

LEGEND

TELEPHONE BOX	SANITARY SEWER MANHOLE
ELECTRIC BOX	FIRE HYDRANT
DEPT. ANCHOR	WATER METER SIGN
ELECTRIC METER	WATER VALVE
UTILITY POLE	AIR RELEASE VALVE
ELECTRIC TRANSFORMER	CABLE TV BOX
FIBER OPTIC MARKER SIGN	CABLE TV MARKER SIGN
5/8" IRON ROD WITH CAP SET	5/8" POINT OF BEGINNING
3/8" IRON ROD WITH CAP FOUND	3/8" IRON ROD FOUND
1/2" IRON ROD FOUND	1/2" IRON ROD FOUND
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
STORM SEWER LINE
OVERHEAD UTILITY LINE
WATER LINE
SANITARY SEWER LINE
FENCE
ASPHALT PAVEMENT

NOTES:

There are no buildings observed on the surveyed property.
 The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.
 No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0230J, for Collin County, Texas and incorporated areas, dated June 02, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater 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.

Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.

Underground utilities shown hereon are from record drawings obtained from the Town of Prosper and the engineer of record and the surveyor cannot guarantee the locations of said utilities, except those that are observed on the surface at the time of this survey.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by Commonwealth Land Title Insurance Company, GF. No. CW-2228-2200282000365, effective date September 21, 2021, issued October 20, 2021.)

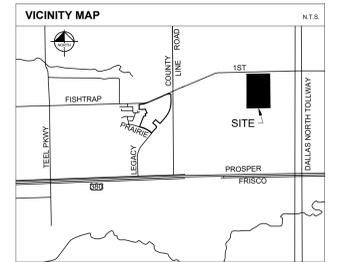
- 10e. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: County of Collin
 Purpose: As provided in said document
 Recording Date: January 27, 1994
 Recording No: 94-0008763, Real Property Records, Collin County, Texas
 Affects: as therein described
Affects property, as shown on survey.
- 10f. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Town of Prosper
 Purpose: As provided in said document
 Recording Date: April 8, 2019
 Recording No: 2019040800370230, Real Property Records, Collin County, Texas
 Affects: as therein described
Affects property, as shown on survey.
- 10g. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Town of Prosper
 Purpose: As provided in said document
 Recording Date: July 8, 2015
 Recording No: 20150708000838290, Real Property Records, Collin County, Texas
 Affects: as therein described
Affects property, as shown on survey.
- 10h. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Town of Prosper
 Purpose: As provided in said document
 Recording Date: October 15, 2021
 Recording No: 20211015002111900, Real Property Records, Collin County, Texas
 Affects: as therein described
Affects property, as shown on survey.

SURVEYORS CERTIFICATION:

To: M.A.H.G. Partnership, a Texas general partnership;
 Commonwealth Land 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 1,3,4,8,9,13 and 16 of Table A thereof. The field work was completed on October 15, 2021.

10/20/2021
 Sylviana Gunawan
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DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being the remainder of a called 188.635 acre tract of land described in a Trustee's Deed and Bill of Sale to M.A.H.G. Partnership, as recorded in Instrument No. 20100601000545080 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of said 188.635 acre tract, common to the southeast corner of a called 240.153 acre tract of land described in a deed to Blue Star Allen Land, LP, as recorded in Instrument No. 20110630000676920 of the Official Public Records of Collin County, Texas, and the northeast corner of a called 1.377 acre tract of land described in a deed to Town of Prosper, Texas, as recorded in Instrument No. 20211015002111900 of the Official Public Records of Collin County, Texas, same being in First Street (County Road No. 3), a variable width right-of-way, no record found;

THENCE South 0°36'09" East, departing said First Street and along the easterly line of said 188.635 acre tract, the easterly line of said 1.377 acre tract, and the westerly line of a called 14.060 acre tract of land described in a deed to Tollway Fish Trap Partners, LLC, as recorded in Instrument No. 20161104001506360 of the Official Public Records of Collin County, Texas, a distance of 45.00 feet to the southeast corner of said 1.377 acre tract, and the POINT OF BEGINNING of the herein described tract;

THENCE South 0°36'09" East, continuing along the easterly line of said 188.635 acre tract and the westerly line of said 14.060 acre tract, a distance of 453.93 feet to a 1/2 inch iron rod with plastic cap stamped "JE Smith 3700" found for the southwest corner of said 14.060 acre tract, common to the northwest corner of a called 14.80 acre tract of land described as Tract One in a deed to McGinnis Farms, Inc., as recorded in Instrument No. 2001-0056881 of the Official Public Records of Collin County, Texas;

THENCE South 0°32'14" East, continuing along the easterly line of said 188.635 acre tract and along the westerly line of said Tract One, a distance of 884.40 feet to a 1/2 inch iron rod with plastic cap stamped "JE Smith 3700" found for the southwest corner of said Tract One, common to the northwest corner of a called 9.502 acre tract of land described in a deed to Southern Star Concrete, Inc., as recorded in Instrument No. 2003-0144312 of the Official Public Records of Collin County, Texas;

THENCE South 0°36'05" East, continuing along the easterly line of said 188.635 acre tract and along the westerly line of said 9.502 acre tract, a distance of 599.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 188.635 acre tract, common to the northeast corner of a called 0.2441 acre tract of land described as Parcel 2 in a deed to MSW Prosper 380 LP, as recorded in Instrument No. 20190418000418860 of the Official Public Records of Collin County, Texas;

THENCE South 89°22'36" West, departing the westerly line of said 9.502 acre tract, along the northerly line of said 0.2441 acre tract, the northerly line of a called 24.3590 acre tract of land described in a deed to Landtower Prosper LP, as recorded in Instrument No. 20190418000418860 of the Official Public Records of Collin County, Texas, the northerly line of a called 4.2927 acre tract of land described as Parcel 1 in said deed to MSW Prosper 380 LP, as recorded in Instrument No. 20190418000418860 of the Official Public Records of Collin County, Texas, and the northerly line of a called 23.9975 acre tract of land described in a deed to EGL Prosper LP, as recorded in Instrument No. 20190208000128160 of the Official Public Records of Collin County, Texas, and corrected by instrument No. 20190207000131970 of the Official Public Records of Collin County, Texas, a distance of 1352.47 feet to a 5/8 inch iron rod found for the northwest corner of said 23.9975 acre tract, same being on the westerly line of said 188.635 acre tract, and the easterly line of a called 93.90 acre tract of land described in a deed to London/380 Joint Venture, as recorded in Volume 2695, Page 504 of the Deed Records of Collin County, Texas;

THENCE North 0°00'23" West, along the westerly line of said 188.635 acre tract and the easterly line of said 93.90 acre tract, a distance of 1943.66 feet to the southwest corner of aforesaid 1.377 acre tract, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 85°25' East, 0.60 feet;

THENCE North 89°36'50" East, departing the westerly line of said 188.635 acre tract and the easterly line of said 93.90 acre tract, and along the southerly line of said 1.377 acre tract, a distance of 1333.28 feet to the POINT OF BEGINNING and containing 59.830 acres (2,606,186 square feet) of land, more or less.

ALTA/NSPS LAND TITLE SURVEY
 59.830 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY,
 ABSTRACT NO. 147
 TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS

Kimley»Horn

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No.	DATE	REVISION DESCRIPTION
1	10/11/21	UPDATE SURVEY