19.14	19.11
C4	25°05'12"	N 72°32'47" W	53.50	23.42	23.24
C5	17°08'14"	S 86°20'30" W	288.50	86.29	85.97
C6	12°11'16"	S 83°52'01" W	311.50	66.26	66.14
C7	05°27'55"	S 87°13'41" W	564.50	53.85	53.83
C8	03°19'00"	S 86°09'14" W	1050.50	60.81	60.80
C9	04°56'13"	N 87°29'32" E	564.50	48.64	48.63
C10	07°07'42"	N 81°20'14" E	311.50	38.76	38.73
C11	07°11'15"	N 81°22'00" E	288.50	36.19	36.17
C12	00°31'42"	N 84°45'35" E	564.50	5.20	5.20
C13	05°03'33"	N 87°25'52" E	311.50	27.51	27.50
C14	09°56'59"	N 89°56'07" E	288.50	50.10	50.04
C15	25°06'06"	N 55°34'44" W	128.66	56.37	55.92

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°12'14" W	32.77'
L2	N 89°47'46" E	415.20'
L3	S 00°19'15" E	127.11'
L4	S 89°57'39" W	39.33'
L5	N 89°57'39" E	1.42'
L6	S 04°58'34" E	20.28'
L7	S 85°01'26" W	50.00'
L8	N 04°58'34" W	22.50'
L9	S 09°35'04" E	9.53'
L10	S 80°45'21" W	51.26'
L11	S 00°19'15" E	14.42'
L12	N 89°58'50" W	25.00'
L13	N 00°19'15" W	20.78'
L14	S 89°47'46" W	67.74'
L15	N 00°12'14" W	18.10'
L16	N 89°57'39" E	37.90'
L17	S 89°23'04" W	63.73'
L18	S 00°19'15" E	68.89'
L19	S 89°47'46" W	24.94'
L20	N 02°55'58" E	72.84'
L21	N 07°45'14" W	20.00'
L22	N 20°05'26" W	48.20'
L23	S 87°12'11" W	86.76'
L24	S 66°05'53" W	40.02'



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
Blake Sudduth, RPLS 6631

7-27-2023

Grantham & Associates, Inc.

Civil Engineering & Surveying

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 844-2333 (TEL)  
(972) 844-2334 (FAX)

7-27-2023

TBPELS FIRM NO. 10127900

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 844-2333 (TEL)  
(972) 844-2334 (FAX)

7-27-2023

TOWN OF PROSPER  
PARCEL 24  
WEST FIRST STREET PROJECT # 1512-ST  
OWNER: FIRST PRESBYTERIAN CHURCH  
0.2884 ACRES OR 12,564 SQUARE FEET

EXHIBIT "A"  
PAGE 7 OF 7

1396-PARCEL-24.DWG

7-27-2023

COLLIN COUNTY, TEXAS

## **EXHIBIT 5**

### **EXHIBIT "A"**

Parcel 25  
Kasi and Jagadish K. Darimadugu  
Metes and Bounds Description  
0.1335 Acres or 5,814 Square Feet

#### **Parcel 25-1**

Being a 0.1335-acre, 5,814 square foot tract 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 General Warranty Deed with Vendor's Lien to Kasi and Jagadish K. Darimadugu, recorded in Instrument Number 20171024001421220, Official Public Records, Collin County, Texas, and being Lots 5,6,7,8,9,10, and 11, Block 8, Bryant's Addition, recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/8-inch iron rod in the south line of West Second Street (called 60-foot right-of-way) and being in the west line of South Coleman Street (a variable width right-of-way), also being the northeast corner of Lot 11, Block 8, of said Bryant's Addition;

THENCE S 89°32'50" W, leaving the west line said Coleman Street, and with the south line of said West Second Street and the north line of said Block 8, a distance of 175.00 feet to a found 3/8-inch iron rod at the common northerly corner of Lots 4 and 5 of said Block 8;

THENCE S 00°27'10" E, leaving the south line of said West Second Street, and with the common line of Lots 4 and 5, Block 8, a distance of 99.71 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,472.92

Y: 7,135,988.16

THENCE leaving said common line and over and across said Lots 5,6,7,8,9,10, and 11 the following courses and distances:

S 89°58'49" E, a distance of 78.29 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 14°21'04", a radius of 388.50 feet, a chord bearing N 69°54'00" E, a distance of 97.05 feet;

along said non-tangent curve to the left, an arc distance of 97.31 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent compound curve to the left having a central angle of 06°34'14", a radius of 53.50 feet, a chord bearing N 59°26'21" E, a distance of 6.13 feet;

along said tangent compound curve to the left, an arc distance of 6.14 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said Lot 11 and the west line of said South Coleman Street;

### **EXHIBIT 5 (Continued)**

THENCE S 00°27'10" E, continuing with said common line a distance of 60.36 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the north line of West First Street (a variable width right-of-way) and being the southeast corner of said Lot 11;

THENCE S 89°32'50" W, with the north line of said West First Street and the south line of said Block 8, a distance of 175.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" at the southwest corner of said Lot 5;

THENCE N 00°27'10" W, leaving the north line of said West First Street, with the common line of Lots 4 and 5, Block 8, a distance of 25.29 feet to the POINT OF BEGINNING and containing approximately 0.1335 acres or 5,814 square feet of land.

