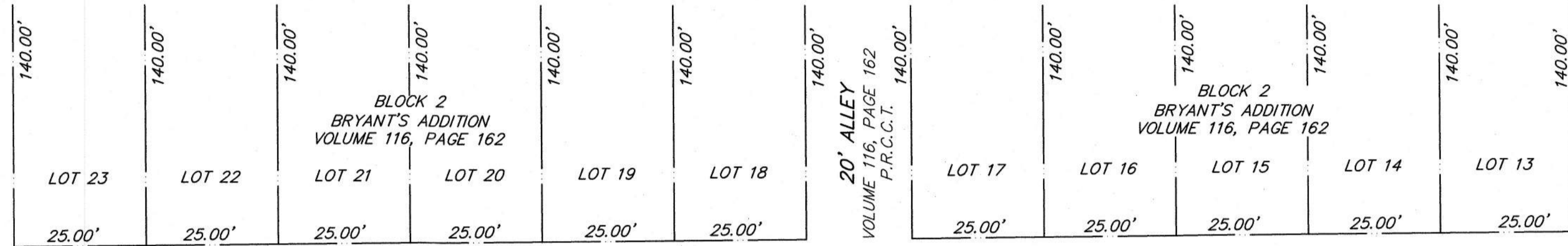


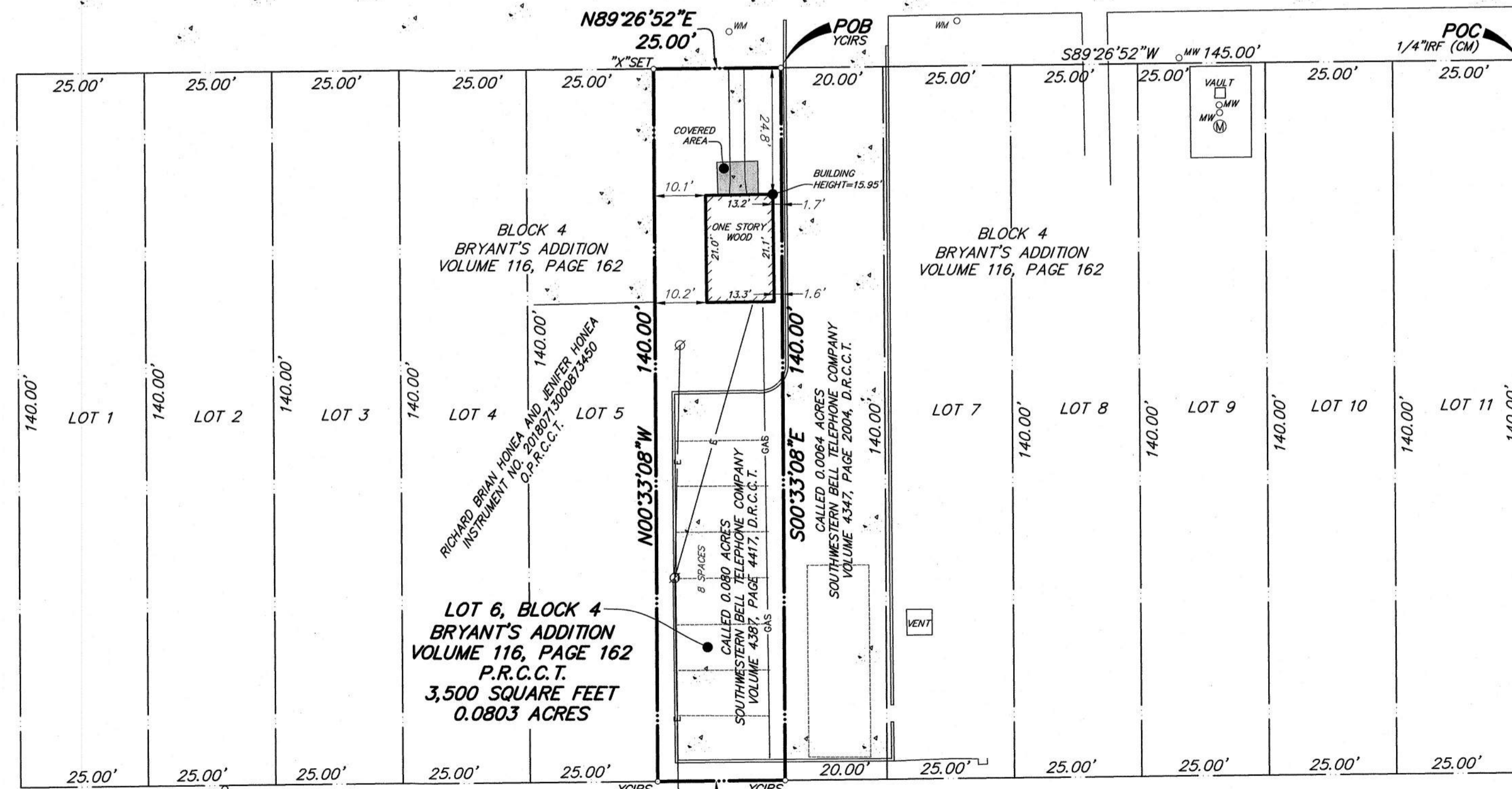
LEGEND

---	PROPERTY LINE
---	LOT LINE
---	BUILDING
---	CONCRETE
---	MONITORING WELL
---	WATER METER
---	GAS TEST STATION
---	STAND PIPE
---	IRRIGATION BOX
---	POWER POLE
---	MANHOLE (UNKNOWN TYPE)
---	TELEPHONE MANHOLE
---	OVERHEAD POWER
---	UNDERGROUND GAS LINE (PAINTED ON GROUND)
---	1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "RLG INC" SET
---	1/2" IRON ROD FOUND
