

**PARKING EASEMENT
PART OF LOT 6, BLOCK 4
BRYANT'S ADDITION
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

Being a 1,000 square foot (0.0230 acre) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, being part of Lot 6, Block 4, Bryant's Addition, an addition to the Town of Prosper, according to the plat recorded in Volume 116, Page 62, Plat Records, Collin County, Texas, being part 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 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 with green plastic cap stamped "EAGLE SURVEY INC" bears North 34° 45' 32" East, a distance of 147.05 feet for a southwesterly corner of Lot 10R, Block 9, Bryant's Addition, an addition to the Town of Prosper, recorded in Instrument Number 20120511010001020, Official Public Records, Collin County, Texas, from which a found 1/2" iron rod with green plastic cap stamped "EAGLE SURVEY INC" bears North 45° 50' 42" East, a distance of 145.00 feet for a southwesterly corner of said Lot 10R;

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 northeast corner of said Lot 6 and the northwest corner of a called 0.0064 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 0.0064 acre tract, a distance of 100.00 feet to the **POINT OF BEGINNING**;

THENCE South 00° 33' 08" East, continuing along said common line, a distance of 40.00 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 0.0064 acre tract;

THENCE South 89° 26' 52" West, along the south line of said Lot 6 and 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 southeast corner of Lot 5, Block 4 of said Bryant's Addition;

THENCE North 00° 33' 08" West, along the common line between said Lot 6 and said Lot 5, a distance of 40.00 feet to a point for corner;

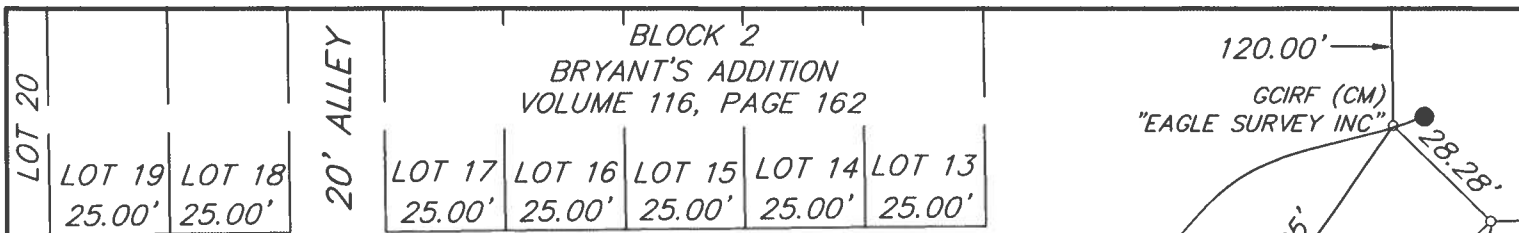
THENCE North 89° 26' 52" East, across said Lot 6, a distance of 25.00 feet to the **POINT OF BEGINNING**, containing 1,000 square feet or 0.0230 acres, more or less.

BASIS OF BEARINGS: 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.



Brian R. Wade
10-07-2021

R.P.L.S. No. 6098



LEGEND

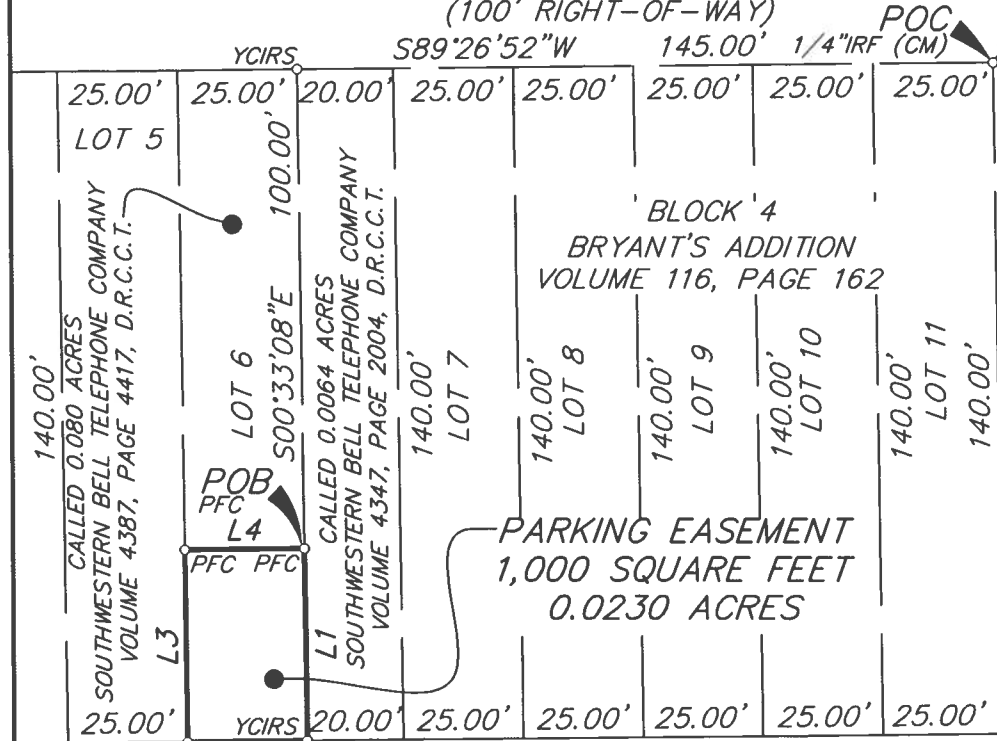
- PROPERTY LINE
- LOT LINE
- YCIRS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- GCIRF 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- PFC POINT FOR CORNER
- (CM) CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TX
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

LOT 10R, BLOCK 9
 BRYANT'S ADDITION
 INSTRUMENT NUMBER
 20120511010001020
 O.P.R.C.C.T.

BROADWAY STREET
 (100' RIGHT-OF-WAY)



(FEET)
 1 inch = 40 ft.



BUSINESS 289
 (85' RIGHT-OF-WAY)



Brian R. Wade

Brian R. Wade R.P.L.S. No. 6098
 10-07-2021

**PARKING EASEMENT
 PART OF LOT 6, BLOCK 4
 BRYANT'S ADDITION**

BASIS OF BEARINGS: 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.
 RAYMOND L. GOODSON JR., INC. COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
 12001 N. CENTRAL EXPY, STE 300
 DALLAS, TX. 75243
 214-739-8100
 rlg@rlginc.com
 TEXAS PE REG #F-493
 TBPELS REG #100341-00

SCALE	1" = 40'	DATE	10-07-2021	SHEET	2 OF 3
JOB NO.	2111.073	E-FILE	2111.073PE	DWG NO.	27,705

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°33'08"E	40.00'
L2	S89°26'52"W	25.00'
L3	N00°33'08"W	40.00'
L4	N89°26'52"E	25.00'

*BASIS OF BEARINGS: 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.*

**PARKING EASEMENT
 PART OF LOT 6, BLOCK 4
 BRYANT'S ADDITION**

CONTROLLING MONUMENTS: As shown.

**RAYMOND L. GOODSON JR., INC. COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
 12001 N. CENTRAL EXPY, STE 300
 DALLAS, TX. 75243
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

**214-739-8100
 rlg@rlginc.com
 TEXAS PE REG #F-493
 TBPELS REG #100341-00**

SCALE	1" = 40'	DATE	10-07-2021	SHEET	3 OF 3
JOB NO.	2111.073	E-FILE	2111.073PE	DWG NO.	27,705