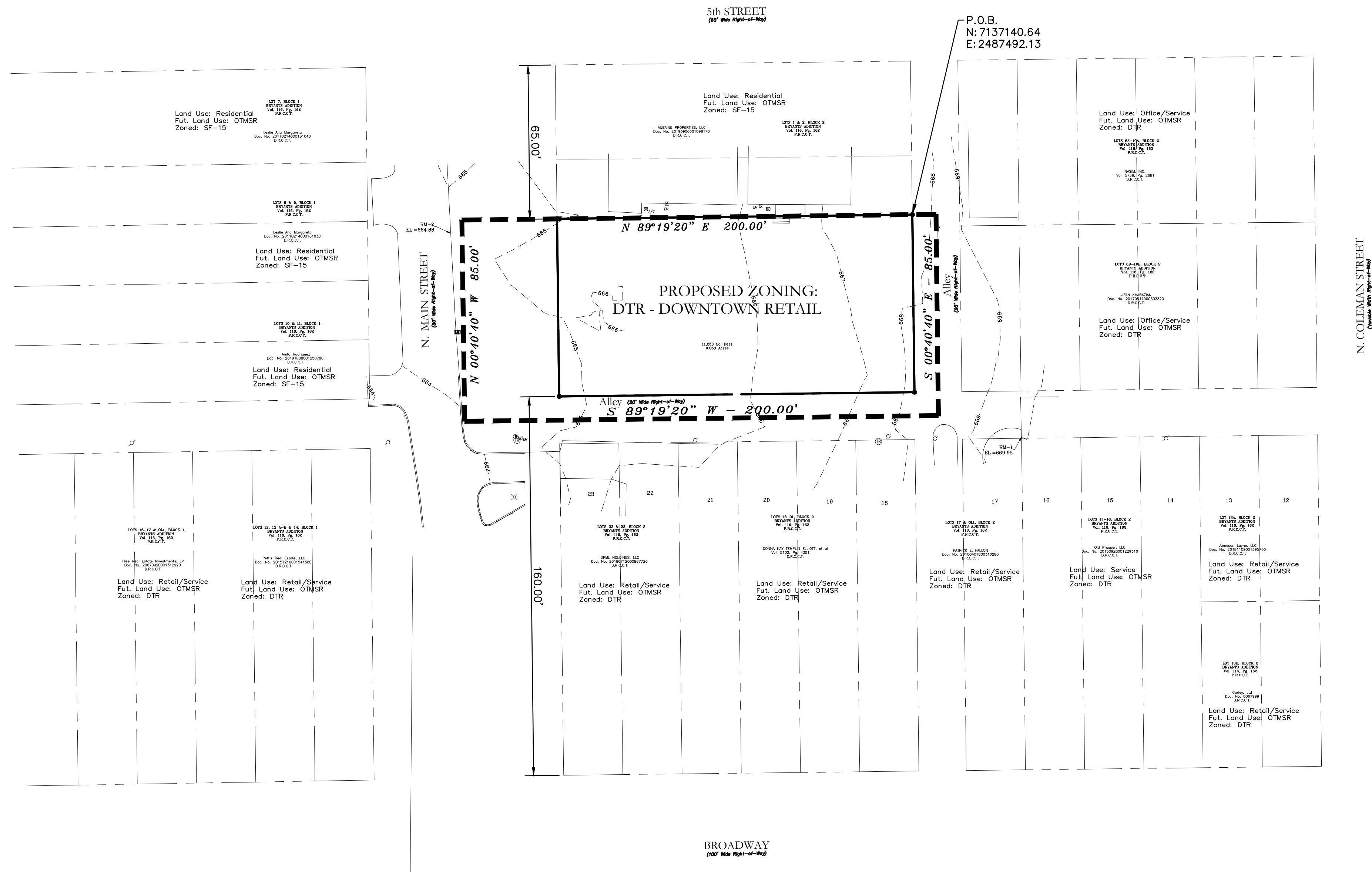
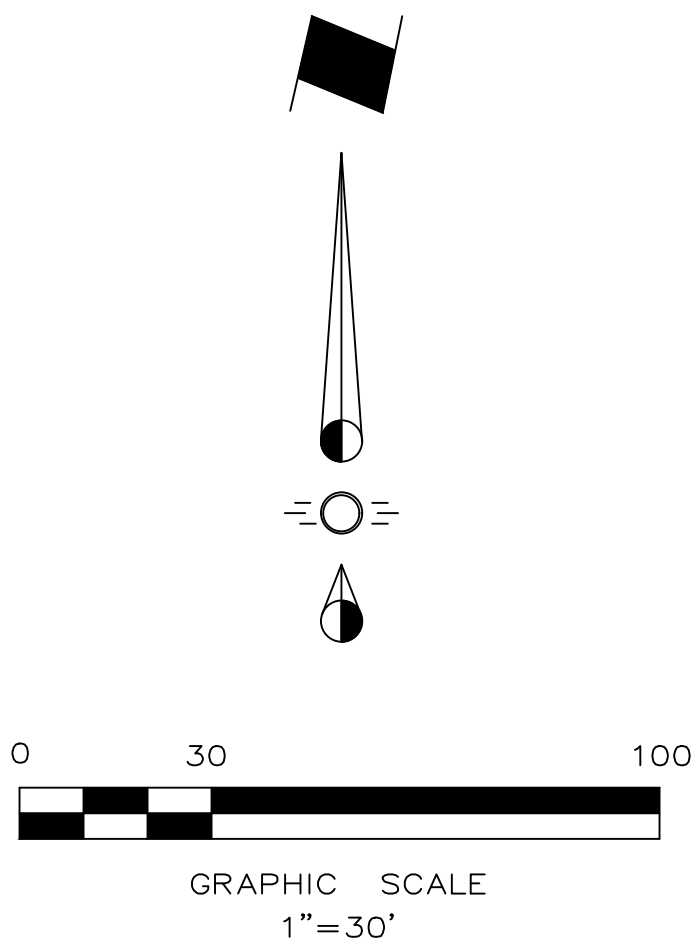