 7-26-2023

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900

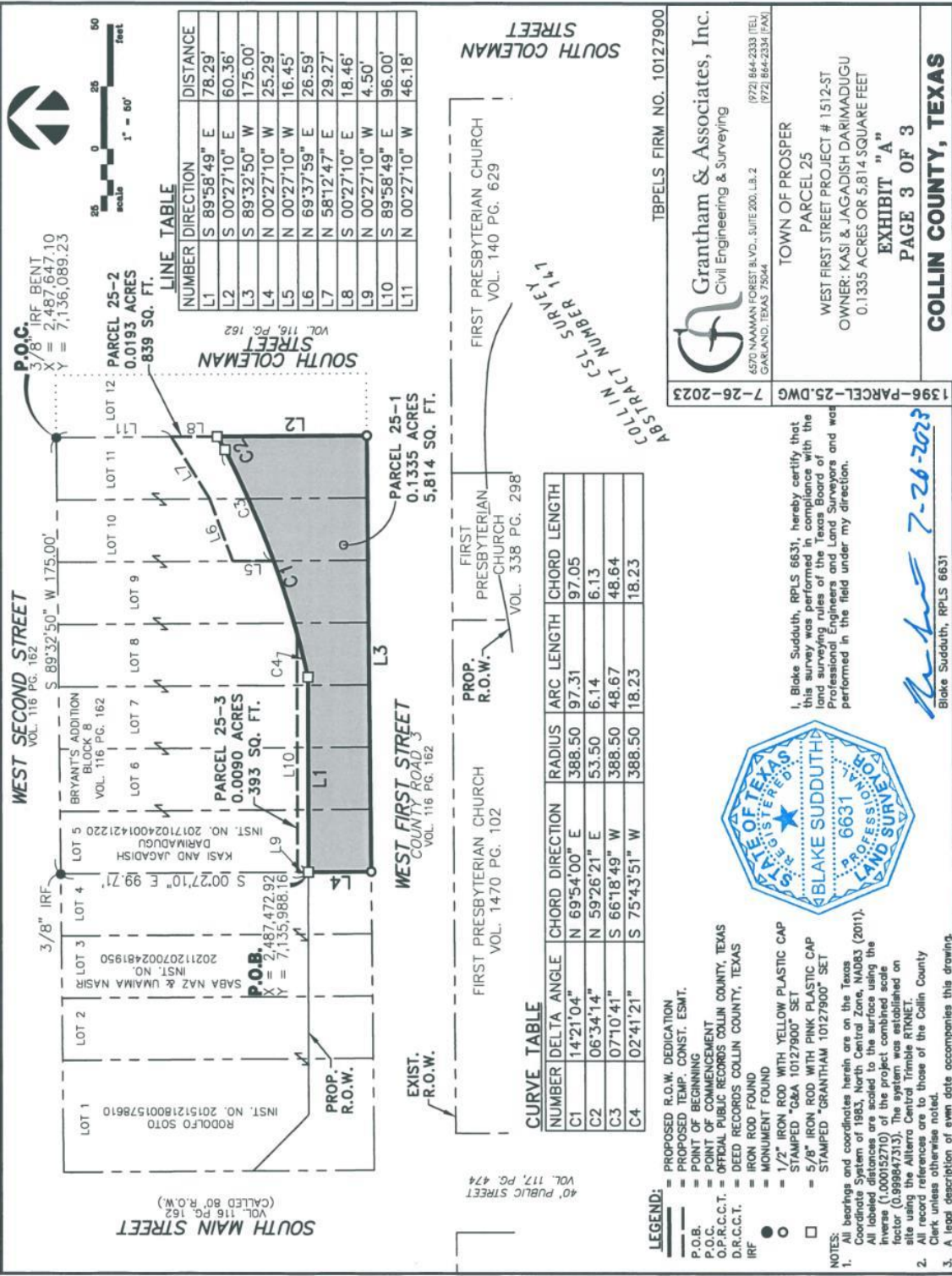


Notes:

1. A drawing of even date accompanies this description.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.



EXHIBIT 5 (Continued)



## **EXHIBIT 6**

EXHIBIT "A"  
Parcel 28  
Vision and Structure LLC  
Metes and Bounds Description

Parcel 28-1

Being a 0.0141-acre, 615 square foot tract 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 General Warranty Deed to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with red plastic cap stamped "GM GEER 3258" in the east line of South Coleman Street (variable width right-of-way) at the southwest corner of said Vision and Structure, LLC, tract and being in the north line of a tract of land to Blue Monkey Properties, LLC, recorded in Instrument Number 20171213001647850, Official Public Records, Collin County Texas, said POINT OF BEGINNING having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,853.09

Y: 7,135,733.04

THENCE N 00°39'14" E, with the east line of said South Coleman Street and the west line of said Vision and Structure, LLC, tract a distance of 97.79 feet to a set 5/8 inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2 inch iron rod bears N 00°39'14" E, a distance of 86.66 feet, said set 5/8 inch capped iron rod being the beginning of a non-tangent curve right having a central angle of 13°09'04", a radius of 275.23, a chord bearing S 06°38'02" E, a distance of 63.04 feet;

THENCE, leaving said common line and over and across said Vision and Structure, LLC, tract, an arc distance of 63.17 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 00°00'00" E, continuing over and across said Vision and Structure, LLC tract a distance of 35.28 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Vision and Structure, LLC, tract and in the north line of said Blue Monkey Properties, LLC, tract;

THENCE N 89°11'45" W, with said common line, a distance of 8.40 feet to the POINT OF BEGINNING and containing approximately 0.0141 acres or 615 square feet of land.

