

SOUTH COLEMAN STREET
VOL. 116, PG. 162

COLLIN CSL SURVEY
ABSTRACT NUMBER 147

FIRST PRESBYTERIAN CHURCH
VOL. 140 PG. 629

PROP.
R.O.W.

5/8" IRF BENT
VOL. 2017,
PG. 450

EXIST.
R.O.W.

10X10 UTILITY &
STREET ESMT.
VOL. 2017, PG. 450

N 18°10'38" W
65.54'

PARCEL 29-1
0.0404 ACRES
1,762 SQ. FT.

EAST 2ND STREET
VOL. 116, PG. 162

LOT 1R, BLOCK 15
AMENDING PLAT OF
BRYANT'S ADDITION
VOL. 2017 PG. 450

HAIBY COLEMAN LLC
INST. NO.
20190307000239890

P.O.B. PARCEL 29-2
X = 2,488,029.19
Y = 7,135,974.92

PARCEL 29-2
0.0150 ACRES
653 SQ. FT.

EAST FIRST STREET
COUNTY ROAD 3
VOL. 116, PG. 162

EXIST.
R.O.W.

PROP.
R.O.W.

VISION AND STRUCTURE LLC
INST. NO.
20200903001480220

LOT 1, BLOCK A
BLISS RESORT ADDITION
VOL. 2020 PG. 680

P.O.C.
1/2" IRF
"TERRACORP"
X = 2,488,050.36
Y = 7,136,093.52

DANNY AND HILDA VILLANUEVA
VOL. 5367 PG. 8985

P.O.B. PARCEL 29-1
X = 2,488,052.69
Y = 7,135,975.03

25 0 25 50
feet
1" = 50'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°07'46" E	4.83'
L2	S 20°02'35" E	15.70'
L3	S 89°43'40" W	97.64'
L4	N 90°00'00" E	87.12'
L5	N 43°52'14" E	12.70'
L6	N 89°43'40" E	23.99'
L7	S 46°07'46" E	17.16'
L8	N 18°10'38" W	5.13'
L9	N 17°39'21" W	51.81'

CURVE TABLE

NO.	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	48°48'56"	S 44°27'03" E	48.83	41.61	40.36
C2	21°24'49"	S 79°33'56" E	186.33	69.64	69.24
C3	10°42'45"	N 84°54'58" W	186.33	34.84	34.79

LEGEND:

- PROPOSED R.O.W. DEDICATION
- PROPOSED TEMP. CONST. ESMT.
- P.O.B. — POINT OF BEGINNING
- P.O.C. — 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
- — 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET

NOTES:

- 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 inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Altimera Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.



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, RPLS 6631

2-14-2024
88-PARCEL-29.DWG

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 29

WEST FIRST STREET PROJECT # 1512-ST
OWNER: HAIBY COLEMAN LLC
0.0621 ACRES OR 2,707 SQUARE FEET

EXHIBIT "A"
PAGE 4 OF 4

EXHIBIT D-2: TAKING EXHIBIT
ZONE 24-0026