

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WATCH MANAGEMENT, LLP
DOC. NO. 2007011100056500
O.P.R.C.C.T.

WHEREAS, **BROADWAY RETAIL PARTNERS, LP**, is the owner of 0.83 acres of land out of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, situated in the Town of Prosper, Collin County, Texas, being all of Lot 3, Block A, Silo Park Addition, Block A, Lots 2R & 3, a subdivision of record in Document Number 2023-251 of the Plat Records of Collin County, Texas, and being a portion of a tract of land conveyed to BROADWAY RETAIL PARTNERS, LP by General Warranty Deed of record in Document Number 2022000143761 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the East end of a cutback line at the intersection of the North right-of-way line of W. Broadway Street (a variable width right-of-way) and the West right-of-way line of Crockett Street (a 30-foot unimproved right-of-way), being the most Easterly Southeast corner of said Lot 3, Block A;

THENCE, along the North right-of-way line of W. Broadway Street, being the common South line of said Lot 3, the following two (2) courses and distances:

1. South 50°44'12" West, a distance of 12.68 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the West end of said cutback line;
2. North 78°36'53" West, a distance of 260.22 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of Lot 2R, Block A of said Silo Park 2nd Addition, being the Southwest corner of said Lot 3;

THENCE, leaving the North right-of-way line of said W. Broadway Street, along the East line of said Lot 2R, Block A, being the common West line of said Lot 3, Block A, the following five (5) courses and distances:

1. North 11°23'07" East, a distance of 80.32 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
2. North 41°23'07" East, a distance of 20.87 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
3. North 11°23'07" East, a distance of 18.51 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
4. North 18°36'53" West, a distance of 20.87 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
5. North 11°23'07" East, a distance of 8.03 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the South line of Lot 1R, Block A, Silo Park Addition, a subdivision of record in Volume 2020, Page 67 of said Plat Records;

THENCE, South 78°36'53" East, along the South line of said Lot 1R, Block A, being the common North line of said Lot 3, Block A, a distance of 241.66 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West right-of-way line of Crockett Street, being the Southeast corner of said Lot 1R, Block A, also being the Northeast corner of said Lot 2, Block A;

THENCE, South 00°05'18" West, along the West right-of-way line of said Crockett Street, being the East line of said Lot 2, Block A, a distance of 135.83 feet to the **POINT OF BEGINNING** and containing an area of 0.83 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **BROADWAY RETAIL PARTNERS, LP**, does hereby certify and adopt this plat designating the herein described property as **SILo PARK ADDITION, BLOCK A, LOTS 3R1 & 3R2**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon. **BROADWAY RETAIL PARTNERS, LP** does herein certify the following:

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

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

WITNESS, my hand, this _____ day of _____, 2024.
BY: _____

Authorized Signature _____ Printed Name and Title _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

Known All Men By These Presents:
That I, **MATTHEW RAABE**, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this _____ Day of _____, 2024
PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared **MATTHEW RAABE**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas _____

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2024,
by the Planning & Zoning Commission of the Town of Prosper, Texas.