Parcel 28-2

Being a 0.0460-acre, 2,003 square foot tract 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 General Warranty Deed to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in the east line of South Coleman Street (variable width right-of-way) and in the south line of East First Street (variable width right-of-way), and being the

## **EXHIBIT 6 (Continued)**

northwest corner of said Vision and Structure, LLC, tract said POINT OF BEGINNING having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,855.20  
Y: 7,135,917.45

THENCE S 89°49'09" E, leaving the east line of said South Coleman Street, and with the south line of said East First Street and the north line of said Vision and Structure, LLC, tract a distance of 119.45 feet to a found 5/8-inch iron rod for the northeast corner of said Vision and Structure, LLC, tract;

THENCE S 00°54'14" W, leaving the south line of said South Coleman Street and with the east line of said Vision and Structure, LLC, tract a distance of 15.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of Lot 1, Block A, of the Bliss Resort Addition, recorded in Volume 2020, Page 680, being the same as Instrument Number 20201009010003880, Official Public Records, Collin County, Texas;

THENCE, leaving said common line and over and across said Vision and Structure, LLC tract the following courses and distances:

N 89°49'09" W, a distance of 39.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 68°22'59" W, a distance of 21.78 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 73°40'06", a radius of 63.50 feet, a chord bearing S 52°23'50" W, a distance of 76.14 feet;

along said non-tangent curve the left, an arc distance of 81.65 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said South Coleman Street and in the west line of said Vision and Structure, LLC, tract;

THENCE N 00°39'14" E, with said common line, a distance of 53.95 feet to the POINT OF BEGINNING and containing approximately 0.0460 acres or 2,003 square feet of land.

### **Parcel 28-3**

Being a 0.0090-acre, 390 square foot tract 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 General Warranty Deed to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod with red plastic cap stamped "GM GEER 3258" in the east line of South Coleman Street (variable width right-of-way) at the southwest corner of said Vision and Structure, LLC, tract and being in the north line of a tract of land to Blue Monkey Properties, LLC, recorded in Instrument Number 20171213001647850, Official Public Records, Collin County Texas,

THENCE N 00°39'14" E, with the east line of said South Coleman Street and the west line of said Vision and Structure, LLC, tract a distance of 130.50 feet to a set 5/8 inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of Parcel 28-2 described herewith, from which a found 1/2 inch iron rod bears N 00°39'14" E, a distance of 53.95 feet, said set

## **EXHIBIT 6 (Continued)**

5/8 inch capped iron rod being the beginning of a non-tangent curve right having a central angle of  $11^{\circ}44'22''$ , a radius of 63.50, a chord bearing  $N 21^{\circ}25'58'' E$ , a distance of 12.99 feet;

THENCE, with the southern line of said Parcel 28-2, along said non-tangent curve to the right, an arc distance of 13.01 feet to the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,859.33

Y: 7,135,875.59

Continuing the previous circular curve through an arc segment having a central angle of  $29^{\circ}12'06''$ , a radius of 63.50 feet, a chord bearing  $N 41^{\circ}54'12'' E$ , a distance of 32.01 feet,

THENCE, with the southern line of said Parcel 28-2, and with said curve to the right, an arc distance of 32.36 feet;

THENCE, leaving the southern line of said Parcel 28-2, and over and across said Vision and Structure, LLC, tract the following courses and distances:

S  $33^{\circ}29'45'' E$ , being radial with said curve to the right, a distance of 13.50 feet to a point, and the beginning of a non-tangent curve to the left having a central angle of  $29^{\circ}12'06''$ , a radius of 50.00 feet, a chord bearing  $S 41^{\circ}54'12'' W$ , a distance of 25.21 feet;

along said non-tangent curve to the left, an arc distance of 25.48 feet;

N  $62^{\circ}41'51'' W$ , being radial with said non-tangent curve to the left, a distance of 13.50 feet to the POINT OF BEGINNING and containing approximately 0.0090 acres or 390 square feet of land.