Vicinity Map
NTS



LEGEND

- Limits of Zoning
- P.O.B. Point of Beginning

SYNOPSIS

Address: 106 N MAIN STREET
Current Zoning: SF-15
Proposed Zoning: DTR (Downtown Retail)

AREA INFORMATION

Block A, Lots 3-5
0.258 Net Acres located in
the Town of Prosper, Collin
County, Texas.

LEGAL DESCRIPTION

Bryant's Addition
Town of Prosper
Collin County, Texas

SITUATED in the Town of Prosper, in the Collin County School Land Survey, Abstract No. 147 of Collin County, Texas and being all of Lots 3, 4 and 5, Block 2 of Bryant's Addition, an addition to the Town of Prosper, recorded in Volume 116, Pages 162-163, Plat Records, Collin County, Texas (P.R.C.C.T.) and further described in a Warranty Deed with Vendor's Lien to John C. Kim and Sook Y. Kim, dated April 30, 2021 and recorded in Document No. 2021050400698570, Deed Records, Collin County, Texas (D.R.C.C.T.) and also including portions of the adjoining public rights-of-way and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "TERRACORP", found on the west line of a 20' wide public alley for the northeast corner of the above described Lot 3, Block 2 and said point also being the southeast corner of Lot 2, Block 2 of said Bryant's Addition;

THENCE: North 89 deg. 19 min. 20 sec. East, across said 20' wide public alley, a distance of 10.00 feet to a point in the center of said alley for the northeast corner of this hereinafter described tract of land;

THENCE: South 00 deg. 40 min. 40 sec. East, along the center of said alley, a distance of 85.00 feet to a point at the centerline intersection of said alley and an east-west 20' wide public alley for the southeast corner of this tract of land and said point bears South 45 deg. 40 min. 40 sec. East - 14.14 feet from a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "TERRACORP", found at the southeast corner of the above described Lot 5, Block 2;

THENCE: South 89 deg. 19 min. 20 sec. West, along the centerline of said east-west 20' wide public alley, a distance of 200.00 feet to a point at the centerline intersection of said alley and N. Main Street (80' wide public right-of-way) for the southwest corner of this tract of land;

THENCE: North 00 deg. 40 min. 40 sec. West, along the centerline of said N. Main Street, a distance of 85.00 feet to a point for the northwest corner of this tract of land;

THENCE: North 89 deg. 19 min. 20 sec. East, across said N. Main Street, at a distance of 40.00 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap stamped "BURNS SURVEYING", found for the northwest corner of said Lot 3 and the southwest corner of Lot 2, Block 2 on the east right-of-way line of said N. Main Street and continuing along the common line of said Lots 2 and 3, Block 2 for a total distance of 190.00 feet to the **POINT OF BEGINNING** and containing 17,000 square feet or 0.390 acres of land.

Note:
The Bearings shown hereon are geodetic and are based upon GPS observations from Town of Prosper GPS Control Monument No. 4, Texas State Plane Coordinate System, Texas North Central Zone, NAD-83.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0235J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Denton County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain. No 100-year Flood Plain exists on the property.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

ZONE-23-0001

Issue Dates:	Revision & Date:	<div>CROSS ENGINEERING CONSULTANTS</div> <div>1720 W. Virginia Street 972.562.4409</div> <div>McKinney, Texas 75069 Texas P.E. Firm No. F-3935</div>			EXHIBIT A	Sheet No.	
1	1					PURE POKE, LOTS 3-5, BLOCK 2, 0.258 ACRES COLLIN COUNTY SCHOOL LAND SURVEY BRYANT'S ADDITION, ABSTRACT NO. 147	EX-A
2	2						
3	3						
4	4						
5	5	Drawn By:	Checked By:	Scale:	Pureteam 2, LLC	Project No. 21034	
6	6	C.E.C.I.	C.E.C.I.	1"=30'	TOWN OF PROSPER, TEXAS		

PURE POKE