---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
---	"X" SET IN CONCRETE
---	PK NAIL SET / FOUND
---	CONTROLLING MONUMENT
---	DEED RECORDS, COLLIN COUNTY, TX
---	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
---	POINT OF BEGINNING
---	POINT OF COMMENCING

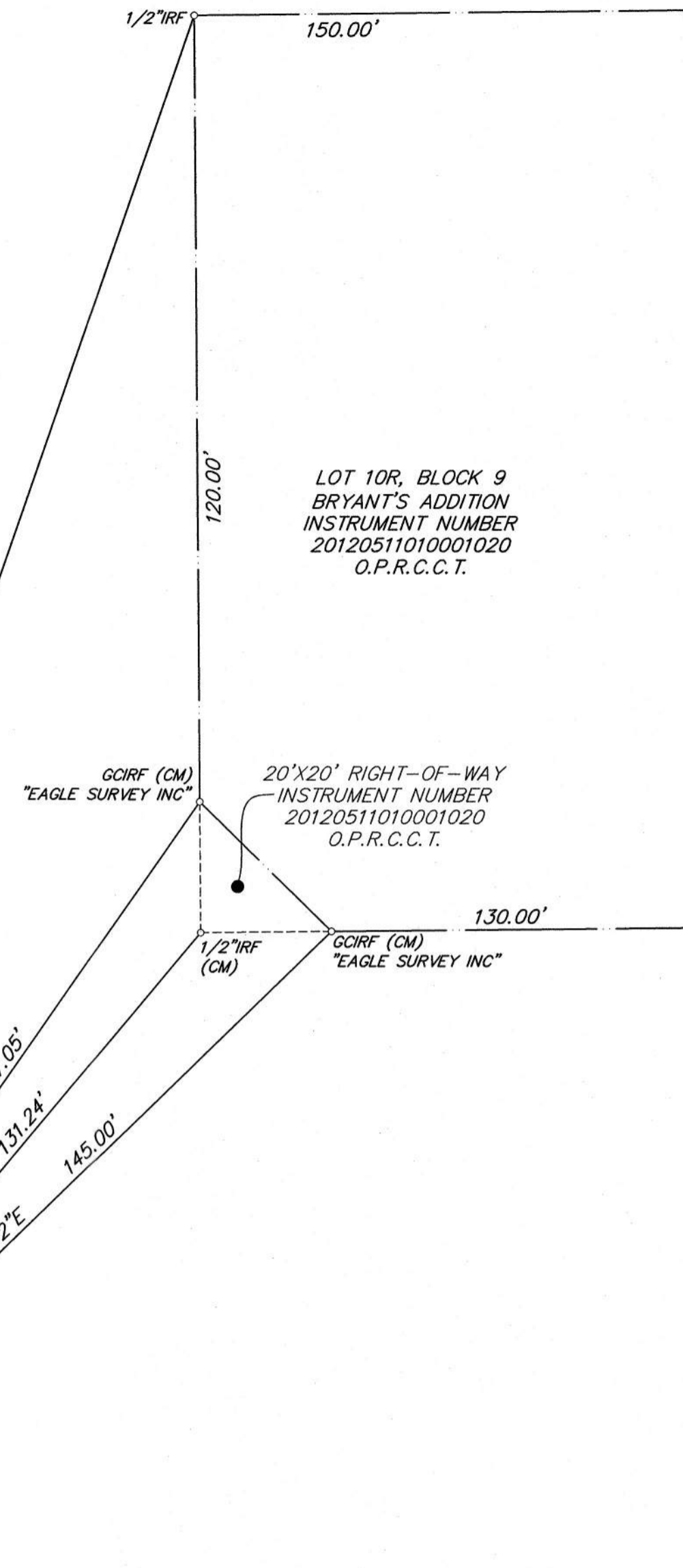


BROADWAY STREET
(100' RIGHT-OF-WAY)
VOLUME 116, PAGE 162 P.R.C.C.T.

MAIN STREET
(80' RIGHT-OF-WAY)
VOLUME 116, PAGE 162 P.R.C.C.T.



BUSINESS 289
(85' RIGHT-OF-WAY)
VOLUME 116, PAGE 162 P.R.C.C.T.