 7-26-2023

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



### Notes:

1. A drawing of even date accompanies this description.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.



## Resolution No. 2023-XX, Page 27

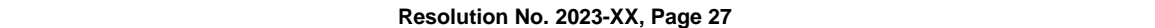


EXHIBIT 6 (Continued)

CURVE TABLE					
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	73°40'06"	S 52°23'50" W	63.50	81.65	76.14
C2	13°09'04"	S 06°38'02" E	275.23	63.17	63.04
C3	29°12'06"	N 41°54'12" E	63.50	32.36	32.01
C4	29°12'06"	S 41°54'12" W	50.00	25.48	25.21
C5	11°44'22"	N 21°25'58" E	63.50	13.01	12.99
C6	32°43'38"	N 72°52'04" E	63.50	36.27	35.78

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 00°54'14" W	15.26'
L2	N 89°49'09" W	39.26'
L3	N 68°22'59" W	21.78'
L4	N 00°39'14" E	53.95'
L5	S 89°49'09" E	119.45'
L6	N 00°39'14" E	97.79'
L7	S 00°00'00" E	35.28'
L8	N 89°11'45" W	8.40'
L9	S 33°29'45" E	13.50'
L10	N 62°41'51" W	13.50'
L11	S 05°22'06" W	25.06'
L12	S 01°15'23" W	111.65'
L13	N 89°11'45" W	5.04'
L14	S 00°46'08" E	1.57'
L15	S 75°26'35" W	48.57'



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 7-26-2023  
Blake Sudduth, RPLS 6631

7-26-2023



Grantham & Associates, Inc.  
Civil Engineering & Surveying

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 844-2333 (TEL.)  
(972) 844-2334 (FAX)

TOWN OF PROSPER  
PARCEL 28  
WEST FIRST STREET PROJECT # 1512-ST  
OWNER: VISION AND STRUCTURE LLC  
PARCEL 28-1 0.0141 ACRES OR 615 SQUARE FEET  
PARCEL 28-2 0.0460 ACRES OR 2,003 SQUARE FEET

EXHIBIT "A"  
PAGE 5 OF 5

1396-PARCEL-28.DWG

TBPELS FIRM NO. 10127900

COLLIN COUNTY, TEXAS

## **EXHIBIT 7**

### **EXHIBIT "A"**

Parcel 29  
Haiby Coleman LLC  
Metes and Bounds Description  
0.0621 Acres or 2,707 Square Feet

#### **Parcel 29-1**

Being a 0.0621-acre, 2,707 square foot tract 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 Special Warranty Deed with Vendor's Lien to Haiby Coleman, LLC, recorded in Instrument Number 20190307000239890, Official Public Records, Collin County, Texas, and being Lot 1R, Block 15, Bryant's Addition, recorded in Volume 2017, Page 450, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod with plastic cap stamped "TERRACORP" in the south line of East Second Street (called 60-foot right-of-way), and being the northeast corner of said Lot 1R and the northwest corner of a tract of land to Danny and Hilda Villanueva, recorded in Volume 5367, Page 8985, Deed Records, Collin County, Texas;

THENCE S 01°07'46" E, leaving the south line of said East Second Street and with said common line, a distance of 115.70 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,488,052.64  
Y: 7,135,977.86

THENCE S 01°07'46" E, continuing with said common line, a distance of 7.66 feet to a point in the north line of East First Street (a variable width right-of-way) for the southeast corner of said Lot 1R and the southwest corner of said Danny and Hilda Villanueva tract;

THENCE S 89°27'28" W, with the north line of said East First Street and the south line of said Lot 1R, a distance of 202.54 feet to a point in the east line of South Coleman Street (a variable width right-of-way) and being the southwest corner of said Lot 1R;

THENCE N 18°10'38" W, with the east line of said South Coleman Street and the west line of said Lot 1R, a distance of 65.54 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found bent 5/8-inch iron rod bears the following courses and distances:

N 18°10'38" W, a distance of 5.13 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 17°39'21" W, a distance of 51.81 feet, to said bent 5/8-iron rod, for the northwest corner of said Lot 1R;

THENCE, leaving said common line and over and across said Lot 1R the following courses and distances:



## **EXHIBIT 7 (Continued)**

S 38°12'38" E, a distance of 28.29 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 23°19'13", a radius of 51.00 feet, a chord bearing S 49°26'36" E, a distance of 20.61 feet;

along said non-tangent curve to the left, an arc distance of 20.76 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 02°18'44" E, a distance of 7.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 87°32'16" E, a distance of 16.86 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 19°49'40", a radius of 188.50 feet, a chord bearing S 80°43'59" E, a distance of 64.91 feet;

along said non-tangent curve to the left, an arc distance of 65.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 89°43'40" E, a distance of 108.44 feet to the POINT OF BEGINNING and containing approximately 0.0621 acres or 2,707 square feet of land.

 7-27-2023  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



### Notes:

1. A drawing of even date accompanies this description.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.

## Resolution No. 2023-XX, Page 31



## **EXHIBIT 8**

### **EXHIBIT "A"**

Parcel 30  
Bliss Pet Resort Properties LLC  
Metes and Bounds Description  
0.0544 Acres or 2,371 Square Feet

#### **Parcel 30**

Being a 0.0544-acre, 2,371 square foot tract 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 Warranty Deed with Vendor's Lien to Bliss Pet Resort Properties, LLC, recorded in Instrument Number 2022000140195, Official Public Records, Collin County, Texas, and being the same tract of land as part of Lot 1, Block A, Bliss Resort Addition, recorded in Volume 2020, Page 680, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 iron rod in the south line of East First Street (variable width right-of-way) and in the east line of South Coleman Street (variable width right-of-way) at the northwest corner of a tract of land to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas;

