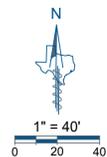
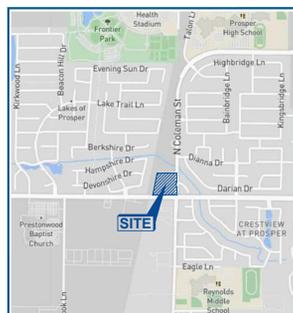
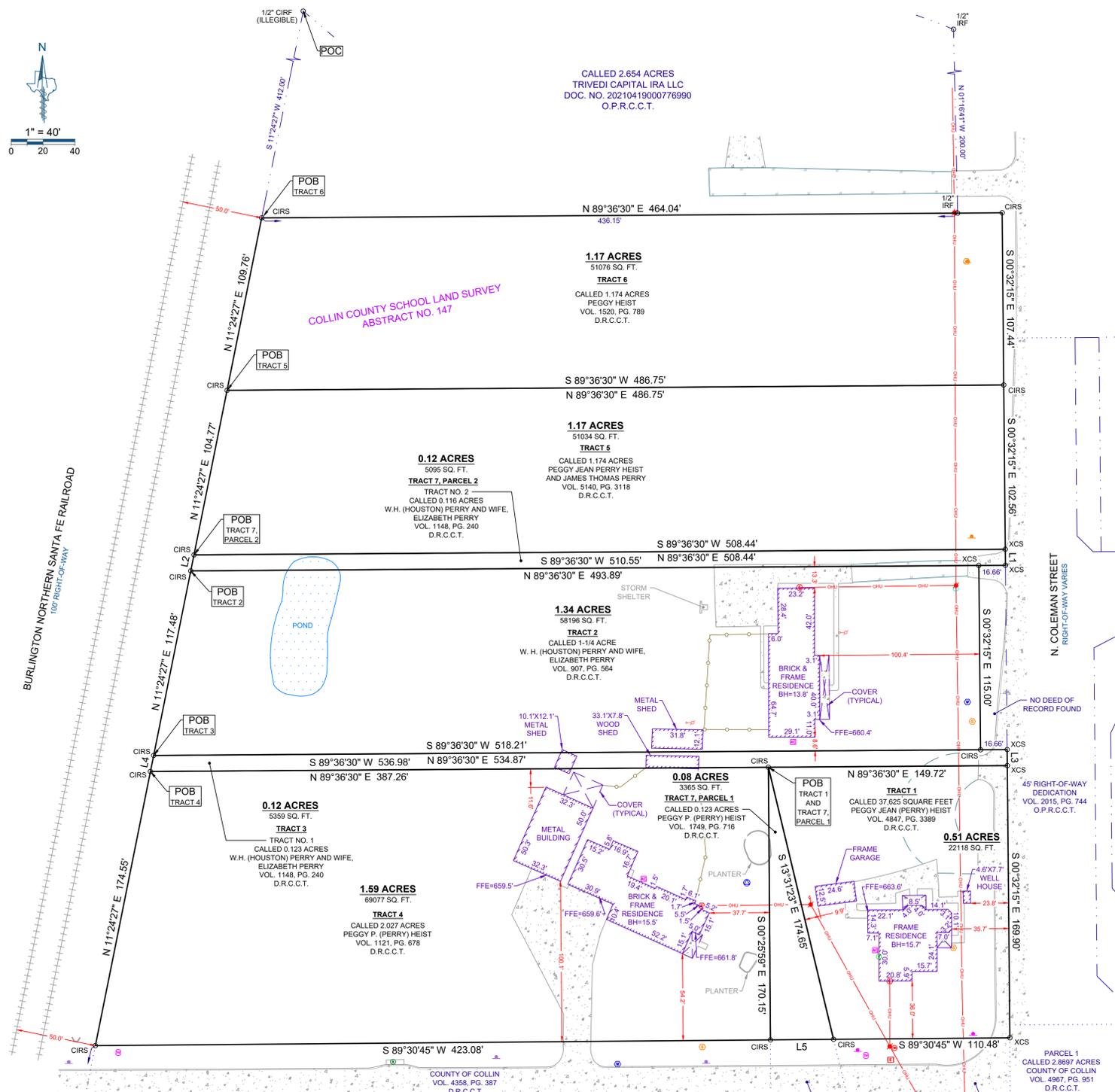


VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 00°32'15" E	10.00'
L2	N 11°24'27" E	10.22'
L3	S 00°32'15" E	10.00'
L4	N 11°24'27" E	10.22'
L5	N 89°30'45" E	39.56'

BURLINGTON NORTHERN SANTA FE RAILROAD
UP RIGHT-OF-WAY



CALLED 2.654 ACRES
TRIVED CAPITAL IRA LLC
DOC. NO. 2021041900076990
O.P.R.C.C.T.

1.17 ACRES
51076 SQ. FT.
TRACT 8
CALLED 1.174 ACRES
PEGGY HEIST
VOL. 1520, PG. 789
D.R.C.C.T.

1.17 ACRES
51034 SQ. FT.
TRACT 5
CALLED 1.174 ACRES
PEGGY JEAN PERRY HEIST
AND JAMES THOMAS PERRY
VOL. 5140, PG. 3118
D.R.C.C.T.

0.12 ACRES
5095 SQ. FT.
TRACT 7, PARCEL 2
TRACT NO. 2 -
CALLED 0.116 ACRES
W.H. (HOUSTON) PERRY AND WIFE,
ELIZABETH PERRY
VOL. 1148, PG. 240
D.R.C.C.T.

1.34 ACRES
58196 SQ. FT.
TRACT 2
CALLED 1.144 ACRE
W. H. (HOUSTON) PERRY AND WIFE,
ELIZABETH PERRY
VOL. 907, PG. 564
D.R.C.C.T.

0.12 ACRES
5359 SQ. FT.
TRACT 3
TRACT NO. 1
CALLED 0.123 ACRES
W.H. (HOUSTON) PERRY AND WIFE,
ELIZABETH PERRY
VOL. 1148, PG. 240
D.R.C.C.T.

1.59 ACRES
69077 SQ. FT.
TRACT 4
CALLED 2.027 ACRES
PEGGY P. (PERRY) HEIST
VOL. 1121, PG. 678
D.R.C.C.T.

0.08 ACRES
3365 SQ. FT.
TRACT 7, PARCEL 1
CALLED 0.123 ACRES
PEGGY P. (PERRY) HEIST
VOL. 1748, PG. 716
D.R.C.C.T.

TRACT 1
AND
TRACT 7,
PARCEL 1
CALLED 37,625 SQUARE FEET
PEGGY JEAN (PERRY) HEIST
VOL. 4847, PG. 3389
D.R.C.C.T.

0.51 ACRES
22118 SQ. FT.
TRACT 1
CALLED 37,625 SQUARE FEET
PEGGY JEAN (PERRY) HEIST
VOL. 4847, PG. 3389
D.R.C.C.T.

CALLED 0.577 ACRES
TOWN OF PROSPER, TEXAS
VOL. 5814, PG. 4258
D.R.C.C.T.

W. PROSPER TRAIL
RIGHT-OF-WAY VARIES

COUNTY OF COLLIN
VOL. 4358, PG. 391
D.R.C.C.T.

COUNTY OF COLLIN
VOL. 4358, PG. 383
D.R.C.C.T.

LOT 3
BLOCK A
PROSPER
TUSCAN SQUARE
VOL. 2016, PG. 607
O.P.R.C.C.T.

LOT 2
BLOCK A
PROSPER TUSCAN SQUARE
VOL. 2016, PG. 607
O.P.R.C.C.T.

LOT 1
BLOCK A
PROSPER TUSCAN SQUARE
VOL. 2016, PG. 607
O.P.R.C.C.T.