Being a 3,500 square foot (0.0803 acre) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, being all of Lot 6, Block 4, Bryant's Addition, an addition to the Town of Prosper, according to the plat recorded in Volume 116, Page 162, Plat Records, Collin County, Texas and being all of a called 0.080 acre tract of land described in a Warranty Deed to SOUTHWESTERN BELL TELEPHONE COMPANY, recorded in Volume 4387, Page 4417, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/4" iron rod found at the intersection of the west right-of-way line of Business 289 (85' right-of-way) and the south right-of-way line of Broadway Street (100' right-of-way) for the northeast corner of Lot 11, Block 4 of said Bryant's Addition, from which a found 1/2" iron rod bears North 18° 57' 01" East, a distance of 254.61 feet to the northwest corner of Lot 10R, Block 9, Bryant's Addition, an addition to the Town of Prosper, recorded in Instrument Number 20120211010001020, Official Public Records, Collin County, Texas, from which a found 1/2" iron rod with green plastic cap stamped "EAGLE SURVEY INC" bears North 34° 45' 32" East, a distance of 147.05 feet for a westerly corner of said Lot 10R, from which a found 1/2" iron rod bears North 45° 50' 42" East, a distance of 145.00 feet for a southwesterly corner of said Lot 10R, from which a found 1/2" iron rod bears North 39° 48' 44" East, a distance of 131.24 feet for the southwest corner of a 20'x20' right-of-way dedication recorded in Instrument Number 20120211010001020, Official Public Records, Collin County, Texas;

THENCE South 89° 26' 52" West, along the south right-of-way line of said Broadway Street, a distance of 145.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the POINT OF BEGINNING, the northeast corner of said Lot 6 and the northwest corner of a called 0.080 acre tract of land described in a Warranty Deed to SOUTHWESTERN BELL TELEPHONE COMPANY, recorded in Volume 4347, Page 2004, Deed Records, Dallas County, Texas;

THENCE South 00° 33' 08" East, departing the south right-of-way line of said Broadway Street and along the common line between said Lot 6 and said 0.080 acre tract, a distance of 140.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the north line of a 20' alley, for the southeast corner of said Lot 6 and the southwest corner of said 0.080 acre tract;

THENCE South 89° 26' 52" West, along the north line of said 20' alley, a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the southwest corner of said Lot 6 and the south east corner of Lot 5, Block 4 of said Bryant's Addition (Volume 116, Page 162);

THENCE North 00° 33' 08" West, along the common line between said Lot 6 and said Lot 5, a distance of 140.00 feet to a "X" cut set in concrete on the south right-of-way line of said Broadway Street, for the northwest corner of said Lot 6 and the northeast corner of said Lot 5;

THENCE North 89° 26' 52" East, along the south right-of-way line of said Broadway Street, a distance of 25.00 feet to the POINT OF BEGINNING, containing 3,500 square feet or 0.0803 acres, more or less.

GENERAL NOTES:

- Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) epoch 2010.00, based on real-time kinematic observations utilizing Allterra Central's virtual reference network.
- Controlling Monuments: As Shown
- The surveyor was provided with a title commitment issued by First National Title Insurance Company, GF# 21-556092-NJ issued January 24, 2021, with an effective date of January 14, 2021. Surveyor has relied on this commitment for the location of easements and has performed no independent research for easements or other encumbrances that may effect the subject property.
- The address of the subject tract is 109 W. Broadway Street.
- The subject tract is depicted within Unshaded Zone "X" on the Flood Insurance Rate Map No. 48085C0235J, effective date June 2, 2009.

The location of the flood zone line shown, if any, were determined by scaling from said FEMA map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson, Jr., Inc. as a result of flooding.

- No zoning report was provided to the surveyor at the time of the survey.
- 8 total parking spaces on subject tract.
- At the time of survey, the surveyor observed no evidence of recent earth moving work, building construction or building additions.

SCHEDULE B NOTES:

The following items are intended to address survey related matters contained in Schedule B of said title commitment (GF# 21-556092-NJ):

10f) Easement(s) and/or building line(s) and all matters affecting the subject property as shown on Map or Plat recorded in Volume 116, Page 122, Map or Plat Records, Collin County, Texas. No easements or building lines are shown on plat.

To: Southwestern Bell Telephone, L.P. and First National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 (observed evidence only), 13, 14 and 16 of Table A thereof. The field work was completed on September 3, 2021.

Date of Plat or Map: 10/19/2021

Brian R. Wade
Brian R. Wade R.P.L.S. No. 6098



RLG
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DALLAS, TEXAS 75243 (214) 739-8100
TEXAS PE REG #493
TPELS REG #100341-00
www.rlginc.com

ALTA/NSPS LAND TITLE SURVEY
OF
109 W. BROADWAY STREET
LOT 6, BLOCK 4
BRYANT'S ADDITION
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SCALE: 1" = 20'
DATE: 09-14-2021
SHEET 1 OF 1
JOB NO. 2111.073 E-FILE 2111.073ALTA DWG NO. 27,688W