THENCE S 89°49'09" E, leaving the east line of said South Coleman Street and with the south line of East First Street and north line of said Vision and Structure, LLC, tract, a distance of 119.45 feet to a found 5/8 inch iron rod for the northeast corner of said Vision and Structure, LLC, tract;

THENCE S 00°54'14" W, with said common line, a distance of 3.13 feet to point for the northwest corner of said Lot 1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,974.58  
Y: 7,135,913.94

THENCE N 89°53'41" E, leaving said common line and with the north line said Lot 1 and the south line of said East First Street, a distance of 114.22 feet to point in the west line of a tract of land to Hollman Holdings, LLC, recorded in Instrument Number 20190830001065010, Official Public Records, Collin County, Texas, being the northeast corner on said Lot 1;

THENCE S 01°36'12" W, leaving the south line of East First Street and with the west line of said Hollman Holdings, LLC, tract, and the east line of said Lot 1, a distance of 2.44 feet;

THENCE, leaving said common line and over and across said Lot 1 the following courses and distances:

N 89°49'09" W, a distance of 0.85 feet;

S 19°25'45" W, a distance of 31.60 feet;

S 88°04'41" W, a distance of 25.87 feet;

N 56°59'56" W, a distance of 32.36 feet;

N 86°24'33" W, a distance of 50.08 feet,

Page 1 of 3

## **EXHIBIT 8 (Continued)**

N 00°54'14" E, a distance of 12.13 feet to the POINT OF BEGINNING and containing approximately 0.0544 acres or 2,371 square feet of land.

*Blake Sudduth* 7-26-2023  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900

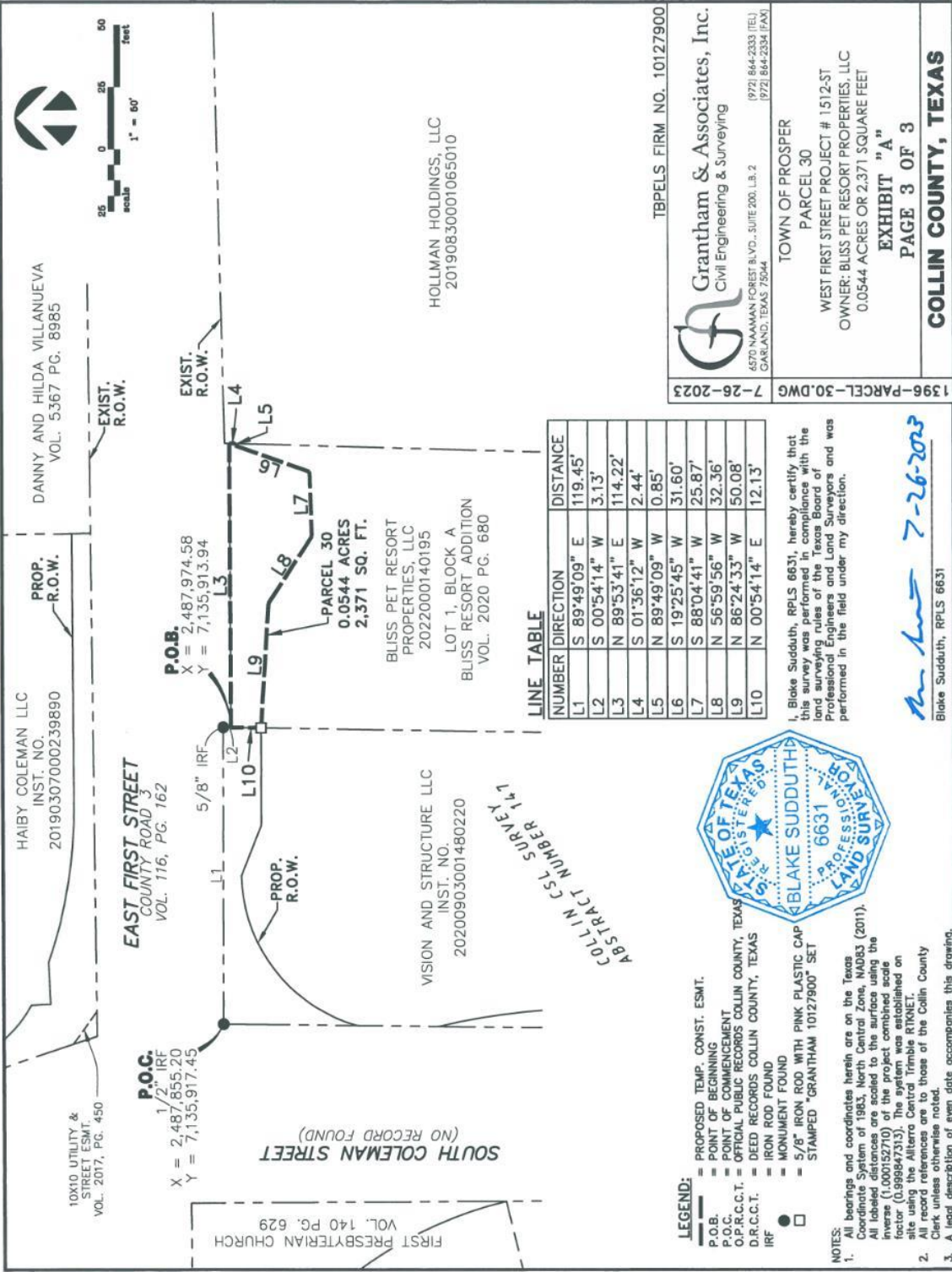


Notes:

1. A drawing of even date accompanies this description.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
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EXHIBIT 8 (Continued)



## **EXHIBIT 9**

### **EXHIBIT "A"**

Parcel 31  
Hollman Holdings LLC  
Metes and Bounds Description  
0.0058 Acres or 251 Square Feet

#### **Parcel 31**

Being a 0.0058-acre, 251 square foot tract 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 Warranty Deed with Vendor's Lien to Hollman Holdings, LLC, recorded in Instrument Number 20190830001065010, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 iron rod in the south line of East First Street (variable width right-of-way) at the northwest corner of said Hollman Holdings, LLC, tract for the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,488,088.84

Y: 7,135,916.10

THENCE N 88°38'27" E, with the north line of said Hollman Holdings, LLC, tract and the south line of said East First Street, a distance of 56.96 feet to a point in said line;

THENCE, over and across said Hollman Holdings, LLC, tract the following courses and distances:

S 01°13'16" E, a distance of 4.40 feet;

S 88°39'35" W, a distance of 57.18 feet to a point in the west line of said Hollman Holdings, LLC, tract and the east line of Lot 1, Block A, Bliss Resort Addition, according to the plat thereof recorded in Volume 2020, Page 680, Official Public Records, Collin County, Texas;

THENCE N 01°36'12" E, with the common line of said tracts, passing at a distance of 2.76 feet a found 1/2-inch iron rod with yellow plastic cap stamped "CBG SURVEYING", continuing with said common line a total distance of 4.39 feet to the POINT OF BEGINNING and containing 0.0058 acres or 251 square feet of land.

 7-26-2023

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



#### **Notes:**

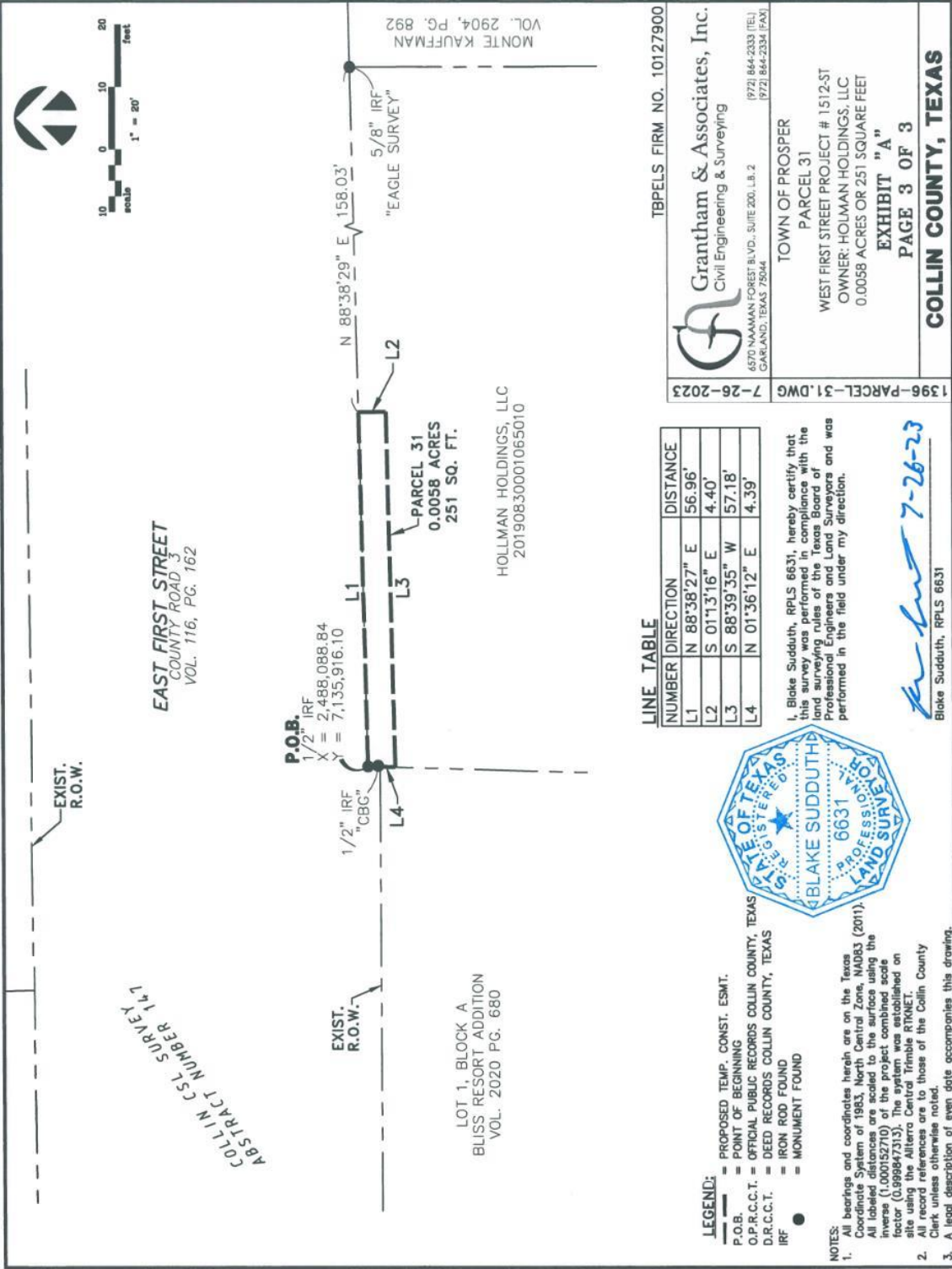
1. A drawing of even date accompanies this description.

## **EXHIBIT 9 (Continued)**

2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.



EXHIBIT 9 (Continued)



## **EXHIBIT 10**

### **EXHIBIT "A"**

Parcel 32  
Sudhir Vemu and Annie Shanthi Sudha Vemu  
Metes and Bounds Description  
0.0108 Acres or 471 Square Feet

#### **Parcel 32**

Being a 0.0108-acre, 471 square foot tract 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 General Warranty Deed to Sudhir Vemu and Annie Shanthi Sudha Vemu, recorded in Instrument Number 2023000019423, Official Public Records, Collin County, Texas, and being part of Lots 10, 11 and 12, Block 13, Bryant's Addition, recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-iron rod in the north line of East Second Street (called 60-foot right-of-way) and being in the east line of South Coleman Street (variable width right-of-way), for the southwest corner of said Vemu tract and the southeast corner of a tract of land to the Town of Prosper, recorded in Volume 474, Page 206, Deed Records, Collin County, Texas, also being in the south line of said Block 13, and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,788.02

Y: 7,136,149.16

THENCE N 18°03'11" W, leaving the north line of said East Second Street and with the east line of said Town of Prosper tract and the west line of said Vemu tract, a distance of 97.93 feet to a point at the beginning of a tangent curve to the right having a central angle of 03°24'02", a radius of 818.51 feet, a chord bearing N 16°21'10" W, a distance of 48.57 feet;

THENCE, with said common line, along said tangent curve to the right, an arc distance of 48.58 feet to a point in the south line of a 20-foot alley, and being the northeast corner of said Town of Prosper tract;

THENCE N 88°28'03" E, leaving the east line of said Town of Prosper tract and with the north line of said Vemu tract and south line of said 20 foot alley, a distance of 2.05 feet to a point, from which a found 3/8-inch iron rod bears N 88°28'03" E, a distance of 84.22 feet for the northeast corner of said Vemu tract and the northwest corner of the amended plat of Bryant's First Addition, Block 13, Lot 9R, recorded in Slide P, Cabinet 782, Plat Records, Collin County, Texas, said point being the beginning of a non-tangent curve to the left having a central angle of 03°22'04", a radius of 816.51 feet, a chord bearing S 16°22'09" E, a distance of 47.99 feet;

THENCE leaving said common line and over and across said Vemu tract the following courses and distances:

along said non-tangent curve to the left, an arc distance of 47.99 feet;

S 18°03'11" E, distance of 41.79 feet;

S 63°03'11" E, distance of 5.88 feet;

**EXHIBIT 10 (Continued)**

S 14°40'06" E, distance of 13.35 feet;

S 26°56'49" W, distance of 0.53 feet;

S 18°03'11" E, distance of 39.67 feet to a point in the north line of said East Second Street and the south line of said Vemu tract;

THENCE S 87°27'15" W, a distance of 5.19 feet to the POINT OF BEGINNING and containing approximately 0.0108 acres or 471 square feet of land.

 7-27-2023

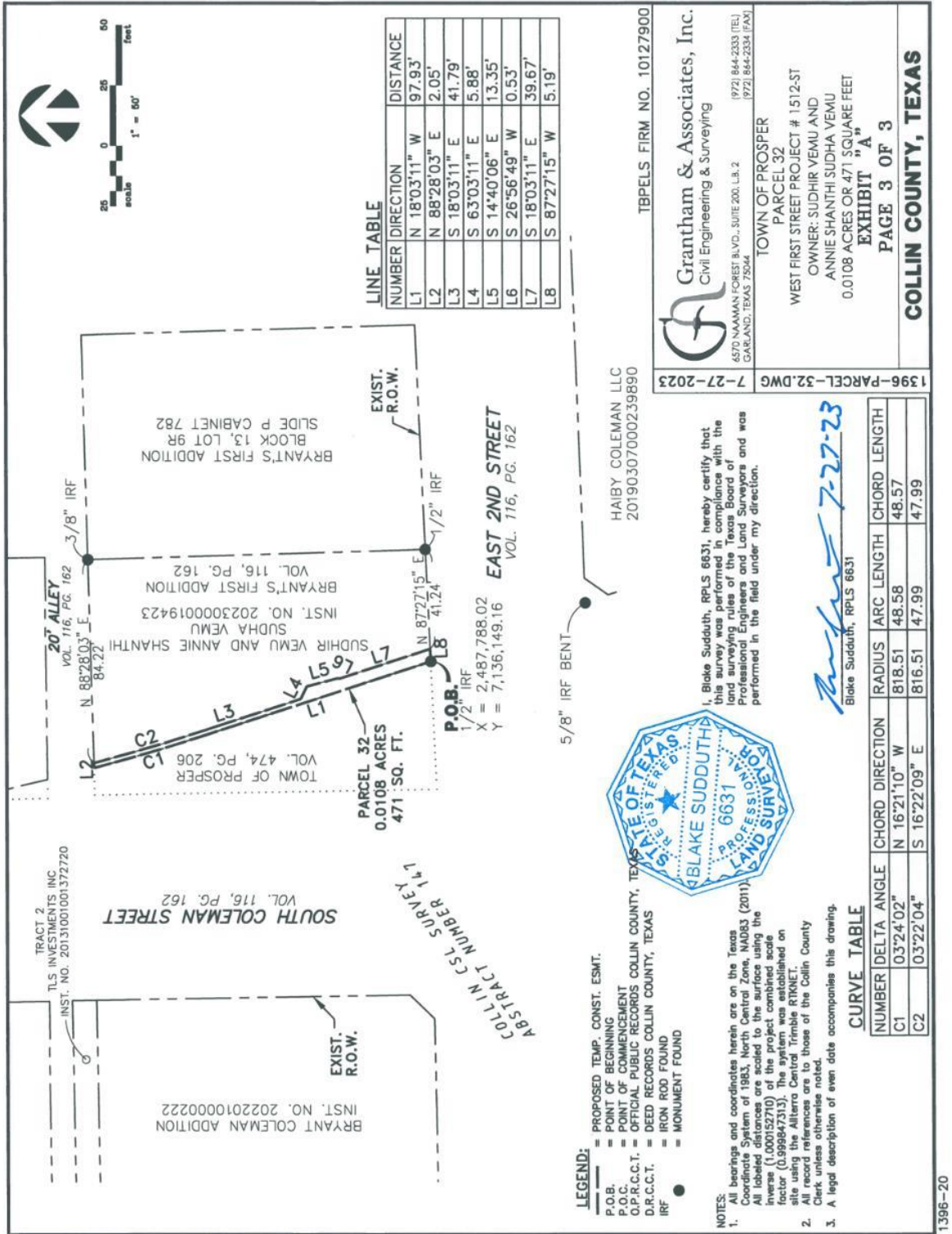
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. A drawing of even date accompanies this description.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.

EXHIBIT 10 (Continued)





## **EXHIBIT 11**

EXHIBIT "A"  
Parcel 33  
BLUE MONKEY PROPERTIES, LLC  
Metes and Bounds Description  
0.1135 Acres or 4,943 Square Feet

Parcel 33-1

Being a 0.1135-acre, 4,943 square foot tract 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 Special Warranty Deed to Blue Monkey Properties, LLC, recorded in Instrument Number 20171213001647850, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with red plastic cap stamped "GM GEER 3258" in the east line of South Coleman Street (variable width right-of-way) and being in the north line of said Blue Monkey Properties, LLC, tract and also being the southwest corner of a tract of land to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas, said POINT OF BEGINNING having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,853.09  
Y: 7,135,733.04

THENCE S 89°11'45" E, leaving the east line of said South Coleman Street and with said common line, a distance of 8.40 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch iron rod bears S 89°11'45" E, a distance of 223.00 feet for the northeast corner of said Blue Monkey Properties, LLC, tract;

THENCE S 00°00'00" E, leaving said common line of over and across said Blue Monkey Properties, LLC, tract a distance of 46.63 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent curve to the right having a central angle of 06°39'40", a radius of 1086.50 feet, a chord bearing S 03°19'50" W, a distance of 126.24 feet;

THENCE, continuing over and across said Blue Monkey Properties, LLC, tract, and with said tangent curve to the right, an arc distance of 126.31 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Blue Monkey Properties, LLC, tract and being in a northerly line of a tract of land to 289 (Preston) & 380, L.P., recorded in Instrument Number 20190118000061180, Official Public Records, Collin County, Texas;

THENCE N 89°11'45" W, with said common line a distance of 24.09 feet to a point in said South Coleman Street, and being the southwest corner of said Blue Monkey Properties, LLC, tract;

THENCE N 00°40'51" E, with the west line of said Blue Monkey Properties, LLC, tract and with said South Coleman Street, a distance of 172.75 feet to a point for the northwest corner of said Blue Monkey Properties, LLC, tract;

THENCE S 89°11'45" E, with the north line of said Blue Monkey Properties, LLC, tract a distance of 20.97 feet to the to the POINT OF BEGINNING and containing approximately 0.1135 acres or 4,943 square feet of land.



**EXHIBIT 11 (Continued)**

*Blake Sudduth* 7-27-2023

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
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Firm Number. 10127900



Notes:

1. A drawing of even date accompanies this description.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.

EXHIBIT 11 (Continued)