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by First American Title Guaranty Company with G.F. No. 1005-368273-RTT, an effective date of June 30, 2022 and issued on July 18, 2022. This survey is only valid for G.F. No. 1005-368273-RTT. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0235J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

- Subject to the easements as shown on Schedule "B" of the title commitment issued by First American Title Guaranty Company with G.F. No. 1005-368273-RTT as listed below:
- Easement granted by J. M. Crockett to Lone Star Gas Company, filed 12/23/1922, recorded in Volume 243, Page 83, Real Property Records, Collin County, Texas.
Does affect, blanket style easement
 - Easement granted by J. M. Crockett and wife, Sirena Crockett to Texas Power & Light Company, filed 02/02/1925, recorded in Volume 251, Page 516, Real Property Records, Collin County, Texas.
Unable to locate by description in record document
 - Easement granted by Ed Crockett and wife, Essie Crockett to Denton County Electric Cooperative, Inc., filed 03/18/1953, recorded in Volume 467, Page 382, Real Property Records, Collin County, Texas.
Does affect, blanket style easement
 - Easement granted by Estate of Serena Crockett, Ed Crockett and wife, Essie Crockett to Lone Star Gas Company, filed 12/13/1955, recorded in Volume 507, Page 397, Real Property Records, Collin County, Texas.
Does affect, blanket style easement
 - Easement granted by Ed Crockett to Texas Power & Light Company, filed 08/11/1967, recorded in Volume 694, Page 348, Real Property Records, Collin County, Texas.
Unable to locate by description in record document
 - Easement granted by Ed Crockett to the County of Collin, filed 02/22/1999, recorded in Volume 4358, Page 383, Real Property Records, Collin County, Texas.
Abuts as shown
 - Easement granted by Peggy P. (Perry) Heist to the County of Collin, filed 02/22/1999, recorded in Volume 4358, Page 387, Real Property Records, Collin County, Texas.
Abuts as shown
 - Easement granted by Peggy P. (Perry) Heist to the County of Collin, filed 02/22/1999, recorded in Volume 4358, Page 391, Real Property Records, Collin County, Texas.
Abuts as shown

SURVEYORS CERTIFICATION

This survey is certified to First American Title Guaranty Company, Republic Title of Texas, Inc., Trivedi Properties LLC and/or assigns, Peggy Jean (Perry) Heist, Peggy P. (Perry) Heist, Peggy Heist, and Emma Perry, Peggy J. Heist and Donald P. Heist, Successors in interest to The Houston Willis Perry and Elizabeth Ann Perry Revocable Living Trust, and is only valid for G.F. No. 1005-368273-RTT with an effective date of June 30, 2022 and issued on July 18, 2022.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on March 8th, 2022.

This map or plat was prepared on _____
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

ALTA / NSPS
LAND TITLE SURVEY

Being 6.10 Acres of land out of the
Collin County School Land Survey, Abstract Number 147
in the Town of Prosper, Collin County, Texas

LEGEND

○	Boundary Monumentation	⊕	Electric Meter	⊕	Buried Gas Utility Sign
CIRS	Capped Iron Rod Set	⊕	Electric Vault	⊕	Gas Meter
CIRF	Capped Iron Rod Found	—	Guy Wire	⊕	Storm Drain Manhole
IRF	Iron Rod Found	⊕	Power Pole	⊕	Telecom. Riser
XCS	X-Cut Set	⊕	Light Pole	⊕	Buried Cable Sign
POC	Point of Commencement	⊕	Traffic Signal Pole	⊕	Cable Riser
POB	Point of Beginning	⊕	Sanitary Clean Out	⊕	Air Conditioning Unit
FFE	Finished Floor Elevation	⊕	Water Meter	⊕	Sign
BH	Building Height From Finished Floor Elevation	⊕	Well (Sealed)	⊕	Concrete
VOL.	Volume	—	Chain Link Fence	—	Overhead Utilities
PG.	Page	—	Edge of Asphalt	—	Edge of Gravel
DOC. NO.	Document Number	—	Railroad Tracks	—	
D.R.C.C.T.	Deed Records, Collin County, Texas				
O.P.R.C.C.T.	Official Public Records, Collin County, Texas				

JOB NUMBER	2202.083-02
DATE	07-29-2022
REVISION	
DRAWN BY	CHM



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222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS
N. COLEMAN STREET
& W. PROSPER TRAIL
PROSPER, TX