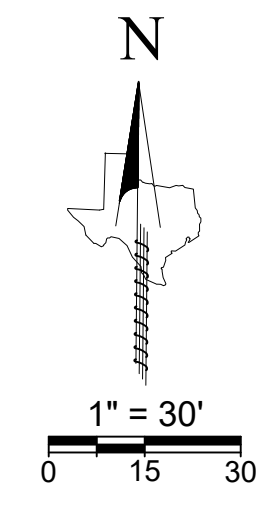
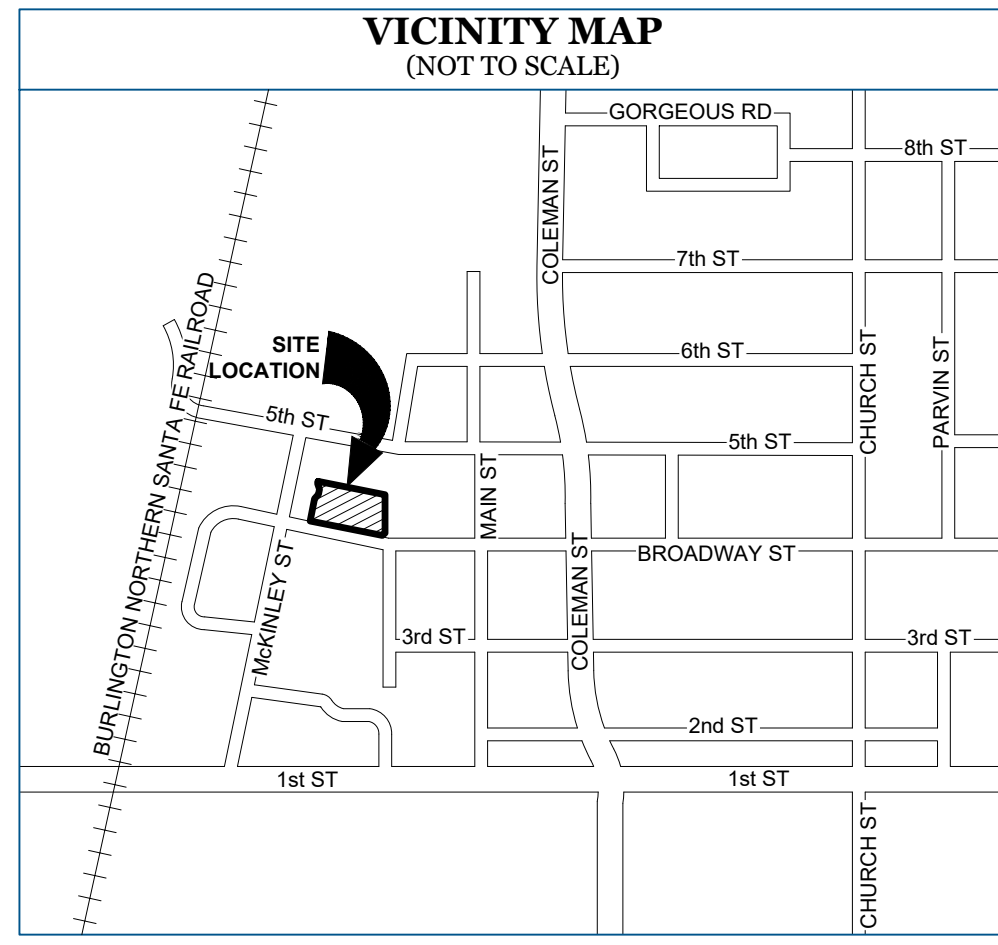
Town Secretary _____
Engineering Department _____
Development Services Department _____

LOT 1 LOT 2 LOT 3
BLOCK 3
BRYANT'S ADDITION
VOLUME 116, PAGE 162
D.R.C.C.T.

LOT 1 LOT 2 LOT 3
BLOCK 1
BRYANT'S ADDITION
VOLUME 116, PAGE 162
D.R.C.C.T.

20' ALLEY
(VOL. 116, PG. 162 - D.R.C.C.T.)

LOT 23 LOT 22 LOT 21
BLOCK 1
BRYANT'S ADDITION
VOLUME 116, PAGE 162
D.R.C.C.T.



GENERAL NOTES

- 1.) The purpose of this plat is to create two lots of record from one lot of record.
- 2.) According to Flood Insurance Rate Map (FIRM) Map No. 48085C0235J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for the Town of Prosper, Texas, this property is within "Non-Shaded Zone X". No floodplain exists on this site.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
- 7.) The property is affected by Access and Parking Easement Agreement, recorded in Document Number 2020011500065170, Official Public Records of Collin County, Texas.
- 8.) Landscape Easements shall be exclusive unless otherwise approved by the Town of Prosper.

LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS

SURVEYOR
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(940) 222-3009

ENGINEER
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Contact: Drew Donosky
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(817) 281-0572

OWNER
Broadway Retail Partners, LP
Contact: Luke Brown
1061 Coleman Street, Suite: 90
Prosper, TX 75078
(972) 347-9900

Project 1707.019-29
Date 10/31/2024
Drafter BE

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°44'12" W	12.68'
L2	N 11°23'07" E	80.32'
L3	N 41°23'07" E	20.87'
L4	N 11°23'07" E	18.51'
L5	N 18°36'53" W	20.87'
L6	N 11°23'07" E	8.03'
L7	N 41°23'07" E	30.00'
L8	N 09°32'15" E	17.54'
L9	N 18°36'53" W	21.07'
L10	N 11°23'07" E	7.65'

REPLAT
SILo PARK ADDITION
BLOCK A, LOTS 3R1 & 3R2
0.83 ACRES
A REPLAT OF LOT 3, BLOCK A OF SILo PARK ADDITION,
RECORDED IN DOC. NO. 2023-251, P.R.C.C.T.,
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 147,
AN ADDITION TO THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS