



**Agenda**  
**Prosper Town Council Meeting**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, September 10, 2024  
**6:15 PM**

Welcome to the Prosper Town Council Meeting.

Citizens may watch the meeting live by using the following link: [www.prospertx.gov/livemeetings](http://www.prospertx.gov/livemeetings)

**Addressing the Town Council:**

Those wishing to address the Town Council must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

**If you are attending in person**, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

**If you are watching online**, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending Town Council meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Town Council or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Town Council during that session. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

**Call to Order/ Roll Call.**

**Invocation, Pledge of Allegiance and Pledge to the Texas Flag.**

**Announcements of recent and upcoming events.**

**Presentations.**

1. Proclamation declaring September 17 through September 23, 2024, as Constitution Week. (MLS)

**CONSENT AGENDA:**

Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.

- [2.](#) Consider and act upon the minutes from the August 27, 2024, Town Council Work Session meeting. (MLS)
- [3.](#) Consider and act upon the minutes from the August 27, 2024, Town Council Regular meeting. (MLS)
- [4.](#) Consider acceptance of the July 2024 monthly financial report. (CL)
- [5.](#) Consider and act upon an ordinance amending Division 3, "Community Engagement Committee," of Article 1.04, "Boards, Commissions, and Committee" within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.039, "Number of Members". (MLS)
- [6.](#) Consider and act upon approving an update to the Library Policies. (RB)
- [7.](#) Consider and act upon adopting the FY 2024-2025 Prosper Economic Development Corporation Budget. (MM)
- [8.](#) Consider and act upon an ordinance amending Section 12.09.004 "School Traffic Zones" of Chapter 12 "Traffic and Vehicles" of the Town's Code of Ordinances by modifying the limits and hours of operation of such zones. (HW)
- [9.](#) Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between CP&Y, Inc. dba STV Infrastructure, and the Town of Prosper, Texas, related to the design of the Teel Parkway (First - Freeman) - 2 SB Lanes project for \$806,740.30. (PA)
- [10.](#) Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on Preliminary Site Plans and Site Plans. (DH)
- [11.](#) Consider and act upon the appointment of a Municipal Judge, and authorize the Mayor to execute an agreement for same. (JJ)

### **CITIZEN COMMENTS**

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to the Town Secretary prior to the meeting. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

### **REGULAR AGENDA:**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. [If you wish to address the Council, please fill out a "Public Comment Request Form" and present it to the Town Secretary, preferably before the meeting begins.]

### **Items for Individual Consideration:**

- [12.](#) Conduct a public hearing to receive public input, consider such input, and consider and act upon an ordinance adopting the Fiscal Year (FY) 2024-2025 Annual Operating and

Capital Project Funds budgets and five-year Capital Improvement Program for the fiscal year beginning October 1, 2024, and ending September 30, 2025. (CL)

- [13.](#) Conduct a public hearing to consider and act upon an ordinance adopting a tax rate of \$0.505 per \$100 valuation for fiscal year 2024-2025. (CL)
- [14.](#) Ratifying the property tax increase in the budget for fiscal year (FY) 2024-2025. (CL)
- [15.](#) Consider and act upon approving an ordinance to adjust Water & Wastewater Rates. (CL)
- [16.](#) Consider and act upon a resolution of the Town Council of the Town of Prosper, Texas, declaring the public necessity to acquire certain properties for right-of-way and easements for the construction of the Coleman Street (Gorgeous – Talon) project; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful. (HW)
17. Discuss and consider Town Council Subcommittee reports. (DFB)

**Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.**

**EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

*Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.*

*Section 551.072 – To discuss and consider purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.*

*Section 551.074 – To discuss and consider personnel matters including the review of the Municipal Judge and all matters incident and related thereto.*

*Section 551.074 - To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, Planning & Zoning Commission, Community Engagement Committee, Downtown Advisory Committee, and the Bond Committee, and all matters incident and related thereto.*

**Reconvene in Regular Session and take any action necessary as a result of the Closed Session.**

**Adjourn.**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on

Friday, September 6, 2024, and remained so posted at least 72 hours before said meeting was convened.

---

Michelle Lewis Sirianni, Town Secretary

---

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.



## MINUTES

Item 2.

**Prosper Town Council Work Session**  
Prosper Town Hall – Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, August 27, 2024

### **Call to Order/ Roll Call.**

The meeting was called to order at 5:05 p.m.

#### **Council Members Present:**

Mayor David F. Bristol  
Mayor Pro-Tem Marcus E. Ray  
Deputy Mayor Pro-Tem Amy Bartley  
Councilmember Craig Andres  
Councilmember Chris Kern  
Councilmember Jeff Hodges  
Councilmember Cameron Reeves

#### **Staff Members Present:**

Mario Canizares, Town Manager  
Terry Welch, Town Attorney  
Michelle Lewis Sirianni, Town Secretary  
Bob Scott, Deputy Town Manager  
Chuck Ewings, Assistant Town Manager  
Dan Baker, Parks and Recreation Director  
David Hoover, Development Services Director  
Hulon Webb, Engineering Director  
Chris Landrum, Finance Director  
Tony Luton, Human Resources Director  
Todd Rice, Communications Director  
Leigh Johnson, IT Director  
Harold Keith, IT Manager  
Stuart Blasingame, Fire Chief

### **Items for Individual Consideration**

#### **1. Receive an update regarding Raymond Community Park. (DB)**

Mr. Baker provided an update regarding the additional design and construction services related to the development, the bid alternate items list, and delays experienced thus far. Mr. Baker also noted the items the Finance and CIP Subcommittee have reviewed and prioritized based on available funds, and the next steps being taken with the project.

Chris Squadra, Partner with Peak Program Value, LLC spoke to the construction and ongoing services with the Town regarding the project.

The Town Council discussed the costs associated with the project, the allocation of additional funds to the bid alternate list, and if any cost savings have been incurred.

**EXECUTIVE SESSION**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

*Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.*

*Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.*

*Section 551.074 - To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, Planning & Zoning Commission, Community Engagement Committee, Downtown Advisory Committee, and the Bond Committee, and all matters incident and related thereto.*

*Section 551.071 – Consultation with the Town Attorney to discuss legal issues associated with any agenda item.*

The Town Council recessed into Executive Session at 5:49 p.m.

**Reconvene into Work Session.**

The Town Council reconvened into the Work Session at 6:12 p.m.

No action was taken.

**Adjourn.**

The meeting was adjourned at 6:12 p.m.

These minutes were approved on the 10<sup>th</sup> day of September 2024.

**APPROVED:**

\_\_\_\_\_  
**David F. Bristol, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**



**MINUTES**  
**Prosper Town Council Meeting**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, August 27, 2024

**Call to Order/ Roll Call.**

The meeting was called to order at 6:15 p.m.

**Council Members Present:**

- Mayor David F. Bristol
- Mayor Pro-Tem Marcus E. Ray
- Deputy Mayor Pro-Tem Amy Bartley
- Councilmember Craig Andres
- Councilmember Chris Kern
- Councilmember Jeff Hodges
- Councilmember Cameron Reeves

**Staff Members Present:**

- Mario Canizares, Town Manager
- Terry Welch, Town Attorney
- Michelle Lewis Sirianni, Town Secretary
- Bob Scott, Deputy Town Manager
- Chuck Ewings, Assistant Town Manager
- Chris Landrum, Finance Director
- David Hoover, Development Services Director
- Suzanne Porter, Planning Manager
- Hulon Webb, Engineering Director
- Dan Baker, Parks and Recreation Director
- Leigh Johnson, IT Director
- Harold Keith, IT Manager
- Eric Men, Help Desk Technician II
- Carrie Jones, Public Works Director
- Mary Ann Moon, Economic Development Director
- Tony Luton, Human Resources Director
- Todd Rice, Communications Director
- Doug Kowalski, Police Chief
- Scott Brewer, Assistant Police Chief
- Aidan Daily, Crime Analyst
- Stuart Blasingame, Fire Chief

**Invocation, Pledge of Allegiance and Pledge to the Texas Flag.**

Greg Jones with Rock Creek Church led the invocation. The Pledge of Allegiance and the Pledge to the Texas Flag were recited.

**Announcements of recent and upcoming events.**

Councilmember Reeves made the following announcements:

Join us for a public Town Hall meeting regarding the fiscal year 2024-2025 Preliminary Budget on Thursday, August 29 at 6:00 p.m. in the Council Chambers. Town staff will provide a presentation

and will be available for questions. Those unable to attend may watch live at [prosper.tx.gov/livemeetings](http://prosper.tx.gov/livemeetings).

Reminder that Town Hall Offices will be closed on Monday, September 2 for the Labor Day Holiday. There will be no delays in trash services and will run as normally scheduled.

The Prosper Community Library seeks feedback for the 2024 Master Library Plan. Residents are encouraged to take a few moments to complete a survey and share their insights. A link to complete the survey may be accessed on the homepage of the Town's website.

Join us on Wednesday, September 11 at 9 a.m. for a day of remembrance. This community event will take place at Prosper Fire Rescue Central Station located at 911 Safety Way. Carter BloodCare will be onsite from 7:30 a.m. to 6:00 p.m. for anyone wishing to donate.

The Prosper Economic Development Corporation is hosting the next Prosper Exchange on Thursday, September 19 at 6:00 p.m. The topic "The Role of Educational Policy" will explore vital issues facing the public education system. There is no fee to attend, but residents are asked to register by visiting [prosperedc.com](http://prosperedc.com).

### **CONSENT AGENDA:**

Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda at the request of Council Members or staff.

1. **Consider and act upon the minutes from the August 13, 2024, Town Council Regular meeting. (MLS)**
2. **Consider and act upon the minutes from the August 20, 2024, Town Council Special meeting. (MLS)**
3. **Consider and act upon the minutes from the August 22, 2024, Town Council Special meeting. (MLS)**
4. **Consider and act upon Resolution 2024-57 approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corporation, Mid-Tex Division regarding the company's 2024 rate review request. (CL)**
5. **Consider and act upon approval of an estimated total spend of \$142,660 for various annual operational purchases for the Information Technology Department during FY 2024 from SHI Government Solutions, Inc. (LJ)**
6. **Consider and act upon approving the purchase of additional CAD/RMS licenses associated with new positions in the amount of \$72,855 from ICS Public Safety and authorizing the Town Manager to execute documents for the same. (LJ)**
7. **Consider and act upon approval of Amendment Eighteen to the Interlocal Agreements between Collin County and the Town of Prosper for Animal Sheltering Services and Animal Control Services; and authorizing the Town Manager to execute the same. (DH)**
8. **Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Halff Associates, Inc., and the Town**



of Prosper, Texas, related to the design of the Prosper Trail (Coit-Custer) – 2 WB Lanes project for \$763,000. (PA)

9. Consider and act upon authorizing the Town Manager to execute a Wastewater Line Construction Costs Reimbursement Agreement between H-E-B, LP, and the Town of Prosper, Texas, related to the construction of a portion of the Upper Doe Branch Wastewater Line on the H-E-B property for \$186,996. (HW)
10. Consider and act upon authorizing the Town Manager to execute an amendment to a Professional Services Agreement with Peak Program Value, LLC, for additional project control services related to the development of Raymond Community Park in the amount of \$64,390. (DB)
11. Consider and act upon approval of an amendment to a Professional Services Agreement with Dunaway Associates, LLC, for additional design and construction administration services related to the development of Raymond Community Park in the amount of \$61,000. (DB)

Mayor Bristol requested to pull item 4.

Deputy Mayor Pro-Tem Bartley motioned to approve consent agenda items 1 through 3 and 5 through 11. Councilmember Reeves seconded the motion. Motion carried unanimously.

Item 4: Mayor Bristol requested to replace the word 'City' with 'Town' within the resolution.

Councilmember Hodges made a motion to approve item 4 subject to corrections within the resolution. Mayor Pro-Tem Ray seconded the motion. Motion carried unanimously.

### **CITIZEN COMMENTS**

Jack Dixon, 810 Long Valley Ct, expressed concern for the safety of the children crossing the street by Boyer Elementary due to the school traffic.

Bruce Carlin, expressed his frustration on the speed and the noise of the trucks traveling on Prosper Trail.

Inesh Somasundaram, 1601 Sante Fe Lane, requested the Town Council to install a cross walk or signal at Preston Road and Coleman to allow for students to cross more safely to the high school.

### **Items for Individual Consideration:**

12. Conduct a public hearing to consider and act upon Ordinance 2024-58 amending Article 2, Division 13 – Multifamily District; Article 4, Division 4, Section 4.4.3 – Non-Residential and Multifamily Parking Provisions; and Article 4, Division 8 – Non-Residential & Multifamily Design and Development of the Town of Prosper Zoning Ordinance to modify Multifamily development standards. (ZONE-24-0019) (DH)

Mr. Hoover introduced the item by providing a history of the proposed amendment and modifications to the ordinance. The Planning and Zoning Commission unanimously recommended approval with a modification to allow the cladding of the garage to match

the façade when the garage is not fully wrapped by residential units. Staff recommends approval.

The Town Council discussed parking provisions, density requirements, height requirements, and having appropriate setbacks for emergency vehicles.

Mayor Bristol opened the public hearing.

Jack Dixon, 810 Long Valley Ct, inquired about establishing building height requirements. Mr. Hoover commented the heights could vary from three (3) stories to eight (8) stories depending on the location and what would be permissible based on the Planned Development (PD).

Mayor Bristol closed the public hearing.

Councilmember Andres made a motion to approve Ordinance 2024-58 amending Article 2, Division 13 – Multifamily District; Article 4, Division 4, Section 4.4.3 – Non-Residential and Multifamily Parking Provisions; and Article 4, Division 8 - Non-Residential & Multifamily Design and Development of the Town of Prosper Zoning Ordinance to modify Multifamily development standards. Councilmember Hodges seconded the motion. Motion carried unanimously.

- 13. Consider and act upon the approval of a budget transfer in the amount of \$2,007,000 to amend Raymond Community Park GMP 2 to construct an irrigation well, expand the park irrigation system, and fund additional prioritized bid alternate items. (DB)**

Mayor Pro-Tem Ray made a motion to table indefinitely the approval of a budget transfer in the amount of \$2,007,000 to amend Raymond Community Park GMP 2 to construct an irrigation well, expand the park irrigation system, and fund additional prioritized bid alternate items. Councilmember Reeves seconded the motion. Motion carried unanimously.

- 14. Discuss and consider Town Council Subcommittee reports. (DFB)**

Legislative Committee: Councilmember Andres noted they are reviewing the TML docket for any upcoming key priorities they would like to strategize for the upcoming Legislative session.

Downtown Advisory Committee: Councilmember Kern noted the committee made recommendations for the downtown monumentation and associated projects.

**Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.**

Deputy Mayor Pro-Tem Bartley requested a timeline on when staff would begin to replant dead trees, etc., and how landowners would be notified.

**EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

*Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.*

*Section 551.072 – To discuss and consider the purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.*

*Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.*

*Section 551.071 - To consult with the Town Attorney regarding BFS Real Estate LLC, et al., v. Town of Prosper, et al., pending in the 471st Judicial District Court of Collin County, Texas, and all matters incident and related thereto; and discuss and consider anticipated litigation regarding contractual obligations.*

*Section 551.074 - To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, Planning & Zoning Commission, Community Engagement Committee, and the Downtown Advisory Committee, and all matters incident and related thereto.*

The Town Council recessed into Executive Session at 7:04 p.m.

**Reconvene in Regular Session and take any action necessary as a result of the Closed Session.**

The Town Council reconvened into Regular Session at 9:19 p.m.

No action was taken.

**Adjourn.**

The meeting was adjourned at 9:20 p.m.

These minutes were approved on the 10<sup>th</sup> day of September 2024.

**APPROVED:**

\_\_\_\_\_  
**David F. Bristol, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**



## FINANCE

**To: Mayor and Town Council**

**From: Chris Landrum, Finance Director**

**Through: Mario Canizares, Town Manager  
Bob Scott, Deputy Town Manager**

**Re: July 2024 Monthly Financial Report**

**Town Council Meeting – September 10, 2024**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Consider acceptance of the July 2024 monthly financial report.

**Description of Agenda Item:**

The Town Charter requires the submission of monthly financial reports to the Town Council. In summary, both revenues and expenditures are within the expected ranges and no unexpected events have occurred that require significant changes in original projections.

The attached monthly financial report for July 2024 was prepared in the old format. This format is not particularly “user friendly” and staff is looking to reformat the monthly financial reports after the ERP software conversion.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Monthly Financial Report – July 31, 2024

**Town Staff Recommendation:**

Town staff recommends Town Council vote to accept submission of the monthly financial report for the period July 2024 in compliance with the requirements of the Town Charter.

**Proposed Motion:**

I move to accept the July 2024 Monthly Financial Report in compliance with charter requirements.



# MONTHLY FINANCIAL REPORT

## as of July 31, 2024

### Cash/Budgetary Basis

Prepared by  
Finance Department

August 27, 2024

TOWN OF PROSPER, TEXAS

# MONTHLY FINANCIAL REPORT

## July 2024

### Table of Contents

General Fund	3
General Fund Charts	4 - 7
Crime Control and Prevention Special Purpose District	8
Fire Control, Prevention, and Emergency Medical Services Special Purpose District	9
TIRZ #1 - Blue Star	10
TIRZ #2	11
Debt Service Fund	12
Special Revenue Fund	13
Park Dedication and Improvement Fund	14
East Thoroughfare Impact Fees Fund	15
West Thoroughfare Impact Fees Fund	16
Water Impact Fees Fund	17
Wastewater Impact Fees Fund	18
Impact Fee Chart	19
Vehicle and Equipment Replacement Fund	20
Health Insurance Fund	21
Water-Sewer Fund	22 - 23
Water-Sewer Fund Charts	24 - 26
Storm Drainage Utility Fund	27
Solid Waste Fund	28
Solid Waste Fund Chart	29
Capital Projects Fund-General	30 - 31
Capital Projects Fund-Water/Sewer	32

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**GENERAL FUND**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actuals	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actuals	Change from Prior Year
<b>REVENUES</b>										
Property Taxes	\$ 21,146,121	\$ -	\$ 21,146,121	\$ 20,565,649	\$ -	\$ 580,472	97%	1,3,5	\$ 23,641,123	-13%
Sales Taxes	11,091,492	-	11,091,492	9,230,981	-	1,860,511	83%		8,233,975	12%
Franchise Fees	3,221,816	-	3,221,816	2,519,207	-	702,609	78%	2	2,189,623	15%
Building Permits	3,700,000	-	3,700,000	3,747,678	-	(47,678)	101%		3,173,851	18%
Other Licenses, Fees & Permits	2,180,050	-	2,180,050	1,451,009	-	729,041	67%	8	1,772,538	-18%
Charges for Services	1,296,023	-	1,296,023	1,244,180	-	51,843	96%		1,049,078	19%
Fines & Warrants	300,500	-	300,500	361,678	-	(61,178)	120%		331,169	9%
Intergovernmental Revenue (Grants)	37,840	-	37,840	129,986	-	(92,146)	344%		143,512	-9%
Interest Income	750,000	-	750,000	857,829	-	(107,829)	114%		790,845	8%
Miscellaneous	63,751	-	63,751	195,820	-	(132,069)	307%		115,231	70%
Park Fees	814,100	-	814,100	568,471	-	245,629	70%	9	491,922	16%
Transfers In	1,297,102	6,084	1,303,186	1,080,918	-	222,268	83%		1,029,446	5%
<b>Total Revenues</b>	<b>\$ 45,898,795</b>	<b>\$ 6,084</b>	<b>\$ 45,904,879</b>	<b>\$ 41,953,406</b>	<b>\$ -</b>	<b>\$ 3,951,473</b>	<b>91%</b>		<b>\$ 42,962,313</b>	<b>-2%</b>
<b>EXPENDITURES</b>										
Administration	\$ 9,991,267	\$ (53,954)	\$ 9,937,313	\$ 8,509,758	\$ 432,714	\$ 994,841	90%	7	\$ 6,708,373	27%
Police	9,595,898	411,208	10,007,106	7,992,091	926,763	1,088,253	89%	7	5,608,023	43%
Fire/EMS	10,562,840	(14,528)	10,548,312	8,898,048	121,067	1,529,196	86%	7	8,107,339	10%
Public Works	4,567,242	90,681	4,657,923	3,163,234	905,121	589,569	87%	7	2,940,726	8%
Community Services	7,486,803	(64,931)	7,421,873	5,566,915	834,246	1,020,712	86%	7	4,568,398	22%
Development Services	4,139,855	(559)	4,139,296	2,659,052	39,941	1,440,302	65%		2,481,471	7%
Engineering	2,684,047	15,613	2,699,660	2,120,096	17,480	562,085	79%		2,133,020	-1%
Transfers Out	-	446,389	446,389	446,389	-	-	100%	4	5,835,364	-92%
<b>Total Expenses</b>	<b>\$ 49,027,952</b>	<b>\$ 829,920</b>	<b>\$ 49,857,872</b>	<b>\$ 39,355,582</b>	<b>\$ 3,277,332</b>	<b>\$ 7,224,958</b>	<b>86%</b>		<b>\$ 38,382,714</b>	<b>3%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (3,129,157)</b>	<b>\$ (823,836)</b>	<b>\$ (3,952,993)</b>	<b>\$ 2,597,824</b>					<b>\$ 4,579,599</b>	

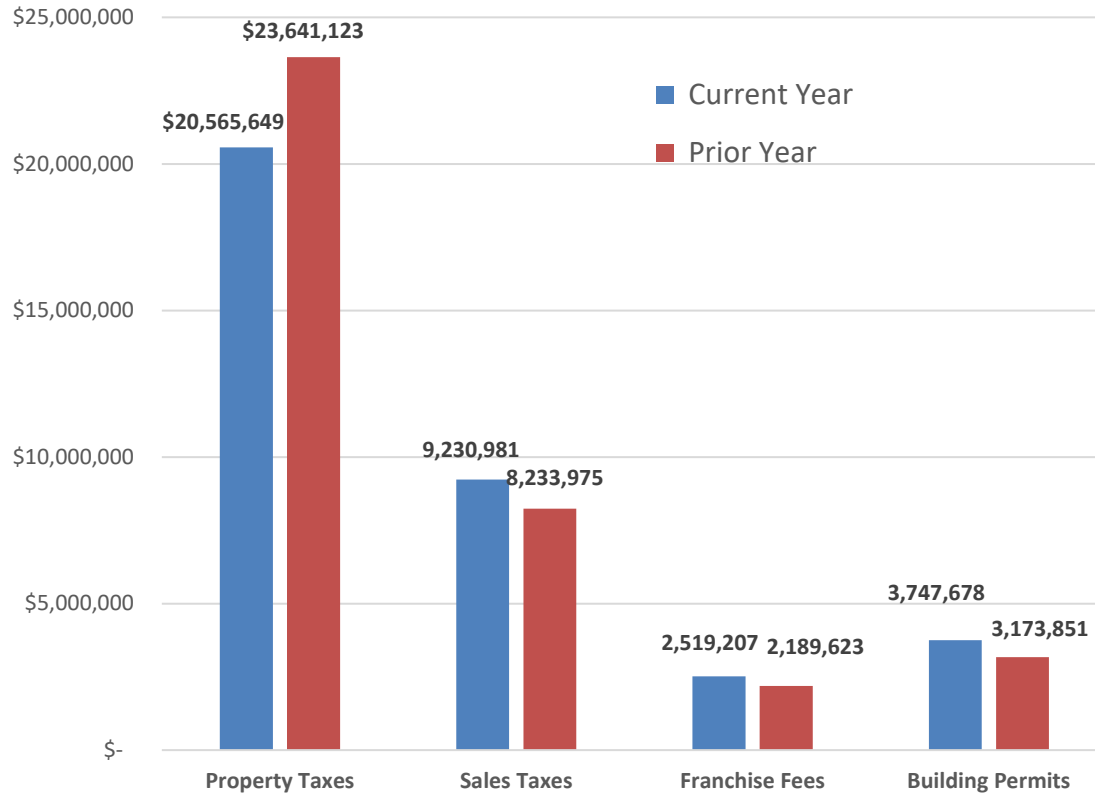
Beginning Fund Balance October		15,011,987	15,011,987
Ending Fund Balance		<u>\$ 11,058,994</u>	<u>\$ 17,609,812</u>

**Notes**

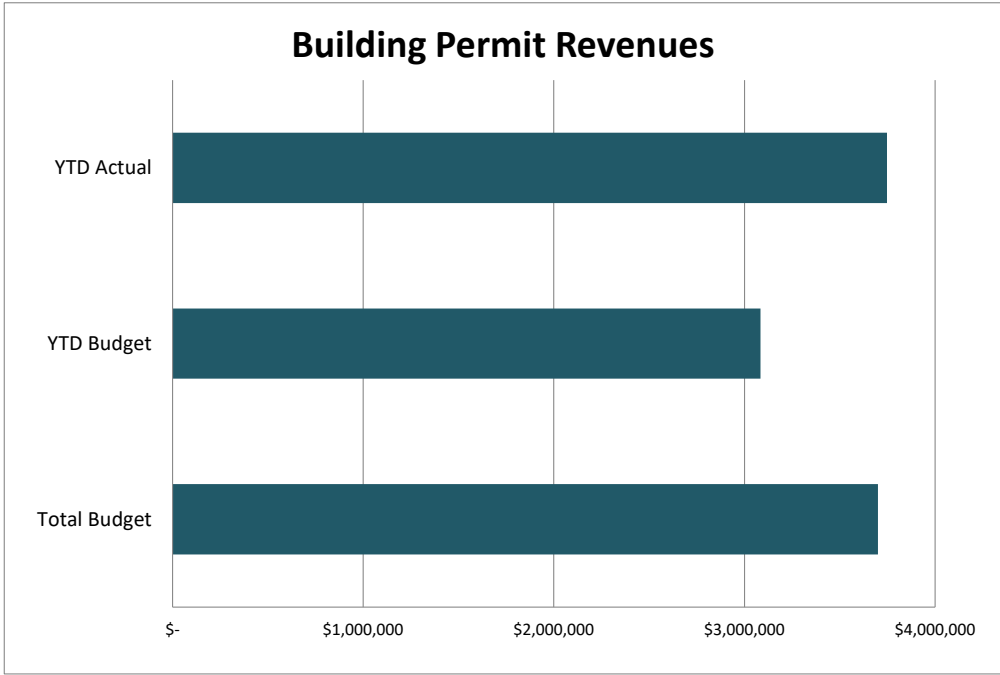
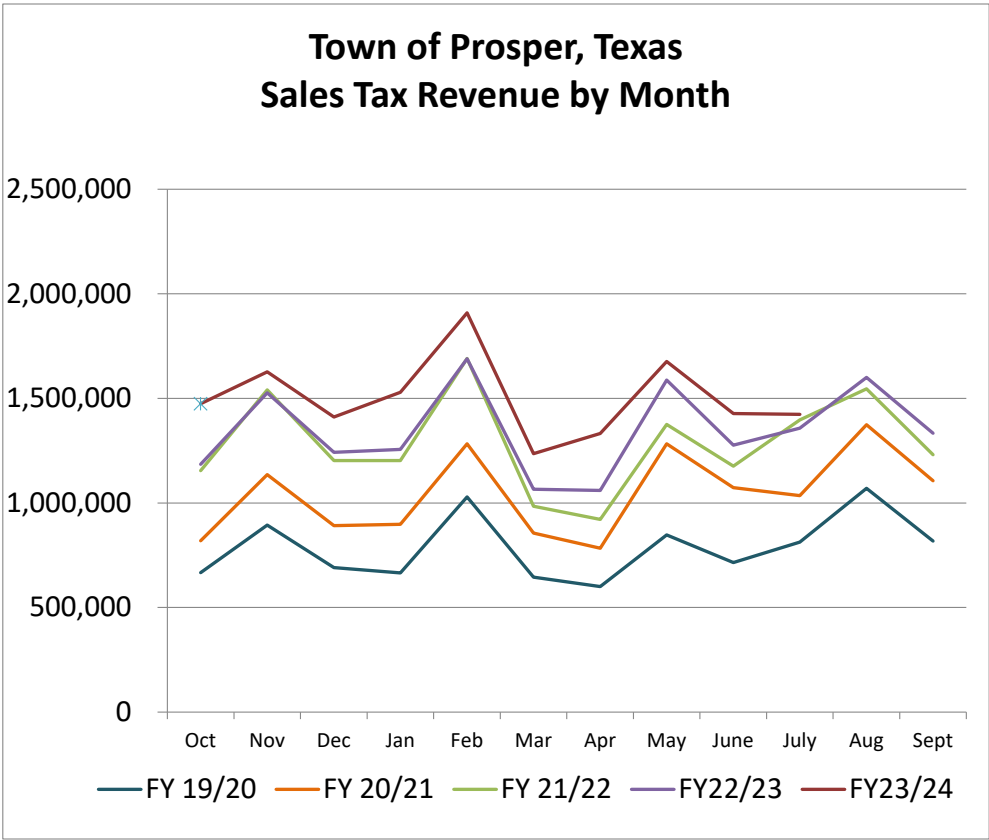
- Property taxes are billed in October and the majority of collections occur December through February.
- Franchise fees are paid quarterly or annually in arrears.
- The negative change from prior year is due to the capital dedicated portion of the levy being recorded directly to the capital project fund.
- Transfers Out consists of \$122,500 for Downtown Streets & Alleys, \$140,000 for Parks Master Plan & \$183,889 for Downtown Improvements, to Capital Projects Fund.
- 2023 TIRZ annual payments reduced April property tax collections by \$1.65M.
- Fund Balance Contingency per Charter and Reserve for FY23 = \$9,586,518 (21%).
- Encumbrances, capital expenditures and annual payments that cover year-round services cause YTD percentages to show above the expected amount.
- HB 3492 caused a change in municipal billings for inspection fees which resulted in a loss of revenue.
- Funding for the NLC Dream Court did not go through the Town as originally budgeted.

# GENERAL FUND REVENUE

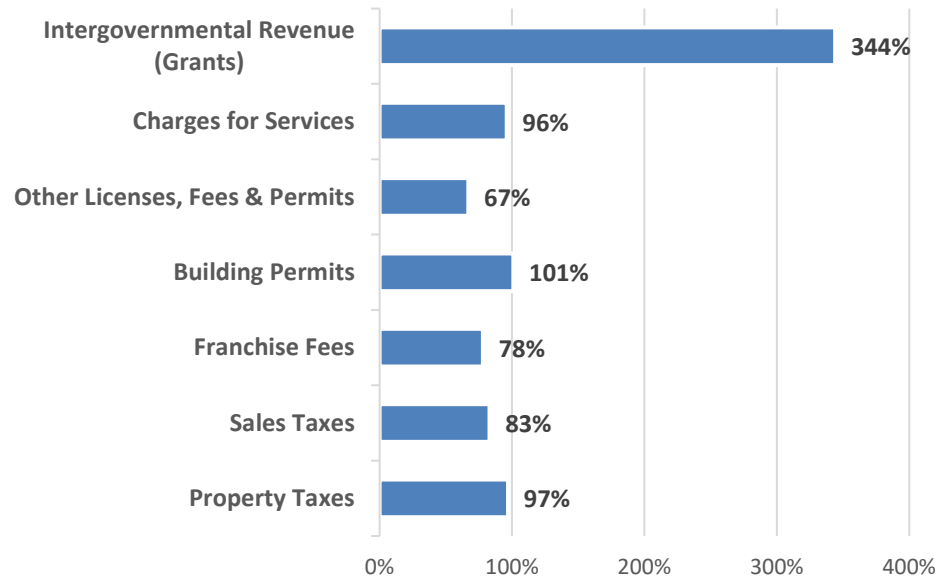
## Current YTD to Prior Year YTD Actual Comparison

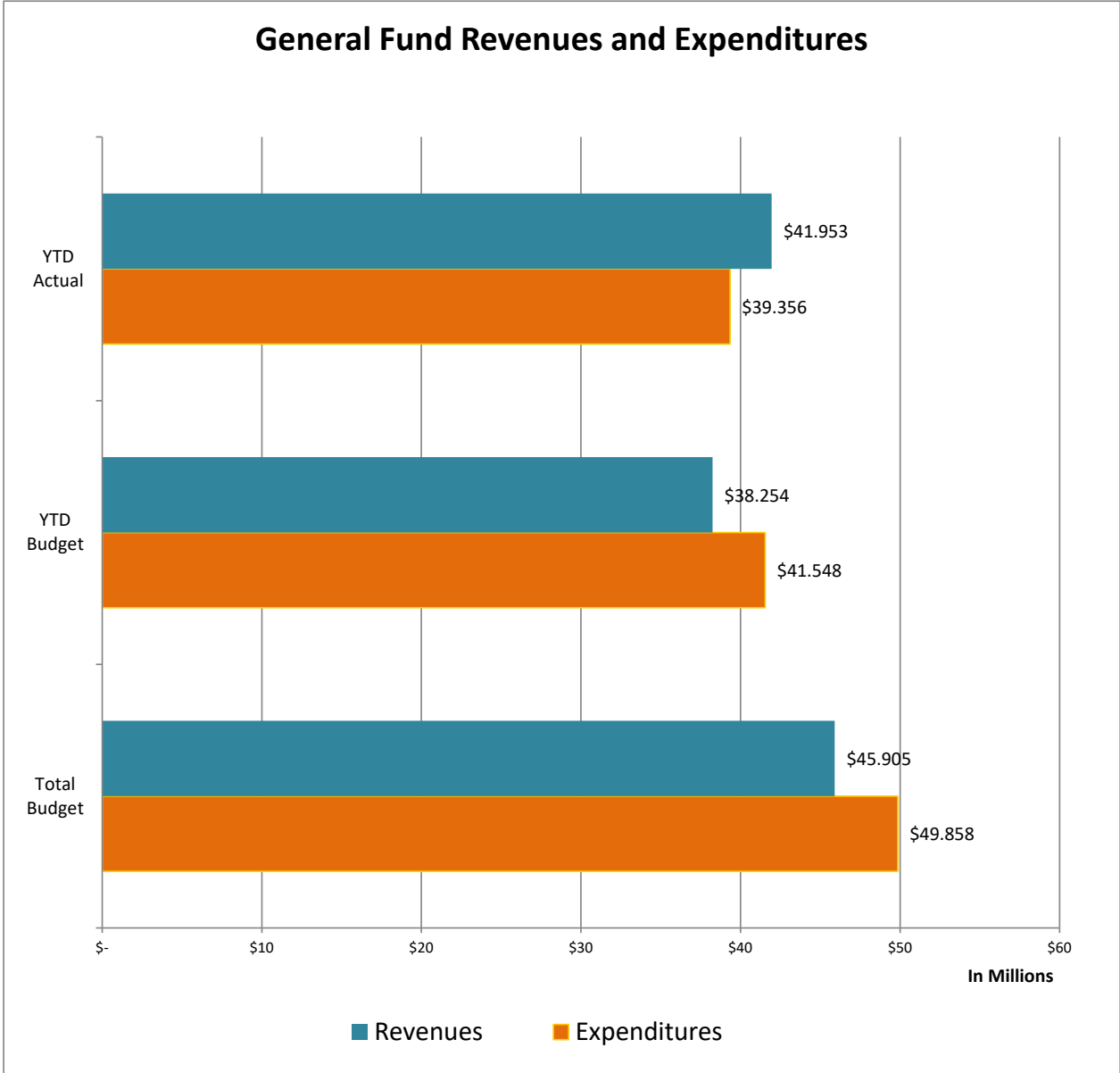






## GENERAL FUND YTD REVENUE % OF ANNUAL BUDGET





**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
 July 31, 2024  
 Expected Year to Date Percent 83.33%

**CRIME CONTROL AND PREVENTION SPECIAL PURPOSE DISTRICT**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Sales Tax - Town	\$ 3,060,806	\$ -	\$ 3,060,806	\$ 2,481,367	\$ -	\$ 579,439	81%		\$ 2,197,361	13%
Interest Income	1,200	-	1,200	-	-	1,200	0%		(1,290)	-100%
Other	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 3,062,006</b>	<b>\$ -</b>	<b>\$ 3,062,006</b>	<b>\$ 2,481,367</b>	<b>\$ -</b>	<b>\$ 580,639</b>	<b>81%</b>		<b>\$ 2,196,071</b>	<b>13%</b>
<b>EXPENDITURES</b>										
Personnel	\$ 3,167,364	\$ -	\$ 3,167,364	\$ 2,464,192	\$ -	\$ 703,172	78%		\$ 2,347,479	5%
Other	1,200	-	1,200	9,955	-	(8,755)	830%		(5,462)	-282%
<b>Total Expenditures</b>	<b>\$ 3,168,564</b>	<b>\$ -</b>	<b>\$ 3,168,564</b>	<b>\$ 2,474,147</b>	<b>\$ -</b>	<b>\$ 694,417</b>	<b>78%</b>		<b>\$ 2,342,017</b>	<b>6%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (106,558)</b>	<b>\$ -</b>	<b>\$ (106,558)</b>	<b>\$ 7,220</b>					<b>\$ (145,945)</b>	
Beginning Fund Balance October 1			210,707	210,707					302,439	
Ending Fund Balance Current Month			<u>\$ 104,149</u>	<u>\$ 217,927</u>					<u>\$ 156,494</u>	

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES SEPCIAL PURPOSE DISTRICT**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Sales Tax - Town	\$ 3,060,806	\$ -	\$ 3,060,806	\$ 2,482,008	\$ -	\$ 578,798	81%		\$ 2,195,114	13%
Interest Income	600	-	600	3,654	-	(3,054)	609%		1,760	108%
Other	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 3,061,406</b>	<b>\$ -</b>	<b>\$ 3,061,406</b>	<b>\$ 2,485,662</b>	<b>\$ -</b>	<b>\$ 575,744</b>	<b>81%</b>		<b>\$ 2,196,874</b>	<b>13%</b>
<b>EXPENDITURES</b>										
Personnel	\$ 3,026,823	\$ -	\$ 3,026,823	\$ 2,363,434	\$ -	\$ 663,389	78%		\$ 2,180,833	8%
Other	2,400	-	2,400	9,955	-	(7,555)	415%		(5,462)	-282%
<b>Total Expenditures</b>	<b>\$ 3,029,223</b>	<b>\$ -</b>	<b>\$ 3,029,223</b>	<b>\$ 2,373,389</b>	<b>\$ -</b>	<b>\$ 655,835</b>	<b>78%</b>		<b>\$ 2,175,371</b>	<b>9%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 32,183</b>	<b>\$ -</b>	<b>\$ 32,183</b>	<b>\$ 112,274</b>					<b>\$ 21,503</b>	
Beginning Fund Balance October 1			495,556	495,556					203,982	
Ending Fund Balance Current Month			<u>\$ 527,739</u>	<u>\$ 607,830</u>					<u>\$ 225,485</u>	

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**TIRZ #1 - BLUE STAR**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>									
Impact Fee Revenue:									
Water Impact Fees	\$ -	\$ -	\$ -	\$ 80,996	\$ (80,996)	0%		\$ -	0%
Wastewater Impact Fees	750,000	-	750,000	528,278	221,722	70%		283,566	86%
East Thoroughfare Impact Fees	-	-	-	65,244	(65,244)	0%		-	0%
Property Taxes - Town (Current)	1,108,174	-	1,108,174	1,108,174	0	100%		810,076	37%
Property Taxes - Town (Rollback)	-	-	-	486,411	(486,411)	0%		-	0%
Property Taxes - County (Current)	236,601	-	236,601	231,790	4,811	98%		172,956	34%
Sales Taxes - Town	1,372,209	-	1,372,209	972,230	399,979	71%		763,126	27%
Sales Taxes - EDC	1,149,225	-	1,149,225	814,242	334,983	71%		639,118	27%
Interest Income	6,000	-	6,000	119,833	(113,833)	1997%		71,236	68%
Transfer In	-	-	-	-	-	0%		-	0%
Total Revenue	\$ 4,622,209	\$ -	\$ 4,622,209	\$ 4,407,197	\$ 215,012	95%		\$ 2,740,078	61%
<b>EXPENDITURES</b>									
Professional Services	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ 6,000	0%		\$ -	0%
Developer Rebate	4,616,209	-	4,616,209	-	4,616,209	0%		3,607,318	-100%
Transfers Out	-	-	-	-	-	0%		-	0%
Total Expenses	\$ 4,622,209	\$ -	\$ 4,622,209	\$ -	\$ 4,622,209	0%		\$ 3,607,318	-100%
REVENUE OVER (UNDER) EXPENDITURES			\$ -	\$ 4,407,197				\$ (867,240)	
Beginning Fund Balance October 1			989,032	989,032				301,260	
Ending Fund Balance Current Month			<u>\$ 989,032</u>	<u>\$ 5,396,229</u>				<u>\$ (565,980)</u>	

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**TIRZ #2**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>									
Property Taxes - Town (Current)	\$ 39,537	\$ -	\$ 39,537	\$ 39,537	\$ (0)	100%		\$ 33,061	20%
Property Taxes - Town (Rollback)	-	-	-	44,560	(44,560)	0%		-	0%
Property Taxes - County (Current)	8,441	-	8,441	8,270	171	98%		7,059	17%
Sales Taxes - Town	-	-	-	7,138	(7,138)	0%		-	0%
Sales Taxes - EDC	-	-	-	7,138	(7,138)	0%		-	0%
Interest Income	1,200	-	1,200	2,965	(1,765)	247%		1,363	118%
Total Revenue	\$ 49,178	\$ -	\$ 49,178	\$ 109,608	\$ (60,430)	223%		\$ 41,483	164%
<b>EXPENDITURES</b>									
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ -	0%
Developer Rebate	49,178	-	49,178	-	49,178	0%		41,006	-100%
Transfers Out	-	-	-	-	-	0%		-	0%
Total Expenditures	\$ 49,178	\$ -	\$ 49,178	\$ -	\$ 49,178	0%		\$ 41,006	-100%
REVENUE OVER (UNDER) EXPENDITURES			\$ -	\$ 109,608				\$ 478	
Beginning Fund Balance October 1			25,501	25,501				25,189	
Ending Fund Balance Current Month			<u>\$ 25,501</u>	<u>\$ 135,109</u>				<u>\$ 25,667</u>	

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**DEBT SERVICE FUND**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Property Taxes-Delinquent	\$ 75,000	\$ -	\$ 75,000	\$ 230,385	\$ -	\$ (155,385)	307%		\$ 163,824	41%
Property Taxes-Current	15,069,531	-	15,069,531	15,127,712	-	(58,181)	100%	1	13,118,364	15%
Taxes-Penalties	40,000	-	40,000	61,813	-	(21,813)	155%		41,592	49%
Interest Income	20,000	-	20,000	238,905	-	(218,905)	1195%		132,506	80%
Transfer In	-	-	-	-	-	-	0%		-	0%
<b>Total Revenues</b>	<b>\$ 15,204,531</b>	<b>\$ -</b>	<b>\$ 15,204,531</b>	<b>\$ 15,658,815</b>	<b>\$ -</b>	<b>\$ (454,284)</b>	<b>103%</b>		<b>\$ 13,456,285</b>	<b>16%</b>
<b>EXPENDITURES</b>										
Professional Services	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ (2,500)	0%		\$ -	0%
Bond Administrative Fees	20,000	-	20,000	1,500	-	18,500	8%		500	200%
2013 GO Refunding Bond	185,000	(185,000)	-	-	-	-	0%		-	0%
2014 GO Debt Payment	335,000	-	335,000	-	-	335,000	0%		-	0%
2015 GO Debt Payment	1,365,700	-	1,365,700	1,365,700	-	-	100%		1,309,200	4%
2015 CO Debt Payment	475,000	-	475,000	475,000	-	-	100%		465,000	2%
2016 GO Debt Payment	-	-	-	-	-	-	0%		-	0%
2016 CO Debt Payment	90,000	-	90,000	90,000	-	-	100%		80,000	13%
2017 CO Debt Payment	450,000	-	450,000	450,000	-	-	100%		85,000	429%
2018 GO Debt Payment	150,000	-	150,000	150,000	-	-	100%	2	145,000	3%
2018 CO Debt Payment	500,000	-	500,000	500,000	-	-	100%		475,000	5%
2019 CO Debt Payment	340,022	-	340,022	340,022	-	-	100%		399,806	-15%
2019 GO Debt Payment	165,000	-	165,000	165,000	-	-	100%		160,000	3%
2020 CO Debt Payment	265,000	-	265,000	265,000	-	-	100%		255,000	4%
2021 CO Debt Payment	260,000	-	260,000	260,000	-	-	100%		245,000	6%
2021 GO Debt Payment	1,290,000	-	1,290,000	1,290,000	-	-	100%		1,225,000	5%
2022 GO Debt Payment	3,603,450	(2,633,450)	970,000	970,000	-	-	100%		1,890,000	-49%
2023 GO Debt Payment	-	2,055,000	2,055,000	2,055,000	-	-	100%		-	0%
2023 GO Refunding Debt Payment	-	175,000	175,000	175,000	-	-	100%		-	0%
Bond Interest Expense	5,458,264	1,383,880	6,842,144	3,414,404	-	3,427,740	50%		2,785,327	23%
<b>Total Expenditures</b>	<b>\$ 14,952,436</b>	<b>\$ 795,430</b>	<b>\$ 15,747,866</b>	<b>\$ 11,969,125</b>	<b>\$ -</b>	<b>\$ 3,778,740</b>	<b>76%</b>		<b>\$ 9,519,832</b>	<b>26%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 252,095</b>	<b>\$ (795,430)</b>	<b>\$ (543,335)</b>	<b>\$ 3,689,690</b>					<b>\$ 3,936,453</b>	
Beginning Fund Balance October 1			1,330,265	1,330,265					2,619,367	
Ending Fund Balance Current Month			<u>786,930</u>	<u>5,019,955</u>					<u>6,555,820</u>	

**Notes**

- 1 Property taxes are billed in October and the majority of collections occur December through February.
- 2 Annual debt service payments are made in February and August.



TOWN OF PROSPER, TEXAS  
 MONTHLY FINANCIAL REPORT  
 July 31, 2024  
 Expected Year to Date Percent 83.33%

SPECIAL REVENUE FUNDS

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Police Donation Revenue	\$ 15,500	\$ -	\$ 15,500	\$ 16,947	\$ -	\$ (1,447)	109%		\$ 20,357	-17%
Fire Donation Revenue	15,500	-	15,500	15,915	-	(415)	103%		12,944	23%
Child Safety Revenue	28,000	-	28,000	13,894	-	14,106	50%	4	13,725	1%
Court Security Revenue	8,000	-	8,000	10,645	-	(2,645)	133%		9,777	9%
Court Technology Revenue	7,500	-	7,500	8,773	-	(1,273)	117%		8,126	8%
Municipal Jury revenue	150	-	150	214	-	(64)	143%		194	10%
Tree Mitigation Revenue	-	-	-	153,559	-	(153,559)	0%		1,238,694	-88%
Police Seizure Revenue	-	-	-	6,130	-	(6,130)	0%		11,122	-45%
LEOSE Revenue	3,000	-	3,000	8,756	-	(5,756)	292%		2,416	262%
CARES Act/ARPA Funding	6,102,367	(6,102,367)	-	-	-	-	0%		-	0%
Escrow Income	-	-	-	167,514	-	(167,514)	0%		-	0%
Interest Income	2,425	-	2,425	88,722	-	(86,297)	3659%		26,137	239%
Interest Income CARES/ARPA Funds	180,000	-	180,000	110,528	-	69,472	61%		187,371	-41%
Transfer In	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 6,362,442</b>	<b>\$ (6,102,367)</b>	<b>\$ 260,075</b>	<b>\$ 601,597</b>	<b>\$ -</b>	<b>\$ (341,522)</b>	<b>231%</b>		<b>\$ 1,530,862</b>	<b>-61%</b>
<b>EXPENDITURES</b>										
Police Donation Expense	26,872	-	26,872	2,229	23,880	763	97%	3	17,842	-88%
Fire Donation Expense	10,000	-	10,000	2,980	-	7,020	30%		8,546	-65%
Child Safety Expense	3,000	-	3,000	264	-	2,736	9%		22,238	-99%
Court Security Expense	16,860	-	16,860	-	-	16,860	0%		50	-100%
Court Technology Expense	13,950	-	13,950	-	-	13,950	0%		-	0%
Tree Mitigation Expense	-	-	-	-	-	-	0%		-	0%
Police Seizure Expense	12,995	-	12,995	867	-	-	7%		4,457	-81%
LEOSE Expenditure	\$ 6,500	\$ -	\$ 6,500	\$ 3,955	\$ -	\$ 2,545	61%		\$ 5,050	-22%
Transfer Out (ARPA Funds)	6,348,861	(6,102,367)	246,494	-	-	246,494	0%		-	0%
Transfer Out (Tree Mitigation Funds)	-	-	-	200,000	-	(200,000)	0%	1	-	0%
Transfer Out (Escrow Funds)	-	-	-	167,514	-	(167,514)	0%	2	-	0%
<b>Total Expenses</b>	<b>\$ 6,439,038</b>	<b>\$ (6,102,367)</b>	<b>\$ 336,671</b>	<b>\$ 377,809</b>	<b>\$ 23,880</b>	<b>\$ (77,146)</b>	<b>119%</b>		<b>\$ 9,507</b>	<b>3874%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (76,596)</b>	<b>\$ -</b>	<b>\$ (76,596)</b>	<b>\$ 223,788</b>					<b>\$ 1,521,355</b>	
Beginning Fund Balance October 1			2,353,529	2,353,529					567,535	
Ending Fund Balance Current Month			<u>\$ 2,276,933</u>	<u>\$ 2,577,317</u>					<u>\$ 2,088,890</u>	

Notes

- \$200,000 for Lakewood Preserve project budgeted in Capital Projects Fund.
- \$167,514 for Windsong Escrow to Impact Fee Fund for Developer Reimbursement.
- Encumbrance for capital equipment, a one-time purchase, does not follow expected percentage.
- Child Safety Revenue collected quarterly.

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**PARK DEDICATION AND IMPROVEMENT FUNDS**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Park Dedication-Fees	\$ 300,000	\$ -	\$ 300,000	\$ 737,375	\$ -	\$ (437,375)	246%		\$ 205,514	259%
Park Improvements	220,000	-	220,000	646,146	-	(426,146)	294%		144,000	349%
Contributions/Grants	-	-	-	-	-	-	0%		-	0%
Interest-Park Dedication	2,000	-	2,000	30,893	-	(28,893)	1545%		30,322	2%
Interest-Park Improvements	4,050	-	4,050	36,914	-	(32,864)	911%		27,837	33%
Park Dedication - Transfers In	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 526,050</b>	<b>\$ -</b>	<b>\$ 526,050</b>	<b>\$ 1,451,329</b>	<b>\$ -</b>	<b>\$ (925,279)</b>	<b>276%</b>		<b>\$ 407,674</b>	<b>256%</b>
<b>EXPENDITURES</b>										
Pecan Grove Park	\$ -	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ -	100%		\$ 749,736	-99%
Capital Project	800,000	(800,000)	-	-	-	-	0%		-	0%
Land Acquisition	913,800	(913,800)	-	-	-	-	0%		-	0%
Transfers Out	-	2,863,800	2,863,800	2,113,800	-	750,000	74%	1	-	0%
<b>Total Expenses</b>	<b>\$ 1,713,800</b>	<b>\$ 1,155,200</b>	<b>\$ 2,869,000</b>	<b>\$ 2,119,000</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>74%</b>		<b>\$ 749,736</b>	<b>183%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (1,187,750)</b>	<b>\$ (1,155,200)</b>	<b>\$ (2,342,950)</b>	<b>\$ (667,671)</b>					<b>\$ (342,062)</b>	
Beginning Fund Balance October 1			2,316,978	2,316,978						
Ending Fund Balance Current Month			<u>\$ (25,972)</u>	<u>\$ 1,649,307</u>						

Notes

1 \$400,000 for Lakewood Preserve, \$913,800 for Windsong Park land dedication, \$50,000 Downtown Park/Broadway, \$750,000 Windsong Park #3

TOWN OF PROSPER, TEXAS  
 MONTHLY FINANCIAL REPORT  
 July 31, 2024

EAST THOROUGHFARE IMPACT FEES FUND

Project Budget	Current Year Original Budget	Current Year Budget Amendment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
<b>REVENUES</b>								
East Thoroughfare Impact Fees	\$ 1,200,000	\$ -	\$ 1,200,000	\$ 924,613				
East Thoroughfare Other Revenue	-	-	-	-				
Interest-East Thoroughfare Impact Fees	100,000	-	100,000	129,266				
<b>Total Revenues</b>	<b>\$ 1,300,000</b>	<b>\$ -</b>	<b>\$ 1,300,000</b>	<b>\$ 1,053,880</b>				
<b>EXPENDITURES</b>								
<b>Developer Reimbursements</b>								
FM 1461 (SH289-CR 165)	\$ 175,000	\$ -	\$ 175,000	\$ 77,074	\$ -	\$ 97,927	\$ -	\$ 97,927
Cambridge Park Estates	250,000	-	250,000	182,610	-	67,390	-	67,390
<b>Total Developer Reimbursements</b>	<b>\$ 425,000</b>	<b>\$ -</b>	<b>\$ 425,000</b>	<b>\$ 259,684</b>	<b>\$ -</b>	<b>\$ 165,317</b>	<b>\$ -</b>	<b>\$ 165,317</b>
<b>Capital Expenditures</b>								
Coit Road (First - Frontier)	\$ 1,289,900	\$ -	\$ 367,540	\$ 48,763	\$ 312,776	\$ 6,000	\$ 925,776	\$ 2,585
Impact Fee Study	\$ 47,187	\$ 50,000	\$ (2,813)	\$ 47,187	\$ -	\$ 47,187	\$ -	\$ 47,187
Impact Fee Study	52,813	-	44,167	5,765	38,402	-	8,646	-
<b>Total Projects</b>	<b>\$ 1,389,900</b>	<b>\$ 50,000</b>	<b>\$ 408,893</b>	<b>\$ 458,893</b>	<b>\$ 351,179</b>	<b>\$ 53,187</b>	<b>\$ 934,422</b>	<b>\$ 49,772</b>
Transfer to Capital Project Fund	-	-	-	-	-	-	-	-
<b>Total Transfers Out</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,814,900</b>	<b>\$ 475,000</b>	<b>\$ 408,893</b>	<b>\$ 883,893</b>	<b>\$ 314,211</b>	<b>\$ 351,179</b>	<b>\$ 218,503</b>	<b>\$ 934,422</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>			<b>\$ 416,107</b>	<b>\$ 739,668</b>				
Beginning Fund Balance October 1			2,551,734	2,551,734				
Ending Fund Balance Current Month			<u>\$ 2,967,841</u>	<u>\$ 3,291,402</u>				

TOWN OF PROSPER, TEXAS  
 MONTHLY FINANCIAL REPORT  
 July 31, 2024

WEST THOROUGHFARE IMPACT FEES FUND

Project Budget	Current Year Original Budget	Current Year Budget Amendment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
<b>REVENUES</b>								
West Thoroughfare Impact Fees	\$ 4,000,000	\$ -	\$ 4,000,000	\$ 3,683,320				
West Thoroughfare Other Revenue	-	-	-	-				
Interest-West Thoroughfare Impact Fees	150,000	-	150,000	292,326				
* Transfers In	-	-	-	167,514				
Total Revenues	\$ 4,150,000	\$ -	\$ 4,150,000	\$ 4,143,160				
<b>EXPENDITURES</b>								
<b>Developer Reimbursements</b>								
Parks at Legacy Developer Reimb	\$ 450,000	\$ 450,000	\$ -	\$ 450,000	\$ 308,063	\$ 141,937		\$ 141,937
Star Trail Developer Reimb	1,500,000	1,500,000	-	1,500,000	-	1,500,000		1,500,000
Tellus Windsong Developer Reimb	571,668	571,668	-	571,668	-	571,668		571,668
Legacy Garden Developer Reimb	103,492	103,492	-	103,492	-	103,492		103,492
Westside Developer Reimb	-	-	-	-	69,468	(69,468)		(69,468)
Total Developer Reimbursements	\$ 2,625,160	\$ 2,625,160	\$ -	\$ 2,625,160	\$ 377,531	\$ -	\$ 2,247,629	\$ -
<b>Capital Expenditures</b>								
Impact Fee Study	\$ 47,187	\$ 50,000	\$ (2,813)	\$ 47,187	\$ -	\$ -	\$ 47,187	\$ 47,187
Impact Fee Study	52,813	-	44,167	44,167	5,765	38,402	-	8,646
Fishtrap (Elem-DNT)	300,000	300,000	-	300,000	-	-	300,000	300,000
Teel - 380 Intersect	-	300,000	(300,000)	-	-	-	-	-
Total Projects	\$ 400,000	\$ 650,000	\$ (258,646)	\$ 391,354	\$ 5,765	\$ 38,402	\$ 347,187	\$ 8,646
Transfer to Capital Project Fund	300,000	-	300,000	300,000	300,000	-	-	-
Total Transfers Out	\$ 300,000	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 3,325,160	\$ 3,275,160	\$ 41,354	\$ 3,316,514	\$ 683,295	\$ 38,402	\$ 2,594,816	\$ 8,646
REVENUE OVER (UNDER) EXPENDITURES			\$ 833,486	\$ 3,459,865				
Beginning Fund Balance October 1			4,678,905	4,678,905				
Ending Fund Balance Current Month			\$ 5,512,391	\$ 8,138,770				

Notes

\* \$167,514 Windsong Escrow From Special Revenue Fund for Developer Reimbursement.

TOWN OF PROSPER, TEXAS  
 MONTHLY FINANCIAL REPORT  
 July 31, 2024

WATER IMPACT FEES FUND

Project Budget	Current Year Original Budget	Current Year Budget Amendment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
<b>REVENUES</b>								
Impact Fees Water	\$ 3,250,000	\$ -	\$ 3,250,000	\$ 2,957,361				
Interest Income	200,000	-	200,000	317,399				
<b>Total Revenues</b>	<b>\$ 3,450,000</b>	<b>\$ -</b>	<b>\$ 3,450,000</b>	<b>\$ 3,274,760</b>				
<b>EXPENDITURES</b>								
<b>Developer Reimbursements</b>								
Cambridge Park Estates	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Parks at Legacy Developer Reimb	319,981	319,981	-	319,981	-	319,981		319,981
Star Trail Developer Reimb	412,192	412,192	-	412,192	-	412,192		412,192
Victory at Frontier Developer Reimb	128,471	128,471	-	128,471	15,282	113,189		113,189
Westside Developer Reimb	300,000	300,000	-	300,000	-	300,000		300,000
TVG Windsong Developer Reimb	1,020,000	1,020,000	-	1,020,000	-	1,020,000		1,020,000
<b>Total Developer Reimbursements</b>	<b>\$ 2,180,644</b>	<b>\$ 2,180,644</b>	<b>\$ -</b>	<b>\$ 2,180,644</b>	<b>\$ 15,282</b>	<b>\$ -</b>	<b>\$ 2,165,362</b>	<b>\$ -</b>
<b>Capital Expenditures</b>								
12" Water Line - DNT	\$ 200,000	\$ 24,250	\$ 58,393	\$ 82,643	\$ 27,286	\$ 7,903	\$ 47,454	\$ 133,107
Lower Pressure Plane	-	3,100,000	(3,100,000)	-	-	-	-	-
Lower Pressure Plane Easements	1,500,000	-	-	-	-	-	95	1,499,905
Impact Fee Study	94,373	100,000	(5,627)	94,373	-	-	94,373	94,373
Impact Fee Study	100,000	-	63,866	63,866	38,829	25,037	-	41,761
<b>Total Projects</b>	<b>\$ 1,894,373</b>	<b>\$ 3,224,250</b>	<b>\$ (2,983,367)</b>	<b>\$ 240,883</b>	<b>\$ 66,115</b>	<b>\$ 32,940</b>	<b>\$ 141,828</b>	<b>\$ 174,962</b>
Transfer to CIP Fund	3,100,000	-	3,100,000	3,100,000	-	-	-	-
<b>Total Transfers Out</b>	<b>\$ 3,100,000</b>	<b>\$ -</b>	<b>\$ 3,100,000</b>	<b>\$ 3,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 7,175,017</b>	<b>\$ 5,404,894</b>	<b>\$ 116,633</b>	<b>\$ 5,521,527</b>	<b>\$ 3,181,397</b>	<b>\$ 32,940</b>	<b>\$ 2,307,190</b>	<b>\$ 174,962</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>			<b>\$ (2,071,527)</b>	<b>\$ 93,363</b>				
<b>Beginning Fund Balance October 1</b>			<b>7,133,053</b>	<b>7,133,053</b>				
<b>Ending Fund Balance Current Month</b>			<b>\$ 5,061,527</b>	<b>\$ 7,226,417</b>				

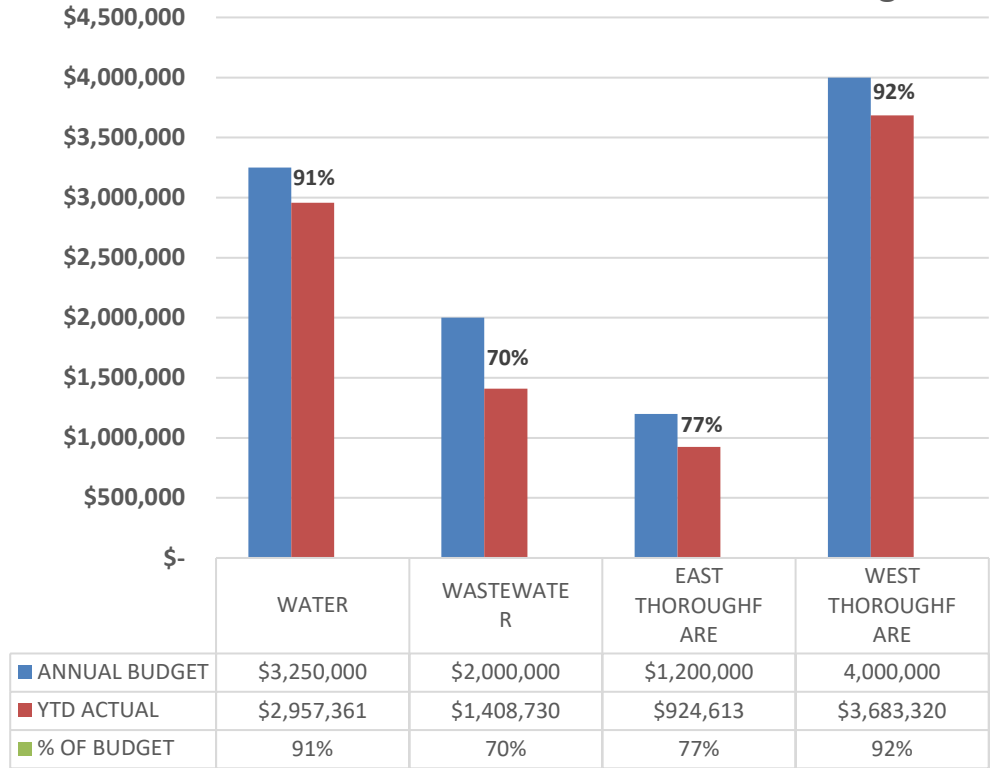
TOWN OF PROSPER, TEXAS  
 MONTHLY FINANCIAL REPORT  
 July 31, 2024

WASTEWATER IMPACT FEES FUND

Project Budget	Current Year Original Budget	Current Year Budget Amendment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance	
<b>REVENUES</b>									
Impact Fees Wastewater	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,408,730					
Interest Income	100,000	-	100,000	153,342					
Upper Trinity Equity Fee	300,000	-	300,000	246,000					
<b>Total Revenues</b>	<b>\$ 2,400,000</b>	<b>\$ -</b>	<b>\$ 2,400,000</b>	<b>\$ 1,808,072</b>					
<b>EXPENDITURES</b>									
<b>Developer Reimbursements</b>									
TVG Westside Utility Developer Reimb	\$ 222,502	\$ -	\$ 222,502	\$ -		\$ 222,502		\$ 222,502	
Prosper Partners Utility Developer Reimb	100,000	-	100,000	-		100,000		100,000	
Frontier Estates Developer Reimb	-	-	-	21,774		(21,774)		(21,774)	
LaCima Developer Reimb	150,000	-	150,000	9,030		140,970		140,970	
Brookhollow Developer Reimb	152,146	-	152,146	262,446		(110,300)		(110,300)	
TVG Windsong Developer Reimb	650,000	-	650,000	-		650,000		650,000	
All Storage Developer Reimb	168,732	-	168,732	-		168,732		168,732	
Legacy Garden Developer Reimb	86,711	-	86,711	33,805		52,906		52,906	
<b>Total Developer Reimbursements</b>	<b>\$ 1,530,091</b>	<b>\$ -</b>	<b>\$ 1,530,091</b>	<b>\$ 327,055</b>	<b>\$ -</b>	<b>\$ 1,203,036</b>	<b>\$ -</b>	<b>\$ 1,203,036</b>	
<b>Capital Expenditures</b>									
Doe Branch Wastewater Lines	\$ 975,000	\$ 112,000	\$ 685,806	\$ 797,806	\$ 149,062	\$ 424,002	\$ 224,742	\$ 275,380	\$ 126,556
Impact Fee Study	84,053	100,000	(15,947)	84,053	-	-	84,053	-	84,053
Impact Fee Study	115,947	-	74,186	74,186	49,149	25,037	-	41,761	-
<b>Total Projects</b>	<b>\$ 1,175,000</b>	<b>\$ 212,000</b>	<b>\$ 744,045</b>	<b>\$ 956,045</b>	<b>\$ 198,210</b>	<b>\$ 449,039</b>	<b>\$ 308,795</b>	<b>\$ 317,141</b>	<b>\$ 210,609</b>
Transfer to CIP Fund	-	-	-	-	-	-	-	-	-
<b>Total Transfers Out</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 2,705,091</b>	<b>\$ 1,742,091</b>	<b>\$ 744,045</b>	<b>\$ 2,486,136</b>	<b>\$ 525,265</b>	<b>\$ 449,039</b>	<b>\$ 1,511,832</b>	<b>\$ 317,141</b>	<b>\$ 1,413,646</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>			<b>\$ (86,136)</b>	<b>\$ 1,282,807</b>					
Beginning Fund Balance October 1			2,643,495	2,643,495					
Ending Fund Balance Current Month			<u>\$ 2,557,359</u>	<u>\$ 3,926,303</u>					

# IMPACT FEE REVENUE

YTD Actual to Annual Budget



**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**VEHICLE AND EQUIPMENT REPLACEMENT FUND**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Grant Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ -	0%
Other Reimbursements	150,000	-	150,000	-	-	150,000	0%		-	0%
Interest Income	250,000	-	250,000	237,276	-	12,724	95%		146,723	62%
Charges for Services	1,478,966	-	1,478,966	1,232,472	-	246,494	83%		1,154,381	7%
Total Revenue	\$ 1,878,966	\$ -	\$ 1,878,966	\$ 1,469,748	\$ -	\$ 409,218	78%		\$ 1,301,104	13%
<b>EXPENDITURES</b>										
Vehicle Replacement	\$ 772,500	\$ 248,374	\$ 1,020,874	\$ 236,659	\$ 716,790	\$ 67,425	93%	1	\$ 137,570	72%
Equipment Replacement	203,870	241,152	445,022	267,728	185,816	(8,522)	102%	1	30,243	785%
Technology Replacement	145,200	-	145,200	53,925	-	91,275	37%		104,308	-48%
Total Expenditures	\$ 1,121,570	\$ 489,525	\$ 1,611,095	\$ 558,311	\$ 902,606	\$ 150,178	91%		\$ 272,121	105%
REVENUE OVER (UNDER) EXPENDITURES	\$ 757,396	\$ (489,525)	\$ 267,871	\$ 911,436					\$ 1,028,983	
Beginning Fund Balance October 1			5,334,214	5,334,214					3,957,862	
Ending Fund Balance Current Month			<u>\$ 5,602,085</u>	<u>\$ 6,245,651</u>					<u>\$ 4,986,845</u>	

Notes

1 Purchase orders for vehicle and equipment replacements are issued early in the year and reflect the entire year's expenditures.



**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**HEALTH INSURANCE FUND**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Health Charges	\$ 4,871,808	\$ -	\$ 4,871,808	\$ 3,752,161	\$ -	\$ 1,119,647	77%	1	\$ 3,210,405	17%
Miscellaneous	250,000	-	250,000	112,466	-	137,534	45%	2	120,503	-7%
Interest Income	5,000	-	5,000	28,914	-	(23,914)	578%		21,307	36%
<b>Total Revenue</b>	<b>\$ 5,126,808</b>	<b>\$ -</b>	<b>\$ 5,126,808</b>	<b>\$ 3,893,540</b>	<b>\$ -</b>	<b>\$ 1,233,268</b>	<b>76%</b>		<b>\$ 3,352,215</b>	<b>16%</b>
<b>EXPENDITURES</b>										
Contractual Services	\$ 149,500	\$ -	\$ 149,500	\$ 116,011	\$ -	\$ 33,489	78%		\$ 153,695	-25%
Employee Health Insurance	4,969,439	-	4,969,439	3,917,523	-	1,051,916	79%		3,358,554	17%
<b>Total Expenditures</b>	<b>\$ 5,118,939</b>	<b>\$ -</b>	<b>\$ 5,118,939</b>	<b>\$ 4,033,533</b>	<b>\$ -</b>	<b>\$ 1,085,406</b>	<b>79%</b>		<b>\$ 3,512,248</b>	<b>15%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 7,869</b>	<b>\$ -</b>	<b>\$ 7,869</b>	<b>\$ (139,993)</b>					<b>\$ (160,034)</b>	
<b>Beginning Fund Balance October 1</b>			<b>389,018</b>	<b>389,018</b>					<b>552,615</b>	
<b>Ending Fund Balance Current Month</b>			<u><b>\$ 396,887</b></u>	<u><b>\$ 249,026</b></u>					<u><b>\$ 392,581</b></u>	

Notes

- 1 Health Charges are budgeted assuming full employment.
- 2 Pharmacy rebates occur at the end of the fiscal year.

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**WATER-SEWER FUND**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Water Charges for Services	\$ 23,114,755	\$ -	\$ 23,114,755	\$ 14,843,995	\$ -	\$ 8,270,760	64%	6, 9	\$ 14,034,341	6%
Sewer Charges for Services	11,892,552	-	11,892,552	9,357,785	-	2,534,767	79%	6	8,506,040	10%
Licenses, Fees & Permits	377,705	-	377,705	372,908	-	4,797	99%		348,323	7%
Utility Billing Penalties	186,900	-	186,900	185,270	-	1,630	99%		155,461	19%
Interfund Principal Revenue	-	77,089	77,089	51,168	-	25,921	66%	7	-	0%
Interest Income	350,000	-	350,000	428,132	-	(78,132)	122%		368,074	16%
Other	3,494,342	(77,089)	3,417,253	590,403	-	2,826,850	17%	2	520,862	13%
Transfer In	-	-	-	-	-	-	0		-	0%
<b>Total Revenues</b>	<b>\$ 39,416,254</b>	<b>\$ -</b>	<b>\$ 39,416,254</b>	<b>\$ 25,829,662</b>	<b>\$ -</b>	<b>\$ 13,586,592</b>	<b>66%</b>		<b>\$ 23,933,100</b>	<b>8%</b>
<b>EXPENDITURES</b>										
Administration	\$ 1,138,944	\$ -	\$ 1,138,944	\$ 899,285	\$ 26,055	\$ 213,603	81%		\$ 862,233	4%
Debt Service	4,609,584	-	4,609,584	2,164,788	-	2,444,796	47%	1	1,701,906	27%
Water Purchases	12,704,415	-	12,704,415	8,654,581	-	4,049,834	68%		7,960,362	9%
Sewer Management Fee	4,560,895	-	4,560,895	4,236,135	-	324,760	93%	5	3,535,651	20%
Franchise Fee	689,851	-	689,851	574,876	-	114,975	83%		441,273	30%
Public Works	8,226,657	13,800	8,240,457	5,858,781	905,084	1,476,593	82%		5,550,370	6%
Transfer Out	9,255,356	4,056	9,259,412	5,461,423	-	3,797,990	59%	3	1,116,192	389%
<b>Total Expenses</b>	<b>\$ 41,185,702</b>	<b>\$ 17,856</b>	<b>\$ 41,203,558</b>	<b>\$ 27,849,868</b>	<b>\$ 931,140</b>	<b>\$ 11,982,816</b>	<b>70%</b>		<b>\$ 21,167,987</b>	<b>32%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (1,769,448)</b>	<b>\$ (17,856)</b>	<b>\$ (1,787,304)</b>	<b>\$ (2,020,207)</b>				8	<b>\$ 2,765,113</b>	
Beginning Working Capital October 1			17,832,990	17,832,990					12,669,408	
Ending Working Capital			<u>\$ 16,045,686</u>	<u>\$ 15,812,783</u>					<u>\$ 15,434,521</u>	

**Notes**

- 1 Annual debt service payments are made in February and August.
- 2 Other Revenue includes \$3.0M budgeted for TxDOT reimbursement.
- 3 Transfers out consist of \$2.0M - solid waste loan, \$2.0M - DNT water line relocation, \$400K - Wilson Creek, \$75K - sewer replacement, and \$887,780 - General Fund admin costs.
- 4 Minimum Ending Working Capital balance for FY23 = \$8,278,513 (25%).
- 5 Sewer Management Fees are billed one month ahead of services.
- 6 Budget includes rate increase not imposed in the current year.
- 7 Loan payments started in May, will not follow expected percentage for first year.
- 8 The projected draw down on fund balance at year end is expected to be in line with the budgeted draw down on fund balance.
- 9 Water revenue for the year estimated to be \$1.6M under budgeted amount.

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**WATER-SEWER FUND**

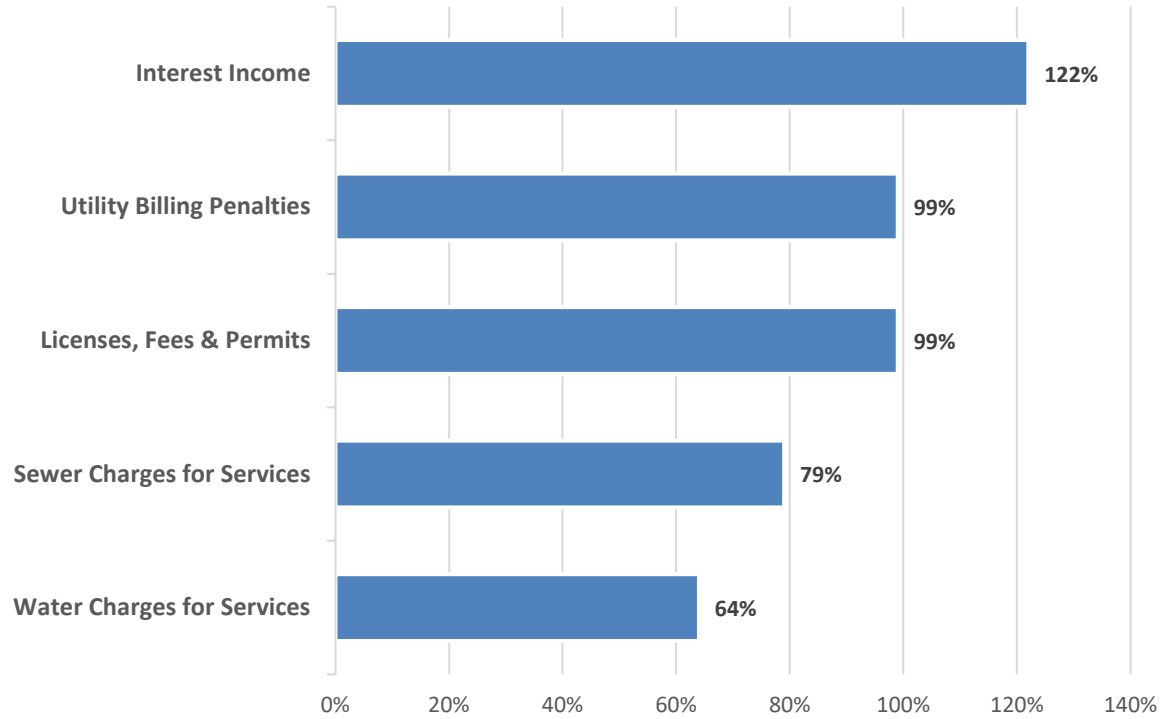
	Jul-24		Jul-23		Growth % Change
	WATER	SEWER	WATER	SEWER	
# of Accts Residential	13,416	12,714	12,524	11,821	7.33%
# of Accts Commercial	461	413	439	395	4.80%
Consumption-Residential	305,562,160	90,834,460	213,013,480	79,329,020	35.59%
Consumption-Commercial	32,187,220	17,393,440	31,393,550	15,581,260	5.55%
Consumption-Commercial Irrigation	45,132,470		40,949,580		10.21%
Avg Total Res Water Consumption	22,740		16,992		33.83%
Billed (\$) Residential	\$ 2,087,465	\$ 804,038	\$ 1,432,894	\$ 722,330	34.16%
Billed (\$) Commercial	303,969	157,073	290,497	128,313	10.08%
Billed (\$) Commercial Irrigation	414,512	-	374,457	-	10.70%
<b>Total Billed (\$)</b>	<b>\$ 2,805,946</b>	<b>\$ 961,112</b>	<b>\$ 2,097,848</b>	<b>\$ 850,643</b>	<b>27.76%</b>

	Average Total Residential Water Consumption by Month			
	FY2024	FY2023	Four Year Average	Cumulative Average
October	19,061	20,110	17,424	17,424
November	10,540	11,190	11,104	28,528
December	8,003	6,273	7,256	35,784
January	7,400	8,049	6,727	42,511
February	6,200	16,992	6,381	48,891
March	7,600	5,839	6,436	55,327
April	8,900	10,053	9,333	64,660
May	9,510	14,092	12,345	77,005
June	10,310	14,281	13,323	90,328
July	22,740	16,992	17,885	108,212
August		23,095	23,040	131,252
September		26,836	19,429	150,681
<b>TOTAL (gal)</b>	<b>110,264</b>	<b>162,724</b>	<b>150,681</b>	

Month	Avg. Temp (°F) FY2024	# Rain Days FY2024	Rainfall			
			FY2024	FY2023	Average	Cumulative
October	68°	8	11.30	5.65	8.48	8.48
November	58°	2	0.57	5.82	3.20	11.67
December	53°	5	4.09	3.43	3.76	15.43
January	43°	10	3.86	1.29	2.58	18.01
February	58°	5	1.56	4.51	3.04	21.04
March	61°	12	6.57	2.69	4.63	25.67
April	69°	9	9.07	1.20	5.14	30.81
May	77°	11	9.71	3.62	6.67	37.47
June	84°	5	4.35	2.35	3.35	40.82
July	85°	8	1.84	0.47	1.16	41.98
August				0.07	0.07	42.05
September				1.18	1.18	43.23
<b>Annual</b>		<b>75.00</b>	<b>52.92</b>	<b>32.28</b>	<b>43.23</b>	

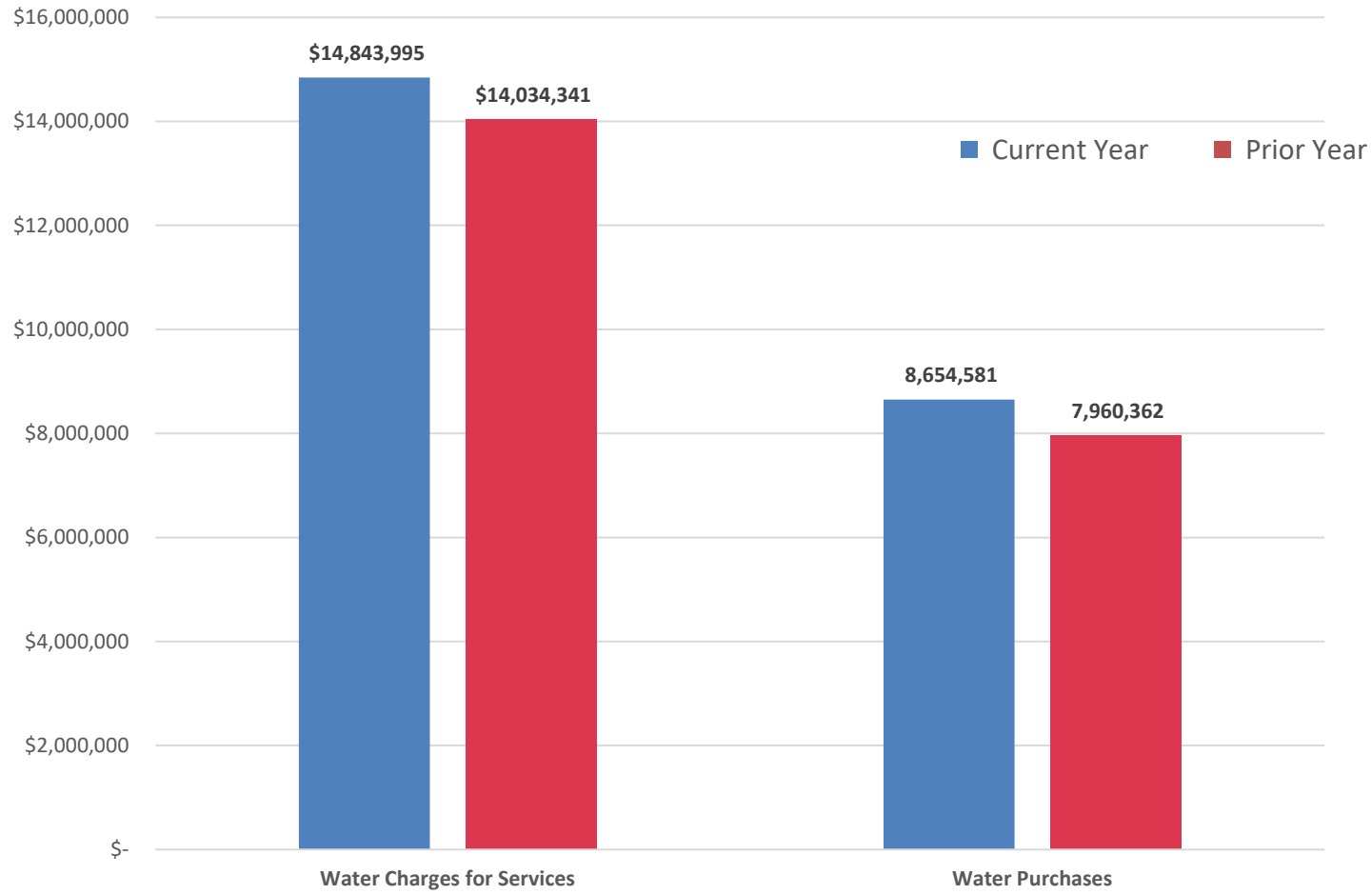
Weather Data: <https://www.wunderground.com/history/monthly/KDAL/date/2023-10>

## WATER/SEWER REVENUE YTD % OF ANNUAL BUDGET



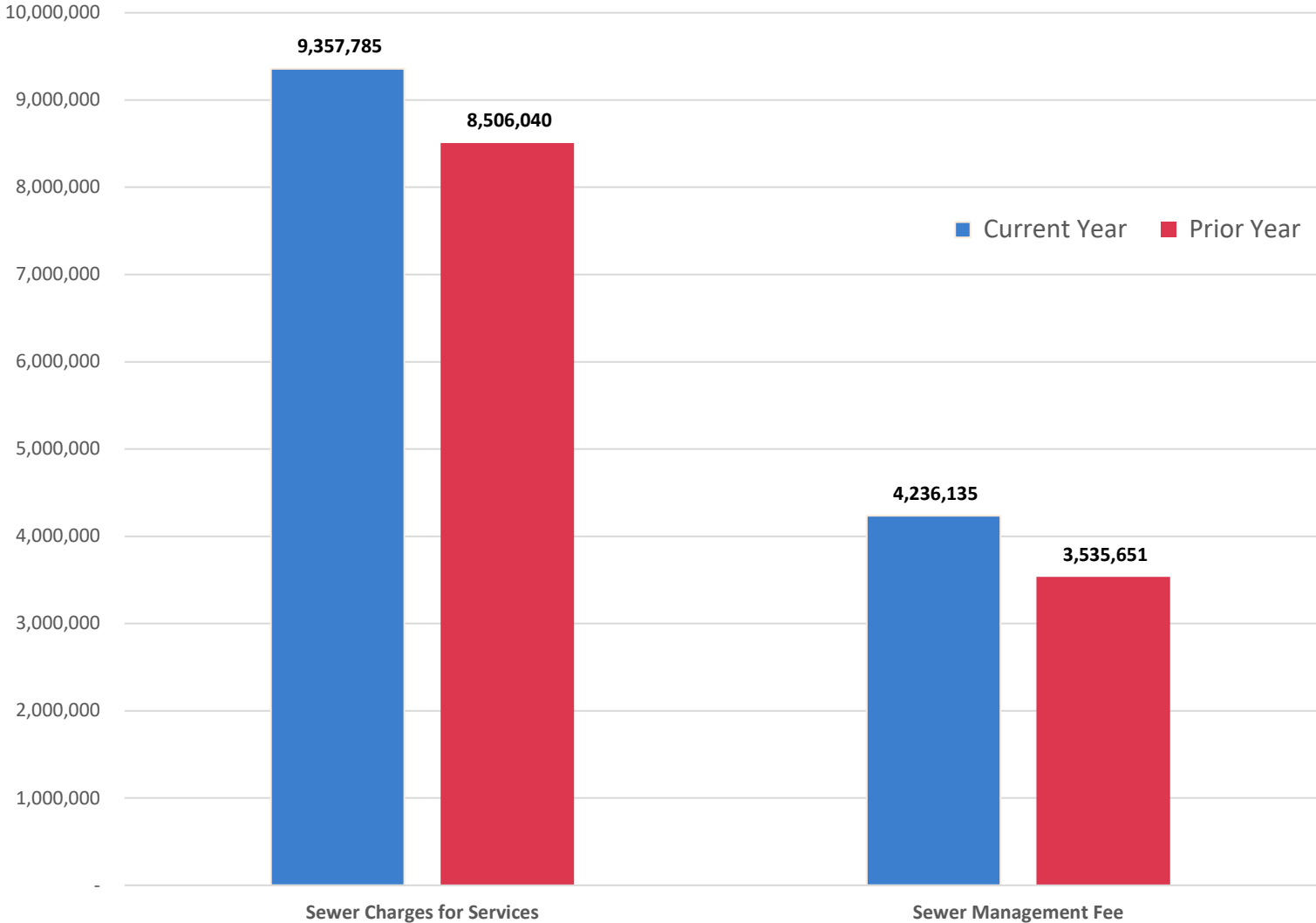
# WATER REVENUE AND EXPENSE

## Current YTD to Prior Year YTD Actual Comparison



# SEWER REVENUE AND EXPENSE

## Current YTD to Prior Year YTD Actual Comparison



**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
 July 31, 2024  
 Expected Year to Date Percent 83.33%

**STORM DRAINAGE UTILITY FUND**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Storm Drainage Utility Fee	\$ 825,000	\$ -	\$ 825,000	\$ 776,332	\$ -	\$ 48,668	94%		\$ 716,133	8%
Drainage Review Fee	-	-	-	3,150	-	(3,150)	0%		-	0%
Interest Income	1,800	-	1,800	10,750	-	(8,950)	597%		(3,465)	-410%
Other Revenue	3,000	-	3,000	-	-	3,000	0%		2,096	-100%
Transfer In	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 829,800</b>	<b>\$ -</b>	<b>\$ 829,800</b>	<b>\$ 790,232</b>	<b>\$ -</b>	<b>\$ 39,568</b>	<b>95%</b>		<b>\$ 714,764</b>	<b>11%</b>
<b>EXPENDITURES</b>										
Personnel Services	\$ 329,605	\$ -	\$ 329,605	\$ 262,859	\$ -	\$ 66,746	80%		\$ 138,523	90%
Debt Service	219,463	-	219,463	150,531	-	68,932	69%	2	141,589	6%
Operating Expenditures	114,981	(2,028)	112,953	33,768	-	79,185	30%		61,326	-45%
Capital Expenditures	263,240	(225,000)	38,240	-	39,951	(1,711)	104%	3	62,230	-100%
Transfers Out	107,996	227,028	335,024	319,496	-	15,528	95%	1	89,997	255%
<b>Total Expenses</b>	<b>\$ 1,035,285</b>	<b>\$ -</b>	<b>\$ 1,035,285</b>	<b>\$ 766,654</b>	<b>\$ 39,951</b>	<b>\$ 228,680</b>	<b>78%</b>		<b>\$ 493,665</b>	<b>55%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (205,485)</b>	<b>\$ -</b>	<b>\$ (205,485)</b>	<b>\$ 23,578</b>					<b>\$ 221,100</b>	
Beginning Working Capital October 1			380,410	380,410					632,579	
Ending Working Capital Current Month			<u>\$ 174,925</u>	<u>\$ 403,988</u>					<u>\$ 853,679</u>	

**Notes**

- 1 Capital project funds are transferred as needed; General fund transfers are made monthly.
- 2 Annual debt service payments are made in February and August.
- 3 Encumbrance for vehicle, a one-time purchase, does not follow expected percentage.

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**July 31, 2024**  
**Expected Year to Date Percent 83.33%**

**SOLID WASTE FUND**

	Original Budget	Budget Amendment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Sanitation Charges for Services	\$ 2,979,722	\$ -	\$ 2,979,722	\$ 2,423,604	\$ -	\$ 556,118	81%	2	\$ 2,041,236	19%
Interest Income	-	-	-	5,614	-	(5,614)	0%		2,587	117%
Transfer In	2,050,000	-	2,050,000	2,000,000	-	50,000	98%		-	0%
<b>Total Revenues</b>	<b>\$ 5,029,722</b>	<b>\$ -</b>	<b>\$ 5,029,722</b>	<b>\$ 4,429,219</b>	<b>\$ -</b>	<b>\$ 600,503</b>	<b>88%</b>		<b>\$ 2,043,823</b>	<b>117%</b>
<b>EXPENDITURES</b>										
Administration	\$ 2,325,554	\$ (2,092,500)	\$ 233,054	\$ 51,597	\$ -	\$ 181,457	22%		\$ 49,426	4%
Sanitation Collection	2,668,887	-	2,668,887	2,028,227	-	640,660	76%		1,818,207	12%
Capital Expenditure	-	1,955,000	1,955,000	1,933,413	17,067	4,520	100%	1	-	0%
Debt Service	-	137,500	137,500	94,583	-	42,917	69%		-	0%
Transfer Out	-	-	-	-	-	-	0%		-	0%
<b>Total Expenses</b>	<b>\$ 4,994,441</b>	<b>\$ -</b>	<b>\$ 4,994,441</b>	<b>\$ 4,107,820</b>	<b>\$ 17,067</b>	<b>\$ 869,554</b>	<b>83%</b>		<b>\$ 1,867,633</b>	<b>120%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 35,281</b>	<b>\$ -</b>	<b>\$ 35,281</b>	<b>\$ 321,399</b>					<b>\$ 176,190</b>	
Beginning Working Capital October 1			6,018	6,018						
Ending Working Capital			<u>\$ 41,299</u>	<u>\$ 327,417</u>						

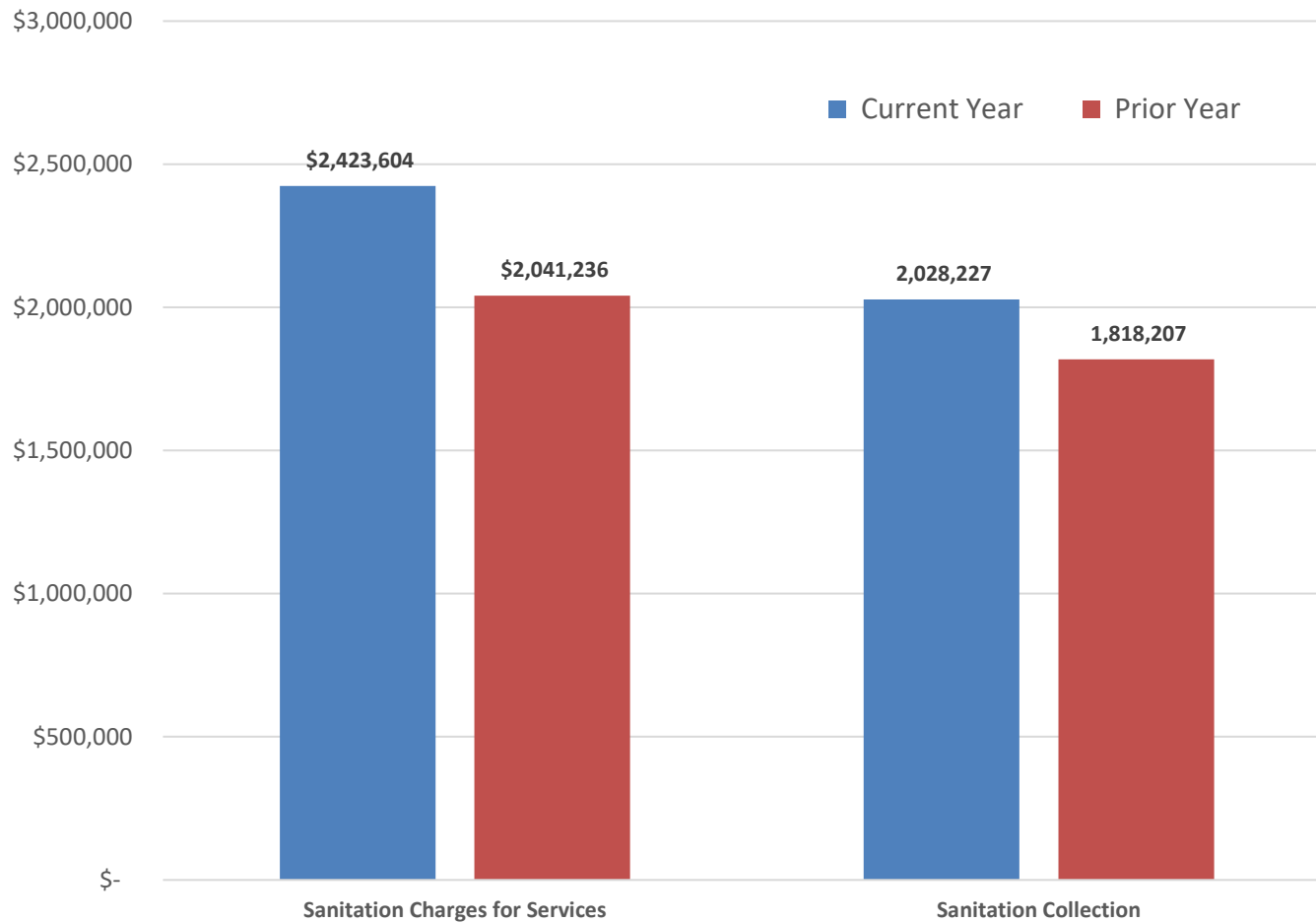
Notes

- 1 Capital, one-time purchases, do not follow expected percentage.
- 2 Correction of General Fund franchise fee calculation for residential carts.



# SOLID WASTE REVENUE AND EXPENSE

Current YTD to Prior Year YTD Actual Comparison



TOWN OF PROSPER, TEXAS  
MONTHLY FINANCIAL REPORT  
July 31, 2024

CAPITAL PROJECTS FUND - GENERAL

Project Budget	Current Year Original Budget	Current Year Budget Amendment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance	
<b>REVENUES</b>									
Grants	\$ 1,877,105	\$ -	\$ 1,877,105	\$ 250,681	-	-	-	-	
Property Taxes-Delinquent	-	-	-	-	-	-	-	-	
Property Taxes-Current	8,502,003	-	8,502,003	8,502,003	-	-	-	-	
Taxes-Penalties	-	-	-	-	-	-	-	-	
Contributions/Interlocal Revenue	-	-	-	2,870,962	-	-	-	-	
Bond Proceeds	-	-	-	-	-	-	-	-	
Interest Income	-	-	-	3,649,968	-	-	-	-	
Other Revenue	-	-	-	7,872	-	-	-	-	
Transfers In - General Fund	-	446,389	446,389	446,389	-	-	-	-	
Transfers In - Impact Fee Funds	-	300,000	300,000	300,000	-	-	-	-	
Transfers In - Escrows	-	-	-	-	-	-	-	-	
Transfers In - Parks	-	800,000	800,000	2,313,800	-	-	-	-	
*Transfers In/Out - Bond Funds	-	-	-	-	-	-	-	-	
Total Revenues	\$ 10,379,108	\$ 1,546,389	\$ 11,925,497	\$ 18,341,675	-	-	-	-	
<b>EXPENDITURES</b>									
West Prosper Roads	\$ 14,017,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,017,321	\$ -	
Fishtrap (seg 2) PIDSD Reimbursement	940,631	-	-	-	-	-	940,631	-	
DNT Main Lane (US 380 - FM 428)	2,557,062	2,557,062	2,557,062	2,557,062	-	0	-	0	
Coit Rd (First-Frontier) 4 Lns	6,500,000	6,499,199	6,499,199	446,649	-	6,052,550	801	6,052,550	
First St (DNT to Coleman)	24,786,567	22,644,181	22,644,181	385,967	192,474	22,065,740	2,142,387	22,065,740	
Prosper Trl(Coit-Custer)	5,769,088	-	-	1,545	-	(1,545)	5,769,088	(1,545)	
First Street (Elem-DNT) 4 Lanes	30,895,929	23,477,314	23,477,314	10,560,690	12,197,354	719,270	7,418,615	719,270	
Preston Road / First Street Dual Left Turns (Design & Construction)	900,000	900,000	900,000	71,523	22,077	806,400	-	806,400	
First St (Coit-Custer) 4 Lanes	26,769,101	8,305,215	8,305,215	7,151,952	230,767	17,423	18,463,886	922,496	
Preston/Prosper Trail Turn Lane	900,000	749,462	749,462	330,869	17,423	401,170	150,538	401,170	
Craig Street (Preston-Fifth)	450,000	123,480	123,480	54,533	40,588	28,360	326,520	28,360	
First Street (Teel - Gee Road)	7,225,444	2,435,465	2,435,465	2,206,146	217,872	11,447	4,789,978	11,447	
Gee Road (First Street - Windsong)	4,041,041	1,024,673	1,024,673	506,598	528,479	(10,403)	3,016,368	(10,403)	
Coleman (Gorgeous - Prosper Trail)	1,500,000	945,443	945,443	108,016	497,569	339,859	554,557	339,859	
Coleman (Prosper Trail - PHS)	720,000	720,000	720,000	-	-	720,000	-	720,000	
Legacy (Prairie - First Street)	10,625,000	9,906,174	9,906,174	4,687,053	4,812,767	406,354	718,827	406,354	
Coit/US 380 SB Turn Lanes	300,000	276,014	276,014	245,727	26,858	-	23,986	3,429	
Parvin (FM 1385 - Legacy)	500,000	-	-	-	-	-	500,000	-	
US 380 Deceleration Lanes - Denton County	500,000	500,000	500,000	43,600	35,550	420,850	-	420,850	
Safety Way	800,000	800,000	800,000	-	-	800,000	-	800,000	
Gorgeous/McKinley	700,000	700,000	700,000	-	-	700,000	-	700,000	
Renaming of Fishtrap Road to W. First Street	80,000	77,123	77,123	-	-	77,123	2,877	77,123	
Gee Road (US 380-FM 1385)	2,200,000	2,038,300	2,038,300	759,250	734,050	545,000	161,700	545,000	
Frontier (Legacy-DNT)	300,000	-	-	-	-	-	300,000	-	
First Street (Coleman)	500,000	499,791	499,791	402,977	93,572	3,242	209	3,242	
Star Trail, Phase 5: Street Repairs	1,450,000	1,450,000	1,450,000	-	300,000	1,150,000	-	1,150,000	
Prosper Trail (Coit - Custer) - 2 WB lanes	900,000	900,000	900,000	-	-	900,000	-	900,000	
Windsong Pkwy/380 Dual L Turns	152,800	152,800	152,800	12,400	10,400	130,000	-	130,000	
Teel Parkway (US 380 - First Street Rd) NB 2 Lanes (Design)	5,850,000	5,637,136	5,637,136	3,146,672	2,471,160	19,304	212,864	19,304	
Traffic Improvement Projects	-	-	-	-	-	-	-	-	
Parking Lot & Alley Improvements	122,500	122,500	122,500	34,220	88,280	-	-	-	
Coleman St (First-Goo)	660,000	660,000	660,000	-	660,000	-	-	-	
US380 Median Lighting	465,912	-	-	-	-	-	465,912	-	
Fifth Street Quiet Zone	500,000	500,000	500,000	-	-	500,000	-	500,000	
Traffic Signal - Fishtrap & Artesia Boulevard	65,000	65,000	65,000	16,400	43,850	4,750	-	4,750	
Med Lighting 380-Mah	300,000	300,000	300,000	-	-	300,000	-	300,000	
Traffic Signal - DNT/Frontier	281,500	281,500	281,500	16,125	66,875	198,500	-	198,500	
Traffic Signal - Teel Pkwy & Prairie Drive	65,000	65,000	65,000	13,600	27,150	24,250	-	24,250	
Pedestrian Hybrid Beacons	777,600	777,600	777,600	26,250	61,350	690,000	-	690,000	
Crswalk Sign Markings Flashers	-	-	-	-	-	-	-	-	
Traffic Signal First	578,333	578,333	578,333	7,333	106,000	465,000	-	465,000	
Traffic Warrant Stud	14,667	14,667	14,667	5,417	9,250	-	-	-	
Acad Traffic Signal	503,480	503,480	503,480	34,330	134,598	334,552	-	334,552	
DNT Signal Conduit Relocations	173,449	173,449	173,449	-	173,449	-	-	-	
Opticom Repair/Installation	85,000	85,000	85,000	-	82,557	2,443	-	2,443	
Opticom Repair/Installation	800,000	800,000	800,000	-	-	800,000	-	800,000	
Tr. Signal (Denton-Fishtrap)	349,500	349,500	349,500	-	49,500	300,000	-	300,000	
Capital Expenditures	4,176,553	(4,176,553)	-	-	-	-	-	-	
Total Street Projects	\$ 158,571,925	\$ 4,176,553	\$ 94,418,309	\$ 98,594,862	\$ 33,832,903	\$ 23,931,816	\$ 40,830,142	\$ 59,977,063	\$ 40,830,142

TOWN OF PROSPER, TEXAS  
MONTHLY FINANCIAL REPORT  
July 31, 2024

CAPITAL PROJECTS FUND - GENERAL

	Current Year Original Budget	Current Year Budget Amendment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
Turf Irrigation SH289	\$ 48,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,935	\$ -
Lakewood Preserve, Phase 2	5,102,255	-	5,102,255	3,859,077	247,877	995,300	-	995,300
Doe Branch Property Trail Connections	1,684,000	-	1,684,000	-	227,300	1,456,700	-	1,456,700
Downtown Pond Improvements	11,760	-	-	-	-	-	11,760	-
Raymond Community Park	19,800,000	-	18,991,658	2,640,456	15,962,823	388,379	808,342	388,379
Green Ribbon Lovers	2,295,000	-	2,295,000	-	-	2,295,000	-	2,295,000
Windsong Park #3	750,000	-	750,000	-	-	750,000	-	750,000
Downtown Park	408,240	-	408,240	-	105,700	302,540	-	302,540
Windsong Parkland Dedication	1,913,800	-	1,913,800	1,913,800	-	-	-	-
Fronter Park Pond Repairs	473,000	-	473,000	-	453,891	19,109	-	19,109
Various Hike and Bike Trails	580,680	-	580,680	-	-	580,680	-	580,680
Prosper Trail Screening (Preston - Deer Run)	750,000	-	750,000	31,850	125,150	593,000	-	593,000
Parks Master Plan Up	140,000	-	140,000	73,007	59,700	7,293	-	7,293
Downtown Monumentation	66,500	-	66,500	-	66,500	-	-	-
Downtown Improvements	553,389	-	553,389	-	-	553,389	-	553,389
<b>Total Park Projects</b>	<b>\$ 34,577,558</b>	<b>\$ -</b>	<b>\$ 33,708,521</b>	<b>\$ 8,518,191</b>	<b>\$ 17,248,940</b>	<b>\$ 7,941,390</b>	<b>\$ 869,037</b>	<b>\$ 7,941,390</b>
PD Car Camera and Body worn Camera System	\$ 387,225	\$ -	\$ 370,325	\$ 370,325	\$ -	\$ 370,325	\$ 16,900	\$ 370,325
Station #3 Quint Engine	1,495,000	-	25,120	25,120	17,825	4,794	2,500	1,469,880
Station #3 Ambulance	495,000	-	40,109	40,109	4,260	3,353	32,497	454,891
Parks & Public Works, Phase 1	3,450,000	-	3,450,000	9,673	1,177,413	2,262,913	-	2,262,913
Public Safety Complex, Phase 2-Design	1,562,823	-	-	-	-	-	1,562,823	-
Public Safety Complex, Phase 2-Dev Costs	124,691	-	975	975	-	-	123,716	-
Public Safety Complex, Phase 2-Construction	14,499,866	-	-	-	-	-	14,499,866	-
Public Safety Complex, Phase 2-FFE	1,108,321	-	8,375	8,375	8,375	-	1,099,946	0
Fire Station #4 - Design	965,855	-	492,868	492,868	16,397	527,124	(50,652)	(50,652)
Fire Station #4 - Engine	1,250,000	-	27,213	27,213	17,746	4,794	4,673	1,222,787
Fire Station #4 - Ambulance	552,000	-	427,568	427,568	8,574	378,789	40,205	124,432
Fire Station #4 - Other Costs	8,250	-	-	-	-	-	8,250	-
Fire Station #4 Construction	10,200,000	-	10,200,000	10,200,000	-	10,200,000	-	10,200,000
Parks and Public Works Parking Lot	-	-	-	-	-	-	-	-
Interim Community Center	-	-	-	-	-	-	-	-
Finish Out Interior Spaces Town Hall First and Second Floor	650,000	-	650,000	650,000	122,399	295,296	232,306	232,306
Library Master Plan	130,000	-	130,000	130,000	9,838	88,538	31,625	31,625
Emergency Warning Sirens	296,887	-	296,887	296,887	296,380	-	506	-
PD Station Improvements	353,728	-	353,728	353,728	-	358,592	(4,864)	(4,864)
<b>Total Facility Projects</b>	<b>\$ 37,529,646</b>	<b>\$ -</b>	<b>\$ 16,473,168</b>	<b>\$ 16,473,168</b>	<b>\$ 512,441</b>	<b>\$ 2,838,693</b>	<b>\$ 13,122,034</b>	<b>\$ 21,056,478</b>
Transfer Out	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 230,679,129</b>	<b>\$ 4,176,553</b>	<b>\$ 144,599,997</b>	<b>\$ 148,776,550</b>	<b>\$ 42,863,535</b>	<b>\$ 44,019,450</b>	<b>\$ 61,893,566</b>	<b>\$ 81,902,579</b>
REVENUE OVER (UNDER) EXPENDITURES			\$ (136,851,053)	\$ (24,521,860)				
Beginning Fund Balance (Restricted for Capital Projects) October 1			77,609,702	77,609,702				
Ending Fund Balance (Restricted for Capital Projects) Current Month			\$ (59,241,351)	\$ 53,087,842				

\*Transfers In/Out - Bonds--Bond and CIP funds are both in the Capital Projects Fund so transfers between these funds are netted together and eliminated.

TOWN OF PROSPER, TEXAS  
MONTHLY FINANCIAL REPORT  
July 31, 2024

CAPITAL PROJECTS FUND-WATER/SEWER

Project	Current Year Original Budget	Current Year Budget Amendment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Year Expenditure	Project Budget Balance
<b>REVENUES</b>								
Interest Income	\$ -	\$ -	\$ -	\$ 1,442,950				
Bond Proceeds	-	-	-	-				
Grants	-	6,102,367	6,102,367	8,888,286				
Transfers In	-	471,613	471,613	2,700,000				
Transfers In - ARPA Funds	6,348,980	(6,348,980)	-	-				
Transfers In - Impact Fee Funds	-	-	-	3,100,000				
Transfers In - Bond Funds	-	-	-	-				
Total Revenues	\$ 6,348,980	\$ 225,000	\$ 6,573,980	\$ 16,131,236				
<b>EXPENDITURES</b>								
Lower Pressure Plane Pump Station Design	\$ 18,931,100	\$ -	\$ 8,267,140	\$ 8,267,140	\$ 5,175,934	\$ 2,875,395	\$ 215,811	\$ 10,663,960
LPP Water Line Phase, 2A	8,999,905	-	8,999,905	8,999,905	751,315	7,101,331	1,147,259	-
Broadway (Parvin-Craig)	-	-	-	-	-	-	-	-
Fishtrap (Elem-DNT) (Legacy Water Line)	15,000	-	-	-	-	-	-	15,000
Doe Branch Parallel Interceptor	7,400,000	-	7,400,000	7,400,000	-	-	7,400,000	-
Doe Branch, Phase 3 WWTP	55,000,000	6,348,980	48,651,020	55,000,000	6,102,367	-	48,897,633	-
Sanitary Sewer Replacement	75,000	-	75,000	75,000	42,136	-	32,864	-
Wilson Creek WW Line	400,000	-	400,000	400,000	8,525	-	391,475	-
Parks & Public Works, Phase 1	600,000	-	600,000	600,000	4,627	588,707	6,667	-
DNT (Prosper Trail - Frontier Parkway) 12-inch WL	3,500,000	-	3,500,000	3,500,000	1,200,924	25,147	2,273,928	-
Upper Doe Branch WW Line (Teel-PISD Stadium)	4,050,000	-	4,050,000	4,050,000	-	-	4,050,000	-
DNT Water Line Relocation (US 380 - First St)	2,146,650	-	2,127,151	2,127,151	1,161,350	279,583	686,218	19,499
Master Plan Projects	-	-	-	-	-	-	-	-
5 MG Ground Storage	5,539,007	-	5,539,007	5,539,007	-	599,500	4,939,507	-
Water Line Relocation Frontier	3,400,000	-	3,137,000	3,137,000	134,386	250,782	2,751,831	263,000
Total Water & Wastewater Projects	\$ 110,056,662	\$ 6,348,980	\$ 92,746,222	\$ 99,095,202	\$ 14,581,564	\$ 11,720,445	\$ 72,793,193	\$ 10,961,460
Old Town Regional Pond #2	\$ 48,386	\$ -	\$ 17,177	\$ 17,177	\$ 16,883	\$ 231	\$ 63	\$ 31,210
BNSF Drainage Reimbursement	500,000	-	500,000	500,000	500,000	-	-	-
Doe Branch Creek Erosion Control	225,000	-	225,000	225,000	-	198,032	26,968	-
Total Drainage Projects	\$ 773,386	\$ -	\$ 742,177	\$ 742,177	\$ 516,883	\$ 198,263	\$ 27,031	\$ 31,210
Transfer out	-	-	-	-	-	-	-	-
Total Expenses	\$ 110,830,048	\$ 6,348,980	\$ 93,488,399	\$ 99,837,379	\$ 15,098,447	\$ 11,918,708	\$ 72,820,224	\$ 10,992,669
REVENUE OVER (UNDER) EXPENDITURES			\$ (93,263,399)	\$ 1,032,789				
Beginning Fund Balance (Restricted for Capital Projects) October 1			40,601,835	40,601,835				
Ending Fund Balance (Restricted for Capital Projects) Current Month			\$ (52,661,564)	\$ 41,634,624				



## TOWN SECRETARY

**To: Mayor and Town Council**

**From: Michelle Lewis Sirianni, Town Secretary**

**Through: Mario Canizares, Town Manager  
Robyn Battle, Executive Director**

**Re: Ordinance Amending CEC Number of Members**

**Town Council Meeting – September 10, 2024**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

### **Agenda Item:**

Consider and act upon an ordinance amending Division 3, "Community Engagement Committee," of Article 1.04, "Boards, Commissions, and Committee" within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.039, "Number of Members".

### **Description of Agenda Item:**

The Prosper Town Council appointed the Community Engagement Committee (CEC) in December 2020 as an Ad Hoc Committee. The committee was comprised of eleven (11) members with a two-year term for each with meetings held once a month. As a committee of eleven (11) members, six (6) members were needed to meet a quorum. In September 2022, the CEC was formally established as a standing committee and an Alternate position was added to the Committee.

In February 2024, the Town Council reduced the number of regular members from eleven (11) to nine (9), and also eliminated the Alternate position; thereby reducing the number to constitute a quorum from six (6) to five (5). Subsequently, the amendment was not correctly codified. The current company has been notified to correct the error. In addition, to ensure this section is updated within the Code of Ordinances, the proposed ordinance addresses the error.

By the direction of the Town Council, the proposed ordinance would amend the composition of the Committee from nine (9) to eleven (11) members thereby increasing the number to constitute a quorum back to six (6) and clarify Subsection (c) of Section 1.04.039 was repealed.

### **Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached ordinance as to form and legality.

### **Attached Documents:**

1. Ordinance

**Town Staff Recommendation:**

Town Staff recommends the Town Council approve an ordinance amending Division 3, "Community Engagement Committee" of Article 1.04, "Boards, Commissions and Committee" within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.039 "Number of Members".

**Proposed Motion:**

I move to approve an ordinance amending Division 3, "Community Engagement Committee" of Article 1.04, "Boards, Commissions and Committees" within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.039, "Number of Members".

**TOWN OF PROSPER, TEXAS**

**ORDINANCE NO. 2024-XX**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING DIVISION 3, "COMMUNITY ENGAGEMENT COMMITTEE," OF ARTICLE 1.04, "BOARDS, COMMISSIONS AND COMMITTEES," OF CHAPTER 1, "GENERAL PROVISIONS," OF THE TOWN'S CODE OF ORDINANCES BY AMENDING SUBSECTION (a) OF SECTION 1.04.039, "NUMBER OF MEMBERS"; CLARIFYING THAT SUBSECTION (c) OF SECTION 1.04.039 PREVIOUSLY WAS REPEALED BY THE TOWN COUNCIL; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; MAKING FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Prosper Town Council appointed the Community Engagement Committee in December 2020 as an ad hoc committee for the purpose of enhancing the Town's community engagement efforts; and

**WHEREAS**, the Community Engagement Committee has held monthly meetings since March 2021 and has made continual progress in developing new initiatives to engage and inform Town residents; and

**WHEREAS**, the Prosper Town Council established the Community Engagement Committee as a formal standing advisory committee to the Town Council in September 2022; and

**WHEREAS**, the Prosper Town Council has determined that it would be beneficial to provide for additional members of the Community Engagement Committee and to clarify that the Community Engagement Committee has no alternate members.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

**SECTION 1**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2**

From and after the effective date of this Ordinance, Section 1.04.039, "Number of Members," of Division 3, "Community Engagement Committee," of Article 1.04, "Boards, Commissions, and Committees," of Chapter 1, "General Provisions," of the Town 's Code of Ordinances are hereby amended to read as follows:

**"ARTICLE 1.04      BOARDS, COMMISSIONS AND COMMITTEES**

\* \* \*

**DIVISION 3.    COMMUNITY ENGAGEMENT COMMITTEE**

\* \* \*

**Sec. 1.04.039 Number of members.**

(a) The Community Engagement Committee shall be composed of eleven (11) members appointed by the Town Council. Members of the Community Engagement Committee shall be a resident of the town or reside within the town's extraterritorial jurisdiction.

\* \* \*

**SECTION 3**

For purposes of clarification, the current printed and online versions of the Town Code of Ordinances incorrectly provides that § 1.04.039 contains a subsection (c) related to an alternate member; however, the purpose, in part, of Ordinance No. 2024-19, adopted by the Town Council on February 13, 2024, was to remove subsection (c) and delete any provision for an alternate member of the Community Engagement Committee. Therefore, § 1.04.039 shall contain two (2) subsections, subsection (a) and subsection (b), and subsection (c) is no longer in force and effect.

**SECTION 4**

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 5**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, and any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 6**

This Ordinance shall become effective from and after its adoption.

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 10<sup>TH</sup> DAY OF SEPTEMBER, 2024.**

**ATTEST:**

\_\_\_\_\_  
**David F. Bristol, Mayor**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**



**APPROVED AS TO FORM AND LEGALITY:**

---

**Terrence S. Welch, Town Attorney**



## LIBRARY

**To: Mayor and Town Council**

**From: Robyn Battle, Executive Director**

**Through: Mario Canizares, Town Manager**

**Re: Library Policy Revisions**

**Town Council Meeting – September 10, 2024**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Consider and act upon approving an update to the Library Policies.

**Description of Agenda Item:**

Recent decisions from the Texas Attorney General have necessitated a change in the current policy related to the concealed carry and open carry of a firearm in the Library. Prior to this, the Town’s policy was to prohibit firearms in the Town Hall and Library facilities. While the Town may continue to prohibit firearms on the Town Hall side of the facility, the Town may no longer prohibit individuals from carrying firearms in the Library, effective immediately. Signage referring to Texas Penal Code Sections 30.06 and 30.07 has been removed from the Library’s exterior entrance, and Library staff have been notified of the change. The Library Board was also notified of the change in policy. The proposed policy revision is intended to bring the Library policy into compliance with state law.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Library Policies - Redline Version
2. Library Policies - Clean Version

**Town Staff Recommendation:**

Town Staff recommends the Town Council approve an update to the library policies as presented.

**Proposed Motion:**

I move to approve an update to the Library Policies as presented.

## Prosper Community Library Policies

### Mission Statement

To inform, encourage, engage, and entertain citizens by providing resources and services that respect individuals and ideas, inspire life-long learning, and build community.

The library upholds and supports the “Library Bill of Rights.”

### Purpose of Policy

This document states the policies and plans governing the Prosper Community Library.

### Hours of Operation

The library's hours of operation are intended to serve the needs of the greater community. Hours of operation of the library facility will be recommended by the Library Director and Library Board, with approval of the Executive Director of Community Services, Town Manager, or Town Council. Hours of operation are dependent upon budget, staffing levels, and usage patterns. Hours may be modified, reduced, or extended depending upon these factors. Business hours are subject to change due to town recognized holidays, emergencies, inclement weather or by other library actions.

### Circulation Policy

Borrowing materials from the Prosper Community Library is a service and a privilege extended by the Town of Prosper to facilitate the use of its library materials, programs, and space. The Library Director is authorized to promulgate and enforce such rules, procedures, and limitations as may be necessary for the protection of the town's library property as well as for the widest and best use of the materials and space. This includes limiting by type, subject, format, quantity, and time the materials which may be circulated. The library is also authorized to establish rules, procedures, and parameters for the provision of borrower registration privileges, library card uses, and the renewal of privileges. Misuse, abuse, or neglect of returning library materials repeatedly may result in forfeiture of library membership.

### Patron Registration

Any taxpaying resident of the Town of Prosper, upon completion of an application, proof of identification and Town residency, is eligible for free library membership. Identification will be a valid US or Texas government photo. Proof of residency will be confirmed through CAD (County Appraisal District). In lieu of an expired or invalid government issued photo ID card and/or CAD verification, some form of official photo identification and, a lease/home closing documents and/or most current utility bill (i.e., water/sewer, gas, electric) may suffice.

There are two (2) categories of membership to obtain library cards:

- Free permanent as well as limited memberships are available to those who can document\* that they live in a household that receives/pays a Town of Prosper utility bill and the CPR/C48 (Prosper Town) tax.
  - In-person renewal is required bi-annually (every 2 years).
- Paid memberships apply to those who do not pay a Town of Prosper utility bill or the

CPR/C48 (Prosper Town) tax. The cost is \$50 per library card holder annually.

- In-person membership renewal and payment are required annually.

### **Acceptable Residence Verification Documents:**

There are two primary ways to prove residency:

1. Present a valid/non-expired government issued photo identification indicating your correct address.
2. If the photo ID does not indicate applicant's correct address, the applicant will also need a paper or digital utility bill (water, sewer, gas, electric) indicating services to the place of residence in addition to a photo ID.
  - If the applicant is a new resident and has not yet received a utility bill, closing documents or rental/lease agreement indicating place of residence will suffice. Purchase contracts are not accepted.

Collin or Denton County's Appraisal District databases may be referenced to determine which city or town the applicant pays their taxes to. These databases can be found at [www.collincad.org/](http://www.collincad.org/) or [www.dentoncad.com/](http://www.dentoncad.com/).

Non-residents must pay an annual membership fee of \$50 per card. Identification requirements are the same for a resident. Membership is non-refundable and is not prorated.

A Temporary Membership may be obtained with other forms of identification. See library staff for qualifications and rules for this type of adult membership.

By applying for a library card and the associated privileges, the individual agrees to abide by all policies and rules of the library and acknowledges responsibility for all items checked out on the card including reasonable care and protection from damage. By use of the library card the patron agrees to pay for any lost or damaged materials checked out on the card as well as any fees assessed on the account. The patron also agrees to promptly notify the library if the card is lost or stolen.

The parent accepts legal responsibility for the child's use of the library and all materials checked out on the child's card, including charges for lost or damaged materials or any library fees assessed on the account.

Individuals who have attained the age of eighteen (18) are an adult as to library usage and may assume the responsibilities which accompany the obtaining of a library card by applying for their own separate card. This does not relieve the parent/guardian of any obligations that are incurred by their minor child, as defined by and under the laws of the State of Texas.

The library reserves the right to verify identity and confirm patron information at any time. Membership may be terminated for intentionally falsifying personal information.

Borrowers holding a valid library card must present their own card at the time they wish to check

out materials; however, a family member or designated individual is permitted to check out materials on another member's card if they have possession of that card. Positive identification may be requested for verification purposes. A patron may not check out items on a card they do not hold in their possession by any other means.

### **Circulation Procedures**

Borrowers in good standing regarding overdue/lost items and whose accounts are clear of fees, charges, or other restrictions will be permitted to check out materials for the time specified for those materials.

- Patron may check out up to twenty (20) items maximum per card.
- Materials are loaned for a period of two (2) weeks.
- One (1) kit maximum per card.
- Library materials should be returned on or before the due date. If they are not returned by the due date, they will be considered overdue.
- Patrons are responsible for all materials that are checked out on their account.
- Once an item becomes overdue, patrons will receive overdue notices via email and the patron's account will be restricted until all items are returned and borrowing privileges will be suspended.
- E-books are available with a library card in good standing through the library's electronic materials providers in accordance with their contracted use policies. Up to five (5) items may be checked out at one time, each for a maximum of two (2) weeks. Items may not be renewed, but they may be returned and checked out again if not on hold for another patron. A hold may also be placed on items that are not currently available for checkout.

### **Holds/ To Go Service**

Prosper Community Library permits patrons to place a hold on certain designated types of materials. A maximum of 10 holds may be placed per library card. If a library card already has 20 items checked out, it will not allow holds to be checked out until enough items are returned to allow for the holds to be checked out. When the hold item becomes available, the items will be checked out to the patron and the patron will be notified and given three (3) library business days to pick up the item(s). When holds are repeatedly not picked up, the library will restrict the card and all associated cards for future holds due to abuse. This restriction is irrevocable by library staff and the Library Director. New cards may not be issued to circumvent the abuse block.

### **Renewals**

Items may be renewed one time unless a hold has been placed on the items.

- Renewals should be made online by the patron through their account's login the day before the item is due.
- Once an item is overdue, renewal may no longer be possible due to repeated overdue/abuse of the library's lending policy, at which time the item(s) must be returned to the library and made available for other patrons.
- Patrons may not circumvent this renewal policy by checking an item in only to check it out

again.

### **Library Fines/Replacement Costs for Lost/Damaged Materials:**

Library materials that are returned in a damaged condition are evaluated according to current library guidelines. Minor damage may be repaired so that the material may continue to be used. Significantly damaged or missing pieces to items will remain in the patron's account until the missing piece(s) has been returned and will be withdrawn from the collection and replacement cost and fee assessed.

- The replacement cost of library materials will be charged to the patron for a lost or damaged item.
- Items may NOT be purchased by a patron and brought to the library to replace an item they lost or damaged.
- The patron will be charged a \$5.00 processing fee in addition to the assessed value of the item.
- A \$5.00 processing fee will be charged to an account for each items returned missing its barcode, spine label, or protective covering.
- Individual replacement fees are assigned to patron's account for missing/damaged DVD cases, audiobook cases, kit cases, and backpacks.
- Patrons and their dependents who owe a fine or have lost overdue materials will not be allowed to check out items or renew membership until all fees are paid.
- Borrowing privileges may be suspended or forfeited for repeated overdue or damaged items or neglect of following library policies.
- A refund may be issued if lost item is found and returned to the library in the same condition it was borrowed within 30 days of payment. Abuse of this policy will result in forfeiture of this refund policy.

### **Computer Assistance by Library Staff**

The library provides computers and wireless access as a resource to the community and expects patrons to use them independently. Library staff does not provide one-on-one training on how to use the computers, websites, or computer programs. Library staff does not provide technical services for gaining access to the wireless network for personal computers brought into the library, cell phones, electronic reading devices, or other personal devices.

### **Patron Confidentiality**

Prosper Community Library supports intellectual freedom for everyone and has established these regulations to protect personal identifiable information contained in library records accessible in the library or through its computer systems.

- Patron records are regarded as confidential by library employees. Library staff will not discuss contents with others.
- Library staff will access patron records to conduct library business only.
- Library staff will seek counsel from the Town's Attorney before responding to any request by a third party for personally identifiable information about any user. Such

information includes database search records, reference interviews, electronic requests for information, circulation records, and other personally identifiable uses of library materials, facilities, or services.

- A person who presents a library card belonging to another individual for any purpose is not granted access to the confidential records associated with the library card unless that person is the parent or guardian of the minor card holder.

### **Study Rooms**

The library has limited study room space. As a result, this policy is in place to create fair access to these spaces. Study rooms may be used on a first come, first served basis.

#### **Study Room Use:**

1. Patrons (adult or juvenile) must have a valid Prosper Community Library card in good standing.
2. Member users must check-out the room via presentation of their library card or photo ID.
3. Study rooms may be utilized for two hours on a first come, first served basis. After two hours, the occupants may continue to use the space provided no one requests the space. The room in which the occupant has used the room the longest will be the first required to vacate.
4. If a study room is not available upon arrival, the patron will be informed as to when one will be available.
5. If a study room is not available, a patron may sign up to be next in line and must remain in the library to wait their turn.
6. Any study room left unattended for more than 15 minutes will be considered vacant and available for use by others. Unattended items will be placed in the library's lost and found.
7. The Prosper Community Library assumes no responsibility for either library or personal possessions left in the study room.
8. Light pre-packaged snacks and drinks in covered containers are allowed. Proper disposal of aforementioned items is required upon vacancy.
9. Reservations are not taken for study rooms. No phone or email requests are allowed. Requests can only be made in person at the time of use.
10. No one under the age of 13 years old may utilize a study room without adult supervision, nor use the room alone.
11. Maximum of four individuals may occupy a study room at one time.
12. In the case of groups (four or less) using the room, one person will represent the group for its tenure in the room. Consecutive, hourly signups by other persons of the same group are not allowed.
13. White board marker kits are available at the reference desk to use. No markers, other than the library's, are allowed to be used on the white boards.
14. Disruptive behavior will lead to a loss of access to the study room(s). Noise should be held to a reasonable level as the rooms are not soundproof.
15. Teleconferencing and/or phone calls are allowed as long as the volume is not considered disruptive or intrusive as the rooms are not soundproof.

16. Study Rooms are not available to be used for any of the following:
- a. For purposes prohibited by town ordinance, by state or federal law, or Library Policy.
  - b. For commercial advertising or direct solicitation of clients or customers.
  - c. For fund-raising.
  - d. For events which directly profit the business of a commercial organization or individual.

### **2<sup>nd</sup> Level Conference Room/Quiet Room**

The 2<sup>nd</sup> Level Conference/Quiet Room serves a maximum of eight (8) people for the purpose of allowing individuals or small groups to meet or to have a quiet workspace. It cannot serve both roles (conference and quiet space) at the same time, and therefore can only be one or the other at any given time.

Used as a Conference Room: The intent is to accommodate activities such as discussion groups, panels, small lectures, or meetings. Social events are not permitted.

1. Conference Room must be reserved by an adult via a Prosper Community Library card in good standing. Card holder must be in attendance of the meeting taking place in the conference room.
2. Reservations must be made in person and no more than one week in advance. No phone or email reservations are accepted.
3. A maximum of 8 people may use the room at any time. No additional seating may be taken from the library and relocated into the room.
4. Attendees must be at least 15 years old.
5. Conference room may be reserved for a maximum of two hours.
6. White board marker kits are available at the reference desk to use. No markers, other than the library's, are allowed to be used on the white boards.
7. Light snacks and drinks in covered containers are allowed. Proper disposal of aforementioned items is required upon vacancy.
8. The library will not provide computers, projectors, or other electronic equipment. Nor does the library provide personnel to assist in technical support, room set up/take down, or other materials needed by groups using the conference room.
9. Disruptive behavior or group activities which may cause a disruption to regular library operations will lead to an immediate loss of access to the conference room.
10. Chairs and tables exclusive to the room are provided by the library and restoring to original furniture set up is the responsibility of the user.
11. Meetings taking place near the end of the library operating day must be completed, cleaned up and vacated 10 minutes before the end of the reservation/close of library.
12. Conference Rooms are not available to be used for any of the following:
  - a. For purposes prohibited by town ordinance, by state or federal law, or Library Policy.
  - b. For commercial advertising or direct solicitation of clients or customers.
  - c. For fund-raising.



- d. For events which directly profit the business of a commercial organization or individual (including professional tutoring services).
13. Solicitation or sales of products and services is prohibited. Charging fees, selling items, charging fees for attendance, or a requirement to purchase materials is not allowed.

Used at a Quiet Room: When not reserved for a meeting, this space is intended for quiet study or reading.

1. Furniture set up is not to be adjusted.
2. Light snacks and drinks in covered containers are allowed. Proper disposal of the aforementioned items is required upon vacancy.
3. Foods that emit smells are prohibited.
4. Cell phones must be set to silent, and all calls taken outside the library.
5. Group study or work are considered a meeting and should be booked as such. Minimum number of 4 people are required to reserve the conference room for that use.
6. Room reservations will be posted on the entrance to the Conference Room/Quiet Room and occupants will be given a 10-minute notice to vacate 5 minutes before the next scheduled reservation.
7. Occupants must be 13 years of age or older.

### **Collection Development**

Prosper Community Library seeks to fulfill its mission by selecting, acquiring, organizing, preserving, maintaining, and providing access to a collection of materials in the most current formats available, including electronic resources. The collection will address the interests and needs of the diverse community it serves in a format that is best suited to meet those needs and interests.

### **Materials Selection Policy**

This policy guides the development and continuous evaluation of library materials to reflect Prosper Community Library's mission to inform, encourage, engage and entertain citizens by providing resources and services that respect individuals and ideas, inspire life-long learning and build community.

Prosper Community Library provides library materials in a variety of formats that:

- Inform the public of timely issues and timeless ideas.
- Encourage people to discover, create, and learn.
- Engage citizens to explore diverse opinions and conduct research on topics of interest.
- Entertain all ages seeking recreation and leisure.

#### 1. Philosophy and Objectives

Prosper Community Library's service commitment is to the people within its service area, including people of every age, education, background, personal philosophy, religious beliefs, occupation, economic level, ethnic origin, and human condition. The library upholds the right of the individual to secure information, even though the content may be controversial,

unorthodox, or unacceptable to others. To represent the diversity of thought within the Prosper community, materials available in the library encompass a variety of viewpoints enabling citizens to make the informed choices necessary in a democracy. The library does not endorse beliefs or views, nor does the selection of an item express or imply an endorsement of the viewpoint expressed by the author.

Prosper Community Library encourages free expression and free access to ideas, both essential elements in a democratic society. The library supports the individual's right to access ideas and information representing all points of view. The library subscribes to the principles of the American Library Association's "Library Bill of Rights," the "Freedom to Read Statement," and the "Freedom to View Statement," which are included as appendices to this policy. The collection contains information on a variety of subjects and views and is organized to provide free access to patrons within the limitation of space and budget. A complete collection of all that is published is not a realistic goal. However, the library strives to create an attractive, current, and balanced collection representing all fields of knowledge and all sides of issues in an unbiased manner.

## 2. Responsibility

The authority and responsibility for the selection of library materials rests with the Library Director. Library card holders may recommend materials for consideration through the library's membership software.

## 3. Collection Structure

The placement of materials within the library is determined by several factors. The library uses the Dewey decimal classification scheme which divides materials by subject. Professional catalogers use Dewey and Library of Congress subject headings to place materials into the proper subject areas and assign them to Adult, Young Adult, Juvenile, Reference, or other specific areas of the library.

## 4. General Selection Criteria

Prosper Community Library seeks to develop an outstanding collection within the constraints of budget allocations and shelf space. Materials purchased for the collection are not an endorsement by the library of either the content or viewpoint presented in them. The library provides, within its financial and space limitations, a general collection of materials embracing broad areas of knowledge, as well as literary and cultural genres. Included are works of enduring value and timely materials on current issues. Within the framework of these broad objectives, selection is based on community demographics and evidence of areas of interest.

Collections are reviewed and revised on an ongoing basis to meet contemporary needs. Collections are current and popular, not archival, and materials are not needlessly duplicated. Collections provide general coverage of subjects and reflect the characteristics of the community. Materials are withdrawn from the collection to maintain the collection's usefulness, timeliness, and relevance.

To build and maintain a collection of merit, materials are evaluated according to one or more of the following criteria. Not all criteria must be met and no one criterion will be decisive. Additional criteria may be used to select materials for specific collections.

- Current and relevant to community needs and interests
- Suitability of subject and style for intended audience
- Attention of critics and expert reviewers
- Cost in relation to value to the collection
- Comprehensiveness
- Skill, competence, purpose of author
- Reputation and significance of author
- Objectivity
- Authenticity of history or social setting
- Consideration of the work as a whole
- Representation of diverse point of view
- Suitability in physical form for library use
- Technical quality
- Local or national significance
- Legal or licensing rights
- Adheres to accreditation standards set by TSLAC

#### 5. Selection Tools

Among the selection tools used by the Library Director and library staff include professional library journals, trade journals, subject bibliographies, publisher's reputation, promotional materials, and reviews from reputable sources. Since the Library collection reflects the unique community culture of Prosper, consideration is also given to materials requested by citizens of the community. Circulation history, statistics, and books in series will determine additions to the collection as well.

#### 6. Excluded from selection:

- Textbooks and curriculum-related works unless they are considered useful to the general reader as introduction to a subject and their presentation is superior to other sources.
- Scholarly and technical materials that are carried by academic or specialty libraries.
- Items having removable media such as memorabilia, patterns, stickers, sound, or toys.
- Items that have moveable parts such as flap book, tactile learning, or manipulatives (with the exception to items deemed "kits.")
- Puzzles or workbooks that encourage filling in blanks.
- Materials that are publicized solely through infomercials or personal websites.
- Self-published/subsidy published materials unless they are reviewed in established publications.
- Rare book: Since it is the public library's function to make materials available to all

users, the Prosper Community Library does not collect rare or unusual materials that require special handling. Rare publications pertaining to Prosper or Texas history will be given to the Prosper Historical Society or another appropriate institution for preservation and protection.

- Genealogical materials.

### **Collection Responsibilities**

Responsibility for the collection rests with the Library Director, who operates within the framework of the Collection Development Policy. The Library Director delegates to staff members authority to interpret and apply this policy in daily operations. All staff contributes to the development of collections driven by patron needs and expectations by:

- Engaging in open, continuous communication with patrons.
- Handling all requests equitably.
- Understanding and responding to continually changing demographics as well as societal and technological changes.
- Recognizing materials of varying complexity and format necessary to satisfy diverse needs.

### **Town of Prosper Community Room**

Community Room reservation requests may be made through the Town of Prosper website: [prosper.tx.gov/187/community-room-reservations](https://prosper.tx.gov/187/community-room-reservations). The Library does not manage room reservation bookings.

### **Collection Maintenance**

The library keeps its collection vital and useful by withdrawal and replacement of essential materials, and by removing those works that are worn, outdated, unnecessary duplicates, or no longer in demand. The library uses the Texas State Library and Archive Commission's CREW Method (Continuous Review, Evaluation, and Weeding) for guidance when reviewing collection.

### **Donated Materials**

The library is not accepting donations of any kind at this time.

### **Purchase Requests**

Purchase suggestions from patrons provide librarians with useful information about local interests or needs not currently met by the collection. The librarians evaluate requests for specific items in accordance with the established selection objectives and criteria. If the item is not added to the collection, the patron may have an opportunity to borrow the items through Interlibrary Loan.

### **Local Author Donation**

A Local Author Donation form must be completed and submitted to the library. The Local Author Donation Committee will review the application and notify the donor of its determination. Forms are available in the library only.

### **Public Notices and Non-Library Materials**

Only information created/published by the Town of Prosper and Prosper Community Library may be displayed or distributed in the library.

### **Reconsideration of Materials**

Prosper Community Library believes that censorship is a purely individual matter and declares that, while any person is free to reject for themselves materials of which they do not approve, they cannot exercise this right of censorship to restrict the freedom of others to read, view, listen, or inquire. The Prosper Community Library subscribes to the American Library Association's "Library Bill of Rights" and has set these regulations in place to assist in fulfilling the library's mission to serve the residents of Prosper.

Any patron who is a resident of the Town of Prosper and holds a library card in good standing from the Prosper Community Library is encouraged to speak with library staff if they have questions about the library's collection development policies.

If a resident's concern is not satisfied through discussion with library staff, the resident may create/write a letter titled "Recommendation for Reconsideration of Materials Letter" and send it to the Library Director.

For a Recommendation for Reconsideration of Materials to be considered by the library administration, it must meet the following criteria:

- The patron must be a Town of Prosper resident (Town of Prosper [CPR/C48] taxpayer) and hold a library card in good standing from the Prosper Community Library.
- The recommendation letter must be submitted to the Library Director.

The Library Director will respond directly to the patron or refer the recommendation to the library administration and Library Board for review. The Library Board and administration will review the recommendation and prepare a report to the Library Director. This report will determine whether the materials in question continue to meet the selection criteria of the library, and the Library Director will utilize this report in providing a response to the patron. The review process will be completed within thirty (30) days from the date the Recommendation for Reconsideration of Materials letter is received by the Library Director.

### **Interlibrary Loan**

Interlibrary Loan (ILL) is a service that allows Prosper Community Library card holders access to materials in the collections of other libraries by request. If the materials a cardholder desires are not available in the Prosper Community Library's collection, library staff can attempt to borrow it via the ILL system. An ILL request form must be submitted and the return shipping fee determined by current USPS fee schedule, will be charged to the patron's account upon the library's receipt of the item. This fee must be paid regardless of whether the item is ever picked-up by the patron. Cancellation of the ILL request does not negate this fee. Availability and speed of service is solely dependent on the ILL request software system, lending library

processing, and USPS delivery timelines.

### **Children in the Library**

The Prosper Community Library provides a warm, welcoming, exciting, and safe environment for people of all ages. Responsibility for the safety and behavior of children in the library rests with the parent or caregiver.

The safety of children left alone in the library is a serious concern of the library staff. Library staff cannot monitor the behavior and safety of children using the library.

Children under the age of 8 must be physically with an adult parent/caregiver. Parent/caregiver must attend and be engaged in programs with the child as well.

Children under the age of 13 must be accompanied by a parent, designated guardian or caregiver of at least 16 years of age. If a child under the age of 13 is in the library, a parent/caregiver must be in the building and aware of the location and behavior of the child.

Children ages 13 - 17 may use the library on their own and are expected to comply with all library rules and the Prosper Community Library Standards of Conduct Policy. Parents/caregivers are still, however, responsible for the behavior of their children. If children do not comply with library rules and the Prosper Community Library Standards of Conduct Policy, library staff may ask them to leave the library and the parent/guardian or police may be contacted.

### **Unattended/Abandoned Children after Closing Time**

Children under 13 are to be always supervised while at the library. The library is not responsible for children without transportation at closing. Library staff will exercise appropriate procedures to ensure the safety of unattended children when the library is closing.

Parents/caregivers are responsible for being aware of the library's hours of operation.

Parents/caregivers must also keep in mind that the library may close unexpectedly for reasons out of the control of staff, such as a power outage, inclement weather, etc.

If no one has arrived for the child within ten (10) minutes after closing time, the staff will call the Prosper Police Department. Two library staff members will wait for the police with the child. Once the police arrive, the child will be turned over to the Prosper Police, and the library staff members will no longer be responsible for the unattended child.

### **Orientation/Tours**

Private group tours are available by scheduling directly with the Library Director.

### **Exam Proctoring**

The Prosper Community Library does not offer proctoring services.

## Standards of Conduct Policy

### Purpose

The purpose of this policy is to establish standards of conduct for the comfort, safety and protection of library patrons and library staff. Library staff will firmly and courteously enforce these rules. The library expects each patron's cooperation in maintaining an environment conducive to enjoyable use of the library for all.

### Conduct Policy

Those using the library are responsible for conducting themselves and minor children in their care in a manner that does not threaten the safety, disturb, or interfere with the right of any other patron or with library employees' performance of their duties. Visitors, while in the library, shall be engaged in activities normally associated with the use of a library such as reading, studying, using library materials, attending programs/events, or other appropriate activities. The library reserves the right to restrict a person's use of the library if they violate the Prosper Community Library Standards of Conduct Policy.

### Standards

Improper conduct is prohibited while on library premises, including ing but ~~are~~ not limited to:

1. ~~Weapons of any kind.~~ Behavior that is abusive, threatening, or intended to intimidate another person.
2. Damaging or vandalizing library facilities, equipment, or materials.
3. Using abusive, obscene, or profane language ~~or acts~~.
4. Abandoning, neglecting, or leaving children under the age of thirteen (13) unattended by a parent or authorized caretaker or otherwise violating the Children in the Library portion specified in the policy document.
5. Arriving late (more than 5 minutes) to a children's library program or being disruptive during a program.
6. Using or being under the influence of any intoxicant, narcotic, or similar substance while in the library building or on library grounds.
7. Using tobacco products, including e-cigarettes.
8. Offensive bodily hygiene that constitutes a nuisance to others.
9. Inappropriate attire, i.e., attire including swimsuits, revealing or filthy/odorous clothing, etc. (Shirt/top, pants/skirt/shorts, shoes/sandals/etc. are required and must be worn at all times.)
10. Selling, soliciting, or panhandling.
11. Gambling.
12. Lying on the floor or sleeping.
13. Blocking library entrances or exits.
14. Petitioning, proselytizing, soliciting, or selling merchandise or services without written permission from the Library Director.
15. Removing library materials without following proper checkout protocol.
16. Moving other patron's items without their permission.

17. Causing noise that interferes with patron use of the library, including but not limited to the playing of audible electronic devices or engaging in loud or disruptive conversations.
18. Audible sound coming from an electronic device. (Earbuds or headphones must be worn such that residual sound cannot be heard.)
19. Audible cell phone notifications. (Cell phones must be put on silent or vibrate mode.)
20. Phone conversations. Cellular phone calls must be brief and non-disruptive to library patrons. Patrons are encouraged to take phone calls outside of the library.
21. Excessive noise of any kind. The library expects patrons to be respectful of other patrons' ability to concentrate and focus while utilizing the library's resources.
22. Consuming food or drink on the library premises except in authorized situations (drinks are allowed in closed containers only).
23. Bringing in any animals except service dogs.
24. Entering library with bicycles, roller skates, roller shoes, scooters, skateboards, or other similar devices.
25. Monopolizing library space, seating, tables, or equipment to the exclusion of other patrons or staff as determined by library staff.
26. Leading or conducting a program or event in the library without Library Director's prior approval.
27. Harassing a patron or staff member through noisy or boisterous activities, staring at or following another person with intent to annoy that person, or fighting physically or verbally.
28. Refusing to follow reasonable direction from library staff, including but not limited to leaving the library during normal closing procedures or during an emergency evacuation.

### **Program Etiquette**

For the enjoyment of all attendees, arriving on time, participating, interacting, and refraining from socializing (phone and in person) is expected during the event. Ticketed entry for programs is for card holders or their designated users as a guardian (nanny, grandparent, etc.) Non-members may not utilize member's cards for program access.

Library patrons who choose not to follow the Library's Standards of Conduct Policy, will be asked to correct the unacceptable behavior. If the behavior continues, that patron will be asked to leave. Prosper Police Department will be called if the patron refuses to leave.

### **Responsibility and Authority**

Final responsibility and authority for maintaining acceptable standards of conduct in the library rests with the Library Director, who will operate within a framework of policies and procedures adopted by the Town. The staff will operate under the Library Director's delegated authority.

The library is authorized to develop such procedures, guidelines, and rules as may be necessary to carry out these policies. Further, the library is authorized to utilize appropriate technologies to address the implementation of these policies.

### **Lost and Found**

Prosper Community Library assumes no liability for the personal possessions of patrons using the facility or items left at the library. As a public service, the library does maintain a lost and found.



All items found by the library staff will be taken to and stored for two weeks in the library workroom area.

When a lost item provides information regarding the possible/potential owner, library staff will attempt to contact the owner. Flash drives found in the library will not be viewed for any reason by staff and will be disposed of at the close of the day lost/left.

Items that pose a potential health risk are disposed of immediately. Lost items will be kept for 30 days before being discarded.

## **Emergency Situations**

### **Fire**

In the event of a fire, library staff will sound the fire alarm, report the fire to 911, and ask everyone to evacuate the building.

### **Sudden Inclement Weather**

In the event the Town sounds its Emergency Sirens, staff will instruct/require library occupants to move and occupy its first-floor interior restrooms until safety authorities lift the emergency protocol.

### **Medical Emergencies**

In the event of an ill/injured patron, library staff will respond positively with any reasonable help. If the ill/injured person is unable to make a call, the library staff will assist in notifying their requested person or call 911 if necessary.

### **Patron Confidentiality**

Prosper Community Library is committed to the protection of all library patron's right to privacy in the use of library resources and discloses patron information to the patron only. In regard to minors, information may be disclosed to the registered parent/guardian listed on the account. Library records will only be disclosed under court order, subpoena, or warrant as outlined in state statute, Texas Government Code, Section 552.124 and the surveillance provisions included in the USA PATRIOT ACT (Public Law 107-56).

## Prosper Community Library Patron Acceptable Use Policy For Internet and other Technology-Related Items

### Services Available

Typical services may include Internet access, computer applications such as word processor, spreadsheets, database access, children's educational and software applications, and other technologies as they become available. Services may be added and deleted as decided by the Library Director.

The library's electronic services are not intended to provide access to every software or hardware application or to every source of information available. The library does not offer email accounts but allows access to free email providers on the Internet.

Information on the Internet is not necessarily current, accurate, or complete. While valuable information is available on the Internet, some may be obscene, patently offensive, or harmful, especially to minor children, as defined by applicable state and/or federal laws. For purposes of this policy, minors are defined to include all individuals under the age of eighteen (18) years.

Since the Internet makes accessible a rapidly changing array of resources, it is not possible for the library to control or monitor content on a regular basis. The library utilizes software that blocks sources on the Internet that are obviously inconsistent with the library's mission. This does not fully guarantee that individual users are protected from accessing information they personally deem undesirable or disturbing. Be advised that filtering software is not foolproof; it diminishes the likelihood of seeing offensive material on the Internet but does not eliminate the possibility.

User information is deleted after logging off and each evening software resets the computers to default library settings clearing all cached data from that day.

### Internet Access

Library electronic resources are for educational, informational, and appropriate recreational purposes only. The library takes precautions to restrict access to controversial materials. However, a global network is impossible to control. Any user may access a website that is potentially controversial. We firmly believe that the valuable information and interaction available on the Web far outweighs the possibility that users may access material that is not consistent with the goals of the Prosper Community Library.

Although the library provides access to electronic information, this does not imply sponsorship or endorsement. It is the responsibility of the patron, parent, or guardian to determine the accuracy, appropriateness, and usefulness of information accessed through electronic resources. The Prosper Community Library assumes responsibility only for the information found on the Town of Prosper website.

Restriction of a minor's access to, or use of, electronic resources is the responsibility of the minor's

parents or legal guardians.

The library is not responsible for the content of electronic resources to which its patrons link, for the content of sources accessed through secondary links, or for the previous patron's search history. Patrons should expect no privacy when using electronic resources provided by the library whether accessed from an external site or internally, as these are public computers used in a public place.

Neither the Town of Prosper nor the Prosper Community Library can be held responsible for losses or liabilities, direct or indirect, incurred using electronic resources provided by the library.

The library is not responsible in any way for a personal electronic device brought into the library.

The library does not guarantee the availability of electronic resources.

### **Ages, Registration & Time Limits**

1<sup>st</sup> floor:

- 1<sup>st</sup> floor Internet computers require a library card to sign in.
- Children twelve (12) and younger are to use the 1<sup>st</sup> floor computers. Adults and teens assisting a child may utilize the computer in this area only if they child is with them, and they are working on an activity with the child.
- AWE computers are first-come first-served and do not have time limits. Headphones must be worn during use.
- Earbuds or headphones must be worn any time sounds are emitted from computer.

2<sup>nd</sup> floor:

- Computers on the 2nd floor are intended for adult use, but if utilized by a child under the age of 13, they must be under the immediate guidance and supervision of their parent or guardian.
- Portable devices may be used in the Teen area by children ages thirteen (13) – seventeen (17).
- Earbuds or headphones must be worn any time sounds are emitted from computer.

All computer workstations are available on a first-come, first-served basis. Time limits may be imposed on all computer workstation use. Time limits may vary depending on available computers and waiting patrons.

### **Use by Children/Minors**

Children's Internet computer access on 1<sup>st</sup> floor requires library card login. Parent/guardian signing minor in assumes responsibility for use. Although the library has a filter in place to uphold the Children's Internet Protection Act (CIPA), the library nor its staff is responsible for assuring the appropriateness of information accessed by children. Adult assumes responsibility of cost of printing from children's computers at \$0.20 per page.

### **Prosper Community Library Computer and Internet Use Policy**

1. Parents, guardians, and caregivers are responsible for monitoring their children's use of the

- library computers, access to the Internet, and the information accessed by minors.
2. Reasonable care of the computers by the user is expected. Misuse of computers will result in loss of computer privileges.
  3. Library staff may assist the user in accessing the Internet and appropriate printing devices but cannot provide in-depth assistance and/or training.
  4. The charge for printing is \$0.20 per page (color or black & white) and must be paid at the time of printing. Exact change is required. Credit cards may be used for printing equaling \$3.00 or more.
  5. Printers are not available via wireless connections from library portable devices or personal devices.
  6. Users may not store materials on the hard drive of any computer owned by the library. Users are expected to store materials using their own peripherals, e.g., flash drive.
  7. Use of any information or materials on sites you access is entirely at your own risk.
  8. Users will not perform any of the following acts:
    - a. Attempt to access devices or resources to which you have no explicit, legitimate rights.
    - b. Copy, reproduce, or transmit any copyrighted files or information other than in accordance with the requirements and allowances of the copyright holder.
    - c. Launch network attacks of any kind including port scans, DoS/DDoS, packet floods, replays or injections, session hijacking or interception, or other such activity with malicious intent.
    - d. Transmit malicious software such as viruses, Trojans, and worms.
    - e. Surreptitiously install software or make configuration changes to any device or application, by means of the installation or execution of key loggers, registry keys, or other executable or active application or script.
  9. Users will use the access provided here responsibly and with full regard to the safety, security, and privacy of all other users, devices, and resources.
  10. Users will be mindful of the cultural sensitivities of others while using this portal so as not to provoke reaction or offense, and will not intentionally access pornographic, graphically violent, hateful, or other offensive material (as deemed by the Town) regardless of others' sensitivities.
  11. Users understand that unauthorized use of resources through this portal may give rise to a claim for damages and/or be a criminal offense.
  12. As with most public internet connections, the library's internet connections, especially via wireless connections are not guaranteed to be secure. Caution should be exercised when using the library's computers. Wireless users should not transmit their credit card information, passwords and any other sensitive personal information while using any wireless connection. The library will not be responsible for any personal information (e.g., credit card) that is compromised. Restarting the computer at the end of use will erase all data from that station.
  13. The library will not be responsible for any damage caused to your hardware or software due to electric surges, security issues or consequences caused by viruses or hacking. All wireless access users should have up-to-date virus protection on their personal portable devices, computers or wireless devices.

14. The library reserves the right to log or monitor traffic to ensure that these terms are being followed as directed by Town of Prosper legal counsel.
15. Misuse or unauthorized use of Library computers and information resources will result in revocation of library privileges.

User privileges can and will be revoked upon any violation of this policy. The library staff in charge has full authority to disallow further usage of workstations. Any appeal for reinstatement of privileges must be made through the Library Director and Information Technology Director, with whom the final decision will rest.

Usage that encroaches upon standards set by law will be dealt with appropriately and firmly. Federal, state, and local laws concerning these matters will be upheld, and violators may be subject to prosecution.

### **Wireless Use**

Library visitors who bring their own devices to the library may access the Internet through a wireless network. Library wireless users are required to adhere to the same expectations as outlined in the Computer and Internet Use Policy. Users are encouraged to utilize anti-malware and virus protection on their personal electronic devices. The library cannot assure that data or files downloaded by users are virus-free. Users agree to indemnify the library for copyright infringement conducted using the library's wireless network. The library is not responsible for damages to equipment or data on a user's personal computer from the use of data downloaded from the Library's Internet service.

### **Hotspot usage policy and electronic device agreement**

Prosper Community Library has established a Wi-Fi hotspot lending program to provide patrons in our community with high-speed internet access. With this program, students can use the Internet for help with homework and projects, employees can have reliable internet access to meetings and presentations, and patrons can have home access to the library's digital resources such as our databases, catalog, and eBooks. Patrons can take advantage of our Wi-Fi hotspot lending program with a current Prosper Community Library card.

The library is not responsible for any liability, damages or expense resulting from use or misuse of the device, connection of the device to other electronic devices, or data loss resulting from use of device. Any use of the device for illegal purposes, unauthorized copying of copyright-protected material in any format, or transmission of threatening, harassing, defamatory or obscene materials is strictly prohibited. Hotspots may not leave the continental United States nor be used internationally.

Wi-Fi hotspots may be borrowed by card holders ages 18 and above with a library card in good standing. Checkout is limited to one per household at any given time. The library reserves the right to refuse service to patrons who abuse equipment or who are late in returning items.

Wi-Fi hotspots are available at the Circulation Desk on a first-come, first-served basis. They may not be reserved or placed on hold. To borrow a hotspot, the patron must have their library card or valid government ID and must complete and agree to the Electronic Device Agreement. Once a hotspot is checked out to a patron, it becomes the responsibility of that patron. Hotspots are not intended to be a long-term internet solution. We reserve the right to implement restrictions if checkout is being abused.

Hotspots may be borrowed for two weeks and may be renewed one-time within a 30-day period. They must be returned in person to the Circulation Desk, and never to another library, left outside the library door, or in the book drop. If a hotspot is not returned, or returned damaged, the borrower will be charged a replacement cost. If a device is not returned in a timely manner, civil and criminal action will be taken. If the borrower fails to pay the replacement cost for a lost device, their membership will be suspended until the account is clear.

### **Copier/Printer**

The Prosper Community Library offers a printer/copy machine to the public. Printing is \$0.20 per page (regardless of front/back or color/black and white). Payment for printing is due at the time of printing. Printing may not be placed as a balance fee on a library membership account. Cash or checks must be used as acceptable forms of payment for amounts less than \$3.00. Credit card may be used for printing of \$3.00 or more.

### **3D Printing**

The Prosper Community Library offers a 3D printer to library card holders. The 3D printer is intended to inspire all ages to create and innovate.

Patrons eighteen (18) years and older and who have a current Prosper Community Library card may submit digital designs (currently in .stl) to be printed on the library's 3D printer.

Children under eighteen (18) years of age must be accompanied by a parent or guardian. The parent or guardian must sign a permission form and agree to payment of printing for each minor.

Cardholder must be in good standing to submit a file for printing.

The printer may only be used for lawful purposes and be for objects appropriate for a public library environment. No weapons of any kind shall be created on the printer.

No patron will be permitted to use the library's 3D printer to create material that is:

- Prohibited by local, state, or federal law.
- Unsafe, harmful, dangerous, or poses an immediate threat to the well-being of others.
- Obscene or otherwise inappropriate for the library environment or violates the library's Standard of Conduct Policy.
- In violation of another's intellectual property rights. The printer will not be used to reproduce material that is subject to copyright, patent, proprietary, or trademark protection.

The library reserves the right to refuse any 3D print request.

Cost of printing is set by Town Ordinance at \$1.00 per hour of printing. Payment is due at the time of pickup of the object.

Items must be picked up within five (5) business days or they will become property of the library and will be disposed of. The patron will still be responsible for the cost of printing the item and the charges will be added to the patron's library account.

### **Disclaimer**

In consideration for the privilege of using the library and for having access to the information contained in it, library patrons hereby release and hold harmless the Town of Prosper, its officers, agents, servants, or employees, the library, its staff, volunteers, representatives, or advisors, from any and all liability or responsibility for any and all claims or expenses arising either directly or indirectly from the use of the library, whether or not caused, in whole or in part, by alleged negligence of the Town of Prosper, its officers, agents, servants, employees, volunteers, representatives, or advisors.

### **Violation of Prosper Acceptable Use Policy**

**Violation of any part of the Prosper Community Library Patron Acceptable Use Policy or failure to use the computer workstations appropriately and responsibly may result in the revocation of all computers and/or library privileges as determined by the Library Director. Unlawful activities will be referred to the appropriate legal authority and will be dealt with in a serious and appropriate manner.**

These policies incorporate by reference the following policies from the American Library Association (ALA) and the Texas Library Association (TLA):

- [The Library Bill of Rights](#)
- [The Freedom to Read Statement](#)
- [The Freedom to View Statement](#)
- [The Texas Library Association Intellectual Freedom Statement](#)

## Prosper Community Library Policies

### Mission Statement

To inform, encourage, engage, and entertain citizens by providing resources and services that respect individuals and ideas, inspire life-long learning, and build community.

The library upholds and supports the “Library Bill of Rights.”

### Purpose of Policy

This document states the policies and plans governing the Prosper Community Library.

### Hours of Operation

The library's hours of operation are intended to serve the needs of the greater community. Hours of operation of the library facility will be recommended by the Library Director and Library Board, with approval of the Executive Director of Community Services, Town Manager, or Town Council. Hours of operation are dependent upon budget, staffing levels, and usage patterns. Hours may be modified, reduced, or extended depending upon these factors. Business hours are subject to change due to town recognized holidays, emergencies, inclement weather or by other library actions.

### Circulation Policy

Borrowing materials from the Prosper Community Library is a service and a privilege extended by the Town of Prosper to facilitate the use of its library materials, programs, and space. The Library Director is authorized to promulgate and enforce such rules, procedures, and limitations as may be necessary for the protection of the town's library property as well as for the widest and best use of the materials and space. This includes limiting by type, subject, format, quantity, and time the materials which may be circulated. The library is also authorized to establish rules, procedures, and parameters for the provision of borrower registration privileges, library card uses, and the renewal of privileges. Misuse, abuse, or neglect of returning library materials repeatedly may result in forfeiture of library membership.

### Patron Registration

Any taxpaying resident of the Town of Prosper, upon completion of an application, proof of identification and Town residency, is eligible for free library membership. Identification will be a valid US or Texas government photo. Proof of residency will be confirmed through CAD (County Appraisal District). In lieu of an expired or invalid government issued photo ID card and/or CAD verification, some form of official photo identification and, a lease/home closing documents and/or most current utility bill (i.e., water/sewer, gas, electric) may suffice.

There are two (2) categories of membership to obtain library cards:

- Free permanent as well as limited memberships are available to those who can document\* that they live in a household that receives/pays a Town of Prosper utility bill and the CPR/C48 (Prosper Town) tax.
  - In-person renewal is required bi-annually (every 2 years).
- Paid memberships apply to those who do not pay a Town of Prosper utility bill or the CPR/C48



(Prosper Town) tax. The cost is \$50 per library card holder annually.

- In-person membership renewal and payment are required annually.

### **Acceptable Residence Verification Documents:**

There are two primary ways to prove residency:

1. Present a valid/non-expired government issued photo identification indicating your correct address.
2. If the photo ID does not indicate applicant's correct address, the applicant will also need a paper or digital utility bill (water, sewer, gas, electric) indicating services to the place of residence in addition to a photo ID.
  - If the applicant is a new resident and has not yet received a utility bill, closing documents or rental/lease agreement indicating place of residence will suffice. Purchase contracts are not accepted.

Collin or Denton County's Appraisal District databases may be referenced to determine which city or town the applicant pays their taxes to. These databases can be found at [www.collincad.org/](http://www.collincad.org/) or [www.dentoncad.com/](http://www.dentoncad.com/).

Non-residents must pay an annual membership fee of \$50 per card. Identification requirements are the same for a resident. Membership is non-refundable and is not prorated.

A Temporary Membership may be obtained with other forms of identification. See library staff for qualifications and rules for this type of adult membership.

By applying for a library card and the associated privileges, the individual agrees to abide by all policies and rules of the library and acknowledges responsibility for all items checked out on the card including reasonable care and protection from damage. By use of the library card the patron agrees to pay for any lost or damaged materials checked out on the card as well as any fees assessed on the account. The patron also agrees to promptly notify the library if the card is lost or stolen.

The parent accepts legal responsibility for the child's use of the library and all materials checked out on the child's card, including charges for lost or damaged materials or any library fees assessed on the account.

Individuals who have attained the age of eighteen (18) are an adult as to library usage and may assume the responsibilities which accompany the obtaining of a library card by applying for their own separate card. This does not relieve the parent/guardian of any obligations that are incurred by their minor child, as defined by and under the laws of the State of Texas.

The library reserves the right to verify identity and confirm patron information at any time. Membership may be terminated for intentionally falsifying personal information.

Borrowers holding a valid library card must present their own card at the time they wish to check out materials; however, a family member or designated individual is permitted to check out materials on another member's card if they have possession of that card. Positive identification may be requested for verification purposes. A patron may not check out items on a card they do not hold in their possession by any other means.

### **Circulation Procedures**

Borrowers in good standing regarding overdue/lost items and whose accounts are clear of fees, charges, or other restrictions will be permitted to check out materials for the time specified for those materials.

- Patron may check out up to twenty (20) items maximum per card.
- Materials are loaned for a period of two (2) weeks.
- One (1) kit maximum per card.
- Library materials should be returned on or before the due date. If they are not returned by the due date, they will be considered overdue.
- Patrons are responsible for all materials that are checked out on their account.
- Once an item becomes overdue, patrons will receive overdue notices via email and the patron's account will be restricted until all items are returned and borrowing privileges will be suspended.
- E-books are available with a library card in good standing through the library's electronic materials providers in accordance with their contracted use policies. Up to five (5) items may be checked out at one time, each for a maximum of two (2) weeks. Items may not be renewed, but they may be returned and checked out again if not on hold for another patron. A hold may also be placed on items that are not currently available for checkout.

### **Holds/ To Go Service**

Prosper Community Library permits patrons to place a hold on certain designated types of materials. A maximum of 10 holds may be placed per library card. If a library card already has 20 items checked out, it will not allow holds to be checked out until enough items are returned to allow for the holds to be checked out. When the hold item becomes available, the items will be checked out to the patron and the patron will be notified and given three (3) library business days to pick up the item(s). When holds are repeatedly not picked up, the library will restrict the card and all associated cards for future holds due to abuse. This restriction is irrevocable by library staff and the Library Director. New cards may not be issued to circumvent the abuse block.

### **Renewals**

Items may be renewed one time unless a hold has been placed on the items.

- Renewals should be made online by the patron through their account's login the day before the item is due.
- Once an item is overdue, renewal may no longer be possible due to repeated overdue/abuse of the library's lending policy, at which time the item(s) must be returned to the library and made available for other patrons.

- Patrons may not circumvent this renewal policy by checking an item in only to check it out again.

### **Library Fines/Replacement Costs for Lost/Damaged Materials:**

Library materials that are returned in a damaged condition are evaluated according to current library guidelines. Minor damage may be repaired so that the material may continue to be used. Significantly damaged or missing pieces to items will remain in the patron's account until the missing piece(s) has been returned and will be withdrawn from the collection and replacement cost and fee assessed.

- The replacement cost of library materials will be charged to the patron for a lost or damaged item.
- Items may NOT be purchased by a patron and brought to the library to replace an item they lost or damaged.
- The patron will be charged a \$5.00 processing fee in addition to the assessed value of the item.
- A \$5.00 processing fee will be charged to an account for each item returned missing its barcode, spine label, or protective covering.
- Individual replacement fees are assigned to patron's account for missing/damaged DVD cases, audiobook cases, kit cases, and backpacks.
- Patrons and their dependents who owe a fine or have lost overdue materials will not be allowed to check out items or renew membership until all fees are paid.
- Borrowing privileges may be suspended or forfeited for repeated overdue or damaged items or neglect of following library policies.
- A refund may be issued if lost item is found and returned to the library in the same condition it was borrowed within 30 days of payment. Abuse of this policy will result in forfeiture of this refund policy.

### **Computer Assistance by Library Staff**

The library provides computers and wireless access as a resource to the community and expects patrons to use them independently. Library staff does not provide one-on-one training on how to use the computers, websites, or computer programs. Library staff does not provide technical services for gaining access to the wireless network for personal computers brought into the library, cell phones, electronic reading devices, or other personal devices.

### **Patron Confidentiality**

Prosper Community Library supports intellectual freedom for everyone and has established these regulations to protect personal identifiable information contained in library records accessible in the library or through its computer systems.

- Patron records are regarded as confidential by library employees. Library staff will not discuss contents with others.
- Library staff will access patron records to conduct library business only.
- Library staff will seek counsel from the Town's Attorney before responding to any request by

a third party for personally identifiable information about any user. Such information includes database search records, reference interviews, electronic requests for information, circulation records, and other personally identifiable uses of library materials, facilities, or services.

- A person who presents a library card belonging to another individual for any purpose is not granted access to the confidential records associated with the library card unless that person is the parent or guardian of the minor card holder.

### **Study Rooms**

The library has limited study room space. As a result, this policy is in place to create fair access to these spaces. Study rooms may be used on a first come, first served basis.

#### **Study Room Use:**

1. Patrons (adult or juvenile) must have a valid Prosper Community Library card in good standing.
2. Member users must check-out the room via presentation of their library card or photo ID.
3. Study rooms may be utilized for two hours on a first come, first served basis. After two hours, the occupants may continue to use the space provided no one requests the space. The room in which the occupant has used the room the longest will be the first required to vacate.
4. If a study room is not available upon arrival, the patron will be informed as to when one will be available.
5. If a study room is not available, a patron may sign up to be next in line and must remain in the library to wait their turn.
6. Any study room left unattended for more than 15 minutes will be considered vacant and available for use by others. Unattended items will be placed in the library's lost and found.
7. The Prosper Community Library assumes no responsibility for either library or personal possessions left in the study room.
8. Light pre-packaged snacks and drinks in covered containers are allowed. Proper disposal of aforementioned items is required upon vacancy.
9. Reservations are not taken for study rooms. No phone or email requests are allowed. Requests can only be made in person at the time of use.
10. No one under the age of 13 years old may utilize a study room without adult supervision, nor use the room alone.
11. Maximum of four individuals may occupy a study room at one time.
12. In the case of groups (four or less) using the room, one person will represent the group for its tenure in the room. Consecutive, hourly signups by other persons of the same group are not allowed.
13. White board marker kits are available at the reference desk to use. No markers, other than the library's, are allowed to be used on the white boards.
14. Disruptive behavior will lead to a loss of access to the study room(s). Noise should be held to a reasonable level as the rooms are not soundproof.
15. Teleconferencing and/or phone calls are allowed as long as the volume is not considered disruptive or intrusive as the rooms are not soundproof.
16. Study Rooms are not available to be used for any of the following:
  - a. For purposes prohibited by town ordinance, by state or federal law, or Library Policy.

- b. For commercial advertising or direct solicitation of clients or customers.
- c. For fund-raising.
- d. For events which directly profit the business of a commercial organization or individual.

## **2<sup>nd</sup> Level Conference Room/Quiet Room**

The 2<sup>nd</sup> Level Conference/Quiet Room serves a maximum of eight (8) people for the purpose of allowing individuals or small groups to meet or to have a quiet workspace. It cannot serve both roles (conference and quiet space) at the same time, and therefore can only be one or the other at any given time.

Used as a Conference Room: The intent is to accommodate activities such as discussion groups, panels, small lectures, or meetings. Social events are not permitted.

1. Conference Room must be reserved by an adult via a Prosper Community Library card in good standing. Card holder must be in attendance of the meeting taking place in the conference room.
2. Reservations must be made in person and no more than one week in advance. No phone or email reservations are accepted.
3. A maximum of 8 people may use the room at any time. No additional seating may be taken from the library and relocated into the room.
4. Attendees must be at least 15 years old.
5. Conference room may be reserved for a maximum of two hours.
6. White board marker kits are available at the reference desk to use. No markers, other than the library's, are allowed to be used on the white boards.
7. Light snacks and drinks in covered containers are allowed. Proper disposal of aforementioned items is required upon vacancy.
8. The library will not provide computers, projectors, or other electronic equipment. Nor does the library provide personnel to assist in technical support, room set up/take down, or other materials needed by groups using the conference room.
9. Disruptive behavior or group activities which may cause a disruption to regular library operations will lead to an immediate loss of access to the conference room.
10. Chairs and tables exclusive to the room are provided by the library and restoring to original furniture set up is the responsibility of the user.
11. Meetings taking place near the end of the library operating day must be completed, cleaned up and vacated 10 minutes before the end of the reservation/close of library.
12. Conference Rooms are not available to be used for any of the following:
  - a. For purposes prohibited by town ordinance, by state or federal law, or Library Policy.
  - b. For commercial advertising or direct solicitation of clients or customers.
  - c. For fund-raising.
  - d. For events which directly profit the business of a commercial organization or individual (including professional tutoring services).
13. Solicitation or sales of products and services is prohibited. Charging fees, selling items, charging fees for attendance, or a requirement to purchase materials is not allowed.

Used at a Quiet Room: When not reserved for a meeting, this space is intended for quiet study or reading.

1. Furniture set up is not to be adjusted.
2. Light snacks and drinks in covered containers are allowed. Proper disposal of the aforementioned items is required upon vacancy.
3. Foods that emit smells are prohibited.
4. Cell phones must be set to silent, and all calls taken outside the library.
5. Group study or work are considered a meeting and should be booked as such. Minimum number of 4 people are required to reserve the conference room for that use.
6. Room reservations will be posted on the entrance to the Conference Room/Quiet Room and occupants will be given a 10-minute notice to vacate 5 minutes before the next scheduled reservation.
7. Occupants must be 13 years of age or older.

### **Collection Development**

Prosper Community Library seeks to fulfill its mission by selecting, acquiring, organizing, preserving, maintaining, and providing access to a collection of materials in the most current formats available, including electronic resources. The collection will address the interests and needs of the diverse community it serves in a format that is best suited to meet those needs and interests.

### **Materials Selection Policy**

This policy guides the development and continuous evaluation of library materials to reflect Prosper Community Library's mission to inform, encourage, engage and entertain citizens by providing resources and services that respect individuals and ideas, inspire life-long learning and build community.

Prosper Community Library provides library materials in a variety of formats that:

- Inform the public of timely issues and timeless ideas.
- Encourage people to discover, create, and learn.
- Engage citizens to explore diverse opinions and conduct research on topics of interest.
- Entertain all ages seeking recreation and leisure.

#### **1. Philosophy and Objectives**

Prosper Community Library's service commitment is to the people within its service area, including people of every age, education, background, personal philosophy, religious beliefs, occupation, economic level, ethnic origin, and human condition. The library upholds the right of the individual to secure information, even though the content may be controversial, unorthodox, or unacceptable to others. To represent the diversity of thought within the Prosper community, materials available in the library encompass a variety of viewpoints enabling citizens to make the informed choices necessary in a democracy. The library does not endorse beliefs or views, nor does the selection of an item express or imply an endorsement of the viewpoint expressed by the author.

Prosper Community Library encourages free expression and free access to ideas, both essential

elements in a democratic society. The library supports the individual's right to access ideas and information representing all points of view. The library subscribes to the principles of the American Library Association's "Library Bill of Rights," the "Freedom to Read Statement," and the "Freedom to View Statement," which are included as appendices to this policy. The collection contains information on a variety of subjects and views and is organized to provide free access to patrons within the limitation of space and budget. A complete collection of all that is published is not a realistic goal. However, the library strives to create an attractive, current, and balanced collection representing all fields of knowledge and all sides of issues in an unbiased manner.

## 2. Responsibility

The authority and responsibility for the selection of library materials rests with the Library Director. Library card holders may recommend materials for consideration through the library's membership software.

## 3. Collection Structure

The placement of materials within the library is determined by several factors. The library uses the Dewey decimal classification scheme which divides materials by subject. Professional catalogers use Dewey and Library of Congress subject headings to place materials into the proper subject areas and assign them to Adult, Young Adult, Juvenile, Reference, or other specific areas of the library.

## 4. General Selection Criteria

Prosper Community Library seeks to develop an outstanding collection within the constraints of budget allocations and shelf space. Materials purchased for the collection are not an endorsement by the library of either the content or viewpoint presented in them. The library provides, within its financial and space limitations, a general collection of materials embracing broad areas of knowledge, as well as literary and cultural genres. Included are works of enduring value and timely materials on current issues. Within the framework of these broad objectives, selection is based on community demographics and evidence of areas of interest.

Collections are reviewed and revised on an ongoing basis to meet contemporary needs. Collections are current and popular, not archival, and materials are not needlessly duplicated. Collections provide general coverage of subjects and reflect the characteristics of the community. Materials are withdrawn from the collection to maintain the collection's usefulness, timeliness, and relevance.

To build and maintain a collection of merit, materials are evaluated according to one or more of the following criteria. Not all criteria must be met and no one criterion will be decisive. Additional criteria may be used to select materials for specific collections.

- Current and relevant to community needs and interests
- Suitability of subject and style for intended audience
- Attention of critics and expert reviewers
- Cost in relation to value to the collection
- Comprehensiveness
- Skill, competence, purpose of author

- Reputation and significance of author
- Objectivity
- Authenticity of history or social setting
- Consideration of the work as a whole
- Representation of diverse point of view
- Suitability in physical form for library use
- Technical quality
- Local or national significance
- Legal or licensing rights
- Adheres to accreditation standards set by TSLAC

#### 5. Selection Tools

Among the selection tools used by the Library Director and library staff include professional library journals, trade journals, subject bibliographies, publisher's reputation, promotional materials, and reviews from reputable sources. Since the Library collection reflects the unique community culture of Prosper, consideration is also given to materials requested by citizens of the community. Circulation history, statistics, and books in series will determine additions to the collection as well.

#### 6. Excluded from selection:

- Textbooks and curriculum-related works unless they are considered useful to the general reader as introduction to a subject and their presentation is superior to other sources.
- Scholarly and technical materials that are carried by academic or specialty libraries.
- Items having removable media such as memorabilia, patterns, stickers, sound, or toys.
- Items that have moveable parts such as flap book, tactile learning, or manipulatives (with the exception to items deemed "kits.")
- Puzzles or workbooks that encourage filling in blanks.
- Materials that are publicized solely through infomercials or personal websites.
- Self-published/subsidy published materials unless they are reviewed in established publications.
- Rare book: Since it is the public library's function to make materials available to all users, the Prosper Community Library does not collect rare or unusual materials that require special handling. Rare publications pertaining to Prosper or Texas history will be given to the Prosper Historical Society or another appropriate institution for preservation and protection.
- Genealogical materials.

### **Collection Responsibilities**

Responsibility for the collection rests with the Library Director, who operates within the framework of the Collection Development Policy. The Library Director delegates to staff members authority to interpret and apply this policy in daily operations. All staff contributes to the development of collections driven by patron needs and expectations by:



- Engaging in open, continuous communication with patrons.
- Handling all requests equitably.
- Understanding and responding to continually changing demographics as well as societal and technological changes.
- Recognizing materials of varying complexity and format necessary to satisfy diverse needs.

### **Town of Prosper Community Room**

Community Room reservation requests may be made through the Town of Prosper website: [prosper.tx.gov/187/community-room-reservations](https://prosper.tx.gov/187/community-room-reservations). The Library does not manage room reservation bookings.

### **Collection Maintenance**

The library keeps its collection vital and useful by withdrawal and replacement of essential materials, and by removing those works that are worn, outdated, unnecessary duplicates, or no longer in demand. The library uses the Texas State Library and Archive Commission's CREW Method (Continuous Review, Evaluation, and Weeding) for guidance when reviewing collection.

### **Donated Materials**

The library is not accepting donations of any kind at this time.

### **Purchase Requests**

Purchase suggestions from patrons provide librarians with useful information about local interests or needs not currently met by the collection. The librarians evaluate requests for specific items in accordance with the established selection objectives and criteria. If the item is not added to the collection, the patron may have an opportunity to borrow the items through Interlibrary Loan.

### **Local Author Donation**

A Local Author Donation form must be completed and submitted to the library. The Local Author Donation Committee will review the application and notify the donor of its determination. Forms are available in the library only.

### **Public Notices and Non-Library Materials**

Only information created/published by the Town of Prosper and Prosper Community Library may be displayed or distributed in the library.

### **Reconsideration of Materials**

Prosper Community Library believes that censorship is a purely individual matter and declares that, while any person is free to reject for themselves materials of which they do not approve, they cannot exercise this right of censorship to restrict the freedom of others to read, view, listen, or inquire. The Prosper Community Library subscribes to the American Library Association's "Library Bill of Rights" and has set these regulations in place to assist in fulfilling the library's mission to serve the residents of Prosper.

Any patron who is a resident of the Town of Prosper and holds a library card in good standing from the Prosper Community Library is encouraged to speak with library staff if they have questions about the library's collection development policies.

If a resident's concern is not satisfied through discussion with library staff, the resident may create/write a letter titled "Recommendation for Reconsideration of Materials Letter" and send it to the Library Director.

For a Recommendation for Reconsideration of Materials to be considered by the library administration, it must meet the following criteria:

- The patron must be a Town of Prosper resident (Town of Prosper [CPR/C48] taxpayer) and hold a library card in good standing from the Prosper Community Library.
- The recommendation letter must be submitted to the Library Director.

The Library Director will respond directly to the patron or refer the recommendation to the library administration and Library Board for review. The Library Board and administration will review the recommendation and prepare a report to the Library Director. This report will determine whether the materials in question continue to meet the selection criteria of the library, and the Library Director will utilize this report in providing a response to the patron. The review process will be completed within thirty (30) days from the date the Recommendation for Reconsideration of Materials letter is received by the Library Director.

### **Interlibrary Loan**

Interlibrary Loan (ILL) is a service that allows Prosper Community Library card holders access to materials in the collections of other libraries by request. If the materials a cardholder desires are not available in the Prosper Community Library's collection, library staff can attempt to borrow it via the ILL system. An ILL request form must be submitted and the return shipping fee determined by current USPS fee schedule, will be charged to the patron's account upon the library's receipt of the item. This fee must be paid regardless of whether the item is ever picked-up by the patron. Cancellation of the ILL request does not negate this fee. Availability and speed of service is solely dependent on the ILL request software system, lending library processing, and USPS delivery timelines.

### **Children in the Library**

The Prosper Community Library provides a warm, welcoming, exciting, and safe environment for people of all ages. Responsibility for the safety and behavior of children in the library rests with the parent or caregiver.

The safety of children left alone in the library is a serious concern of the library staff. Library staff cannot monitor the behavior and safety of children using the library.

Children under the age of 8 must be physically with an adult parent/caregiver. Parent/caregiver must attend and be engaged in programs with the child as well.

Children under the age of 13 must be accompanied by a parent, designated guardian or caregiver of at least 16 years of age. If a child under the age of 13 is in the library, a parent/caregiver must be in the building and aware of the location and behavior of the child.

Children ages 13 - 17 may use the library on their own and are expected to comply with all library rules and the Prosper Community Library Standards of Conduct Policy. Parents/caregivers are still, however, responsible for the behavior of their children. If children do not comply with library rules and the Prosper Community Library Standards of Conduct Policy, library staff may ask them to leave the library and the parent/guardian or police may be contacted.

### **Unattended/Abandoned Children after Closing Time**

Children under 13 are to be always supervised while at the library. The library is not responsible for children without transportation at closing. Library staff will exercise appropriate procedures to ensure the safety of unattended children when the library is closing.

Parents/caregivers are responsible for being aware of the library's hours of operation. Parents/caregivers must also keep in mind that the library may close unexpectedly for reasons out of the control of staff, such as a power outage, inclement weather, etc.

If no one has arrived for the child within ten (10) minutes after closing time, the staff will call the Prosper Police Department. Two library staff members will wait for the police with the child. Once the police arrive, the child will be turned over to the Prosper Police, and the library staff members will no longer be responsible for the unattended child.

### **Orientation/Tours**

Private group tours are available by scheduling directly with the Library Director.

### **Exam Proctoring**

The Prosper Community Library does not offer proctoring services.

## Standards of Conduct Policy

### Purpose

The purpose of this policy is to establish standards of conduct for the comfort, safety and protection of library patrons and library staff. Library staff will firmly and courteously enforce these rules. The library expects each patron's cooperation in maintaining an environment conducive to enjoyable use of the library for all.

### Conduct Policy

Those using the library are responsible for conducting themselves and minor children in their care in a manner that does not threaten the safety, disturb, or interfere with the right of any other patron or with library employees' performance of their duties. Visitors, while in the library, shall be engaged in activities normally associated with the use of a library such as reading, studying, using library materials, attending programs/events, or other appropriate activities. The library reserves the right to restrict a person's use of the library if they violate the Prosper Community Library Standards of Conduct Policy.

### Standards

Improper conduct is prohibited while on library premises, including but not limited to:

1. Behavior that is abusive, threatening, or intended to intimidate another person.
2. Damaging or vandalizing library facilities, equipment, or materials.
3. Using abusive, obscene, or profane language.
4. Abandoning, neglecting, or leaving children under the age of thirteen (13) unattended by a parent or authorized caretaker or otherwise violating the Children in the Library portion specified in the policy document.
5. Arriving late (more than 5 minutes) to a children's library program or being disruptive during a program.
6. Using or being under the influence of any intoxicant, narcotic, or similar substance while in the library building or on library grounds.
7. Using tobacco products, including e-cigarettes.
8. Offensive bodily hygiene that constitutes a nuisance to others.
9. Inappropriate attire, i.e., attire including swimsuits, revealing or filthy/odorous clothing, etc. (Shirt/top, pants/skirt/shorts, shoes/sandals/etc. are required and must be worn at all times.)
10. Selling, soliciting, or panhandling.
11. Gambling.
12. Lying on the floor or sleeping.
13. Blocking library entrances or exits.
14. Petitioning, proselytizing, soliciting, or selling merchandise or services without written permission from the Library Director.
15. Removing library materials without following proper checkout protocol.
16. Moving other patron's items without their permission.
17. Causing noise that interferes with patron use of the library, including but not limited to the playing of audible electronic devices or engaging in loud or disruptive conversations.

18. Audible sound coming from an electronic device. (Earbuds or headphones must be worn such that residual sound cannot be heard.)
19. Audible cell phone notifications. (Cell phones must be put on silent or vibrate mode.)
20. Phone conversations. Cellular phone calls must be brief and non-disruptive to library patrons. Patrons are encouraged to take phone calls outside of the library.
21. Excessive noise of any kind. The library expects patrons to be respectful of other patrons' ability to concentrate and focus while utilizing the library's resources.
22. Consuming food or drink on the library premises except in authorized situations (drinks are allowed in closed containers only).
23. Bringing in any animals except service dogs.
24. Entering library with bicycles, roller skates, roller shoes, scooters, skateboards, or other similar devices.
25. Monopolizing library space, seating, tables, or equipment to the exclusion of other patrons or staff as determined by library staff.
26. Leading or conducting a program or event in the library without Library Director's prior approval.
27. Harassing a patron or staff member through noisy or boisterous activities, staring at or following another person with intent to annoy that person, or fighting physically or verbally.
28. Refusing to follow reasonable direction from library staff, including but not limited to leaving the library during normal closing procedures or during an emergency evacuation.

### **Program Etiquette**

For the enjoyment of all attendees, arriving on time, participating, interacting, and refraining from socializing (phone and in person) is expected during the event. Ticketed entry for programs is for card holders or their designated users as a guardian (nanny, grandparent, etc.) Non-members may not utilize member's cards for program access.

Library patrons who choose not to follow the Library's Standards of Conduct Policy, will be asked to correct the unacceptable behavior. If the behavior continues, that patron will be asked to leave. Prosper Police Department will be called if the patron refuses to leave.

### **Responsibility and Authority**

Final responsibility and authority for maintaining acceptable standards of conduct in the library rests with the Library Director, who will operate within a framework of policies and procedures adopted by the Town. The staff will operate under the Library Director's delegated authority.

The library is authorized to develop such procedures, guidelines, and rules as may be necessary to carry out these policies. Further, the library is authorized to utilize appropriate technologies to address the implementation of these policies.

### **Lost and Found**

Prosper Community Library assumes no liability for the personal possessions of patrons using the facility or items left at the library. As a public service, the library does maintain a lost and found. All items found by the library staff will be taken to and stored for two weeks in the library workroom area.

When a lost item provides information regarding the possible/potential owner, library staff will attempt to contact the owner. Flash drives found in the library will not be viewed for any reason by staff and will be disposed of at the close of the day lost/left.

Items that pose a potential health risk are disposed of immediately. Lost items will be kept for 30 days before being discarded.

## **Emergency Situations**

### **Fire**

In the event of a fire, library staff will sound the fire alarm, report the fire to 911, and ask everyone to evacuate the building.

### **Sudden Inclement Weather**

In the event the Town sounds its Emergency Sirens, staff will instruct/require library occupants to move and occupy its first-floor interior restrooms until safety authorities lift the emergency protocol.

### **Medical Emergencies**

In the event of an ill/injured patron, library staff will respond positively with any reasonable help. If the ill/injured person is unable to make a call, the library staff will assist in notifying their requested person or call 911 if necessary.

### **Patron Confidentiality**

Prosper Community Library is committed to the protection of all library patron's right to privacy in the use of library resources and discloses patron information to the patron only. In regard to minors, information may be disclosed to the registered parent/guardian listed on the account. Library records will only be disclosed under court order, subpoena, or warrant as outlined in state statute, Texas Government Code, Section 552.124 and the surveillance provisions included in the USA PATRIOT ACT (Public Law 107-56).

## **Prosper Community Library Patron Acceptable Use Policy For Internet and other Technology-Related Items**

### **Services Available**

Typical services may include Internet access, computer applications such as word processor, spreadsheets, database access, children's educational and software applications, and other technologies as they become available. Services may be added and deleted as decided by the Library Director.

The library's electronic services are not intended to provide access to every software or hardware application or to every source of information available. The library does not offer email accounts but allows access to free email providers on the Internet.

Information on the Internet is not necessarily current, accurate, or complete. While valuable information is available on the Internet, some may be obscene, patently offensive, or harmful, especially to minor children, as defined by applicable state and/or federal laws. For purposes of this policy, minors are defined to include all individuals under the age of eighteen (18) years.

Since the Internet makes accessible a rapidly changing array of resources, it is not possible for the library to control or monitor content on a regular basis. The library utilizes software that blocks sources on the Internet that are obviously inconsistent with the library's mission. This does not fully guarantee that individual users are protected from accessing information they personally deem undesirable or disturbing. Be advised that filtering software is not foolproof; it diminishes the likelihood of seeing offensive material on the Internet but does not eliminate the possibility.

User information is deleted after logging off and each evening software resets the computers to default library settings clearing all cached data from that day.

### **Internet Access**

Library electronic resources are for educational, informational, and appropriate recreational purposes only. The library takes precautions to restrict access to controversial materials. However, a global network is impossible to control. Any user may access a website that is potentially controversial. We firmly believe that the valuable information and interaction available on the Web far outweighs the possibility that users may access material that is not consistent with the goals of the Prosper Community Library.

Although the library provides access to electronic information, this does not imply sponsorship or endorsement. It is the responsibility of the patron, parent, or guardian to determine the accuracy, appropriateness, and usefulness of information accessed through electronic resources. The Prosper Community Library assumes responsibility only for the information found on the Town of Prosper website.

Restriction of a minor's access to, or use of, electronic resources is the responsibility of the minor's

parents or legal guardians.

The library is not responsible for the content of electronic resources to which its patrons link, for the content of sources accessed through secondary links, or for the previous patron's search history. Patrons should expect no privacy when using electronic resources provided by the library whether accessed from an external site or internally, as these are public computers used in a public place.

Neither the Town of Prosper nor the Prosper Community Library can be held responsible for losses or liabilities, direct or indirect, incurred using electronic resources provided by the library.

The library is not responsible in any way for a personal electronic device brought into the library.

The library does not guarantee the availability of electronic resources.

### **Ages, Registration & Time Limits**

1<sup>st</sup> floor:

- 1<sup>st</sup> floor Internet computers require a library card to sign in.
- Children twelve (12) and younger are to use the 1<sup>st</sup> floor computers. Adults and teens assisting a child may utilize the computer in this area only if they child is with them, and they are working on an activity with the child.
- AWE computers are first-come first-served and do not have time limits. Headphones must be worn during use.
- Earbuds or headphones must be worn any time sounds are emitted from computer.

2<sup>nd</sup> floor:

- Computers on the 2nd floor are intended for adult use, but if utilized by a child under the age of 13, they must be under the immediate guidance and supervision of their parent or guardian.
- Portable devices may be used in the Teen area by children ages thirteen (13) – seventeen (17).
- Earbuds or headphones must be worn any time sounds are emitted from computer.

All computer workstations are available on a first-come, first-served basis. Time limits may be imposed on all computer workstation use. Time limits may vary depending on available computers and waiting patrons.

### **Use by Children/Minors**

Children's Internet computer access on 1<sup>st</sup> floor requires library card login. Parent/guardian signing minor in assumes responsibility for use. Although the library has a filter in place to uphold the Children's Internet Protection Act (CIPA), the library nor its staff is responsible for assuring the appropriateness of information accessed by children. Adult assumes responsibility of cost of printing from children's computers at \$0.20 per page.

### **Prosper Community Library Computer and Internet Use Policy**

1. Parents, guardians, and caregivers are responsible for monitoring their children's use of the



- library computers, access to the Internet, and the information accessed by minors.
2. Reasonable care of the computers by the user is expected. Misuse of computers will result in loss of computer privileges.
  3. Library staff may assist the user in accessing the Internet and appropriate printing devices but cannot provide in-depth assistance and/or training.
  4. The charge for printing is \$0.20 per page (color or black & white) and must be paid at the time of printing. Exact change is required. Credit cards may be used for printing equaling \$3.00 or more.
  5. Printers are not available via wireless connections from library portable devices or personal devices.
  6. Users may not store materials on the hard drive of any computer owned by the library. Users are expected to store materials using their own peripherals, e.g., flash drive.
  7. Use of any information or materials on sites you access is entirely at your own risk.
  8. Users will not perform any of the following acts:
    - a. Attempt to access devices or resources to which you have no explicit, legitimate rights.
    - b. Copy, reproduce, or transmit any copyrighted files or information other than in accordance with the requirements and allowances of the copyright holder.
    - c. Launch network attacks of any kind including port scans, DoS/DDoS, packet floods, replays or injections, session hijacking or interception, or other such activity with malicious intent.
    - d. Transmit malicious software such as viruses, Trojans, and worms.
    - e. Surreptitiously install software or make configuration changes to any device or application, by means of the installation or execution of key loggers, registry keys, or other executable or active application or script.
  9. Users will use the access provided here responsibly and with full regard to the safety, security, and privacy of all other users, devices, and resources.
  10. Users will be mindful of the cultural sensitivities of others while using this portal so as not to provoke reaction or offense, and will not intentionally access pornographic, graphically violent, hateful, or other offensive material (as deemed by the Town) regardless of others' sensitivities.
  11. Users understand that unauthorized use of resources through this portal may give rise to a claim for damages and/or be a criminal offense.
  12. As with most public internet connections, the library's internet connections, especially via wireless connections are not guaranteed to be secure. Caution should be exercised when using the library's computers. Wireless users should not transmit their credit card information, passwords and any other sensitive personal information while using any wireless connection. The library will not be responsible for any personal information (e.g., credit card) that is compromised. Restarting the computer at the end of use will erase all data from that station.
  13. The library will not be responsible for any damage caused to your hardware or software due to electric surges, security issues or consequences caused by viruses or hacking. All wireless access users should have up-to-date virus protection on their personal portable devices, computers or wireless devices.

14. The library reserves the right to log or monitor traffic to ensure that these terms are being followed as directed by Town of Prosper legal counsel.
15. Misuse or unauthorized use of Library computers and information resources will result in revocation of library privileges.

User privileges can and will be revoked upon any violation of this policy. The library staff in charge has full authority to disallow further usage of workstations. Any appeal for reinstatement of privileges must be made through the Library Director and Information Technology Director, with whom the final decision will rest.

Usage that encroaches upon standards set by law will be dealt with appropriately and firmly. Federal, state, and local laws concerning these matters will be upheld, and violators may be subject to prosecution.

### **Wireless Use**

Library visitors who bring their own devices to the library may access the Internet through a wireless network. Library wireless users are required to adhere to the same expectations as outlined in the Computer and Internet Use Policy. Users are encouraged to utilize anti-malware and virus protection on their personal electronic devices. The library cannot assure that data or files downloaded by users are virus-free. Users agree to indemnify the library for copyright infringement conducted using the library's wireless network. The library is not responsible for damages to equipment or data on a user's personal computer from the use of data downloaded from the Library's Internet service.

### **Hotspot usage policy and electronic device agreement**

Prosper Community Library has established a Wi-Fi hotspot lending program to provide patrons in our community with high-speed internet access. With this program, students can use the Internet for help with homework and projects, employees can have reliable internet access to meetings and presentations, and patrons can have home access to the library's digital resources such as our databases, catalog, and eBooks. Patrons can take advantage of our Wi-Fi hotspot lending program with a current Prosper Community Library card.

The library is not responsible for any liability, damages or expense resulting from use or misuse of the device, connection of the device to other electronic devices, or data loss resulting from use of device. Any use of the device for illegal purposes, unauthorized copying of copyright-protected material in any format, or transmission of threatening, harassing, defamatory or obscene materials is strictly prohibited. Hotspots may not leave the continental United States nor be used internationally.

Wi-Fi hotspots may be borrowed by card holders ages 18 and above with a library card in good standing. Checkout is limited to one per household at any given time. The library reserves the right to refuse service to patrons who abuse equipment or who are late in returning items.

Wi-Fi hotspots are available at the Circulation Desk on a first-come, first-served basis. They may not be reserved or placed on hold. To borrow a hotspot, the patron must have their library card or valid government ID and must complete and agree to the Electronic Device Agreement. Once a hotspot is checked out to a patron, it becomes the responsibility of that patron. Hotspots are not intended to be a long-term internet solution. We reserve the right to implement restrictions if checkout is being abused.

Hotspots may be borrowed for two weeks and may be renewed one-time within a 30-day period. They must be returned in person to the Circulation Desk, and never to another library, left outside the library door, or in the book drop. If a hotspot is not returned, or returned damaged, the borrower will be charged a replacement cost. If a device is not returned in a timely manner, civil and criminal action will be taken. If the borrower fails to pay the replacement cost for a lost device, their membership will be suspended until the account is clear.

### **Copier/Printer**

The Prosper Community Library offers a printer/copy machine to the public. Printing is \$0.20 per page (regardless of front/back or color/black and white). Payment for printing is due at the time of printing. Printing may not be placed as a balance fee on a library membership account. Cash or checks must be used as acceptable forms of payment for amounts less than \$3.00. Credit card may be used for printing of \$3.00 or more.

### **3D Printing**

The Prosper Community Library offers a 3D printer to library card holders. The 3D printer is intended to inspire all ages to create and innovate.

Patrons eighteen (18) years and older and who have a current Prosper Community Library card may submit digital designs (currently in .stl) to be printed on the library's 3D printer.

Children under eighteen (18) years of age must be accompanied by a parent or guardian. The parent or guardian must sign a permission form and agree to payment of printing for each minor.

Cardholder must be in good standing to submit a file for printing.

The printer may only be used for lawful purposes and be for objects appropriate for a public library environment. No weapons of any kind shall be created on the printer.

No patron will be permitted to use the library's 3D printer to create material that is:

- Prohibited by local, state, or federal law.
- Unsafe, harmful, dangerous, or poses an immediate threat to the well-being of others.
- Obscene or otherwise inappropriate for the library environment or violates the library's Standard of Conduct Policy.
- In violation of another's intellectual property rights. The printer will not be used to reproduce material that is subject to copyright, patent, proprietary, or trademark protection.

The library reserves the right to refuse any 3D print request.

Cost of printing is set by Town Ordinance at \$1.00 per hour of printing. Payment is due at the time of pickup of the object.

Items must be picked up within five (5) business days or they will become property of the library and will be disposed of. The patron will still be responsible for the cost of printing the item and the charges will be added to the patron's library account.

### **Disclaimer**

In consideration for the privilege of using the library and for having access to the information contained in it, library patrons hereby release and hold harmless the Town of Prosper, its officers, agents, servants, or employees, the library, its staff, volunteers, representatives, or advisors, from any and all liability or responsibility for any and all claims or expenses arising either directly or indirectly from the use of the library, whether or not caused, in whole or in part, by alleged negligence of the Town of Prosper, its officers, agents, servants, employees, volunteers, representatives, or advisors.

### **Violation of Prosper Acceptable Use Policy**

**Violation of any part of the Prosper Community Library Patron Acceptable Use Policy or failure to use the computer workstations appropriately and responsibly may result in the revocation of all computers and/or library privileges as determined by the Library Director. Unlawful activities will be referred to the appropriate legal authority and will be dealt with in a serious and appropriate manner.**

These policies incorporate by reference the following policies from the American Library Association (ALA) and the Texas Library Association (TLA):

- [The Library Bill of Rights](#)
- [The Freedom to Read Statement](#)
- [The Freedom to View Statement](#)
- [The Texas Library Association Intellectual Freedom Statement](#)



## Economic Development Corporation

**To: Mayor and Town Council**  
**From: EDC Board of Directors**  
**Through: Mario Canizares, Town Manager**  
**Re: PEDC Budget FY 2024-2025**

**Town Council Meeting – September 10, 2024**

**Strategic Visioning Priority: 5. Work Towards a Growing & Diversified Tax Base**  
**4. Provide Excellent Municipal Services**

**Agenda Item:**

Consider and act upon adopting the FY 2024-2025 Prosper Economic Development Corporation budget.

**Description of Agenda Item:**

Section 21 of the Development Corporation Act of 1979 (Texas Revised Civil Statutes Article 5190.6), the “Act,” provides that the Town shall approve all programs and expenditures of the development corporation and shall annually review any financial statements of the corporation. It further provides that at all times the Town will have access to the books and the records of the development corporation. Additionally, Section 23(a)(13) of the Act states that the powers of the corporation shall be subject at all times to the control of the Town’s governing body.

**Budget Impact:**

There is no impact to the Town of Prosper’s General Fund as the Prosper Economic Development Corporation (Prosper EDC) is funded wholly by a half-cent of the local sales tax revenue. Since approved by Prosper citizens in 1996, the Prosper EDC has endeavored as its mission to “create jobs and capital investment” with the aim of expanding the local commercial property tax base and sales tax base, thereby lessening the property tax burden on homeowners.

The PEDC Board of Directors approved the FY 2024-2025 Budget at their July 17, 2024, meeting.

**Attached Documents:**

1. FY 2024-2025 PEDC Budget

**Town Staff Recommendation:**

The Prosper EDC Board recommends that the Town Council review and adopt the FY 2024-2025 Prosper Economic Development Corporation budget.

**Proposed Motion:**

I move to adopt the FY 2024-2025 Prosper Economic Development Corporation budget.

	Final	Approved/Amended	Actual to Date	PROPOSED
	FY 2022-2023	FY 2023-2024	FY 2023-2024	FY 2024-2025
<b>REVENUES</b>				
800 4120 65 00 Sales Tax	\$ 4,771,035	\$ 6,121,611	\$ 4,562,501	\$ 6,800,000
800 4610 65 00 Interest on Investments	\$ 599,040	\$ 400,000	\$ 624,855	\$ 400,000
500 0000 65 00 Sale of Land			\$ -	
500 0000 65 00 Contributions/Donations F				
800 4910 65 00 Other Revenue	\$ 28			
500 0000 00 00 Operating Transfer In				
500 0000 30 00 Gain/Loss on Sale - Auctio				
800 4920 65 00 Lease Proceeds	\$ 2,000		\$ 18,000	
800 4990 65 00 Gain/Loss-Sale of Fi				
<b>Total Revenues</b>	<b>\$ 5,372,102</b>	<b>\$ 6,521,611</b>	<b>\$ 5,205,356</b>	<b>\$ 7,200,000</b>
<b>EXPENSES</b>				
<b>Personnel Services - Salary</b>				
800 5110 65 00 Salaries & Wages	\$ 266,908	\$ 276,462	\$ 202,248	\$ 284,756
800 5115 65 00 Salaries - Overtime			\$ -	
800 5140 65 00 Salaries - Longevity Pay	\$ 550	\$ 790	\$ 670	\$ 790
800 5141 65 00 Salary Incentive	\$ 54,682	\$ 50,000	\$ 53,550	\$ 50,000
800 5142 65 00 Car Allowance	\$ 12,000	\$ 12,000	\$ 8,000	\$ 12,000
800 5143 65 00 Cell Phone Allowance	\$ 2,400	\$ 2,400	\$ 1,600	\$ 2,400
800 0000 65 00 Temporary Salaries			\$ -	
<b>Total Salary</b>	<b>\$ 336,540</b>	<b>\$ 341,652</b>	<b>\$ 266,068</b>	<b>\$ 349,946</b>
<b>Personnel Services - Benefit</b>				
800 5145 65 00 Social Security Expense	\$ 14,366	\$ 13,977	\$ 10,841	\$ 13,977
800 5150 65 00 Medicare Expense	\$ 4,613	\$ 4,229	\$ 3,637	\$ 4,229
800 5155 65 00 Unemployment (SUTA)	\$ 18	\$ 324	\$ 234	\$ 324
800 5160 65 00 Health Insurance	\$ 24,082	\$ 20,880	\$ 17,745	\$ 20,880
800 5162 65 0 HSA Expense	\$ 3,000	\$ 2,400	\$ 3,000	\$ 2,400
800 5165 65 00 Dental Insurance	\$ 770	\$ 816	\$ 536	\$ 816
800 5170 65 00 Life Insurance	\$ 266	\$ 208	\$ 188	\$ 208
800 5175 65 00 Liability (TML) Worker's Con	\$ 679	\$ 496	\$ 316	\$ 496
800 5176 65 00 TML Prop. & Liab. Insurance	\$ -	\$ -	\$ -	\$ -
800 5180 65 00 TMRs-Expense	\$ 52,909	\$ 41,677	\$ 37,384	\$ 41,677
800 5185 65 00 Long Term/Short Term Disal	\$ 518	\$ 526	\$ 380	\$ 526
800 5186 65 00 WELLE-Wellness Prog Reim	\$ 780	\$ 600	\$ 553	\$ 600
<b>Total Benefits</b>	<b>\$ 102,001</b>	<b>\$ 86,133</b>	<b>\$ 74,813</b>	<b>\$ 86,133</b>
<b>Operating, Land &amp; Incentive Expenses</b>				
800 5189 65 00 Admin. Fees to Town	\$ 15,000	\$ 15,500	\$ 11,250	\$ 15,500
800 5190 65 00 Contract Labor	\$ 53,000	\$ 75,000	\$ 40,000	\$ 75,000
800 5191 65 00 Hiring Cost	\$ -	\$ -	\$ -	\$ -
800 5210 65 00 Office Supplies	\$ 2,227	\$ 5,000	\$ 1,535	\$ 5,000
800 5212 65 00 Building Supplies	\$ 55	\$ 1,000	\$ -	\$ 1,000
800 5220 65 00 Office Equip & Furniture	\$ 9,752	\$ 10,000	\$ -	\$ 10,000
800 5230 65 00 Dues & Subscriptions	\$ 26,335	\$ 20,000	\$ 19,431	\$ 30,000
800 5240 65 00 Postage & Freight	\$ 425	\$ 1,030	\$ 72	\$ 1,000
800 5265 65 00 Promotional Expense	\$ 27,985	\$ 87,550	\$ 7,496	\$ 87,550
800 5268 65 00 Sponsorships & Donations	\$ 2,800	\$ 25,000	\$ 23,000	\$ 25,000
800 5280 65 00 Printing and Reproduction		\$ 2,575	\$ -	\$ 3,000
800 5305 65 00 Chapter 380 Program Grant	\$ 179,853	\$ 1,500,000	\$ 990,194	\$ 1,500,000
800 5310 65 00 Rental/Office Lease	\$ 1	\$ 1	\$ 1	\$ 1
800 5330 65 00 Copier Expense	\$ 2,142	\$ 5,000	\$ 1,615	\$ 5,000
800 5340 65 00 Building Repairs	\$ 1,095	\$ 10,000	\$ -	\$ 10,000
800 5410 65 00 Professional Services	\$ 65,512	\$ 100,000	\$ 86,313	\$ 100,000
800 5412 65 00 Audit Fees	\$ -	\$ 3,500	\$ -	\$ 3,500
800 5414 65 00 Appraisal/Tax Fees	\$ -	\$ 5,000	\$ 8,484	\$ 5,000
800 5418 65 00 IT Fees	\$ -	\$ -	\$ -	\$ -
800 5430 65 00 Legal Fees	\$ 18,631	\$ 50,000	\$ 6,076	\$ 50,000
800 5480 65 00 Contracted Services	\$ -	\$ -	\$ -	\$ -
800 5510 65 0 Liability Insurance	\$ -	\$ -	\$ -	\$ -
800 5520 65 00 Telephones-Cable	\$ -	\$ -	\$ -	\$ -
800 5521 65 00 Cell Phone Expense	\$ -	\$ -	\$ -	\$ -
800 5523 65 00 Water	\$ 594	\$ 2,000	\$ 1,669	\$ 2,000
800 5524 65 00 Gas - Office	\$ -	\$ -	\$ -	\$ -
800 5525 65 00 Electricity - Office	\$ 4,202	\$ 6,000	\$ 4,744	\$ 6,000
800 5526 65 00 Mobile Data Network	\$ 912	\$ 1,000	\$ 608	\$ 1,000
800 5530 65 00 Travel/Lodging/Meals Expen	\$ -	\$ 5,000	\$ 803	\$ 5,000
800 5531 65 00 Prospect Mtgs/Business Me	\$ 9,613	\$ 10,000	\$ 5,501	\$ 10,000
800 5533 65 00 Mileage Expense	\$ 247	\$ 500	\$ 189	\$ 500
800 5536 65 00 Training/Seminars	\$ 2,363	\$ 5,000	\$ 1,375	\$ 5,000
800 5600 65 0 Special Events	\$ 4,936	\$ 25,000	\$ -	\$ 25,000
800 6015 65 00 Project Incentives	\$ 1,981,992	\$ 2,000,000	\$ 2,985,780	\$ 3,000,000
800 7100 65 0 Operating Transfer Out				
<b>Total Expenses</b>	<b>\$ 2,409,674</b>	<b>\$ 3,970,656</b>	<b>\$ 4,196,135</b>	<b>\$ 4,981,051</b>
<b>Total Operating Costs</b>	<b>\$ 2,848,215</b>	<b>\$ 4,398,441</b>	<b>\$ 4,537,016</b>	<b>\$ 5,417,130</b>
<b>Net Income</b>	<b>\$ 2,523,888</b>	<b>\$ 2,123,170</b>	<b>\$ 668,340</b>	<b>\$ 1,782,870</b>



# ENGINEERING SERVICES

**To: Mayor and Town Council**

**From: Hulon T. Webb, Jr., P.E., Director of Engineering Services**

**Through: Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager**

**Re: School Zone Ordinance Amendment**

**Town Council Meeting – September 10, 2024**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Consider and act upon an ordinance amending Section 12.09.004 "School Traffic Zones" of Chapter 12 "Traffic and Vehicles" of the Town's Code of Ordinances by modifying the limits and hours of operation of such zones.

**Description of Agenda Item:**

The Prosper Independent School District (PISD) recently informed the Town that the elementary school end time has changed for the 2024-2025 school year.

The new end time for the PISD elementary schools for the 2024-2025 school year is shown below. The start and end times for all PISD middle and high schools for the 2024-2025 school year remain the same as last year and are also shown below:

<b><u>Elementary School Hours - PISD</u></b>	<b><u>Start</u></b>	<b><u>End</u></b>
Current	7:42 AM	2:52 PM
New	7:42 AM	3:00 PM
<b><u>Middle School Hours - PISD</u></b>	<b><u>Start</u></b>	<b><u>End</u></b>
Current	8:15 AM	3:30 PM
<b><u>High School Hours - PISD</u></b>	<b><u>Start</u></b>	<b><u>End</u></b>
Current	8:45 AM	4:10 PM

Typical hours of operation for school zones are from approximately 30 minutes before to approximately 15 minutes after the start of school and from approximately 15 minutes before to approximately 30 minutes after the end of school. With the change this year to the elementary school end time from 2:52 PM to 3:00 PM, it is necessary to change the school zone times as follows:

<b>Elementary School Hours (Current)</b>	<b>School Zone Hours</b>
7:42 AM to 2:52 PM	7:15 AM to 8:00 AM 2:35 PM to 3:20 PM
<b>Elementary School Hours (New)</b>	<b>School Zone Hours</b>
7:42 AM to 3:00 PM	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM

Previously approved deviations from the typical hours of operation include the following:

- August 25, 2020 – Town Council approved extending the morning and afternoon school zone time along First Street for Rushing Middle School to start at the same time as the start of the morning and afternoon school zone hours for Stuber Elementary. This allows the school zone flashers along First Street to be active when the Stuber Elementary School students are crossing at First Street and Chaucer Drive. The PISD has a crossing guard placed at this intersection.
- July 23, 2019 – Town Council approved extending the afternoon school zone time along La Cima Boulevard at Amistad Drive to end 70 minutes after Folsom Elementary ends to allow students walking home from Rogers Middle School additional time to cross La Cima Boulevard. This corresponds to the July 25, 2017, approved deviation along La Cima Boulevard at Arrowhead Drive.
- July 25, 2017 – Town Council approved extending the afternoon school zone time on La Cima Boulevard at Arrowhead to end 70 minutes after Folsom Elementary ends to allow students walking home from Rogers Middle School additional time to cross La Cima Boulevard.
- December 9, 2014 – Town Council approved extending the morning school zone time for Rogers Middle School to start 45 minutes before school due to the significant volume of early pedestrian traffic.

**Budget Impact:**

The cost for the replacement of the school zone time placards is approximately \$2,000 and will be funded by Account Number 100-5640-50-01 (Public Works Streets - Signs and Hardware), and installed by the Public Works Department.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has reviewed the ordinance as to form and legality.

**Attached Documents:**

1. Ordinance

**Town Staff Recommendation:**

Town Staff recommends that the Town Council approve an ordinance amending Section 12.09.004 "School Traffic Zones" of Chapter 12 "Traffic and Vehicles" of the Town's Code of Ordinances by modifying the limits and hours of operation of such zone.

**Proposed Motion:**

I move to approve an ordinance amending Section 12.09.004 "School Traffic Zones" of Chapter 12 "Traffic and Vehicles" of the Town's Code of Ordinances by modifying the limits and hours of operation of such zones.



**TOWN OF PROSPER, TEXAS**

**ORDINANCE NO. 2024 - \_\_\_\_**

**AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, AMENDING SECTION 12.09.004, "SCHOOL TRAFFIC ZONES," OF CHAPTER 12, "TRAFFIC AND VEHICLES," OF THE CODE OF ORDINANCES OF THE TOWN OF PROSPER BY MODIFYING THE LIMITS ON WHICH SCHOOL ZONES ARE ESTABLISHED; MODIFYING THE HOURS OF OPERATION OF SUCH ZONES; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the Town of Prosper, Texas ("Town"), is a home-rule municipal corporation duly organized under the laws of the State of Texas; and

**WHEREAS**, Section 541.302 of the Texas Transportation Code defines a "school crossing zone" as a reduced-speed zone designated on a street by a local authority to facilitate safe crossing of the street by children going to or leaving a public or private elementary or secondary school during the time the reduced speed limit applies; and

**WHEREAS**, Section 545.356 of the Texas Transportation Code provides that the governing body of a municipality may alter prima facie speed limits by ordinance based on the results of an engineering and traffic investigation; and

**WHEREAS**, the Town Council has investigated and finds that it is necessary for the protection and safety of children going to and leaving public elementary and secondary schools within Prosper to amend Section 12.09.004, "School Traffic Zones," of the Code of Ordinances to modify the reduced speed school zones on certain public streets as set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

**SECTION 1**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2**

Existing Section 12.09.004, "School Traffic Zones," of Chapter 12, "Traffic and Vehicles," of the Code of Ordinances of the Town of Prosper, Texas, is hereby amended by modifying the limits on which school zones are established, and the hours of operation of such zones, to read as follows:

<u>Street Name</u>	<u>Limits</u>	<u>Hours of Operation</u>	<u>Speed Limit</u>
<u>Bryant Elementary School</u>			
Falling Leaves Drive	From 200 feet north of Ironwood Drive to Ironwood Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Freeman Way	From 200 feet west of Goldenrod Lane to Teel Parkway	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Goldenrod Lane	From 200 feet south of Freeman Way to Ironwood Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Ironwood Drive	From 200 feet west of Goldenrod Lane to Teel Parkway	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Old Rosebud Lane	From 200 feet west of Goldenrod Lane to Goldenrod Lane	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Rock Springs Drive	From 200 feet north of Ironwood Drive to Ironwood Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Seven Oaks Drive	From 220 feet south of Freeman Way to Freeman Way	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Teel Parkway	From 300 feet north of Ironwood Drive to 300 feet south of Freeman Way	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
<u>Cockrell Elementary School</u>			
Cliff Creek Drive	From 130 feet southwest of school property to Evergreen Drive.	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Escalante Trail	From Whitley Place Drive to Prosper Trail	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Evergreen Drive	From 130 feet southwest of Orchard Grove Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Fisher Road	From Escalante Drive to 205 feet east of Escalante Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Mesa Drive	From Escalante Drive to 200 feet east of Escalante Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Orchard Grove Drive	From Evergreen Drive to Escalante Trail	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Prosper Trail	From 750 feet west of Escalante Trail to 300 feet east of Escalante Trail	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Red Wing Drive	From Escalante Drive to 215 feet east of Escalante Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Whitley Place Drive	From 150 feet southwest of Escalante Trail to 150 feet northeast of Escalante Trail	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20

<u>Folsom Elementary School</u>			
Amistad Drive	From La Cima Boulevard to 100 feet northwest of La Cima Boulevard	7:15 AM to 8:00 AM 2:45 PM to 4:10 PM	20
Amistad Drive	From La Cima Boulevard to 190 feet southeast of La Cima Boulevard	7:15 AM to 8:00 AM 2:45 PM to 4:10 PM	20
Arrowhead Drive	From La Cima Boulevard to 120 feet southeast of La Cima Boulevard	7:15 AM to 8:00 AM 2:45 PM to 4:10 PM	20
Arrowhead Drive	From 270 feet northwest of Sommerville Drive to Sommerville Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Buffalo Springs Drive	From 200 feet north of Cedar Lake Drive to 185 feet south of Cedar Lake Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Calaveras Court	From 260 feet northwest of Sommerville Drive to Sommerville Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Cedar Lake Drive	From 135 feet west of Buffalo Springs Drive to White River Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
La Cima Boulevard	From 255 feet southwest of Amistad Drive to 260 feet northeast of Amistad Drive	7:15 AM to 8:00 AM 2:45 PM to 4:10 PM	20
La Cima Boulevard	From 300 feet southwest of Arrowhead Drive to 300 feet northeast of Arrowhead Drive	7:15 AM to 8:00 AM 2:45 PM to 4:10 PM	20
Livingston Drive	From 180 feet northwest of Salada Drive to Twin Buttes Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Monticello Drive	From 130 feet northwest of La Cima Boulevard to La Cima Boulevard	7:15 AM to 8:00 AM 2:45 PM to 4:10 PM	20
Salada Drive	From Livingston Drive to 175 feet north east of Livingston Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Sommerville Drive	From White River Drive to Livingston Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Texana Drive	From Livingston Drive to 180 feet northeast of Livingston Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Twin Buttes Drive	From Livingston Drive to 170 feet northeast of Livingston Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
White River Drive	From 190 feet south of Cedar Lake Drive to 280 feet north of Sommerville Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
<u>Hall Elementary School</u>			
Big Sky Drive	From Edgewood Lane to 130 feet west of Edgewood Lane	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Edgewood Lane	From Kessler Drive to 130 feet south of Big Sky Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Gentle Knoll Lane	From Star Meadow Drive to 200 feet north of Star Meadow Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Glendover Drive	From Kessler Drive to 240 feet south of Kessler Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Kessler Drive	From Star Trail Parkway to Edgewood Lane	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Legacy Drive	From 300 feet north of Star Meadow Drive to 850 feet south of Star Meadow Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20

Star Meadow Drive	From Legacy Drive to 200 feet east of Gentle Knoll Lane	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Star Trail Parkway	From 200 feet northeast of Kessler Drive to 200 feet southwest of Kessler Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
<u>Rucker Elementary School</u>			
Craig Road	From 100 feet north of Preston Road to 100 feet south of First Street	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
<u>Stuber Elementary School</u>			
Clearwater Drive	From 210 feet west of Village Park Lane to Village Park Lane	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
First Street	From 300 feet west of Village Park Lane to 610 feet east of Village Park Lane	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Highland Street	From 160 feet west of Village Park Lane to Village Park Lane	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Shadow Ridge Drive	From 215 feet west of Village Park Lane to Village Park Lane	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Village Park Lane	From First Street to Highland Street	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Zilker Parkway	From 160 south of Highland Street to Highland Street	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
<u>Windsong Elementary School</u>			
Copper Canyon Drive	From 115 feet south of Marigold Lane to First Street	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
First Street	From 300 feet west of Redstem Drive to 300 feet east of Copper Canyon Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
First Street	From 260 feet west of Windsong Parkway to 220 feet east of Windsong Parkway	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Lantana Lane	From 200 feet east of Copper Canyon Drive to Copper Canyon Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Marigold Lane	From 145 feet west of Redstem Drive to 135 feet east of Copper Canyon Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Paddock Lane	From 265 feet west of Redstem Drive to Redstem Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Pine Leaf Lane	From 265 feet east of Copper Canyon Drive to Copper Canyon Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Porosa Lane	From 200 feet west of Redstem Drive to Redstem Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Prairie Clover Lane	From 265 feet east of Copper Canyon Drive to Copper Canyon Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Redstem Drive	From 125 feet south of Marigold Lane to First Street	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Sweet Clover Drive	From 265 feet east of Copper Canyon Drive to Copper Canyon Drive	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20
Windsong Parkway	From 120 feet north of First Street to 120 feet south of First Street	7:15 AM to 8:00 AM 2:45 PM to 3:30 PM	20

<u>Cheek Middle School</u>			
Denton Way	From 1,500 east of FM 1385 to 1,850 north of Gee Road	7:45 AM to 8:30 AM 3:20 PM to 4:05 PM	20
<u>Reynolds Middle School</u>			
Church Street	From 30 feet north of Eighth Street to Prosper ISD Property Line	7:45 AM to 8:30 AM 3:15 PM to 4:00 PM	20
Coleman Street	From 160 feet north of Gorgeous Drive to 60 feet south of Wilson Drive	7:45 AM to 8:30 AM 3:15 PM to 4:00 PM	20
<u>Rogers Middle School</u>			
Coit Road	From 300 feet south of Richland Boulevard to 1,150 feet north of Richland Boulevard	7:30 AM to 8:30 AM 3:15 PM to 4:00 PM	20
Richland Boulevard	From 300 feet west of Coit Road to east end of roadway	7:30 AM to 8:30 AM 3:15 PM to 4:00 PM	20
<u>Rushing Middle School</u>			
Chaucer Drive	From First Street to Clearwater Drive	7:15 AM to 8:30 AM 2:35 PM to 4:00 PM	20
Clearwater Drive	From 300 feet east of Chaucer Drive to Grove Vale Drive	7:15 AM to 8:30 AM 2:35 PM to 4:00 PM	20
First Street	From 300 feet west of Chaucer Drive to 190 feet west of Winsor Dr.	7:15 AM to 8:30 AM 2:35 PM to 4:00 PM	20
Grove Vale Drive	From 30 feet south of Clearwater Drive to Clearwater Drive	7:15 AM to 8:30 AM 2:35 PM to 4:00 PM	20
<u>Prosper High School</u>			
Coleman Street	From 110 feet east of Talon Lane to 1,900 feet east of Talon Lane	8:15 AM to 9:00 AM 3:55 PM to 4:40 PM	20
Frontier Parkway	From 3,930 feet west of SH 289 (Preston Road) to 3,305 feet west of SH 289 (Preston Road)	8:15 AM to 9:00 AM 3:55 PM to 4:40 PM	20
<u>Walnut Grove High School</u>			
First Street	From 1,300 west of Granite Shoal Drive to 300 feet east of Old First Street	8:15 AM to 9:00 AM 3:55 PM to 4:40 PM	20
Granite Shoal Drive	From First Street to 200 feet north of First Street	8:15 AM to 9:00 AM 3:55 PM to 4:40 PM	20
Old First Street	From First Street to 200 feet north of First Street	8:15 AM to 9:00 AM 3:55 PM to 4:40 PM	20
Wildcat Way	From First Street to south end of roadway	8:15 AM to 9:00 AM 3:55 PM to 4:40 PM	20

**SECTION 3**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

**SECTION 4**

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

**SECTION 5**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by fine not to exceed the sum of five hundred dollars (\$500.00) for each offense.

**SECTION 6**

This Ordinance shall become effective after its passage and publication, as required by law.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 10TH DAY OF SEPTEMBER, 2024.**

**APPROVED:**

\_\_\_\_\_  
**David F. Bristol, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**Terrence S. Welch, Town Attorney**



## ENGINEERING SERVICES

**To: Mayor and Town Council**

**From: Pete Anaya, P.E., Assistant Director of Engineering – Capital Projects**

**Through: Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager  
Hulon T. Webb, Jr., P.E., Director of Engineering Services**

**Re: Professional Engineering Services Agreement:  
Teel Parkway (First – Freeman) – 2 SB Lanes**

**Town Council Meeting –September 10, 2024**

**Strategic Visioning Priority: 1. Acceleration of Infrastructure**

### **Agenda Item:**

Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between CP&Y, Inc. dba STV Infrastructure, and the Town of Prosper, Texas, related to the design of the Teel Parkway (First - Freeman) - 2 SB Lanes project for \$806,740.30.

### **Description of Agenda Item:**

The services associated with this agreement are for the design of approximately 3,200 linear feet of the two (2) southbound lanes of Teel Parkway from just north of the intersection at First Street to Freeman Street. The new pavement section will be a four-lane concrete divided roadway, 4LD Minor Thoroughfare. The project includes roadway and drainage design, retaining wall, approximately 310 linear feet bridge over Doe Branch Tributary, pavement markings and signage, erosion control, median landscaping & irrigation and traffic control/phasing.

At the October 24, 2023, Town Council meeting, the Town Council approved a list of qualified engineering firms, which included services for roadway engineering design. CP&Y, Inc. dba STV Infrastructure, is included on the approved list. While this will be their first project with the Town of Prosper, the Town of Prosper staff have successfully worked with CP&Y, Inc. dba STV Infrastructure while employed in other municipalities.

### **Budget Impact:**

The cost for the design is \$806,740.30. A total of \$800,000.00 is budgeted in Account No.750-5410-10-00-2415-ST. The additional \$6,740.30 will be funded with CIP project savings.

### **Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Professional Engineering Services Agreement
2. Location Map

**Town Staff Recommendation:**

Town Staff recommends that the Town Council authorize the Town Manager to execute a Professional Engineering Services Agreement between CP&Y, Inc. dba STV Infrastructure, and the Town of Prosper, Texas, related to the design of the Teel Parkway (First - Freeman) – 2 SB Lanes project for \$806,740.30.

**Proposed Motion:**

I move to authorize the Town Manager to execute a Professional Engineering Services Agreement between CP&Y, Inc. dba STV Infrastructure, and the Town of Prosper, Texas, related to the design of the Teel Parkway (First - Freeman) – 2 SB Lanes project for \$806,740.30.



**PROFESSIONAL ENGINEERING SERVICES AGREEMENT  
BETWEEN THE TOWN OF PROSPER, TEXAS, AND CP&Y, INC. DBA STV INFRASTRUCTURE  
FOR THE TEEL PARKWAY [FIRST - FREEMAN] PROJECT (PRJ# 2415-ST)**

This Agreement for Professional Engineering Services, hereinafter called "Agreement," is entered into by the **Town of Prosper, Texas**, a municipal corporation, duly authorized to act by the Town Council of said Town, hereinafter called "Town," and **CP&Y, Inc. dba STV Infrastructure**, a company authorized to do business in Texas, acting through a duly authorized officer, hereinafter called "Consultant," relative to Consultant providing professional engineering services to Town. Town and Consultant when mentioned collectively shall be referred to as the "Parties."

**WITNESSETH:**

**WHEREAS**, Town desires to obtain professional engineering services in connection with the Teel Parkway (First - Freeman) (2415-ST), hereinafter called "Project";

For the mutual promises and benefits herein described, Town and Consultant agree as follows:

1. **Term of Agreement.** This Agreement shall become effective on the date of its execution by both Parties, and shall continue in effect thereafter until terminated as provided herein.

2. **Services to be Performed by Consultant.** The Parties agree that Consultant shall perform such services as are set forth and described in **Exhibit A - Scope of Services** and incorporated herein as if written word for word. All services provided by Consultant hereunder shall be performed in accordance with the degree of care and skill ordinarily exercised under similar circumstances by competent members of their profession. In case of conflict in the language of Exhibit A and this Agreement, this Agreement shall govern and control. Deviations from the Scope of Services or other provisions of this Agreement may only be made by written agreement signed by all Parties to this Agreement.

3. **Prompt Performance by Consultant.** Consultant shall perform all duties and services and make all decisions called for hereunder promptly and without unreasonable delay as is necessary to cause Consultant's services hereunder to be timely and properly performed. Notwithstanding the foregoing, Consultant agrees to use diligent efforts to perform the services described herein and further defined in any specific task orders, in a manner consistent with these task orders; however, the Town understands and agrees that Consultant is retained to perform a professional service and such services must be bound, first and foremost, by the principles of sound professional judgment and reasonable diligence.

4. **Compensation of Consultant.** Town agrees to pay to Consultant for satisfactory completion of all services included in this Agreement a total fee of Eight Hundred Six Thousand Seven Hundred-Forty and 30/100 Dollars (\$806,740.30) for the Project as set forth and described in **Exhibit B - Compensation Schedule** and incorporated herein as if written word for word. Lump sum fees shall be billed monthly based on the percentage of completion. Hourly not to exceed fees shall be billed monthly based on hours of work that have been completed. Direct Costs for expenses such as mileage, copies, scans, sub-consultants, and similar costs are included in fees and shall be billed as completed.

Consultant agrees to submit statements to Town for professional services no more than once per month. These statements will be based upon Consultant's actual services performed and reimbursable expenses incurred, if any, and Town shall endeavor to make prompt payments. Each statement submitted by Consultant to Town shall

be reasonably itemized to show the amount of work performed during that period. If Town fails to pay Consultant within sixty (60) calendar days of the receipt of Consultant's invoice, Consultant may, after giving ten (10) days written notice to Town, suspend professional services until paid.

Nothing contained in this Agreement shall require Town to pay for any work that is unsatisfactory as reasonably determined by Town or which is not submitted in compliance with the terms of this Agreement.

The Scope of Services shall be strictly limited. Town shall not be required to pay any amount in excess of the original proposed amount unless Town shall have approved in writing in advance (prior to the performance of additional work) the payment of additional amounts.

5. **Town's Obligations.** Town agrees that it will (i) designate a specific person as Town's representative, (ii) provide Consultant with any previous studies, reports, data, budget constraints, special Town requirements, or other pertinent information known to Town, when necessitated by a project, (iii) when needed, assist Consultant in obtaining access to properties necessary for performance of Consultant's work for Town, (iv) make prompt payments in response to Consultant's statements and (v) respond in a timely fashion to requests from Consultant. Consultant is entitled to rely upon and use, without independent verification and without liability, all information and services provided by Town or Town's representatives.

6. **Ownership and Reuse of Documents.** Upon completion of Consultant's services and receipt of payment in full therefore, Consultant agrees to provide Town with copies of all materials and documents prepared or assembled by Consultant under this Agreement and that Town may use them without Consultant's permission for any purpose relating to the Project. Any reuse of the documents not relating to the Project shall be at Town's risk. Consultant may retain in its files copies of all reports, drawings, specifications and all other pertinent information for the work it performs for Town.

7. **Town Objection to Personnel.** If at any time after entering into this Agreement, Town has any reasonable objection to any of Engineer's personnel, or any personnel, professionals and/or consultants retained by Engineer, Engineer shall promptly propose substitutes to whom Town has no reasonable objection, and Engineer's compensation shall be equitably adjusted to reflect any difference in Engineer's costs occasioned by such substitution.

8. **Insurance.** Consultant shall, at its own expense, purchase, maintain and keep in force throughout the duration of this Agreement applicable insurance policies as described in **Exhibit C - Insurance Requirements** and incorporated herein as if written word for word. Consultant shall submit to Town proof of such insurance prior to commencing any work for Town.

9. **Indemnification.** **CONSULTANT DOES HEREBY COVENANT AND AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TOWN AND ITS OFFICIALS, OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES AND INVITEES FROM AND AGAINST LIABILITY, CLAIMS, SUITS, DEMANDS AND/OR CAUSES OF ACTION, (INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION), WHICH MAY ARISE BY REASON OF DEATH OR INJURY TO PROPERTY OR PERSONS BUT ONLY TO THE EXTENT OCCASIONED BY THE NEGLIGENT ACT, ERROR OR OMISSION OF CONSULTANT, ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, INVITEES OR OTHER PERSONS FOR WHOM CONSULTANT IS LEGALLY LIABLE WITH REGARD TO THE PERFORMANCE OF THIS AGREEMENT.**

**IN THE EVENT THAT TOWN AND CONSULTANT ARE CONCURRENTLY NEGLIGENT, THE PARTIES AGREE THAT ALL LIABILITY SHALL BE CALCULATED ON A COMPARATIVE BASIS OF FAULT AND**

**RESPONSIBILITY AND THAT NEITHER PARTY SHALL BE REQUIRED TO DEFEND OR INDEMNIFY THE OTHER PARTY FOR THAT PARTY'S NEGLIGENT OR INTENTIONAL ACTS, ERRORS OR OMISSIONS.**

10. **Notices.** Any notices to be given hereunder by either Party to the other may be affected either by personal delivery, in writing, or by registered or certified mail to the following addresses:

**CP&Y, Inc. dba STV Infrastructure**  
 Michael Chisholm, Project Manager  
 Genesis Court, Suite 200  
 Frisco, Texas 75011  
[michael.chisholm@stvinc.com](mailto:michael.chisholm@stvinc.com)

**Town of Prosper**  
 Mario Canizares, Town Manager  
 PO Box 307  
 Prosper, TX 75078  
[mcanizares@prospertx.gov](mailto:mcanizares@prospertx.gov)

11. **Termination.** The obligation to provide further services under this Agreement may be terminated by either Party in writing upon thirty (30) calendar days notice. In the event of termination by Town, Consultant shall be entitled to payment for services rendered through receipt of the termination notice.

12. **Sole Parties and Entire Agreement.** This Agreement shall not create any rights or benefits to anyone except Town and Consultant, and contains the entire agreement between the Parties. Oral modifications to this Agreement shall have no force or effect.

13. **Assignment and Delegation.** Neither Town nor Consultant may assign its rights or delegate its duties without the written consent of the other Party. This Agreement is binding on Town and Consultant to the extent permitted by law. Nothing herein is to be construed as creating any personal liability on the part of any Town officer, employee or agent.

14. **Texas Law to Apply; Successors; Construction.** This Agreement shall be construed under and in accordance with the laws of the State of Texas. It shall be binding upon, and inure to the benefit of, the Parties hereto and their representatives, successors and assigns. Should any provisions in this Agreement later be held invalid, illegal or unenforceable, they shall be deemed void, and this Agreement shall be construed as if such provision had never been contained herein.

15. **Conflict of Interest.** Consultant agrees that it is aware of the prohibited interest requirement of the Town Charter, which is repeated in **Exhibit D - Conflict of Interest Affidavit** and incorporated herein as if written word for word, and will abide by the same. Further, a lawful representative of Consultant shall execute the Affidavit included in the exhibit. Consultant understands and agrees that the existence of a prohibited interest during the term of this Agreement will render the Agreement voidable.

Consultant agrees that it is further aware of the vendor disclosure requirements set forth in Chapter 176, Local Government Code, as amended, and will abide by the same. In this connection, a lawful representative of Consultant shall execute the Conflict of Interest Questionnaire, Form CIQ, attached hereto as **Exhibit E - Conflict of Interest Questionnaire** and incorporated herein as if written word for word.

16. **Venue.** The Parties herein agree that this Agreement shall be enforceable in Prosper, Texas, and if legal action is necessary to enforce it, exclusive venue shall lie in Collin County, Texas.

17. **Mediation.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

18. **Prevailing Party.** In the event a Party initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

19. **"Anti-Israel Boycott" Provision.** In accordance with Chapter 2270, Texas Government Code, a Texas governmental entity may not enter into a contract with a company for the provision of goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. Chapter 2270 does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) a contract that has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless the company is not subject to Chapter 2270 for the reasons stated herein, the signatory executing this Agreement on behalf of the company verifies by its signature to this Agreement that the company does not boycott Israel and will not boycott Israel during the term of this Agreement.

20. **IRAN, SUDAN AND FOREIGN TERRORIST ORGANIZATIONS.** If § 2252.153 of the Texas Government Code is applicable to this Contract, by signing below Contractor does hereby represent, verify and warrant that (i) it does not engage in business with Iran, Sudan or any foreign terrorist organization and (ii) it is not listed by the Texas Comptroller under § 2252.153, Texas Government Code, as a company known to have contracts with or provide supplies or services to a "foreign terrorist organization" as defined in § 2252.151 of the Texas Government Code.

21. **PROHIBITION ON CONTRACTS WITH CERTAIN COMPANIES PROVISION.** In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Contractor is not on a list maintained by the State Comptroller's Office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

22. **Signatories.** Town warrants and represents that the individual executing this Agreement on behalf of Town has full authority to execute this Agreement and bind Town to the same. Consultant warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Consultant to same.

**IN WITNESS WHEREOF**, the Parties, having read and understood this Agreement, have executed such in duplicate copies, each of which shall have full dignity and force as an original, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By:   
Signature  
Robin R. Handel  
Printed Name  
Senior Vice President  
Title  
8/22/2024  
Date

**TOWN OF PROSPER, TEXAS**  
By: \_\_\_\_\_  
Signature  
Mario Canizares  
Printed Name  
Town Manager  
Title  
\_\_\_\_\_  
Date

**EXHIBIT A  
SCOPE OF SERVICES**

**PROFESSIONAL ENGINEERING SERVICES AGREEMENT  
BETWEEN THE TOWN OF PROSPER, TEXAS, AND CP&Y, INC. DBA STV INFRASTRUCTURE  
FOR THE TEEL PARKWAY [FIRST - FREEMAN] PROJECT (PRJ# 2415-ST)**

**I. PROJECT DESCRIPTION**

The Town proposes to make infrastructure improvements to Teel Parkway from First Street to Freeman Way. This project consists of the design of approximately 3,200 linear feet of two southbound lanes on the west side of an ultimately six-lane divided roadway. The design improvements generally include paving, retaining wall, drainage, approximately 310 linear foot bridge (3 lanes with sidewalk) over Doe Branch Tributary, pavement markings, signage, erosion control, conduit for illumination, and median landscaping & irrigation.

The project generally includes hydrologic & hydraulic analysis, retaining wall design, LOMAR (If needed), geotechnical investigation, level 'A' and 'B' SUE (if needed), bid phase services, construction phase services (If needed), and record drawings.

**II. TASK SUMMARY**

**Task 1 – Survey**

- A. Data collection and Property Research
  - 1. Gather existing plat information.
  - 2. Collect property owner and record information.
  - 3. Gather existing ROW and easement information. Identify easements available through typical research methodologies. Undocumented easements may not be identified. Title research may be performed as an additional service and fee only upon written Town authorization.
  - 4. Coordinate with Town and Texas 811 to Locate and mark existing franchise and public utilities prior to performing the field survey. STV will not provide or research franchise and public utility maps.
- B. Design Survey
  - 1. The survey limits include the following:
    - a. Teel Parkway full 120-foot ROW of the alignment from approximately 100 feet east First Street and continuing north approximately 3,400 feet to 75 feet beyond Governors Island Way.
    - b. Limits will include surveying 50-foot beyond the ROW on all intersecting streets and driveways.
    - c. Additional survey of trails and streams between Pepper Grass Ln & Commons Way to the north of ROW approximately 100 feet
- C. Establish a vertical benchmark circuit as needed throughout the project. Town to provide established monument information for the area. Vertical control benchmarks will be established for use during construction.
- D. Establish horizontal control points, which will be based on NAD-83. Locate pertinent objects and above ground features within the survey limits, typically including:
  - 1. Roadway pavement and driveways (including pavement types).
  - 2. Drainage structures (i.e., culverts, ditches, inlets, manholes, and outfalls)
  - 3. Trees 6" caliper and larger
  - 4. Utilities (Texas 811 marking, signs or markers showing the presence of underground utilities, valves, manholes, flowlines, meters, backflow preventers, vents, poles, and guy wires.)
  - 5. Fences (including material type) and gates.

6. Sidewalks
7. Signs (roadway and private)
8. Right-of-Way monumentation
9. Creek bank elevations
10. Creek flowline
11. Bridge detail (abutments, columns, deck, low chord)
12. Cross sections of creek at bridge (1 cross section at each face of existing bridge, 1 cross section at each ROW line, and a cross section between the west ROW and west face of bridge).
13. Process survey data to create a plane view base map of existing features. Prepare final topographic drawing in digital format (including contours and breaklines) showing the features located in the field as well as the apparent ROW and property information, an ASCII coordinate file of the points in the field.
14. Project site visit to verify survey data.

### **Task 2 – Geotechnical Services**

Geotechnical Investigation. The CONSULTANT will provide a Geotechnical Engineer Report, no later than the preliminary design phase submittal, containing the following information:

- A. Exploration and Sampling – The CONSULTANT shall provide a subgrade investigation in accordance with Town design standards for Pavement and Subgrade Design Requirements and shall provide a geotechnical investigation in accordance with TxDOT requirements for bridge and MSE wall construction.
- B. Laboratory Testing – The CONSULTANT shall determine appropriate laboratory testing and soil properties in accordance with Town design standards and TxDOT standards.
- C. Pavement Design – The CONSULTANT shall provide a comprehensive pavement design report including summary of site investigations and recommendation of a pavement design based on the results of the above testing and in accordance with Town design standards, Pavement and Subgrade Design Requirements. The CONSULTANT shall include recommendations for subgrade stabilization and concrete thickness recommendations based upon design traffic volume provided by the Town.
- D. MSE Retaining Walls – The CONSULTANT shall provide recommendations for MSE retaining walls, including global stability, sliding, overturning, and bearing capacity analyses in accordance with TxDOT standards.
- E. Bridge Foundation – The CONSULTANT shall provide recommendations for the bridge foundation based on soil lab testing and boring exploration results in accordance with TxDOT standards.

### **Task 3 - Project Management and Coordination**

- 1.1 Client Meetings
- 1.2 Internal Team Meetings
- 1.3 Communication and Reporting
- 1.4 Kickoff Meeting
- 1.5 Design Submittal Review Meeting

### **Task 4: Construction Document Preparation**

#### **Preliminary Engineering (30% & 60%)**

#### **F. 30% DESIGN SUBMITTAL**

1. Data Collection
  - a. Consultant will rely on the Town to provide Town Design Criteria (paving, drainage, utilities, streetscape), Standard Details, Ordinances, record drawings, and Master Plan documents applicable to the project. Perform site visit(s) to obtain necessary information/confirm information obtained from other sources.

2. Roadway Design
  - a. Establish roadway centerline per Town record drawings of proposed Teel Parkway reconstruction. Anticipate alignment to match record drawings. No design iteration is anticipated for this Task.
  - b. Establish preliminary vertical alignments along proposed paving limits. Establish preliminary horizontal alignments for proposed drainage/storm (inlets and laterals only). Identify existing utility adjustments. Determine any conflicts and provide alternate design options if required.
3. Drainage Design
  - a. Delineate drainage areas and analyze the existing storm drain system. Based on storm analysis, provide preliminary sizing and calculations of all proposed inlets and laterals. Provide existing Main Line capacity and verify the existing system is adequately designed. Revise outfall location of both existing Line A and Line B to avoid conflicts with the proposed bridge. Provide all necessary preliminary calculations to Town. Improvements are not anticipated for the existing storm sewer under NB Teel Parkway, if they are necessary, an alternate design option will be discussed with the Town.
4. Retaining Wall Design
  - a. Initial Layouts
  - b. Calculate cost estimates.
5. Bridge Design
  - a. Establish Southbound bridge location and Typical Section, anticipated:
    - Three (3) 12-foot travel lanes, and one (1) 6-foot sidewalk (50-foot total width)
    - Proposed bridge structures are anticipated to be similar in structure type and aesthetic treatment to the existing Northbound bridge.
    - Evaluate up to one (1) option for each bridge layout to match existing Eastbound.
6. Opinion of Probable Construction Cost- Prepare estimated construction quantities and engineer's opinion of probable construction costs (OPCC) tabulated in Microsoft Excel format.
7. Conceptual Plan and Profile Exhibit
  - a. Prepare one (1) conceptual roadway plan and profile exhibit (roll plot format at appropriate scale as determined by the engineer). Items to be included:
    - Plan
      - Control Data
      - Existing right-of-way and easements
      - Existing survey data
      - Existing pavement
      - Existing driveway locations
      - Existing trees
      - Existing storm drain locations
      - Existing water line locations
      - Existing sanitary sewer line locations
      - Existing franchise utility locations (relying upon information provided by franchise utility owners and data collection)
      - Proposed centerline alignment and horizontal curve data
      - Proposed curb and paving limits
      - Proposed bridge
      - Proposed sidewalk
      - Proposed driveways
      - Proposed transition pavement tie-ins to existing pavement

- Proposed cross culverts and headwalls, if applicable
  - Proposed storm drainage system, if applicable
  - Proposed storm drain inlet locations
  - Proposed limits of construction
  - Proposed pavement marking
  - Proposed bridge layout
  - Profile
    - Existing ground profile at proposed top of curb and right-of-way lines
    - Proposed vertical alignment (top of curb)
    - Proposed bridge
    - Proposed Retaining wall
8. It is anticipated that Conceptual Plan and Profile Exhibit will only be used to support design discussion in design meeting with Town. It is assumed Exhibit will not be provided for official Town review and comment.
  9. 30% Design Submittal – Refer to III.DELIVERABLES

#### G. 60% DESIGN SUBMITTAL

1. General Plans - Prepare general plan sheets necessary including cover, general notes, sheet index, control sheet, project layout, and typical sections.
2. Removal Plans - Prepare plan sheets depicting any and all removals of existing public and private infrastructure specifying any necessary replacements and/or relocations.
3. Traffic Control - Prepare preliminary construction sequencing, traffic control and/or access plan for Town review.
4. Roadway Plan and Profile Drawings
  - a. Refine horizontal and vertical alignments along proposed paving limits and, drainage/storm (inlets and laterals only). Provide separate alignment data sheets. Determine any conflicts with private property including fences, driveways, sidewalks, landscaping, etc., and provide preliminary replacement or alternate design options if required. Present any potential alternatives, which alternatives which may provide cost savings to the TOWN.
  - b. Cross Sections - Develop cross sections for roadways and driveways (as needed) with existing & proposed ROW lines, drainage & slope easement lines, cross slopes, elevations, profile grade line, stations, ditch lines, retaining walls, etc. properly labeled. Submit roadway cross section sheets at 50' intervals and at critical locations (driveways, culverts, non-typical roadside features, etc.)
5. Drainage Design
  - a. Develop hydrology computations
  - b. Prepare Drainage Plan and Profiles
6. Retaining Wall Design – SEE SECTION TASK 4I for detailed scope.
7. Bridge Design – SEE SECTION TASK 4J for detailed scope.
  - a. Prepare one (1) Bridge layouts (plan sheets at appropriate scale as determined by the engineer).
  - b. Develop the Foundation plan, Bridge typical section, Traffic rail, and pedestrian rails.
  - c. List of additional sheets to be provided during Final Design
  - d. List of applicable TxDOT standards
  - e. Incorporate geotechnical recommendations into the 60% design submittal.
8. Signing & Pavement Marking – Prepare permanent signing and pavement marking plan in accordance with Town requirements and the Texas Manual on Uniform Traffic Control Devices (TMUTCD).



9. Opinion of Probable Construction Cost- Updated estimated construction quantities and engineer's opinion of probable construction costs (OPCC) tabulated in Microsoft Excel format. The Town may request additional justification for significant cost differences from previously provided OPCC's.
10. 60% Design Submittal – Refer to III.DELIVERABLES

### Final Engineering (90% & 100%)

#### H. 90% & 100% DESIGN SUBMITTAL

Incorporating comments from the Town, franchise utilities, and other interested parties, prepare final engineering plans and specifications with submittals at ninety percent (90%) and one-hundred percent (100%) completion. The final engineering design phase will include the following:

1. Previous Drawings – Revise and complete previously prepared drawings.
2. Traffic Control – Refine traffic control design and prepare final construction sequencing, traffic control and access plans.
3. Illumination Design (Conduit Only)
  - a. Town to provide future pole location.
  - b. Upon Town approval of illumination conduit location, design 2-inch conduit system using Town specifications.
  - c. Provide conduit layout, pull box locations, and applicable notes and details. Conduit will be shown on paving plans.
4. Landscape and Irrigation Design (Median only)
  - a. Coordinate with Town on proposed median landscaping and irrigation to meet Town standards.
  - b. Prepare planting plan sheets including trees, planting areas, and turf. Planting plans will show plant species, sizes, and location.
  - c. Prepare plan sheets for planting details and specifications, including canopy trees, ornamental trees, shrubs and groundcover, and turf.
    - Assumptions:
      - a. Tree locations will be coordinated with the Electrical Engineer in regards to lighting.
      - b. Landscape and irrigation plans will be provided for the median turfgrass, planting and trees only.
      - c. Tree protection and removal sheets for those trees within 50 feet of construction.
  - d. Prepare irrigation plans per Town standards for irrigation equipment. Irrigation plans will show head layout, pipe sizing, controller I valve locations.
    - Assumptions:
      - a. Sodding will occur on the west side of construction and will receive temporary irrigation and not permanent irrigation.
      - Irrigation will be provided for the median turfgrass, planting and trees only
    - e. Included tree protection and removal sheets for those trees within 50 feet of construction.
5. Erosion Control Design - Develop erosion control plans to comply with Town and any federal, state, or local requirements. Sheets will specify sediment control fence, inlet protection, rock check dams, sod, and seed locations.
6. Compile applicable TxDOT and Town standard details.
7. Opinion of Probable Construction Cost- Updated estimated construction quantities and engineer's opinion of probable construction costs (OPCC) tabulated in Microsoft Excel format. The Town may request additional justification for significant cost differences from previously provided OPCC's.

8. Project Manual - It is anticipated that the Town will compile the project manual. Consultant to provide the following:
    - a. Pay item listing
    - b. Quantities
    - c. Update the overall OPCC.
  9. Agency Permitting and Coordination (TDLR and TxDOT)
    - a. Prepare and submit Final Design plans to a Texas Department of Licensing and Regulation (TDLR) reviewer in accordance with the Elimination of Architectural Barriers Act. Consultant will review accessibility comments and make appropriate revisions to the plans. All coordination and fees with the TDLR application will be performed by Kimley-Horn.
    - b. Prepare and submit Final applicable permit set to Town for submission to TxDOT.
      - Town will submit permit sets to agencies and pay applicable fees
      - Engineer will respond to up to two (2) rounds of agency comments.
  10. 90% & 100% Design Submittal – Refer to III.DELIVERABLES
- I. Retaining Wall Design - Develop retaining wall designs for toe walls at each abutment. The Engineer shall submit the retaining wall layouts at the sixty (60%) for review and approval. If applicable, architectural standard drawings will be provided by the Town and shall be incorporated into design details by the Engineer.
1. Retaining wall types include:
    - a. Mechanically Stabilized Earth (MSE) Walls. Prepare the retaining wall layouts showing plan and profile. The Engineer is responsible for design of geometry and wall stability. The MSE wall vendor shall be responsible for the design of the wall including the panels, tie-backs, backfill, and related components. Incorporate a slope of 4:1 or flatter from the existing and finished ground line elevation to the face of the retaining wall.
  2. Provide layouts, elevations, quantity estimate, summary of quantities, typical cross sections and structural details of all retaining walls within the project.
- J. Bridge Design
1. This scope is limited to the design of one bridge structures, including approach slabs, foundations, substructure, superstructure and slope protection under the structures. Clear roadway width on the bridges will provide for up to 3 lanes plus shoulders. Bridges will be multi-span with maximum total length of 400 feet. Design shall incorporate sidewalk(s).
  2. The bridge design will accommodate light poles and electrical conduit using standard details Previous Drawings – Revise and complete previously prepared drawings.
  3. Provide aesthetic concrete pylon details which either a form liner or stone reveal.
  4. The bridge design will not accommodate support of utilities.
  5. The bridge design will be based on single-phase construction.
  6. The bridge shall be a typical span bridge with a concrete deck on a Texas I-Girder superstructure. A maximum of one preliminary layout shall be prepared for consideration by the Town.
  7. Once a bridge layout is approved, CONSULTANT shall perform final design of the selected alternative as follows:
    - a. Provide bridge foundation design. Perform final design of the preferred foundation type based on the geotechnical recommendations.
    - b. Provide substructure and superstructure detail design. Perform final, detailed design utilizing a conventional precast, prestressed concrete beam superstructure and conventional reinforced concrete bents with conventional substructure
    - c. Provide aesthetic concrete detail with form liner for railing only.

- d. Produce summary tables of all bridge structure quantities, bearing seat elevations and control elevations.
- e. General guidelines for Structural Design:
  - The bridge layout shall be in conformance with TxDOT's Bridge Design Manual and Bridge Detailing Manual. No detailed design work is to be performed until the TOWN has given the CONSULTANT written approval of the Preliminary Bridge Layout.
  - The bridge foundation design shall be in accordance with TxDOT's Geotechnical Manual and Bridge Design Manual.
  - Structural design shall be performed using the AASHTO LRFD Bridge Design Specifications, Ninth Edition, with all Interim Revisions
  - Bridge plans will reference standard TxDOT Specifications for materials and construction except where Town of Prosper design requirements override. Any special specifications required for the bridge design shall be prepared by CONSULTANT for review and approval.

### **Task 5: Hydraulics & Hydrology**

#### A. Hydrologic and Hydraulic Modeling, and Design

##### 1. Data Collection

- a. Westwood will obtain the available hydrologic and hydraulic models and any previous flood studies related to Tributary 6 of Doe Branch located in the Town of Prosper. We will obtain publicly available LiDAR Point Cloud data for the site to supplement survey data provided by STV. We will visit the site to review existing conditions.

##### 2. Hydrologic Analysis

- a. If the current effective hydrologic model for Tributary 6 to Doe Branch are not available, Westwood will prepare a new hydrologic analysis for the watershed containing the above referenced project. We will perform this analysis for existing, proposed, and fully developed watershed conditions as required by the Town and/or FEMA. The analysis will determine the 10-, 25-, 50-, 100-, and 500-year peak discharges for use in the hydraulic modeling.
- b. If the current effective hydrologic model for Tributary 6 to Doe Branch is available, but requires updates to reflect current conditions, Westwood will review and make updates to the model as necessary to reflect existing (pre-project) conditions at the time of the start of the project; proposed conditions to reflect any changes to the watershed caused by the project; and fully-developed watershed conditions per zoning & land use data published by the Town of Prosper and any other affected jurisdictions. The analysis will determine the 10-, 25-, 50-, 100-, and 500-year peak discharges for use in the hydraulic modeling.

##### 3. Bridge Hydraulic Analysis & Design

- a. Westwood will perform a hydraulic analysis and hydraulic design for the proposed southbound Teel Parkway bridge crossing of Tributary 6 to Doe Branch. The modeling will be based on field survey information (provided by STV/others) supplemented with publicly available LiDAR data, and bridge geometry provided by STV. We will utilize the flows determined in the hydrologic analysis or previously determined by the effective FEMA model or Town model to define base flood elevations and floodplain inundation limits throughout the limits of the proposed project. Westwood will review channel and embankment grading and work with the civil & bridge designers to remediate any unacceptable increases in regulatory water surface elevations caused by the proposed design. The hydraulic model will be used to conduct a scour analysis to address erosion concerns.

4. Narrative Drainage Report
  - a. Westwood will prepare a narrative drainage report based on the drainage analysis referenced above. The report will document the procedures and findings of our analysis and will be submitted to the Town for approval prior to construction.
  - b. Included in this item:
    - Narrative drainage report.
    - Floodplain work maps.
    - Technical documentation.
    - Coordination with the Town.
  - c. Not included in this item:
    - Town review fees; and Supporting site civil plans.
5. Design Submittals -Bridge H&H Sheets
  - a. 30% (Conceptual Design) - Westwood will prepare construction plan sheets for inclusion in the 30% design plan set. Anticipated sheets consist of the following:
    - Drainage area map(s)
    - Hydraulic workmap & results tables
  - b. 60% (Preliminary Plans) - Westwood will address review comments and prepare and/or update construction plan sheets for inclusion in the 60% design plan set. Anticipated sheets consist of the following:
    - Drainage area map(s)
    - Hydrologic data sheet (parameter summary table & computation results tables)
    - Hydraulic workmap & results tables
    - HEC-RAS cross section plots
  - c. Final (90% & 100%) - Westwood will address review comments and prepare and/or update construction plan sheets for inclusion in the final (90% and 100%) design plan set. Anticipated sheets consist of the following:
    - Drainage area map(s)
    - Hydrologic data sheet (parameter summary table & computation results tables)
    - Hydraulic workmap & results tables
    - HEC-RAS cross section plots

**Task 6: Letter of Map Revision (may be provided as Additional Services) (\$50,000)**

- A. After construction is complete, Westwood will use as-built topographic survey of the modified portions of the floodplain to update the current effective FEMA models to reflect the development. Westwood will prepare and submit a LOMR application, including a narrative description, tables, figures, exhibits, and forms, to the Town of Prosper and FEMA for review. Westwood will also prepare property owner notification letters and/or publish newspaper public notices as may be required. Fees for mailing or publishing public notices will be reimbursed by the client.
- B. For LOMR submittals, FEMA requires the payment of a review fee prior to initiation of review. The review fee for this type of LOMR is currently \$8,000 if submitted online, which is the preferred method. If a hard copy submittal is desired or required that can be provided as an additional service. FEMA review fees are updated periodically, so the actual amount may be different at the time of submittal. A single check for the required amount, made payable to the "National Flood Insurance Program", respectively, shall be the responsibility of the TOWN but will be transmitted to FEMA by Westwood along with the LOMR request. Westwood will determine the necessary submittal method after coordinating with the floodplain administrator.
- C. Additional service fee does not include LOMR submittal fee to FEMA.

**Task 7 – SUE (may be provided as Additional Services) (\$32,112.50)**

- A. Upon Town Authorization, perform SUE (Subsurface Utility Engineering) Quality Level “A” and Level “B” to identify existing franchise utility locations along Teel Parkway by exposing specific utilities. Additional SUE will not be performed without written authorization by the Town.
1. Utilities to be designated include, gas, telecommunications, electric, traffic signals, storm, water, and sanitary sewer.
  2. QL “A” provides three-dimensional (x,y,z) information obtained through the application and interpretation of non-destructive vacuum excavation methods. This quality provides the most accurate horizontal location and vertical position of subsurface utilities.
  3. Up to six (5) test hole locations which will then be field surveyed have been budgeted for this task. We will not proceed with performance of services beyond the days budgeted, without written authorization by the Town.
  4. QL “B” provides two-dimensional (x,y) information obtained through the application and interpretation of non-destructive surface geophysical methods. This quality provides the horizontal position of subsurface utilities within approximately one foot.
    - a. Approximately four (2) days have been budgeted for this task. This may include area along Teel Parkway alignment between First Street to Freeman Way. We will not proceed with performance of services beyond the days budgeted, without written authorization by the Town.

**Task 8 – Environmental Services**

- A. The budgeted fee for this Task assumes Aquatic Resources Delineation, USACE Nationwide Permitting, and Archaeological Survey have been completed for proposed project improvements by Windsong Ranch Environmental Engineer (Integrated Environmental Solutions, LLC). The budgeted fee for this Task is based upon providing the below services as needed to support these original assumptions. The budgeted fee for this Task is based upon approximately 40 hours. Task will include:
1. Develop Project Memo to show project does not exceed original USACE approved Individual Permit
    - a. This task assumes proposed project impacts were included as a part of original Individual Permit for Windsong Ranch Residential development (USACE project number SWF-2016-00136). It is assumed formal USACE notification and authorization will not be required; however, it will be based upon review of project plans, construction details, and/or specifications and potential impacts to jurisdictional waters previously identified. Consultant will document this information specific to the project.
  2. Perform Additional Aquatic Resources Delineation (may be provided as Additional Service)
  3. Develop USACE Nationwide Permit Non-Notifying Memo (may be provided as Additional Service)
  4. Perform Desktop Cultural Resources Review (may be provided as Additional Service)
  5. Perform Archaeological Survey (may be provided as Additional Service)

**A. BID & CONSTRUCTION ADMINISTRATION**

**Task 9 – Bid Phase Services**

- A. Provide Plans & Specifications to the Town for Bidding (PDF & 2 paper copies 11x17)
- B. Attend Pre-Bid Meeting
- C. Addendum and Inquires
- D. Provide CAD files

- E. To be provided by the Town:
1. Bid Book
  2. Bid Tabulation

**Task 10 – Construction Administration – (may be provided as Additional Services) (\$18,571.20)**

Although day to day operation and oversight of the construction phase will be managed by the TOWN, the CONSULTANT will assist the Town during the construction phase of the project as follows:

- A. Pre-Construction Conference – Meet with the TOWN, the contractor, and other interested parties to discuss the construction of the Project, including Project requirements, communication procedures, Project scheduling, personnel, laboratory testing requirements, field inspection, construction staking, pay requests, and other pertinent matters that may impact the Project.
- B. Construction Observation – NOT PROVIDED IN STV SCOPE & FEE
- C. Shop Drawings, Samples, and Materials – Review and approve or take other appropriate action in respect to shop drawings required for the Project to ensure they are in conformance with plans, specifications, and Town requirements. Each shop drawing shall be limited to two (2) resubmittal reviews. Evaluate and determine the acceptability of substitute or “or-equal” materials and equipment proposed by the contractor in accordance with the contract documents, but subject to the provisions of applicable standards of state or local government entities.
- D. Clarifications and Interpretations – When requested, review laboratory testing reports, requests for information (RFI), field change requests, and change orders and provide comments and/or responses to TOWN. Provide written responses to RFI’s or clarification to TOWN or contractor. Provide and maintain an accurate Change Order Log, Submittal Log and RFI Log throughout the duration of the Project and make such logs available to the TOWN upon request. If requested by the TOWN, render written decision on all claims of TOWN and contractor relating to the acceptability of contractor’s work or the interpretation of the requirements of the contract documents pertaining to the progress of the contractor’s work.
- E. Change Orders – Recommend Change Orders to TOWN or review and make recommendations related to Change Orders provided at the request of the contractor.
- F. Final Walk-Through – NOT PROVIDED IN STV SCOPE & FEE
- G. CONSULTANT shall perform its services in accordance with such Project schedule as is specified in the Contract, but in any event as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project in the case of delays caused by the TOWN’s review of documents submitted under this Contract.

**Task 11 – Record Drawings**

- A. Consultant will prepare construction Record Documents based on the information received from the Contractor.
- B. The budgeted fee for this Task is based upon approximately 20 hours. We will not proceed with performance of services beyond the hours budgeted, without written authorization by the Town.
- C. Record Documents submittal, refer to III. DELIVERABLES

**B. Exclusions**

1. Right of Way / Easement Documents
2. Environmental Investigation except what proposed in SECTION TASK 8.
3. Traffic Engineering reports or studies
4. Design of Trench safety
5. Consulting services by others not included in proposal;
6. Alternate additions not included in the original scope;
7. Improvements outside the Project limits and existing ROW, Include adjacent HOA trail and culverts.
8. Alternate additions not included in the original scope or additional scope of services;
9. Items listed as TOWN responsibilities on Exhibit "C" which is attached hereto and incorporated herein by reference and made a part hereof as if repeated verbatim;
10. Irrigation pumping plant, rain water collection or re-use systems;
11. Native American tribal coordination;
12. Archaeological artifact curation;
13. Hazardous Waste
14. Private property improvement concepts or final designs;
15. Sanitary sewer lines construction or replacement;
16. Special traffic signal design is not included;
17. FEMA submittals or coordination, including a CLOMR or LOMR;
18. Utility conflict: Project notification letters to all affected utilities and coordination with utility companies / scheduling meetings;
19. SUE / Geotechnical — Assumed Sub consultant not responsible for Traffic Control;
20. Illumination Design & illumination foundations;
21. Tree removal permit;
22. Right of Entry Letters;
23. Sanitary Sewer and Water line replacement;

24. Public Meetings or Public Outreach;
25. Streetscape/Hardscape design;
26. Landscaping modifications beyond the median nose, including adjacent HOA;
27. Retaining Walls other than what is proposed in SECTION TASK 4I;
28. Rendered (colored) landscape plan (other than schematic sketches) including 3D sketch-up, photoshop perspectives, and 3D modeling for roadway or bridges;
29. Engineering Design Rational, Project Manual;
30. Quality control and testing services during construction;
31. Construction Inspection and Final walk through.
32. Construction Administration
33. SUE



### III. DELIVERABLES

Task 1 - Surveying

- Digital Topographic Drawing

Task 2 – Geotechnical Investigation

- One (1) Copy of Geotechnical Report

Task 4 – Conceptual Design

#### 30% Design

- Conceptual Design Exhibit (up to 1 upon request)
- Half Size Preliminary Retaining Wall Layouts
- Half Size Preliminary Bridge Layouts
- 30% Opinion of Probable Construction Cost
- PDF version of 30% Deliverable

#### 60% Design

- Half Size 60% Plan sets (up to 1 upon request)
- 60% Opinion of Probable Construction Cost
- PDF version of 60% Deliverable

#### 90% Design

- Half Size 90% Plan sets (up to 1 upon request)
- PDF version of 90% Deliverable
- Half Size 90% Plan sets (up to 1 upon request)

#### 100% Final Design

- 1000% Opinion of Probable Construction Cost
- PDF version of 1000% Deliverable
- Half Size 100% Plan sets (up to 1 upon request)

Task 5 - Hydraulics & Hydrology

#### 30% Design

- Drainage area map(s)
- Hydraulic workmap & results tables

#### 60% Design

- Drainage area map(s)
- Hydrologic data sheet (parameter summary table & computation results tables)
- Hydraulic workmap & results tables
- HEC-RAS cross section plots

#### 90% & 100% Design

- Drainage area map(s)
- Hydrologic data sheet (parameter summary table & computation results tables)
- Hydraulic workmap & results tables
- HEC-RAS cross section plots

#### Narrative Drainage Report

- Included:
  - Narrative drainage report.
  - Floodplain work maps.
  - Technical documentation.

- Coordination with the Town.
- Not included in this item:
  - Town review fees; and Supporting site civil plans.

Task 8 – Environmental Services

- Environmental Technical Memo

Task 11 – Construction Administration

- TBD (Additional Services -\$18,571.20)
- Pay item listing
- Half-size and full-size of final (signed and sealed) Conformed plan sets (up to 1 each upon request)

Task 12 – Record Drawings

- One (1) DWG of the record drawings base map in accordance with Town standard
- One (1) PDF copy of each sheet of the record drawings

**EXHIBIT B  
COMPENSATION SCHEDULE**

**PROFESSIONAL ENGINEERING SERVICES AGREEMENT  
BETWEEN THE TOWN OF PROSPER, TEXAS, AND CP&Y, INC. DBA STV INFRASTRUCTURE  
FOR THE TEEL PARKWAY [FIRST - FREEMAN] PROJECT (PRJ# 2415-ST)**

**I. COMPENSATION SCHEDULE**

Task	Completion Schedule	Compensation Schedule
Notice-to-Proceed	09/16/2024	
Task 1 - Survey	011/08/2024	\$ 69,630.00
Task 2 - Geotech	04/25/2025	\$ 43,915.00
Task 3 - Project Management	On Going	\$ 39,440.00
Task 4 - Design Submittals		
30%	01/24/2025	\$145,600.00
Review (4 weeks)	02/24/2025	
60%	04/25/2025	\$196,100.00
Review (4 weeks)	05/26/2025	
90/100%		\$207,277.50
90%	07/11/2025	
Review (4 weeks)	08/11/2025	
100%	09/05/2025	
Review (2 weeks)	09/22/2025	
100% Signed and Sealed Plans	10/06/2025	
Task 5 - Hydraulics & Hydrology	07/11/2025	\$77,000.00
Task 6 - LOMR (Additional Services - \$50,000)	TBD	-
Task 7 - SUE (Additional Services - \$30,112.50)	TBD	-
Task 8 - Environmental Services	07/11/2025	\$7,060.00
Task 9 - Bidding	12/12/2025	\$9,880.00
Task 10 - Construction Admin. (Additional Services -\$18,571.20)	TBD	-
Task 11 - Record Drawings	07/30/2027	\$3,980.00
Direct Expenses	On Going	\$6,857.80
<b>Total Compensation</b>		<b>\$806,740.30</b>

**II. COMPENSATION SUMMARY**

<b>Basic Services (Lump Sum)</b>	<b>Amount</b>
Task 3 - Project Management	\$39,440.00
Task 4 - Design Submittals	
30%	\$145,600.00
60%	\$196,100.00
90/100%	\$207,277.50
Task 9 - Bidding	\$9,880.00
<b>Total Basic Services:</b>	<b>\$598,297.50</b>

<b>Special Services (Hourly Not-to-Exceed)</b>	<b>Amount</b>
Task 1 - Survey	\$ 69,630.00
Task 2 - Geotech	\$ 43,915.00
Task 5 - Hydraulics & Hydrology	\$77,000.00
Task 6 - LOMR (Additional Service - \$50,000)	-
Task 7 - SUE (Additional Service - \$30,112.50)	-
Task 8 - Environmental Services	\$7,060.00
Task 10 - Construction Admin. (Additional Service \$18,571.20)	-
Task 11 - Record Drawings	\$3,980.00
<b>Total Special Services:</b>	<b>\$201,585.00</b>

<b>Direct Expenses</b>	<b>Amount</b>
Basic Services	\$6,857.80
<b>Total Direct Expenses:</b>	<b>\$6,857.80</b>

## EXHIBIT C INSURANCE REQUIREMENTS

Service provider shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the vendor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be borne by the service provider. A certificate of insurance meeting all requirements and provisions outlined herein shall be provided to the Town prior to any services being performed or rendered. Renewal certificates shall also be supplied upon expiration.

### A. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. ISO Form Number GL 00 01 (or similar form) covering Commercial General Liability. "Occurrence" form only, "claims made" forms are unacceptable, except for professional liability.
2. Workers Compensation insurance as required by the Labor Code of the State of Texas, including Employers' Liability Insurance.
3. Automobile Liability as required by the State of Texas, covering all owned, hired, or non-owned vehicles. Automobile Liability is only required if vehicle(s) will be used under this contract.
4. Professional Liability, also known as Errors and Omissions coverage.

### B. MINIMUM LIMITS OF INSURANCE

Service Provider shall maintain throughout contract limits not less than:

1. Commercial General Liability: \$500,000 per occurrence /\$1,000,000 in the aggregate for third party bodily injury, personal injury and property damage. Policy will include coverage for:
  - a. Premises / Operations
  - b. Broad Form Contractual Liability
  - c. Products and Completed Operations
  - d. Personal Injury
  - e. Broad Form Property Damage
2. Workers Compensation and Employer's Liability: Workers Compensation limits as required by the Labor Code of the State of Texas and Statutory Employer's Liability minimum limits of \$100,000 each accident, \$300,000 Disease- Policy Limit, and \$100,000 Disease- Each Employee.
3. Automobile Liability: \$500,000 Combined Single Limit. Limits can only be reduced if approved by the Town. Automobile liability shall apply to all owned, hired, and non-owned autos.
4. Professional Liability aka Errors and Omissions: \$500,000 per occurrence and in the aggregate.

### C. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductible or self-insured retentions in excess of \$10,000 must be declared to and approved by the Town.

**D. OTHER INSURANCE PROVISIONS**

The policies are to contain, or be endorsed to contain the following provisions:

1. General Liability and Automobile Liability Coverages

- a. The Town, its officers, officials, employees, boards and commissions and volunteers are to be added as "Additional Insured's" relative to liability arising out of activities performed by or on behalf of the provider, products and completed operations of the provider, premises owned, occupied or used by the provider. The coverage shall contain no special limitations on the scope of protection afforded to the Town, its officers, officials, employees or volunteers.
- b. The provider's insurance coverage shall be primary insurance in respects to the Town, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the Town, its officers, officials, employees or volunteers shall be in excess of the provider's insurance and shall not contribute with it.
- c. Any failure to comply with reporting provisions of the policy shall not affect coverage provided to the Town, its officers, officials, employees, boards and commissions or volunteers.
- d. The provider's insurance shall apply separately to each insured against whom the claim is made or suit is brought, except to the insured's limits of liability.

2. Workers Compensation and Employer's Liability Coverage:

The insurer shall agree to waive all rights of subrogation against the Town, its officers, officials, employees and volunteers for losses arising from work performed by the provider for the Town.

3. All Coverages:

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled or non-renewed by either party, reduced in coverage or in limits except after 30 days written notice to the Town for all occurrences, except 10 days written notice to the Town for non-payment.

4. Professional Liability and / or Errors and Omissions:

"Claims made" policy is acceptable coverage, which must be maintained during the course of the project, and up to two (2) years after completion and acceptance of the project by the Town.

**E. ACCEPTABILITY OF INSURERS**

The Town prefers that Insurance be placed with insurers with an A.M. Best's rating of no less than **A- VI**, or better.

**F. VERIFICATION OF COVERAGE**

Service Provider shall provide the Town with certificates of insurance indicating the coverages required. The certificates are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of insurance similar to the ACORD Form are acceptable. Town will not accept Memorandums of Insurance or Binders as proof of insurance. The Town reserves the right to require complete, certified copies of all required insurance policies at any time.

Certificate holder to be listed as follows:

Town of Prosper  
P.O. Box 307  
Prosper, TX 75078

EXHIBIT D  
CONFLICT OF INTEREST AFFIDAVIT

PROFESSIONAL ENGINEERING SERVICES AGREEMENT  
BETWEEN THE TOWN OF PROSPER, TEXAS, AND CP&Y, INC. DBA STV INFRASTRUCTURE  
FOR THE TEEL PARKWAY [FIRST - FREEMAN] PROJECT (PRJ# 2415-ST)

THE STATE OF TEXAS §  
COUNTY OF Dallas §

I, Robin Handel, a member of the Consultant team, make this affidavit and hereby on oath state the following:

I, and/or a person or persons related to me, have the following interest in a business entity that would be affected by the work or decision on the Project (Check all that apply):

- Ownership of 10% or more of the voting shares of the business entity.
- Ownership of \$25,000.00 or more of the fair market value of the business entity.
- Funds received from the business entity exceed 10% of my income for the previous year.
- Real property is involved, and I have an equitable or legal ownership with a fair market value of at least \$25,000.00.
- A relative of mine has substantial interest in the business entity or property that would be affected by my decision of the public body of which I am a member.
- Other: \_\_\_\_\_
- None of the Above.

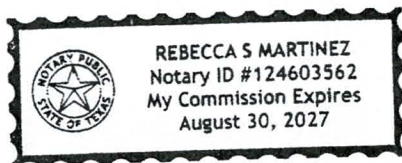
Upon filing this affidavit with the Town of Prosper, Texas, I further affirm that no relative of mine, in the first degree by consanguinity or affinity, as defined in Chapter 573 of the Texas Government Code, is a member of the public body which took action on the agreement.

Signed this 22<sup>nd</sup> day of August, 2024.

[Signature] / SENIOR VICE  
Signature of Official / Title PRESIDENT


BEFORE ME, the undersigned authority, this day personally appeared Robin Handel and on oath stated that the facts hereinabove stated are true to the best of his / her knowledge or belief.

Sworn to and subscribed before me on this 22<sup>nd</sup> day of August, 2024.



Rebecca S. Martinez  
Notary Public in and for the State of Texas  
My Commission expires: Aug. 30, 2027

### EXHIBIT E CONFLICT OF INTEREST QUESTIONNAIRE

<b>CONFLICT OF INTEREST QUESTIONNAIRE</b>		<b>FORM CIQ</b>
For vendor doing business with local governmental entity		OFFICE USE ONLY
<p><b>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</b></p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	
<p><b>1</b> Name of vendor who has a business relationship with local governmental entity.</p> <p style="text-align: center; font-size: 1.2em;"><b>CP&amp;Y, Inc dba STV Infrastructure</b></p>		
<p><b>2</b> <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>		
<p><b>3</b> Name of local government officer about whom the information is being disclosed.</p> <p style="text-align: center;">N/A</p> <p style="text-align: center; font-size: 0.8em;">Name of Officer</p>		
<p><b>4</b> Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</p> <p style="text-align: center; font-size: 1.2em;">N/A</p> <p>A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="text-align: center;"> <input type="checkbox"/> Yes    <input type="checkbox"/> No    N/A         </p> <p>B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="text-align: center;"> <input type="checkbox"/> Yes    <input type="checkbox"/> No    N/A         </p>		
<p><b>5</b> Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.</p> <p style="text-align: center; font-size: 1.2em;">N/A</p>		
<p><b>6</b> <input type="checkbox"/> Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).</p>		
<p><b>7</b></p> <p style="text-align: center;">             Signature of vendor doing business with the governmental entity         </p> <p style="text-align: right; margin-right: 100px;">           _____            Date         </p>		

Form provided by Texas Ethics Commission

www.ethics.state.tx.us

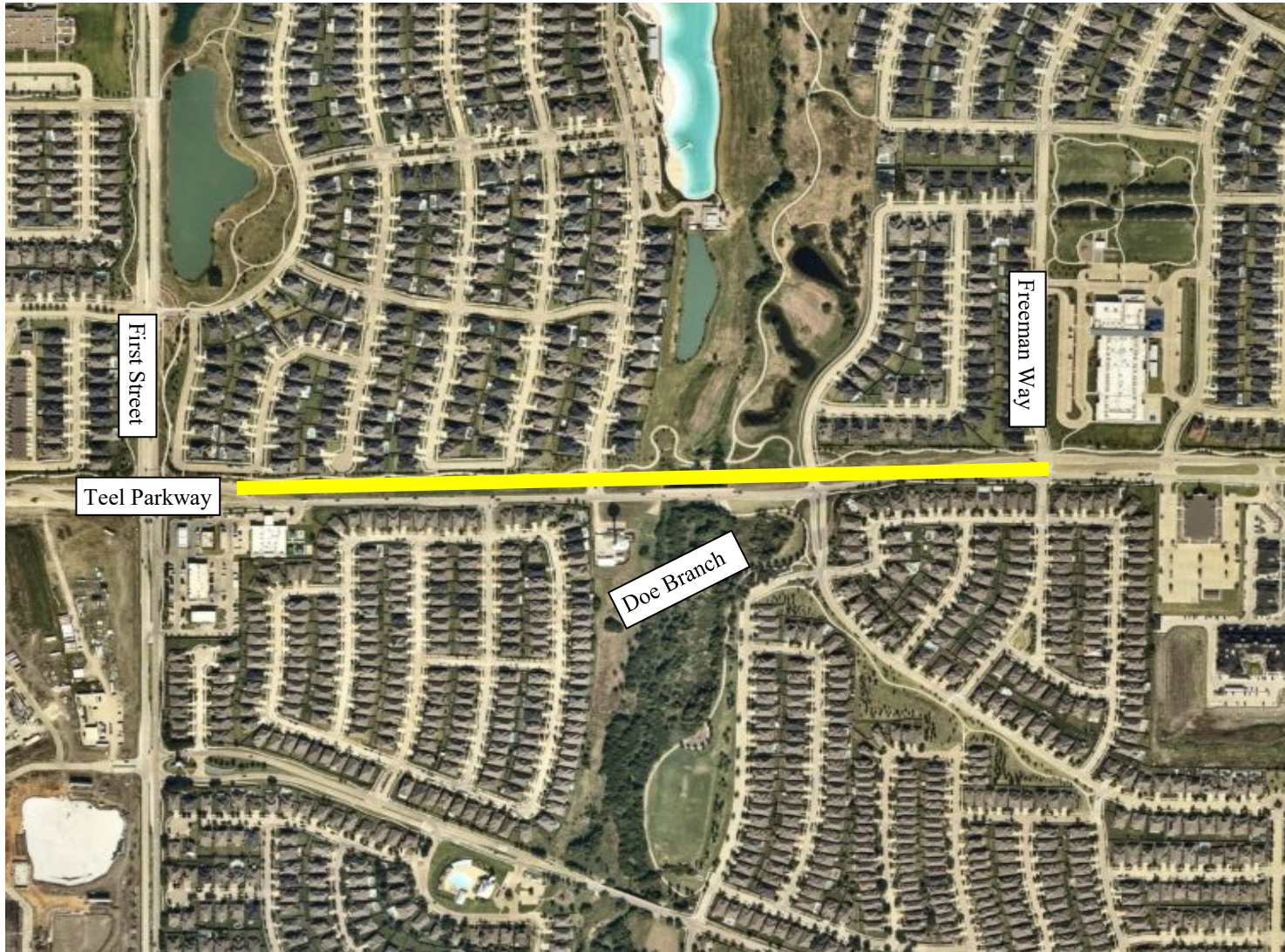
Revised 11/30/2015



# LOCATION MAP



Teel Parkway (First-Freeman)





## PLANNING

**To: Mayor and Town Council**

**From: David Hoover, AICP, Director of Development Services**

**Through: Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager**

**Re: Notice of Appeals**

**Town Council Meeting – September 10, 2024**

**Strategic Visioning Priority: 3. Commercial Corridors are ready for Development**

**Agenda Item:**

Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town’s Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on Preliminary Site Plans and Site Plans.

**Description of Agenda Item:**

Attached are the Preliminary Site Plans and Site Plans that were acted on by the Planning & Zoning Commission on September 3, 2024. Per the Zoning Ordinance, the Town Council can direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department for any Preliminary Site Plans and Site Plans acted on by the Planning & Zoning Commission.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Attached Documents:**

1. DEVAPP-24-0040 – Windsong Ranch Office Addition, Block A, Lots 2-3 (Approved 6-0)
2. DEVAPP-24-0082 – Gates of Prosper, Block E, Lots 3-4 (Approved 6-0)
3. DEVAPP-24-0095 – Victory at Frontier, Block A, Lot 3 (Approved 6-0)

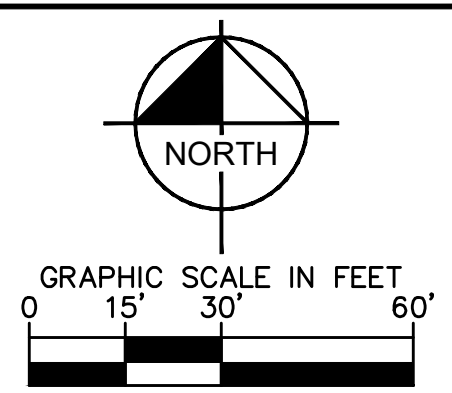
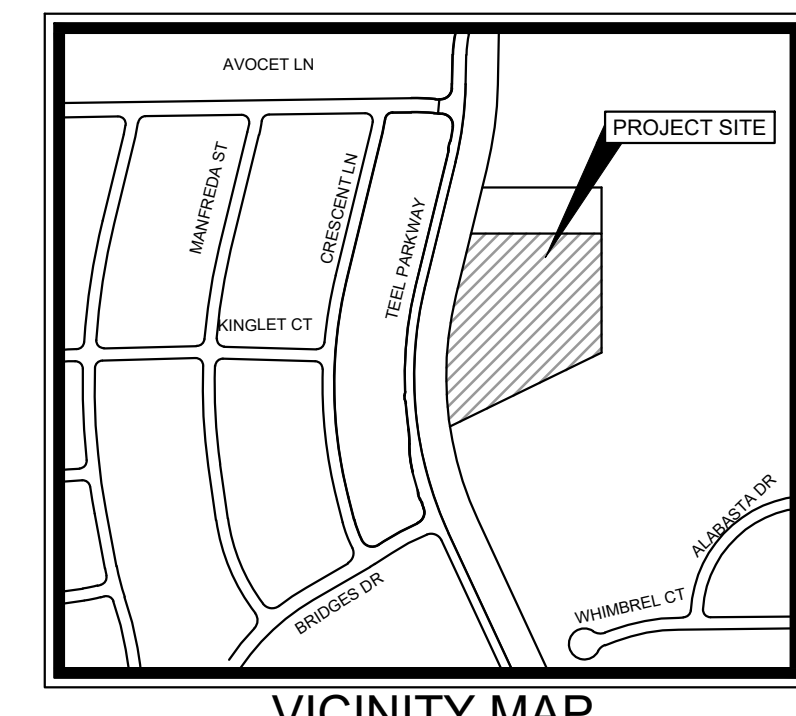
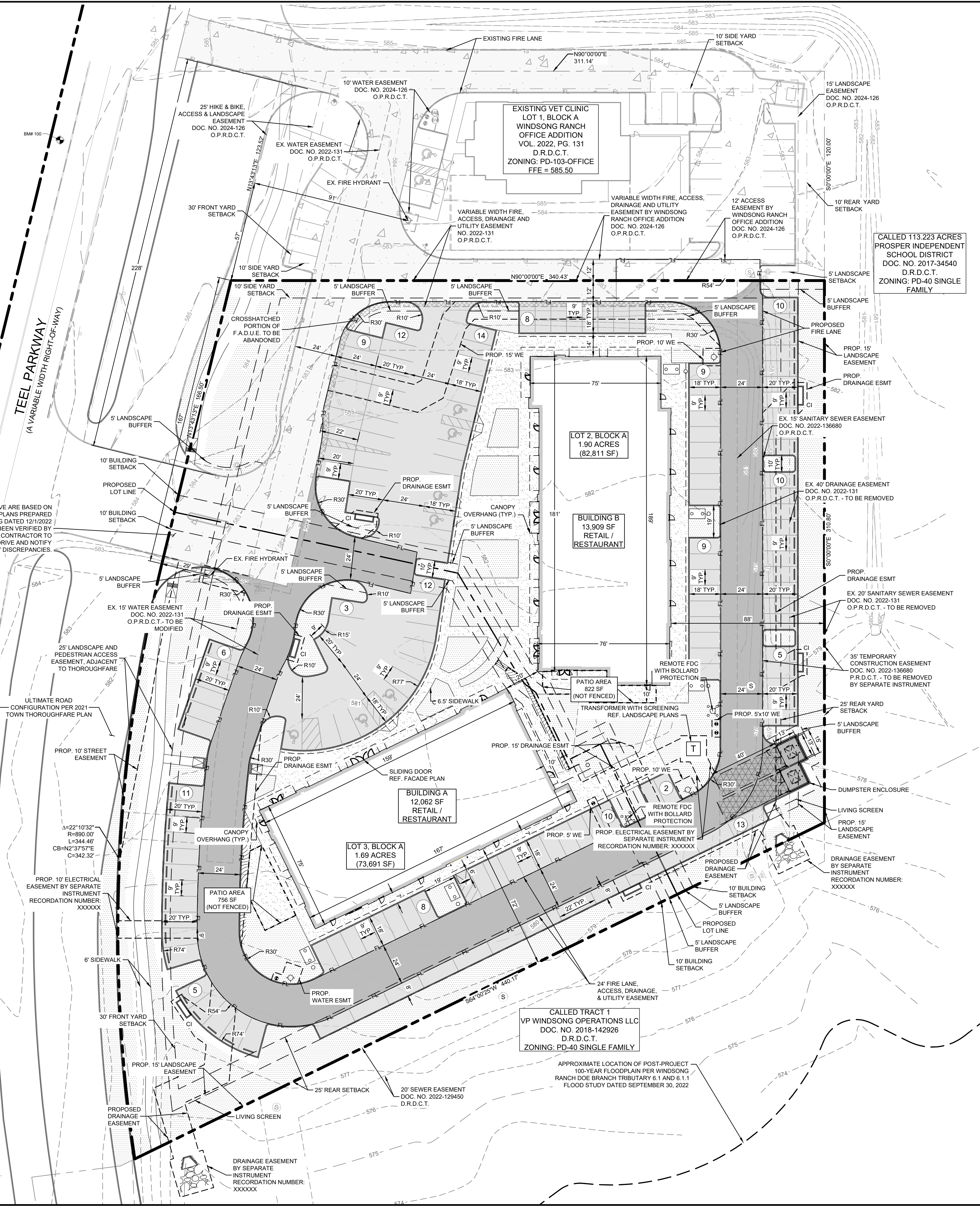
**Town Staff Recommendation:**

Town Staff recommends the Town Council take no action on this item.

**Proposed Motion:**

N/A

Plotted By: jacobk. kts Date: 08/22/2024 03:10:53pm K:\DAL\_Civil\064620300 - Teel Parkway Retail\4 - Design\CAD\Plan\Sheet\Site Plan Application\CS-SITE.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

	PROPOSED FIRE LANE
	EXISTING FIRE LANE
	EXISTING PAVEMENT
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED DUMPSTER AREA PAVEMENT
	PROPOSED SIDEWALK
	SOD (CYNODON DACTYLON / COMMON BERMUDA GRASS) [REF. LANDSCAPE PLANS]
	TA (TRACHOLOPSERMUM ASIATICUM / ASIAN JASMINE) [REF. LANDSCAPE PLANS]
	PROPOSED BUILDING
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	OUTDOOR PATIO BOUNDARY
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	GRATE INLET
	GREASE TRAP AND SAMPLE WELL - MIN. 1,000 GALLON
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

**STANDARD TOWN OF PROSPER SITE PLAN NOTES**

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
- OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND

**BLOCK A, LOT 2&3 SITE DATA SUMMARY TABLE**

ZONING/PROPOSED USE	TOTAL SITE PD-103-OFFICE & SUP (S-49)	LOT 3 (BUILDING A) RESTAURANT AND RETAIL	LOT 2 (BUILDING B) RESTAURANT AND RETAIL
LOT AREA/ SQ. FT. AND AC	156,502 SQ. FT. / 3.59 AC	73,691 SQ. FT. / 1.69 AC	82,811 SQ. FT. / 1.90 AC
BUILDING AREA (GROSS SQUARE FOOTAGE)	25,971 SQ. FT.	12,062 SQ. FT.	13,909 SQ. FT.
BUILDING HEIGHT (NUMBER OF STORIES)	28'	28'	28'
FLOOR AREA RATIO (FOR NON-RESIDENTIAL ZONING)	0.17:1	0.16:1	0.17:1
TOTAL RETAIL SF	20,582 SF	10,062 SF	10,500 SF
TOTAL PARKING REQUIRED (RETAIL) (1,250)	83 SPACES	41 SPACES	42 SPACES
TOTAL PARKING PROVIDED (RETAIL)*	83 SPACES	41 SPACES	42 SPACES
TOTAL RESTAURANT SF	5,409 SF	2,000 SF	3,409 SF
TOTAL PARKING REQUIRED (RESTAURANT) (1:100 FOR RESTAURANTS IN MULTI-TENANT BUILDING)	55 SPACES	20 SPACES	35 SPACES
TOTAL PARKING PROVIDED (RESTAURANT)*	60 SPACES	20 SPACES	40 SPACES
TOTAL PATIO SF	1,578 SF	756 SF	822 SF
TOTAL PARKING REQUIRED (PATIO AREA) (1:200 FOR RESTAURANT PATIO AREA)	9 SPACES	4 SPACES	5 SPACES
TOTAL PARKING PROVIDED (PATIO AREA)	13 SPACES	4 SPACES	9 SPACES
TOTAL ADA SPACES REQUIRED	7 SPACES	3 SPACES	4 SPACES
TOTAL ADA SPACES PROVIDED	7 SPACES	3 SPACES	4 SPACES
TOTAL PARKING REQUIRED (RETAIL, RESTAURANT, AND PATIO)*	147 SPACES	65 SPACES	82 SPACES
TOTAL PARKING PROVIDED (RETAIL, RESTAURANT, AND PATIO)*	156 SPACES	65 SPACES	91 SPACES
INTERIOR LANDSCAPING REQUIRED	2,340 SQ. FT.	975 SQ. FT.	1,365 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	6,493 SQ. FT.	3,146 SQ. FT.	3,347 SQ. FT.
IMPERVIOUS SURFACE	116,036 SQ. FT.	50,565 SQ. FT.	65,471 SQ. FT.
USABLE OPEN SPACE REQUIRED (%)	7%	7%	7%
USABLE OPEN SPACE REQUIRED (SQ. FT.)	10,955 SQ. FT.	5,158 SQ. FT.	5,797 SQ. FT.
USABLE OPEN SPACE PROVIDED (%)	7.7%	7.3%	7.3%
USABLE OPEN SPACE PROVIDED (SQ. FT.)	12,174 SQ. FT.	6,114 SQ. FT.	6,060 SQ. FT.

\*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TMS STANDARDS AND IS INCLUDED IN TOTAL PARKING COUNT

**DEVAPP-24-0040**  
**SITE PLAN**  
**TEEL PARKWAY RETAIL**  
**WINDSONG RANCH OFFICE ADDITION**  
**BLOCK A, LOT 2 & LOT 3**  
*Being 3.593 Acres Out Of The*  
**AARON ROBERTS SURVEY Abstract No. 1115**  
**Town of Prosper, Denton County, Texas**  
**Submitted: AUGUST 22, 2024**

**Owner:**  
 SKS Prosper Teelpkwy Retail Holdings, LLC.  
 603 E Broadway Street  
 Prosper, Texas 75078  
 Contact: Shree Rama  
 Phone: (956) 220-4194

**Engineer/Surveyor:**  
 Kimley-Horn and Associates, Inc.  
 13455 Noel Road, Two Galleria Office Tower  
 Dallas, Texas 75240  
 Contact: Jeffrey Dolan, P.E.  
 Phone: (972) 770-1300

Item 10.
DATE

REVISIONS
No.

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM

**PRELIMINARY**

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION PURPOSES

Engineer: JEFFREY W. DOLAN  
 P.E. No. 114926 Date: 8/22/2024

KHA PROJECT  
064620300

DATE  
08/22/2024

SCALE AS SHOWN  
DESIGNED BY ANL

DRAWN BY KJW

CHECKED BY JWD

**SITE PLAN**

**TEEL PARKWAY**

**RETAIL**

PREPARED FOR

**SKS PROSPER TEEL PKWY**

TEXAS

PROSPER

SHEET NUMBER  
**SP-1**

**Kimley»Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2580 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928

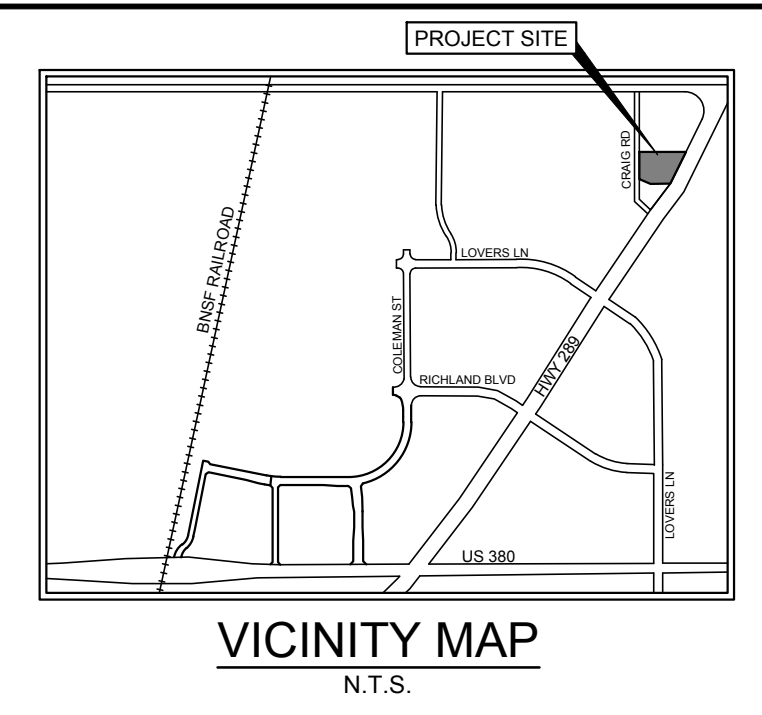
PRELIMINARY  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 Engineer: JOSEPH C. RICCARDI  
 P.E. No. 150472 Date: 05/21/2024

KHA PROJECT 068109030  
 DATE 05/21/2024  
 SCALE AS SHOWN  
 DESIGNED BY JCR  
 DRAWN BY IHA  
 CHECKED BY JCR

GATES OF PROSPER  
 BLOCK E

PRELIMINARY SITE PLAN

SHEET NUMBER  
**PSP-1**



**LEGEND**

FL	PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
EXISTING PAVEMENT	EXISTING PAVEMENT
PROPOSED BUILDING	PROPOSED BUILDING
PROPOSED CONTOUR - MAJOR	PROPOSED CONTOUR - MAJOR
EXISTING CONTOUR - MAJOR	EXISTING CONTOUR - MAJOR
PROPOSED CONTOUR - MINOR	PROPOSED CONTOUR - MINOR
EXISTING CONTOUR - MINOR	EXISTING CONTOUR - MINOR
BARRIER FREE RAMP (BFR)	BARRIER FREE RAMP (BFR)
ACCESSIBLE PARKING SYMBOL	ACCESSIBLE PARKING SYMBOL
NUMBER OF PARKING SPACES	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
TRANSFORMER PAD	SANITARY SEWER MANHOLE TRANSFORMER PAD
GRATE INLET	GRATE INLET
JUNCTION BOX OR WYE INLET	JUNCTION BOX OR WYE INLET
HEADWALL	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP	PROPOSED

**NOTES**

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
- OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE. PER TRACT, OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

**BLOCK E, LOT 4 SITE DATA TABLE**

ZONING/PROPOSED USE	PD-67(PD) BANK
LOT AREA/ SQ. FT. AND AC	42,751 SF; 0.98 AC
BUILDING AREA (gross square footage)	5,400 GSF
BUILDING HEIGHT (number of stories)	28' (1 STORY)
MAX HEIGHT = 40'	
LOT COVERAGE	13.34%
FLOOR AREA RATIO (for non-residential zoning)	13.1
TOTAL PARKING REQUIRED (1:350 FOR BANK)	16 SPACES
TOTAL PARKING PROVIDED	30 SURFACE SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQUIRED	510 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	700 SQ. FT.
IMPERVIOUS SURFACE	20,900 SQ. FT.
USABLE OPEN SPACE REQUIRED	3,000 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	5,330 SQ. FT. (12%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

**BLOCK E, LOT 3 SITE DATA TABLE**

ZONING/PROPOSED USE	PD-67(PD) RETAIL/RESTAURANT
LOT AREA/ SQ. FT. AND AC	88,564 SF; 2.03 AC
BUILDING AREA (gross square footage)	5,500 GSF (RESTAURANT) 5,700 GSF (RETAIL) 11,200 GSF (TOTAL)
BUILDING HEIGHT (number of stories)	28' (1 STORY)
MAX HEIGHT = 40'	
LOT COVERAGE	13.17%
FLOOR AREA RATIO (for non-residential zoning)	13.1
TOTAL PARKING REQUIRED (1:250 FOR RETAIL) (1:100 FOR RESTAURANT)	78 SPACES
TOTAL PARKING PROVIDED	78 SURFACE SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
INTERIOR LANDSCAPING REQUIRED	1,260 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	2,590 SQ. FT.
IMPERVIOUS SURFACE	47,115 SQ. FT.
USABLE OPEN SPACE REQUIRED	6,200 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	10,760 SQ. FT. (12%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

**BENCH MARK LIST**

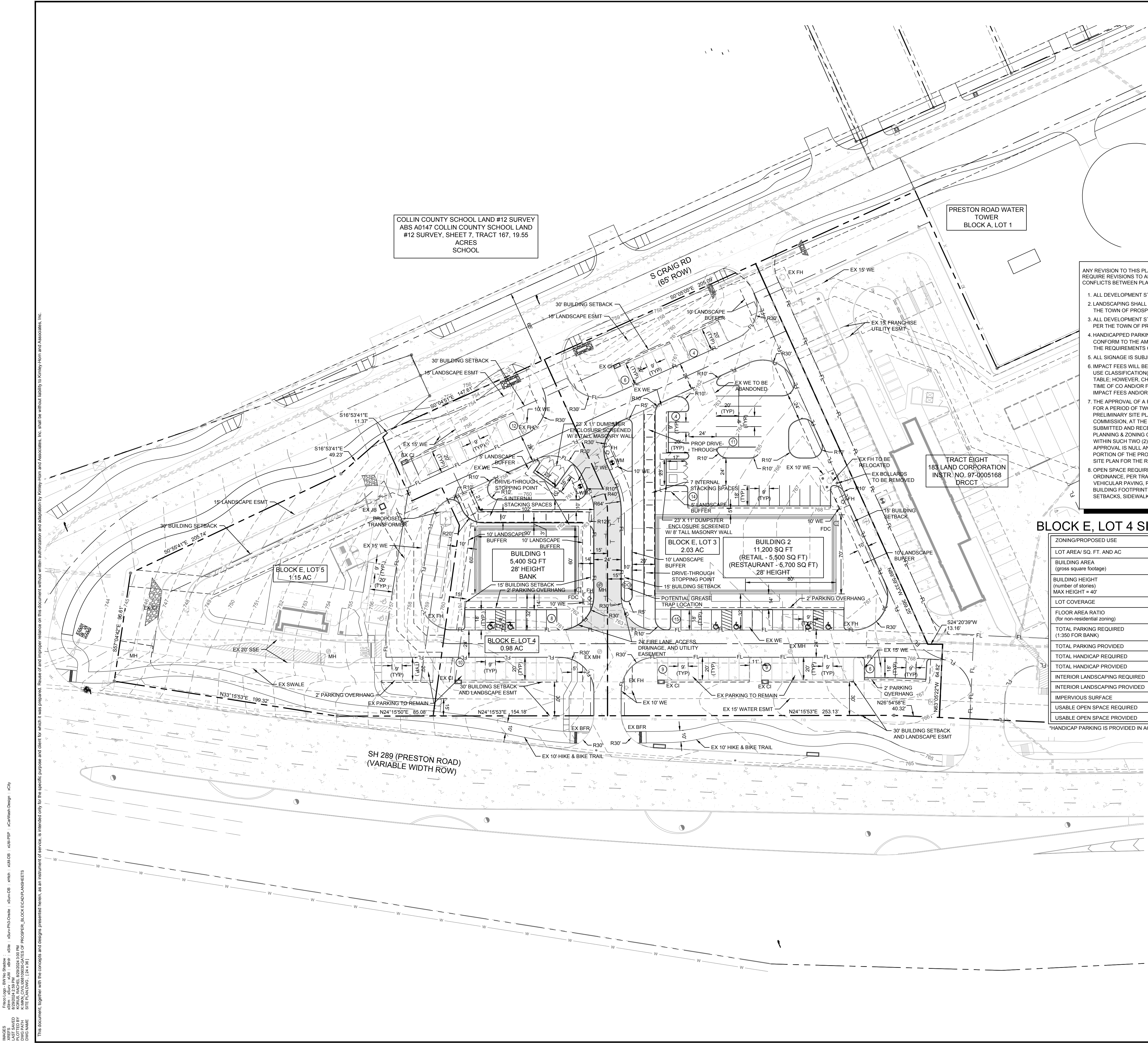
- BM#419 [X] SET ON SW CORNER OF A CURB INLET LOCATED ON THE SW BLOCK CORNER OF PRESTON ROAD AND FIRST STREET ELEV.=763.68'
- BM#419 [X] SET ON SW CORNER OF A CURB INLET LOCATED ON THE WEST SIDE OF PRESTON ROAD 20± NORTH OF THE NORTH CURB LINE OF SOUTH CRAIG RANCH ROAD ELEV.=746.71'



**PRELIMINARY SITE PLAN**  
**GATES OF PROSPER - BLOCK E**  
**LOTS 3 & 4**  
**DEVAPP-24-0082**  
**Being 3.01 Acres Out Of The**  
**BRADLEY SURVEY Abstract No. 86**  
**Town of Prosper, Collin County, Texas**  
**Submitted: MAY 30, 2024**

**Owner:**  
 183 Land Corporation Inc.  
 1 Cowboys Way  
 Frisco, Texas 75034  
 Contact: Nicholas Link  
 Phone: (972)-497-4854

**Engineer/Surveyor:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street Suite 100  
 McKinney, Texas 75069  
 Contact: Rachel Korus, P.E.  
 Phone: (469)-301-2594

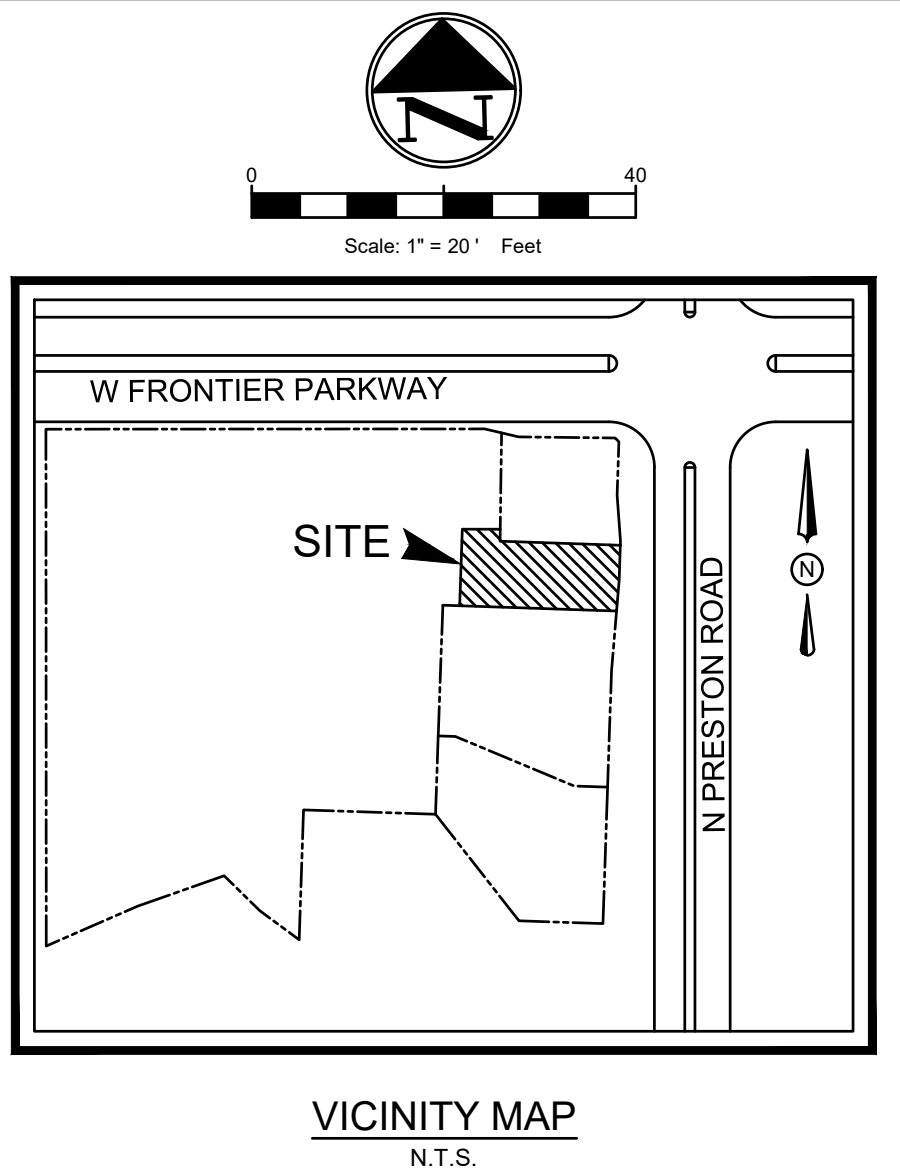


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LINE NO.	BEARING	DISTANCE
L1	N 89°26'11" E	83.18'
L2	S 00°15'13" W	26.30'
L3	S 88°35'36" E	263.84'
L4	S 01°24'24" W	76.26'
L5	S 04°16'09" W	68.37'
L6	N 88°35'37" W	344.09'
L7	N 01°24'24" E	167.98'

**EXISTING LEGEND**

● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET	○ 1/2" IP FOUND	○ X-FOUND	○ X-SET	○ 1" IR FOUND	○ 1" IP FOUND	○ POINT FOR CORNER	○ CON. MONUMENT	○ 3/4" IP FOUND	○ TELE. BOX	○ CABLE BOX	○ ELECTRIC BOX	○ BRICK COLUMN	○ STONE COLUMN	○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ BOLLARD POST	○ LIGHT POLE	○ SAN. SEW. MH.	○-○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT	○ IR. VALVE	○ UTILITY POLE	○ WATER METER	○ GAS METER	○ A.C. PAD	○ TRANS. BOX	○ GAS MARKER	○ CHU—OVERHEAD UTILITY LINE	○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ IRON FENCE	○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE	○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL	○ NO PARKING	○ CONCRETE	○ GRAVEL	○ BRICK	○ STONE	○ WOOD DECK	○ BUILDING WALL	○ TILE	○ BUILDING LINE	○ EASEMENT	○ BOUNDARY	○ HIGHBANK LINE	○ PARKING STRIPE	○ HANDICAP SPACE
-----------------	---------------	-----------------	-----------------	-------------------	---------------	-----------------	-----------	---------	---------------	---------------	--------------------	-----------------	-----------------	-------------	-------------	----------------	----------------	----------------	-------------------	-----------------	----------------	--------------	-----------------	----------------------	---------------	----------------	-------------	----------------	---------------	-------------	------------	--------------	--------------	-----------------------------	-------------------	---------------------	--------------	-------------------	--------------	-------------------	----------------	-----------	--------------------	-------------------	-------------------	------------------	--------------	------------	----------	---------	---------	-------------	-----------------	--------	-----------------	------------	------------	-----------------	------------------	------------------



**SITE DATA SUMMARY TABLE**

SITE ACREAGE:	1.20 ACRES (52,187 S.F.)
ZONING:	PD-10 (RETAIL "R")
PROPOSED USE:	PARKING
IMPERVIOUS AREA:	39,506 S.F. (75.7%)
LANDSCAPE AREA (REQUIRED):	5,219 S.F. (10%)
LANDSCAPE AREA (PROVIDED):	5,557 S.F. (10.65%)
OPEN SPACE (REQUIRED):	3,653 S.F. (7%)
OPEN SPACE (PROVIDED):	7,124 S.F. (13.65%)
REGULAR PARKING PROVIDED:	14 SPACES (9' x 20')
	6 SPACES (12' x 50')
EV PARKING PROVIDED:	4 SPACES (2 ADA PARKING SPACES)
TOTAL PARKING PROVIDED:	24 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)

**TOWN OF PROSPER SITE PLAN GENERAL NOTES**

ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.

ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.

HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.

ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.

OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE. PER TRACT, OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

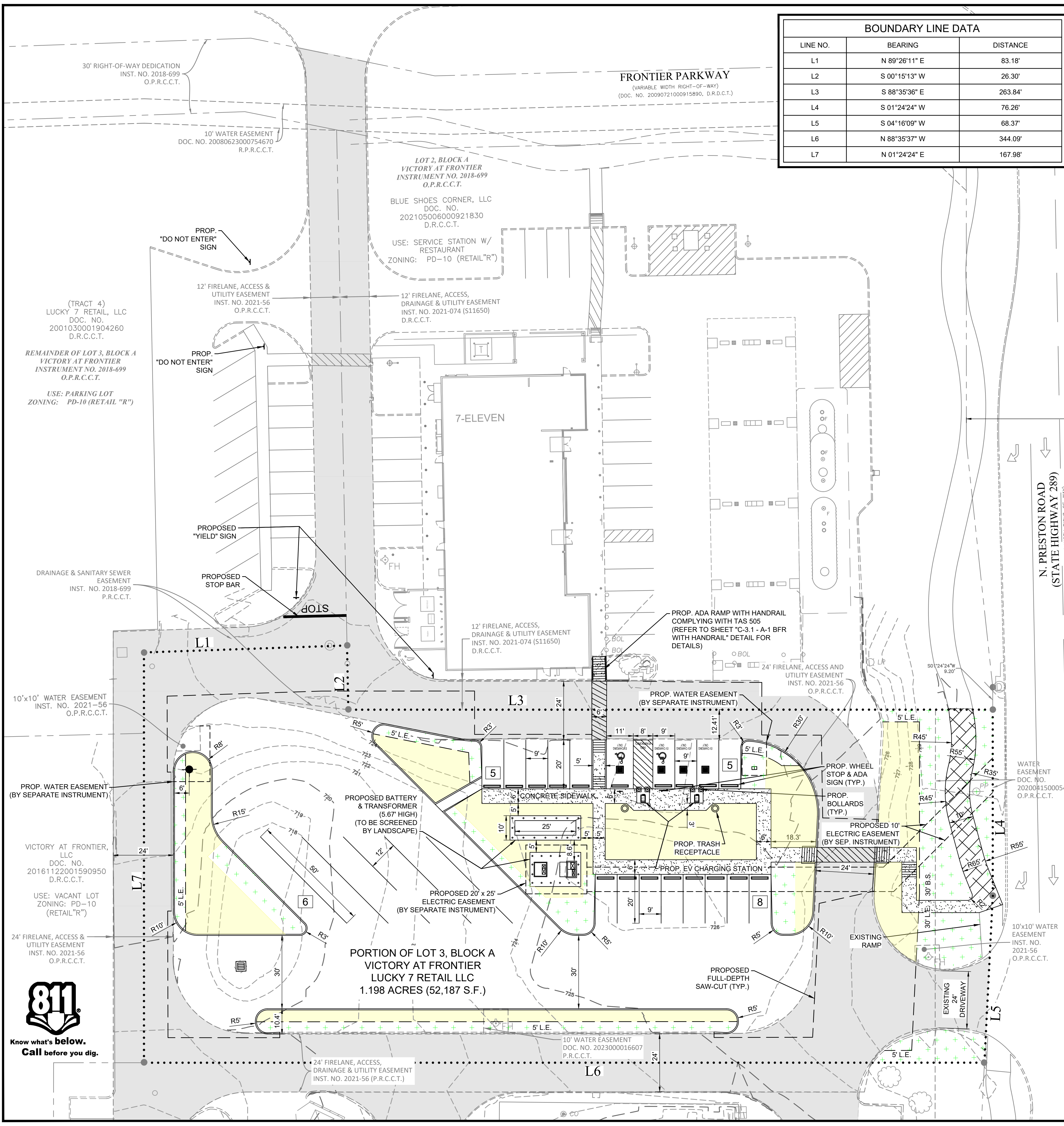
**SITE LEGEND**

AREA OF CONSTRUCTION	.....
CONCRETE CURB	— — — — —
SAW-CUT LINE	— — — — —
HANDRAIL	— — — — —
EXISTING FIRE LANE	— — — — —
STRIPING	— — — — —
OPEN SPACE AREA	— — — — —
LANDSCAPE AREA	— — — — —
CONCRETE SIDEWALK	— — — — —
TxDOT CONCRETE SIDEWALK	— — — — —
PARKING SPACES	X
WHEEL STOPS	○
HANDICAP LOGO	♿
HANDICAP SIGN	♿
RAMP	↗
TRAFFIC ARROW	→
FIRE HYDRANT	●
BOLLARDS	□
ELECTRIC VEHICLE CHARGING STATION	⚡
DOMESTIC WATER METER	⊕
IRRIGATION METER	⊕
TRANSFORMER	T
LIGHT POLE	⊙
TRASH RECEPTACLE	⊕

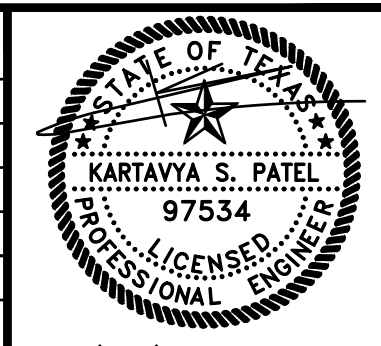
**NO EXISTING TREES ON SITE**

**SITE GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



NO.	DATE	DESCRIPTION	BY
1	06/21/24	1st SITE PLAN SUBMITTAL	KP
2	06-21-24	1st ENGINEERING SUBMITTAL	KP
3	07-15-24	2nd SITE PLAN SUBMITTAL	KP
4	08-09-24	3rd SITE PLAN SUBMITTAL	KP
5	08-09-24	2nd ENGINEERING SUBMITTAL	KP



**SITE PLAN**  
**7-ELEVEN PARKING ADDITION**  
 PORTION OF LOT 3, BLOCK A  
 VICTORY AT FRONTIER, LOT 3, BLOCK A  
 TOWN OF PROSPER  
 COLLIN COUNTY, TEXAS 75078

**TRIANGLE ENGINEERING LLC**  
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	06/21/24	SCALE BAR	067-24	<b>C-3.0</b>

TX. P.E. FIRM #11525



## MUNICIPAL COURT

**To:** Mayor and Town Council

**From:** Judith Jacinto, Court Administrator

**Through:** Mario Canizares, Town Manager  
Bob Scott, Deputy Town Manager  
Ryan Patterson, Assistant Finance Director

**Re:** Municipal Judge Agreement

Town Council Meeting – September 10, 2024

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Consider and act upon the appointment of a Municipal Judge, and authorize the Mayor to execute an agreement for same.

**Description of Agenda Item:**

Article IV, Section 4.03 of the Town Charter requires the Town Council to appoint a Municipal Judge by the affirmative vote of a majority of the full membership of the Town Council. The Municipal Judge is appointed to a term of two years, and may be appointed to additional consecutive terms. If reappointed, the Judge's new term will begin on October 1, 2024, and end on September 26, 2026.

Judge David Moore has been the Municipal Judge for the Town of Prosper for over twenty years and has served as Municipal Judge for various communities in Collin County and Denton County for over thirty years. Judge Moore has expressed his desire to continue serving as the Municipal Judge for the Town of Prosper. Judge Moore is compensated according to a monthly retainer compensation plan of Four Thousand Two Hundred and No/100 Dollars, which is reflected in the attached agreement.

**Budget Impact:**

Compensation for the Municipal Judge is a budgeted item and is paid from the Judicial Services account 100-5420-10-07.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Agreement

**Town Staff Recommendation:**

Town Staff recommends the reappointment of Judge David Moore as the Municipal Judge for the Town of Prosper for a two-year term, and authorizing the Mayor to execute an agreement for same.

**Proposed Motion:**

I move to reappoint Judge David Moore as the Municipal Judge for the Town of Prosper for a two-year term, and authorize the Mayor to execute an agreement for same.

## MUNICIPAL COURT JUDGE AGREEMENT

On or about October 1, 2024, the Mayor of the Town of Prosper, with the concurrence of the Town Council for the Town of Prosper {"Town"}, reappointed David Moore to serve as the Municipal Court Judge ("Judge") for the Town. This Agreement ("Agreement") shall become effective on October 1, 2024, subject to the following terms and conditions for such professional services.

### **Section 1. Appointment and Term.**

The Judge is appointed in accordance with Section 4.03 of the Town Charter, and upon majority vote of the full Town Council. The Judge shall serve a term of two (2) years, beginning on October 1, 2024, and concluding on September 30, 2026, unless otherwise terminated pursuant to the terms referenced herein.

### **Section 2. Duties.**

- a. The Judge shall perform the functions and duties specified in the applicable sections of the Town Charter and Town Ordinances, and shall perform such other legally permissible and proper duties and functions as the Town shall assign from time to time. Upon request, the Judge shall provide the Town Council with periodic updates of matters in the Prosper Municipal Court, either in writing or in person at scheduled Town Council meetings.
- b. The Judge shall perform all services and duties customarily performed by a judge of a municipal court in the State of Texas including establishing and maintaining a Courthouse Security Committee required by the Judicial and Courthouse Security Act of 2017.
- c. The Judge is required to keep abreast of state law and local ordinances, including state, mandated fees for the Prosper Municipal Court. Although a recognized function of judicial discretion, the Judge shall endeavor to enforce the law consistently and within suggested state guidelines. The Judge shall apply the law and enter judgments in accordance with State law and local ordinances, shall abide by all mandatory provisions of the law, and shall not create or apply exceptions where none exist under law. Judicial discretion shall only be applied where allowed under law.
- d. The Judge shall operate within the docket schedule prepared and coordinated by the Judge, the Court Administrator, the Municipal Court Prosecutor, the Town Attorney and the Town Manager, or designees thereof. The Judge shall timely perform all duties, including, but not limited to, the dockets set forth in the docket schedule.

### **Section 3. Applicable Terms and Conditions; Termination.**

- a. The Judge shall be, at all times and for all purposes, an independent contractor of the Town, as that term is defined by Texas legal authority. The Judge agrees that no property right shall be created by the execution of this Agreement.
- b. The Judge shall serve at the pleasure of the Town Council. This Agreement and the Judge's services may be terminated at any time by the Town Council, with or without cause, and with or without notice.



**Section 4. Municipal Court.**

- a. Court shall commence promptly for scheduled docket times on designated court dates. The Judge shall make every effort to take the bench and convene court dockets at the designated docket time.
- b. Court shall convene the first, second, third and fourth Tuesday and Thursday of every month and the first, second, and fourth Wednesday of each month. The fourth Wednesday being designated for bench and jury trials. The Municipal Court Judge will maintain office hours to complete the necessary post docket work. Virtual court sessions are part of the regular court session and will be available as necessary which may replace one or more scheduled in-person court dates listed in this section.

**Section 5. Compensation and Evaluation.**

- a. As compensation for all required services, and as outlined above, the Town agrees to pay to the Judge according to a monthly retainer compensation plan of Four Thousand Two Hundred and No/100 Dollars. The Town shall pay the Judge once per month within fifteen days of the first of each month based on contract compensation.
- b. The Town Council will endeavor to periodically evaluate the Judge.

**Section 6. General Provisions.**

- a. This Agreement shall constitute the entire understanding and agreement between the parties.
- b. This Agreement shall become effective on October 1, 2024.
- c. This Agreement shall be governed by the laws of the State of Texas and venue for any proceeding related to this Agreement shall be in Collin County, Texas.
- d. If any provision contained in this Agreement is held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall be deemed severable, shall not be affected, and shall remain in full force and effect.
- e. The Judge shall comply with all provisions of the Texas Code of Judicial Conduct.
- f. The Judge is an officer of the Town and will be provided insurance coverage for any claims arising in the course and scope of performing his duties to the Town.

**ACKNOWLEDGED AND ACCEPTED:**



David Moore

8/27/24.

David Bristol, Mayor  
Town of Prosper, Texas

Date Signed

Date Signed



## FINANCE

**To:** Mayor and Town Council

**From:** Chris Landrum, Finance Director

**Through:** Mario Canizares, Town Manager  
Robert B. Scott, Deputy Town Manager

**Re:** Public Hearing on Proposed FY 2024-2025 Annual Budget  
Adoption of FY 2024-2025 Annual Budget

Town Council Meeting – September 10, 2024

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Conduct a public hearing to receive public input, consider such input, and consider and act upon an ordinance adopting the Fiscal Year (FY) 2024-2025 Annual Operating and Capital Project Funds budgets and five-year Capital Improvement Program for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

**Description of Agenda Item:**

According to Local Government Code Chapter 102 and the Town Charter, the Town must hold a Public Hearing on the proposed budget.

Approval of this item will appropriate funds for the FY 2024-2025 Operating and Capital Project Fund budgets and adopt the five-year Capital Improvement Program plan. Prior to this meeting, the Town published required notices, held a public hearing that included staff presentations about the budget, 2024 tax rate, and also gave interested citizens the opportunity to ask questions and provide input at a Budget Town Hall Meeting.

Subsection C of Section 102.007 of the Local Government Code requires that adoption of a budget raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to, and separate from, the vote to adopt the budget or a vote to set the tax rate as required by Chapter 26 of the Tax Code.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Statement for opening public hearing
2. Ordinance
3. Ordinance Exhibit A – FY 2024-2025 Proposed Budget Summary

**Town Staff Recommendation:**

Town Staff recommends that the Town Council approve an ordinance adopting the Fiscal Year 2024-2025 Annual Budget and Capital Improvement Program for the fiscal year beginning October 1, 2024, and ending September 30, 2025, as proposed.

**This item requires a roll call/record vote.**

**Proposed Motion:**

I move to approve an ordinance adopting the Fiscal Year 2024-2025 Annual Budget and Capital Improvement Program for the fiscal year beginning October 1, 2024, and ending September 30, 2025, as proposed.

**EXHIBIT A**  
**Summary of Budget Book Totals**

<b>ANNUAL FUNDS</b>	<b>AMENDED BUDGET 2023-2024</b>	<b>PRELIMINARY 2024-2025</b>	<b>CHANGES</b>	<b>FINAL PROPOSED 2024-2025</b>
GENERAL FUND	\$ 49,837,390	\$ 52,819,628	\$ -	\$ 52,819,628
WATER/SEWER FUND	38,912,648	38,751,068	(143,429)	38,607,639
DEBT SERVICE (I&S)	15,747,866	18,526,992	316,563	18,843,555
TIRZ # 1	5,854,049	4,793,823	-	4,793,823
TIRZ # 2	102,884	131,724	-	131,724
CRIME CONTROL AND PREVENTION SPECIAL PURPOSE DISTRICT	3,168,564	3,346,035	-	3,346,035
FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES SPECIAL PURPOSE DISTRICT	3,028,023	3,544,260	-	3,544,260
PARK DEDICATION/IMPROVEMENT	2,113,800	2,325,050	-	2,325,050
IMPACT FEES	7,880,640	20,704,503	-	20,704,503
SPECIAL REVENUE	467,619	1,214,355	-	1,214,355
HOTEL OCCUPANCY TAX FUND	-	-	28,563	28,563
STORM DRAINAGE	977,836	976,220	-	976,220
SOLID WASTE	4,884,664	3,185,043	-	3,185,043
VERF	1,547,948	2,538,600	-	2,538,600
HEALTH INSURANCE TRUST	5,150,126	5,372,948	-	5,372,948
<b>GRAND TOTAL</b>	<b>\$ 139,674,057</b>	<b>\$ 158,230,249</b>	<b>\$ 201,697</b>	<b>\$ 158,431,946</b>

*Capital Projects are budgeted on a project basis with appropriations remaining valid for the life of the project.  
 Funds encumbered for the VERF will also be re-apportioned for FY 2023-2024.*

<b>MULTI-YEAR FUNDS</b>	
GOVERNMENTAL CAPITAL PROJECTS FUND	53,822,047
UTILITY CAPITAL PROJECTS FUND	74,188,682
<b>GRAND TOTAL</b>	<b><u>128,010,729</u></b>

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 2024-\_\_\_\_

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ADOPTING THE FISCAL YEAR 2024-2025 ANNUAL BUDGET AND CAPITAL PROJECT FUND BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, FOR THE TOWN OF PROSPER, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Annual Budget for the Town of Prosper, Texas, was prepared by the Town Manager and presented to the Town Council on August 13, 2024, in accordance with the Town Charter of the Town of Prosper, Texas; and

**WHEREAS**, the proposed annual budget document was posted on the Town's Internet website and also made available for public review; and

**WHEREAS**, a Notice of a Public Hearing concerning the proposed Annual Town and Capital Project Fund Budget was published as required by state law and said Public Hearing thereon was held by the Town Council on September 10, 2024; and

**WHEREAS**, following the Public Hearing, and upon careful review of the proposed Fiscal Year 2024-2025 Annual and Capital Project Fund Budget, it is deemed to be in the best financial interests of the citizens of the Town of Prosper, Texas, that the Town Council approve said budget; and

**WHEREAS**, in conjunction with the adoption of the Annual Town Budget, the Town also wishes to adopt its recommended Fiscal Year 2024-2025 five-year Capital Improvement Program as required by Town Charter.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

#### **SECTION 1**

The above findings are hereby found to be true and correct and are incorporated herein in their entirety.

#### **SECTION 2**

The official budget for the Town of Prosper, Texas, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, is hereby adopted by the Town Council of the Town of Prosper, Texas, and the Town Secretary is directed to keep and maintain a copy of such official budget on file in the office of the Town Secretary and, upon request, make same available to the citizens and the general public.

#### **SECTION 3**

The expenditures during the fiscal year beginning October 1, 2023, and ending September 30, 2024, shall be made in accordance with the budget approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the Town of Prosper, Texas.

**SECTION 4**

The sums specified in Exhibit A are hereby appropriated from the respective funds for the payment of expenditures on behalf of the Town government as established in the approved budget document.

**SECTION 5**

Should any part, portion, section, or part of a section of this Ordinance be declared invalid, or inoperative, or void for any reason by a court of competent jurisdiction, such decision, opinion, or judgment shall in no way affect the remaining provisions, parts, sections, or parts of sections of this Ordinance, which provisions shall be, remain, and continue to be in full force and effect.

**SECTION 6**

All ordinances and appropriations for which provisions have heretofore been made are hereby expressly repealed if in conflict with the provisions of this Ordinance.

**SECTION 7**

In accordance with state law and the Town’s Code of Ordinances, proper Notice of Public Hearing was provided for said Ordinance to be considered and passed, and this Ordinance shall take effect and be in full force and effect from and after its final passage.

**SECTION 8**

Specific authority is hereby given to the Town Manager to transfer appropriations budgeted from one account classification or activity to another within any individual fund.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, BY A VOTE OF \_\_\_ TO \_\_\_ ON THIS THE 10TH DAY OF SEPTEMBER, 2024.**

**APPROVED:**

\_\_\_\_\_  
**David F. Bristol, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**Terrence S. Welch, Town Attorney**

**EXHIBIT A**



## FINANCE

**To: Mayor and Town Council**

**From: Chris Landrum, Finance Director**

**Through: Mario Canizares, Town Manager  
Robert B. Scott, Deputy Town Manager**

**Re: Public Hearing on Proposed FY 2024-2025 Tax Rate  
Adoption of FY 2024-2025 Tax Rate**

**Town Council Meeting – September 10, 2024**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Conduct a public hearing to consider and act upon an ordinance adopting a tax rate of \$0.505 per \$100 valuation for fiscal year 2024-2025.

**Description of Agenda Item:**

This item is to adopt the tax year 2024 tax rate to generate sufficient revenues as required in the Adopted FY 2024-2025 Budget. The attached ordinance sets the 2024 ad valorem tax rate at \$0.505 cents per \$100 assessed valuation, to be distributed as follows:

	\$0.324608 for Maintenance and Operations
	<u>\$0.180392 for Debt Service</u>
<i>Totaling</i>	\$0.505000 Total Tax Rate

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Statement for opening public hearing
2. Ordinance

**Town Staff Recommendation:**

**This item requires a record vote, and at least 60 percent of the members of the governing body must vote in favor of the ordinance.** The tax code is specific in the form of making a motion to set the tax rate. Town staff recommends that the Town Council approve an ordinance adopting the 2024 tax rate using the required language below.



**Proposed Motion:**

***Please make your motion using this required language:***

“I move that the property tax rate be increased by the adoption of a tax rate of \$0.505, which is effectively a 8.15 percent increase in the tax rate.”

## TOWN OF PROSPER, TEXAS

## ORDINANCE NO. 2024-XX

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ADOPTING THE TOWN OF PROSPER 2024 PROPERTY TAX RATE; LEVYING TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AT THE RATE OF \$0.505 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUE ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN OF PROSPER, TEXAS, IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF ON THE TOWN'S HOME PAGE OF ITS WEBSITE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Prosper, Texas (hereinafter referred to as the "Town"), hereby finds that the tax for the fiscal year beginning October 1, 2024, and ending September 30, 2025, hereinafter levied for current expenditures of the Town and the general improvements of the Town and its property, must be levied to provide revenue requirements for the budget for the ensuing year; and

**WHEREAS**, the Town Council has approved, by separate ordinance to be adopted on the 10th day of September, 2024, the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and

**WHEREAS**, all statutory and constitutional requirements concerning the levying and assessing of ad valorem taxes have been complied with by the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

### **SECTION 1**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

### **SECTION 2**

The Town Council of the Town of Prosper, Texas, does hereby adopt and levy the following tax rate of \$0.505 per \$100 assessed valuation for the Town for tax year 2024 as follows:

\$0.324608 for the purpose of maintenance and operation; and

\$0.180392 for payment of principal and interest on debt service.

### **SECTION 3**

The rate adopted is higher than the no-new-revenue rate and lower than the voter-approval rate as calculated according to the Truth in Taxation provisions of the Texas Tax Code, as amended, and the total levy for maintenance and operations exceeds last year's levy for same.

**THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR’S TAX RATE.**

**THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.50 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-8.13.**

The Town’s website shall reflect the foregoing statements, pursuant to applicable provisions of the Texas Tax Code, as amended.

**SECTION 4**

The Tax Assessor-Collectors for Collin County and Denton County are hereby authorized to assess and collect the taxes of the Town of Prosper in accordance with this Ordinance. The Town shall have all rights and remedies provided by the law for the enforcement of the collection of taxes levied under this ordinance.

**SECTION 5**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed; however, such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

**SECTION 6**

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

**SECTION 7**

This Ordinance shall become effective from and after its adoption and publication, as required by law.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, BY A VOTE OF \_\_\_ TO \_\_\_, ON THIS THE 10TH DAY OF SEPTEMBER, 2024.**

**APPROVED:**

\_\_\_\_\_  
**David F. Bristol, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**Terrence S. Welch, Town Attorney**



## FINANCE

**To: Mayor and Town Council**

**From: Chris Landrum, Finance Director**

**Through: Mario Canizares, Town Manager  
Robert B. Scott, Deputy Town Manager**

**Re: Ratification of FY 2024-2025 Tax Rate**

**Town Council Meeting – September 10, 2024**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Ratifying the property tax increase in the budget for fiscal year (FY) 2024-2025.

**Description of Agenda Item:**

According to Texas Local Government Code Section 102.007, "Adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate required by Chapter 26, Tax Code, or other law."

This budget will raise more revenue from property taxes than last year's budget by an amount of \$5,926,328, which is a 14.33 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$4,395,771.

**Budget Impact:**

This action is a required step in adoption of the Budget and Tax Rate.

**Town Staff Recommendation:**

Town Staff recommends making a motion to ratify the property tax increase in the budget for fiscal year (FY) 2024-2025.

**Proposed Motion:**

I move to ratify the property tax increase in the budget for fiscal year (FY) 2024-2025.



## FINANCE

**To:** Mayor and Town Council

**From:** Chris Landrum, Finance Director

**Through:** Mario Canizares, Town Manager  
Bob Scott, Deputy Town Manager

**Re:** Water & Wastewater Rate Adjustment (CL)

Town Council Meeting – September 10, 2024

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Consider and act upon approving an ordinance to adjust Water & Wastewater Rates. (CL)

**Description of Agenda Item:**

The Water and Wastewater Utility Fund has a financial goal of breaking even over time while complying with all Town Financial Policies, meeting or exceeding all debt related covenants, and maintaining the water and sewer infrastructure in good operating condition with adequate capacity to support growth and future economic development. In keeping with this goal, large surpluses generated from hotter or drier than expected weather may be either reinvested into maintaining the system or used to postpone future rate increases. For these reasons, the Town has not needed to raise rates since FY 2020.

In recent years rapid growth in the region has required significant investment on the part of the Town's regional providers, and the need to expand the capacity of the Doe Branch wastewater treatment plant to support growth on the west side has resulted in the need for a FY 2025 rate adjustment. In addition, multi-year projections from the Town's regional providers and planned future debt issuance make it increasingly likely the Town will need to raise rates again in the near future.

The proposed rate adjustments in the attached ordinance represent a 6.35% increase in water rates and a 16% rate increase for wastewater rates or a blended rate increase of 8.77% based on Wastewater revenues representing a much smaller portion of total revenues. While these proposed rates are significant, they are the first in six years and still result in average bills that compare well with surrounding cities and are below both the mean and median fees of our comparison cities at various consumption levels.

**Budget Impact:**

The additional revenue generated from the fee increases will be effective as of October 15, 2024 and have been incorporated into the FY 2025 Preliminary Budgeted Water and Wastewater

revenue of \$39.1 million. These rate adjustments will ensure continued compliance with all financial policies and debt covenants and to ensure adequate operating cash flows.

Item 15.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Ordinance Water and Wastewater Fee Amendments

**Town Staff Recommendation:**

Town Staff recommends approval of the attached Fee Amendment Ordinance adjusting Water and Wastewater fees effective October 15, 2024.

**Proposed Motion:**

I move to approve adoption of the attached Water and Wastewater fee amendments effective October 15, 2024.

## TOWN OF PROSPER, TEXAS

## ORDINANCE NO. 2024-XX

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING APPENDIX A, "FEE SCHEDULE," TO THE TOWN'S CODE OF ORDINANCES BY REPEALING EXISTING SECTION IX, "WATER AND SEWER RATES," AND REPLACING IT WITH A NEW SECTION IX, "WATER AND SEWER RATES"; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the Town Council of the Town of Prosper, Texas ("Town Council"), has investigated and determined that the various fees imposed by the Town should be revised; and

**WHEREAS**, the Town Council has reviewed the current and proposed fees and recommends the adoption of revised fees in the Code of Ordinances as well as in Appendix A to the Code of Ordinances; and

**WHEREAS**, the Town Council hereby finds and determines that it will be advantageous, beneficial and in the best interests of the citizens of the Town to revise certain existing fees imposed by the Town and replace them with fees that reflect actual and reasonable costs, as hereinafter referenced.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

**SECTION 1**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2**

From and after the effective date of this Ordinance, existing Section IX, "Water and Sewer Rates," of Appendix A, "Fee Schedule," to the Town's Code of Ordinances is hereby repealed in its entirety and replaced with a new Section IX, "Water and Sewer Rates," to read as follows:

**"Sec. IX      Water and Sewer Rates**

Please refer to chapter 13 utilities, article 13.07 utility bills, for additional information on the town's utility billing policies.

(1) Late fees.

(A) All utility bill payments are due by the 10th day from the date of the bill except when the tenth day falls on Saturday, Sunday or legal holiday under which condition they are due by 5:00 p.m. central time on the next working day.



(B) All payments made after the tenth (10th) day will bear a late fee, as set forth as follows, of the unpaid balance of the billed amount.

(2) Water and/or sewer connections. The town may extend water and sanitary sewer mains in the streets, alleys and utility easements in the town in order to permit connections for those persons desiring water and sewer service. The individual, corporation or partnership requesting the service shall pay the town an amount equal to the cost of all materials, labor, equipment and other costs to provide the requested extension. At any time additional connections are made to the water and/or sewer mains, the town may collect from the individual connecting to the main(s) an amount equal to the proportional amount of footage of the connector's land abutting the sewer and/or water and repay the same to the original requestor(s) of service or designated recipients.

(3) Residential service rates.

(A) Residential water service rates:

<b>Meter Size</b>	<b>Minimum Service Charge (Effective October 15, 2024)</b>
3/4" or smaller	\$13.56
1"	\$22.60
1-1/2"	\$45.20
2"	\$72.27
3"	\$135.44
4"	\$225.73
6"	\$451.31
<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 15, 2024)</b>
0-10,000 gallons	\$4.55
10,001-40,000 gallons	\$6.81

40,001-80,000 gallons	\$10.23
80,001+ gallons	\$15.34

- (B) Residential wastewater service rates:
  - (i) All residential accounts, effective October 15, 2024, minimum service charge: \$32.94.
  - (ii) Volumetric charge: effective October 15, 2024, \$5.68 per 1,000 gallons.
  - (iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.
  
- (C) Additional residential service charges:
  - (i) Service initiation: \$65.00.
  - (ii) Transfer fees: \$20.00.
  - (iii) Meter accuracy rereads: \$15.00.
  - (iv) Late fees: \$10% of billed amount.
  - (v) Turn offs/reconnects:
    - a. During normal office hours: \$50.00.
    - b. After normal office hours: \$75.00.
  
- (D) Multifamily dwellings, townhomes and other multitenant accounts served by one master meter will be billed a minimum water charge per unit equal to the 3/4" residential base rate and the minimum service charge for wastewater. The residential volumetric charges will apply as normally scheduled on all master meter consumption for both water and wastewater services, except that winter averaging will not be applied to multifamily dwellings served by one master meter.
  
- (E) Out-of-town water service rates:

<b>Meter Size</b>	<b>Minimum Service Charge (Effective October 1, 2020)</b>
3/4" or smaller	\$19.13

1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.53
<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 1, 2020)</b>
0-10,000 gallons	\$6.42
10,001-40,000 gallons	\$9.62
40,001-80,000 gallons	\$14.45
80,001+ gallons	\$21.66

(F) Out-of-town residential wastewater service rates:

(i) All residential accounts, effective October 1, 2020, minimum service charge: \$42.60.

(ii) Volumetric charge: effective October 1, 2020, \$7.35 per 1,000 gallons.

(iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.

(G) Senior citizen water credit and storm drainage credit: Refer to chapter 13 utilities, section 13.07.008, senior affordability discount and penalty exemption.

(4) Commercial and temporary hydrant meter service rates.

(A) Commercial water service rates.

<b>Meter Size</b>	<b>Minimum Service Charge (Effective October 15, 2024)</b>
3/4" or smaller	\$13.56
1"	\$22.60
1-1/2"	\$45.20
2"	\$72.27
3"	\$135.44
4"	\$225.73
6"	\$451.31
<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 15, 2024)</b>
0-10,000 gallons	\$4.90
10,001-40,000 gallons	\$6.13
40,001-80,000 gallons	\$7.65
80,001+	\$9.57

- (B) Commercial wastewater service rates:
  - (i) All commercial accounts: effective October 15, 2024, minimum service \$37.82.
  - (ii) Volumetric charge: effective October 15, 2024, \$6.87 per 1,000 gallons.
- (C) Additional commercial service charges:
  - (i) Service initiation: \$75.00.
  - (ii) Transfer fees: \$20.00.
  - (iii) Meter accuracy rereads: \$15.00.

- (iv) Late fees: \$10% of billed amount.
- (v) Turn offs/reconnects:
  - a. During normal office hours: \$50.00.
  - b. After normal office hours: \$75.00.
- (D) Out-of-town commercial water service rates:

<b>Meter Size</b>	<b>Minimum Service Charge (Effective October 1, 2020)</b>
3/4" or smaller	\$19.13
1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.55
<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 1, 2020)</b>
0-10,000 gallons	\$6.92
10,001-40,000 gallons	\$8.66
40,001-80,000 gallons	\$10.80
80,001+	\$13.52

- (E) Out-of-town commercial wastewater service rates:
  - (i) All commercial accounts: effective October 1, 2020, minimum service \$48.90.

(ii) Volumetric charge: effective October 1, 2020, \$8.88 per 1,000 gallons.

(5) Irrigation service rates.

(A) Irrigation water service rates:

<b>Meter Size</b>	<b>Minimum Service Charge (Effective October 15, 2024)</b>
3/4" or smaller	\$5.00
1"	\$8.24
1-1/2"	\$16.44
2"	\$26.22
3"	\$49.15
4"	\$81.86
6"	\$163.72

<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 15, 2024)</b>
0-10,000 gallons	\$6.87
10,001-40,000 gallons	\$7.89
40,001-80,000 gallons	\$9.07
80,001+	\$10.43

(B) Irrigation wastewater service rates: Irrigation accounts are not billed for wastewater services. Irrigation accounts are strictly for meters and water service dedicated solely to furnish water service to lawn sprinkler or irrigation systems, and do not directly receive wastewater services.

- (C) Additional irrigation service charges:
  - (i) Service initiation: \$75.00 commercial/\$65.00 residential.
  - (ii) Transfer fees: \$20.00.
  - (iii) Meter accuracy rereads: \$15.00.
  - (iv) Late fees: 10% of billed amount.
  - (v) Turn offs/reconnects:
    - a. During normal office hours: \$50.00.
    - b. After normal office hours: \$75.00.
- (D) Out-of-town irrigation water service rates:

<b>Meter Size</b>	<b>Minimum Service Charge (Effective October 1, 2020)</b>
3/4" or smaller	\$7.05
1"	\$11.63
1-1/2"	\$23.18
2"	\$36.98
3"	\$69.30
4"	\$115.43
6"	\$230.85

<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 1, 2020)</b>
0-10,000 gallons	\$9.69
10,001-40,000 gallons	\$11.13

40,001-80,000 gallons	\$12.80
80,001+	\$14.72

(6) Wastewater Inflow Prevention Plan and Enforcement Fees

(A) Administrative Fees.

(1) Non-plugged wastewater lines and manholes under construction receiving inflow:

First offense	\$ 500 per connection per day
Second offense	\$ 750 per connection per day
Third offense and subsequent	\$1,000 per connection per day

(2) Wastewater services plumbing open:

First offense	\$ 250 per connection per day
Second offense	\$ 400 per connection per day
Third offense and subsequent	\$ 500 per connection per day

(3) Wastewater services open/broken:

First offense	\$ 100 per connection per day
Second offense and subsequent	\$ 200 per connection per day

(8) Offenses will be reset January of even numbered years.

(C) Contesting Violations. A customer may request a hearing before a hearing officer(s) appointed by the Executive Director of Development and Infrastructure Services within fifteen (15) business days after the date on the Notice. The decision by the Executive Director of Development and Infrastructure Services is final and binding.

(D) Unpaid assessed administrative fees related to violations of wastewater under the Town Plan shall incur late payment penalties and may result in termination of work."



**SECTION 3**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

**SECTION 4**

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

**SECTION 5**

This Ordinance shall become effective on October 15, 2024, and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Prosper, Texas.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**David F. Bristol, Mayor**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**Terrence S. Welch, Town Attorney**

## TOWN OF PROSPER, TEXAS

## ORDINANCE NO. 2024-XX

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING APPENDIX A, "FEE SCHEDULE," TO THE TOWN'S CODE OF ORDINANCES BY REPEALING EXISTING SECTION IX, "WATER AND SEWER RATES," AND REPLACING IT WITH A NEW SECTION IX, "WATER AND SEWER RATES"; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the Town Council of the Town of Prosper, Texas ("Town Council"), has investigated and determined that the various fees imposed by the Town should be revised; and

**WHEREAS**, the Town Council has reviewed the current and proposed fees and recommends the adoption of revised fees in the Code of Ordinances as well as in Appendix A to the Code of Ordinances; and

**WHEREAS**, the Town Council hereby finds and determines that it will be advantageous, beneficial and in the best interests of the citizens of the Town to revise certain existing fees imposed by the Town and replace them with fees that reflect actual and reasonable costs, as hereinafter referenced.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

**SECTION 1**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2**

From and after the effective date of this Ordinance, existing Section IX, "Water and Sewer Rates," of Appendix A, "Fee Schedule," to the Town's Code of Ordinances is hereby repealed in its entirety and replaced with a new Section IX, "Water and Sewer Rates," to read as follows:

**"Sec. IX      Water and Sewer Rates**

Please refer to chapter 13 utilities, article 13.07 utility bills, for additional information on the town's utility billing policies.

(1) Late fees.

(A) All utility bill payments are due by the 10th day from the date of the bill except when the tenth day falls on Saturday, Sunday or legal holiday under which condition they are due by 5:00 p.m. central time on the next working day.

(B) All payments made after the tenth (10th) day will bear a late fee, as set forth as follows, of the unpaid balance of the billed amount.

(2) Water and/or sewer connections. The town may extend water and sanitary sewer mains in the streets, alleys and utility easements in the town in order to permit connections for those persons desiring water and sewer service. The individual, corporation or partnership requesting the service shall pay the town an amount equal to the cost of all materials, labor, equipment and other costs to provide the requested extension. At any time additional connections are made to the water and/or sewer mains, the town may collect from the individual connecting to the main(s) an amount equal to the proportional amount of footage of the connector's land abutting the sewer and/or water and repay the same to the original requestor(s) of service or designated recipients.

(3) Residential service rates.

(A) Residential water service rates:

<b>Meter Size</b>	<b>Minimum Service Charge (Effective October 1, 2020-2024)</b>
3/4" or smaller	\$ <del>12.75</del> <u>13.56</u>
1"	\$ <del>21.25</del> <u>22.60</u>
1-1/2"	\$ <del>42.50</del> <u>45.20</u>
2"	\$ <del>67.95</del> <u>72.27</u>
3"	\$ <del>127.35</del> <u>135.44</u>
4"	\$ <del>212.25</del> <u>225.73</u>
6"	\$ <del>424.35</del> <u>451.31</u>
<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 1, 2020-2024)</b>
0-10,000 gallons	\$ <del>4.28</del> <u>4.55</u>
10,001-40,000 gallons	\$ <del>6.44</del> <u>6.81</u>

40,001-80,000 gallons	\$ <del>9.63</del> <u>10.23</u>
80,001+ gallons	\$ <del>14.44</del> <u>15.34</u>

- (B) Residential wastewater service rates:
  - (i) All residential accounts, effective October ~~15, 2020~~2024, minimum service charge: \$~~28.40~~32.94.
  - (ii) Volumetric charge: effective October ~~15, 2020~~2024, \$~~4.90~~5.68 per 1,000 gallons.
  - (iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.
- (C) Additional residential service charges:
  - (i) Service initiation: \$65.00.
  - (ii) Transfer fees: \$20.00.
  - (iii) Meter accuracy rereads: \$15.00.
  - (iv) Late fees: \$10% of billed amount.
  - (v) Turn offs/reconnects:
    - a. During normal office hours: \$50.00.
    - b. After normal office hours: \$75.00.
- (D) Multifamily dwellings, townhomes and other multitenant accounts served by one master meter will be billed a minimum water charge per unit equal to the 3/4" residential base rate and the minimum service charge for wastewater. The residential volumetric charges will apply as normally scheduled on all master meter consumption for both water and wastewater services, except that winter averaging will not be applied to multifamily dwellings served by one master meter.
- (E) Out-of-town water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$19.13

1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.53
<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 1, 2020)</b>
0-10,000 gallons	\$6.42
10,001-40,000 gallons	\$9.62
40,001-80,000 gallons	\$14.45
80,001+ gallons	\$21.66

- (F) Out-of-town residential wastewater service rates:
  - (i) All residential accounts, effective October 1, 2020, minimum service charge: \$42.60.
  - (ii) Volumetric charge: effective October 1, 2020, \$7.35 per 1,000 gallons.
  - (iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.

(G) Senior citizen water credit and storm drainage credit: Refer to chapter 13 utilities, section 13.07.008, senior affordability discount and penalty exemption.

(4) Commercial and temporary hydrant meter service rates.

- (A) Commercial water service rates.

Meter Size	Minimum Service Charge (Effective October <del>1,</del> <u>202015, 2024</u> )
3/4" or smaller	<del>\$12.75</del> <u>13.56</u>
1"	<del>\$21.25</del> <u>22.60</u>
1-1/2"	<del>\$42.50</del> <u>45.20</u>
2"	<del>\$67.95</del> <u>72.27</u>
3"	<del>\$127.35</del> <u>135.44</u>
4"	<del>\$212.25</del> <u>225.73</u>
6"	<del>\$424.35</del> <u>451.31</u>
Volumetric Charge	Rate per 1,000 Gallons (Effective October <del>1,</del> <u>202015, 2024</u> )
0-10,000 gallons	<del>\$4.61</del> <u>4.90</u>
10,001-40,000 gallons	<del>\$5.77</del> <u>6.13</u>
40,001-80,000 gallons	<del>\$7.20</del> <u>7.65</u>
80,001+	<del>\$9.01</del> <u>9.57</u>

- (B) Commercial wastewater service rates:
  - (i) All commercial accounts: effective October ~~1,~~ 202015, 2024, minimum service ~~\$32.60~~37.82.
  - (ii) Volumetric charge: effective October ~~1,~~ 202015, 2024, ~~\$5.92~~6.87 per 1,000 gallons.
- (C) Additional commercial service charges:
  - (i) Service initiation: \$75.00.
  - (ii) Transfer fees: \$20.00.
  - (iii) Meter accuracy rereads: \$15.00.

- (iv) Late fees: \$10% of billed amount.
  - (v) Turn offs/reconnects:
    - a. During normal office hours: \$50.00.
    - b. After normal office hours: \$75.00.
- (D) Out-of-town commercial water service rates:

<b>Meter Size</b>	<b>Minimum Service Charge (Effective October 1, 2020)</b>
3/4" or smaller	\$19.13
1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.55
<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 1, 2020)</b>
0-10,000 gallons	\$6.92
10,001-40,000 gallons	\$8.66
40,001-80,000 gallons	\$10.80
80,001+	\$13.52

- (E) Out-of-town commercial wastewater service rates:
- (i) All commercial accounts: effective October 1, 2020, minimum service \$48.90.

(ii) Volumetric charge: effective October 1, 2020, \$8.88 per 1,000 gallons.

(5) Irrigation service rates.

(A) Irrigation water service rates:

Meter Size	Minimum Service Charge (Effective October <del>1,</del> <u>202015, 2024</u> )
3/4" or smaller	\$ <del>4.70</del> <u>5.00</u>
1"	\$ <del>7.75</del> <u>8.24</u>
1-1/2"	\$ <del>15.45</del> <u>16.44</u>
2"	\$ <del>24.65</del> <u>26.22</u>
3"	\$ <del>46.20</del> <u>49.15</u>
4"	\$ <del>76.95</del> <u>81.86</u>
6"	\$ <del>153.90</del> <u>163.72</u>

Volumetric Charge	Rate per 1,000 Gallons (Effective October <del>1,</del> <u>202015, 2024</u> )
0-10,000 gallons	\$ <del>6.46</del> <u>6.87</u>
10,001-40,000 gallons	\$ <del>7.42</del> <u>7.89</u>
40,001-80,000 gallons	\$ <del>8.53</del> <u>9.07</u>
80,001+	\$ <del>9.81</del> <u>10.43</u>

(B) Irrigation wastewater service rates: Irrigation accounts are not billed for wastewater services. Irrigation accounts are strictly for meters and water service dedicated solely to furnish water service to lawn sprinkler or irrigation systems, and do not directly receive wastewater services.



- (C) Additional irrigation service charges:
  - (i) Service initiation: \$75.00 commercial/\$65.00 residential.
  - (ii) Transfer fees: \$20.00.
  - (iii) Meter accuracy rereads: \$15.00.
  - (iv) Late fees: 10% of billed amount.
  - (v) Turn offs/reconnects:
    - a. During normal office hours: \$50.00.
    - b. After normal office hours: \$75.00.
- (D) Out-of-town irrigation water service rates:

<b>Meter Size</b>	<b>Minimum Service Charge (Effective October 1, 2020)</b>
3/4" or smaller	\$7.05
1"	\$11.63
1-1/2"	\$23.18
2"	\$36.98
3"	\$69.30
4"	\$115.43
6"	\$230.85

<b>Volumetric Charge</b>	<b>Rate per 1,000 Gallons (Effective October 1, 2020)</b>
0-10,000 gallons	\$9.69
10,001-40,000 gallons	\$11.13

40,001-80,000 gallons	\$12.80
80,001+	\$14.72

(6) Wastewater Inflow Prevention Plan and Enforcement Fees

(A) Administrative Fees.

(1) Non-plugged wastewater lines and manholes under construction receiving inflow:

First offense	\$ 500 per connection per day
Second offense	\$ 750 per connection per day
Third offense and subsequent	\$1,000 per connection per day

(2) Wastewater services plumbing open:

First offense	\$ 250 per connection per day
Second offense	\$ 400 per connection per day
Third offense and subsequent	\$ 500 per connection per day

(3) Wastewater services open/broken:

First offense	\$ 100 per connection per day
Second offense and subsequent	\$ 200 per connection per day

(8) Offenses will be reset January of even numbered years.

(C) Contesting Violations. A customer may request a hearing before a hearing officer(s) appointed by the Executive Director of Development and Infrastructure Services within fifteen (15) business days after the date on the Notice. The decision by the Executive Director of Development and Infrastructure Services is final and binding.

(D) Unpaid assessed administrative fees related to violations of wastewater under the Town Plan shall incur late payment penalties and may result in termination of work."

**SECTION 3**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

**SECTION 4**

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

**SECTION 5**

This Ordinance shall become effective on October 15, 2024, and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Prosper, Texas.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**David F. Bristol, Mayor**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**Terrence S. Welch, Town Attorney**



## ENGINEERING SERVICES

**To: Mayor and Town Council**

**From: Hulon T. Webb, Jr., P.E., Director of Engineering Services**

**Through: Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager**

**Re: Property Acquisition: Coleman Street (Gorgeous – Talon)**  
**Town Council Meeting – September 10, 2024**

**Strategic Visioning Priority: 1. Acceleration of Infrastructure**

### **Agenda Item:**

Consider and act upon a resolution of the Town Council of the Town of Prosper, Texas, declaring the public necessity to acquire certain properties for right-of-way and easements for the construction of the Coleman Street (Gorgeous – Talon) project; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.

### **Description of Agenda Item:**

The Town is in the process of developing engineering plans for the construction of the Coleman Street (Gorgeous – Talon) project. To facilitate the construction of the project, it is necessary for the Town to acquire right-of-way and easements. The seventeen (17) properties are identified in the attached resolution, and the location map included with this agenda item depicts the properties affected. As with other similar road construction projects, it is not anticipated that all parcels will require the use of eminent domain to complete the acquisition process, however, staff is requesting advance authorization to pursue acquisition by eminent domain if standard negotiations are unsuccessful.

### **Budget Impact:**

N/A

### **Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the resolution as to form and legality.

**Attached Documents:**

1. Resolution
2. Location Map

**Town Staff Recommendation:**

Town Staff recommends that the Town Council of the Town of Prosper, Texas, approve the attached resolution declaring the public necessity to acquire certain properties for right-of-way and easements for the construction of the Coleman Street (Gorgeous – Talon) project with such properties being more particularly described in the attached Resolution; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.

**Proposed Motion:**

I move to approve the attached resolution declaring the public necessity to acquire certain properties for right-of-way and easements for the construction of the Coleman Street (Gorgeous – Talon) project with such properties being more particularly described in the attached Resolution; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.

**Please note: Pursuant to Section 2206.053(c) of the Texas Government Code, if two (2) or more councilmembers object to adopting this single Resolution for all the properties referenced therein, a separate record vote must be taken for each unit of property.**

**This item requires a roll call vote.**

TOWN OF PROSPER, TEXAS

RESOLUTION NO. 2024-\_\_\_\_\_

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, DECLARING THE PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTIES FOR RIGHT-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION OF THE COLEMAN STREET (GORGEIOUS – TALON) PROJECT; DETERMINING THE PUBLIC USE AND NECESSITY FOR SUCH ACQUISITIONS; AUTHORIZING THE ACQUISITION OF PROPERTY RIGHTS NECESSARY FOR SAID PROJECT; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE TOWN MANAGER OF THE TOWN OF PROSPER, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE TOWN MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS; AND AUTHORIZING THE TOWN ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS TO ACQUIRE THE PROPERTY IF PURCHASE NEGOTIATIONS ARE NOT SUCCESSFUL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Prosper, Texas (the “Town Council”), has determined that there exists a public necessity to acquire certain property interests for the construction of the Coleman Street (Gorgeous – Talon) project, the location of which is generally set forth in the exhibits attached to this resolution; and

**WHEREAS**, the Town Council desires to acquire the property interests (collectively referred to as the “Property”), as more particularly described in the exhibits attached to this Resolution, for this governmental and public use in conjunction with the Town of Prosper’s construction of the Coleman Street (Gorgeous – Talon) project (“Project”); and

**WHEREAS**, the Town Council desires that the Town Manager, or his designee, take all necessary steps to acquire the Property for the Project including, but not limited to, the retention of appraisers, engineers, and other consultants and experts, and that the Town Attorney, or his designee, negotiate the purchase of the Property for the Project, and if unsuccessful in purchasing the Property for the Project, to institute condemnation proceedings to acquire the Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

### **SECTION 1**

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Prosper, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

### **SECTION 2**

The Town Council hereby finds and determines that a public use and necessity exists for the Town of Prosper, Texas, to acquire the following Property for the Project, as more particularly described in the Exhibits referenced herein:

**EXHIBIT DESCRIPTION / INTEREST TO BE ACQUIRED**

- 1 (Parcel 1-1 Right-of-Way), Being a 0.1385-acre, 6,032 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to Goodwill Industries of Northeast Texas, Inc., recorded in Instrument Number 20080102000008100, Official Public Records, Collin County, Texas

(Parcel 1-2 Temporary Construction Easement), Being a 0.1222-acre, 5,321 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to Goodwill Industries of Northeast Texas, Inc., recorded in Instrument Number 20080102000008100, Official Public Records, Collin County, Texas

- 2 (Parcel 3-1 Right-of-Way), Being a 0.4485-acre, 19,538 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas

(Parcel 3-2 Drainage Easement), Being a 0.0693-acre, 3,018 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas

(Parcel 3-3 Drainage Easement), Being a 0.0538-acre, 2,342 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas

(Parcel 3-4 Temporary Construction Easement), Being a 0.2841-acre, 12,375 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas

- 3 (Parcel 4-1 Right-of-Way), Being a 0.0708-acre, 3,082 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas

(Parcel 4-2 Street Easement), Being a 0.0408-acre, 1,776 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty

Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, also being a 21.50-foot width strip of land above the northwest corner as shown on said Prosper High School and Middle School Addition

(Parcel 4-3 Drainage and Sidewalk Easement), Being a 0.0255-acre, 1,111 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas

(Parcel 4-4 Drainage and Sidewalk Easement), Being a 0.0611-acre, 2,660 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas

(Parcel 4-5 Temporary Construction Easement), Being a 0.1391-acre, 6,060 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas

(Parcel 4-6 Temporary Construction Easement), Being a 0.0771-acre, 3,359 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, also being a 21.50-foot width strip of land above the northwest corner as shown on said Prosper High School and Middle School Addition

- 4 (Parcel 5-1 Right-of-Way), Being a 0.5224-acre, 22,757 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 11.29-acre tract of land described by Special Warranty Deed to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas

(Parcel 5-2 Temporary Construction Easement), Being a 0.2390-acre, 10,411 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number



147, Town of Prosper, Collin County, Texas, being part of that called 11.29-acre tract of land described by Special Warranty Deed to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas

- 5 (Parcel 6-1 Temporary Construction Easement), 0.0357 acres or 1,555 square feet, as depicted in attached Exhibit 5
- 6 (Parcel 8-1 Temporary Construction Easement), 0.0516 acres or 2.247 square feet, as depicted in attached Exhibit 6
- 7 (Parcel 9-1 Right-of-Way), Being a 0.0340-acre, 1,481 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 3, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas
 

(Parcel 9-2 Temporary Construction Easement), Being a 0.0811-acre, 3,532 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 3, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas
- 8 (Parcel 10-1 Street Easement), Being a 0.0733-acre, 3,193 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to United States Postal Service, recorded in Instrument Number 20191231001668510, Official Public Records, Collin County, Texas, and being the same tract of land as Lot 2, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas
 

(Parcel 10-2 Temporary Construction Easement), Being a 0.1246-acre, 5,428 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to United States Postal Service, recorded in Instrument Number 20191231001668510, Official Public Records, Collin County, Texas, and being the same tract of land as Lot 2, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas
- 9 (Parcel 11-1 Street Easement), Being a 0.0342-acre, 1,491 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot

1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas

(Parcel 11-2 Temporary Construction Easement), Being a 0.0665-acre, 2,898 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas

- 10 (Parcel 12-1 Right-of-Way), Being a 0.0350-acre, 1,522 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of two tracts of land, the first described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, the second described by Special Warranty Deed to Crossmac Investments, LLC, recorded in Instrument Number 20141027001170340, Official Public Records, Collin County, Texas, also being part of Lot 4, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas

(Parcel 12-2 Temporary Construction Easement), Being a 0.0209-acre, 910 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of two tracts of land, the first described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, the second described by Special Warranty Deed to Crossmac Investments, LLC, recorded in Instrument Number 20141027001170340, Official Public Records, Collin County, Texas, also being part of Lot 4, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas

- 11 (Parcel 13-1 Right-of-Way), Being a 0.0643-acre, 2,803 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, also being part of Lot 1, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas

(Parcel 13-2 Temporary Construction Easement), Being a 0.0411-acre, 1,792 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, also being part of Lot 1, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas

- 12 (Parcel 15-1 Right-of-Way), Being a 0.6718-acre, 29,262 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper,

Collin County, Texas, being part of multiple tracts of land described by two Special Warranty Deeds to Dosti Partners, LLC, a 2.65-acre tract recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, also being part of Tracts 1, 2, 3, 5, 6, and 7-Parcel 2, recorded in Instrument Number 2022000165761, Collin County, Texas

(Parcel 15-2 Drainage Easement), Being a 0.0729-acre, 3,175 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that 2.65-acre tract of land described by Special Warranty Deed to Dosti Partners, LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas

(Parcel 15-3 Temporary Construction Easement), Being a 0.0846-acre, 3,684 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of tract of land described by Special Warranty Deed to Dosti Partners, LLC, Tract 1, recorded in Instrument Number 2022000165761, Official Public Records, Collin County, Texas

(Parcel 15-4 Temporary Construction Easement), Being a 0.0153-acre, 665 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of two tracts of land described by Special Warranty Deed to Dosti Partners, LLC, one being Tract 6, recorded in Instrument Number 2022000165761, Official Public Records, Collin County, Texas, and the second being a 2.65-acre tract of land, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas

(Parcel 15-5 Temporary Construction Easement), Being a 0.1258-acre, 5,480 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that 2.65-acre tract of land described by Special Warranty Deed to Dosti Partners, LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas

- 13 (Parcel 20-1 Right-of-Way), Being a 0.0590-acre, 2,571 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas

(Parcel 20-2 Drainage Easement), Being a 0.0180-acre, 783 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas

(Parcel 20-3 Temporary Construction Easement), Being a 0.0778-acre, 3,387 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of tract of land described by Special Warranty Deed with Vendor's Lien to CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas

- 14 (Parcel 21-1 Right-of-Way), Being a 0.0133-acre, 580 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper,

Collin County, Texas, being part of that certain tract of land described by Warranty Deed to Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas

(Parcel 21-2 Temporary Construction Easement), Being a 0.0110-acre, 478 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed to Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas

- 15 (Parcel 22-1 Right-of-Way), Being a 0.0391-acre, 1,702 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 0.89078-acre tract of land described by Warranty Deed to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas

(Parcel 22-2 Temporary Construction Easement), Being a 0.0507-acre, 2,206 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 0.89078-acre tract of land described by Warranty Deed to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas

- 16 (Parcel 23-1 Temporary Construction Easement), 0.0215 acres or 935 square feet, as depicted in attached Exhibit 16

(Parcel 23-2 Temporary Construction Easement), 0.0110 acres or 480 square feet, as depicted in attached Exhibit 16

- 17 (Parcel 24-1 Temporary Construction Easement), 0.0399 acres or 1,739 square feet, as depicted in attached Exhibit 17

(Parcel 24-2 Temporary Construction Easement), 0.0258 acres or 1,125 square feet, as depicted in attached Exhibit 17

(Parcel 24-3 Temporary Construction Easement), 0.0402 acres or 1,750 square feet, as depicted in attached Exhibit 17

### **SECTION 3**

The Town Manager, or his designee, is authorized and directed to negotiate for and to acquire the Property for the Project, for the Town of Prosper, Texas, and to acquire said rights in compliance with State and Federal law. The Town Manager is specifically authorized and directed to do each and every act necessary to acquire the Property for the Project including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser of the property interests to be acquired, as well as any other experts or consultants that he deems necessary for the acquisition process and, if necessary, to institute proceedings in eminent domain.

### **SECTION 4**

The Town Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Property for the Project, and, as such, the Town Manager is authorized and

directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the Town Council for such purpose. The Town Manager is specifically authorized to establish the just compensation for the acquisition of the Property. If the Town Manager or his designee determines that an agreement as to damages or compensation cannot be reached, then the Town Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the owners and interested parties of the needed property interests, proceedings in eminent domain to acquire the Property for the Project.

**SECTION 5**

This Resolution is effective immediately upon its passage.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, BY A VOTE OF \_\_\_ TO \_\_\_ ON THIS THE 10TH DAY OF SEPTEMBER 2024.**

\_\_\_\_\_  
**David F. Bristol, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**Terrence S. Welch, Town Attorney**

**EXHIBIT 1 – Parcel 1**

*(see next 7 pages)*

EXHIBIT "A"

Parcel 1-1

Goodwill Industries of Northeast Texas, Inc.  
Metes and Bounds Description

Being a 0.1385-acre, 6,032 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to Goodwill Industries of Northeast Texas, Inc., recorded in Instrument Number 20080102000008100, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" in the west line of North Coleman Street (variable width right-of-way) at the northeast corner of said Goodwill Industries tract, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,520.57  
Y: 7,138,566.00

THENCE, with the east line of said Goodwill Industries tract the following courses and distances:

S 01°04'17" W, a distance of 96.80 feet to a found 1/2-inch capped iron rod with red plastic cap stamped "GEER 3258";

S 00°33'06" W, a distance of 331.37 feet to a found 1/2-inch capped iron rod with red plastic cap stamped "GEER 3258" at the southeast corner of said Goodwill Industries tract;

THENCE S 89°37'09" W, with the south line of said Goodwill Industries tract, a distance of 10.09 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch capped iron rod with red plastic cap (said cap is illegible) bears S 89°37'09" W, a distance of 230.82 feet to an angle point in the south line of said Goodwill Industries tract;

THENCE, leaving said common line, over and across said Goodwill Industries tract the following courses and distances:

N 00°45'33" W, a distance of 289.03 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 01°45'26" E, a distance of 139.25 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Goodwill Industries tract;

THENCE N 89°56'28" E, with said north line, a distance of 14.65 feet to the POINT OF BEGINNING and containing 0.1385 acres or 6,032 square feet of land.

 8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

Item 16.

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



JAMES E. ROWLAND  
VOL. 3402, PG. 451

20' EASEMENT  
S.W.B. TELEPHONE COMPANY  
VOL. 737, PG. 20

PROSPER HIGH SCHOOL & MIDDLE  
SCHOOL ADDITION  
INST. NO. 20130722010002210

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916  
APPROXIMATE  
SURVEY LINE

15' UTILITY ESMT., TOWN OF PROSPER, VOL. 3903, PG. 211

S 89°56'28" W 1012.09'

**GORGEOUS ROAD**

HAWK RIDGE  
INST. NO. 20120131010000240

**P.O.B. (PARCEL 1-2)**  
X = 2,487,505.92  
Y = 7,138,565.98

**P.O.C. (PARCEL 1-2)**  
**P.O.B. (PARCEL 1-1)**  
5/8" IRF GREEN CAP  
"EAGLE SURVEYING"  
X = 2,487,520.57  
Y = 7,138,566.00

**PARCEL 1-2**  
0.1222 ACRES  
5,321 SQ. FT.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 01°04'17" W	96.80'
L2	S 00°33'06" W	331.37'
L3	S 89°37'09" W	10.09'
L4	N 00°45'33" W	289.03'
L5	N 01°45'26" E	139.25'
L6	N 89°56'28" E	14.65'
L7	S 89°56'28" W	14.65'
L8	S 01°45'26" W	139.25'
L9	S 00°45'33" E	148.73'
L10	S 89°14'27" W	7.95'
L11	N 00°45'33" W	150.00'
L12	N 17°31'11" W	102.99'
L13	N 01°45'26" E	39.78'
L14	N 89°56'28" E	42.02'

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

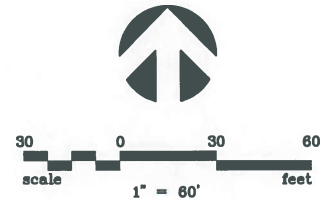
20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 743, PG. 14

**N COLEMAN STREET**  
(VARIABLE WIDTH)  
INST. NO. 2017030210001050

GOODWILL INDUSTRIES OF  
NORTHEAST TEXAS, INC  
INST. NO. 20080102000008100

**PARCEL 1-1**  
0.1385 ACRES  
6,032 SQ. FT.

PROSPER MONTESSORI ACADEMY ADDITION  
INST. NO. 2017030210001050



**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

WATERLINE EASEMENT  
VOL 4370, PG. 1502

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

S 89°37'09" W 230.82'

1/2" IRF RED CAP  
"ILLEGIBLE"

NOGAL CUSTOM HOMES  
INST. NO. 2022000099953

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631

1443 PARCEL-1 08/21/2024

TBPLLS ENGR. F-5438; SJRV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 (972) 864-2333 (TEL)  
GARLAND, TEXAS 75044 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 1  
N COLEMAN STREET  
OWNER: GOODWILL INDUSTRIES OF NORTHEAST TEXAS, INC.  
0.1385 ACRES OR 6,032 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 3**  
**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 1-2  
Goodwill Industries of Northeast Texas, Inc.  
Metes and Bounds Description

Being a 0.1222-acre, 5,321 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to Goodwill Industries of Northeast Texas, Inc., recorded in Instrument Number 20080102000008100, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" in the west line of North Coleman Street (variable width right-of-way) at the northeast corner of said Goodwill Industries tract, and being the northeast corner of Parcel 1-1 described herewith;

THENCE S 89°56'28" W, with the north line of said Goodwill Industries tract and said Parcel 1-1, a distance of 14.65 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the northwest corner of said Parcel 1-1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,505.92  
Y: 7,138,565.98

THENCE, leaving said common line and with the west line of said Parcel 1-1 the following courses and distances:

S 01°45'26" W, a distance of 139.25 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 00°45'33" E, a distance of 148.73 feet;

THENCE, leaving the west line of said Parcel 1-1, over and across said Goodwill Industries tract the following courses and distances:

S 89°14'27" W, a distance of 7.95 feet;

N 00°45'33" W, a distance of 150.00 feet;

N 17°31'11" W, a distance of 102.99 feet;

N 01°45'26" E, a distance of 39.78 feet to a point in the north line of said Goodwill Industries tract, from which a found 1/2-inch iron rod bears S 89°56'28" W, a distance of 1012.09 feet for the northwest corner of a tract of land to Prosper Residences, LLC, recorded in Instrument Number 20210820001695760, Official Public Records, Collin County, Texas;

THENCE N 89°56'28" E, with said north line, a distance of 42.02 feet to the POINT OF BEGINNING and containing 0.1222 acres or 5,321 square feet of land.



8-21-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Item 16.

Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

JAMES E. ROWLAND  
VOL. 3402, PG. 451

20' EASEMENT  
S.W.B. TELEPHONE COMPANY  
VOL. 737, PG. 20

PROSPER HIGH SCHOOL & MIDDLE  
SCHOOL ADDITION  
INST. NO. 20130722010002210

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916  
APPROXIMATE  
SURVEY LINE

15' UTILITY ESMT., TOWN OF PROSPER, VOL. 3903, PG. 211

S 89°56'28" W 1012.09'

**GORGEOUS ROAD**

HAWK RIDGE  
INST. NO. 20120131010000240

**P.O.B. (PARCEL 1-2)**  
X = 2,487,505.92  
Y = 7,138,565.98

**P.O.C. (PARCEL 1-2)**  
**P.O.B. (PARCEL 1-1)**  
5/8" IRF GREEN CAP  
"EAGLE SURVEYING"  
X = 2,487,520.57  
Y = 7,138,566.00

**PARCEL 1-2**  
0.1222 ACRES  
5,321 SQ. FT.

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 743, PG. 14

**N COLEMAN STREET**  
(VARIABLE WIDTH)  
INST. NO. 2017030210001050

GOODWILL INDUSTRIES OF  
NORTHEAST TEXAS, INC  
INST. NO. 20080102000008100

**PARCEL 1-1**  
0.1385 ACRES  
6,032 SQ. FT.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

WATERLINE EASEMENT  
VOL 4370, PG. 1502

S 89°37'09" W 230.82'

1/2" IRF RED CAP  
"ILLEGIBLE"

NOGAL CUSTOM HOMES  
INST. NO. 2022000099953

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

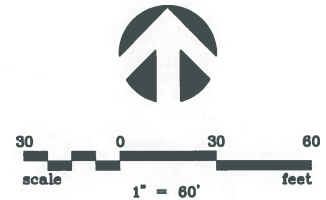


*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 01°04'17" W	96.80'
L2	S 00°33'06" W	331.37'
L3	S 89°37'09" W	10.09'
L4	N 00°45'33" W	289.03'
L5	N 01°45'26" E	139.25'
L6	N 89°56'28" E	14.65'
L7	S 89°56'28" W	14.65'
L8	S 01°45'26" W	139.25'
L9	S 00°45'33" E	148.73'
L10	S 89°14'27" W	7.95'
L11	N 00°45'33" W	150.00'
L12	N 17°31'11" W	102.99'
L13	N 01°45'26" E	39.78'
L14	N 89°56'28" E	42.02'

PROSPER MONTESSORI ACADEMY ADDITION  
INST. NO. 2017030210001050




**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.







08/21/2024

1443 PARCEL-1


TBPLLS ENGR. F-5438; SJRV. 10127900  
  
**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"  
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 (972) 864-2333 (TEL)  
 GARLAND, TEXAS 75044 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 1  
 N COLEMAN STREET  
 OWNER: GOODWILL INDUSTRIES OF NORTHEAST TEXAS, INC.  
 0.1385 ACRES OR 6,032 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 3**  
**COLLIN COUNTY, TEXAS**

### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

<b>6/6/2024</b>		TBPELS ENGR. F-5438; SURV. 10127900
 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i>		
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044		(972) 864-2333 (TEL) (972) 864-2334 (FAX)
<b>1443LEGEND</b>	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X	
<b>COLLIN COUNTY, TEX</b>		Page 189

**EXHIBIT 2 – Parcel 3**

*(see next 16 pages)*

EXHIBIT "A"  
Parcel 3-1  
James E. Rowland  
Metes and Bounds Description

Being a 0.4485-acre, 19,538 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said Rowland tract, and being the southeast corner of a tract of land to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas, also being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,557.16  
Y: 7,138,946.91

THENCE S 00°59'19" W, with the east line of Rowland tract, a distance of 381.00 feet to the southeast corner of said Rowland tract;

THENCE S 89°56'28" W, with the south line of said Rowland tract, passing at a distance of 30.02 feet, a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING", continuing in all a total distance of 57.67 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch iron rod bears S 89°56'28" W, a distance of 1041.11 feet for the southwest corner of said Rowland tract;

THENCE, leaving said south line, over and across said Rowland tract the following courses and distances:

N 01°45'26" E, a distance of 191.57 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 08°30'58" E, a distance of 84.97 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 01°45'26" E, a distance of 51.93 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 01°01'56" E, a distance of 53.57 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Rowland tract, and being in the south line of said AMR Prosper Premium Storage tract, from which a found 3/8-inch iron rod bears S 89°57'35" W, a distance of 985.44 feet for the northwest corner of said Rowland tract;

THENCE N 89°57'35" E, with said common line, a distance of 43.23 feet to the POINT OF BEGINNING and containing 0.4485 acres or 19,538 square feet of land.

*Blake Sudduth*

8-22-24



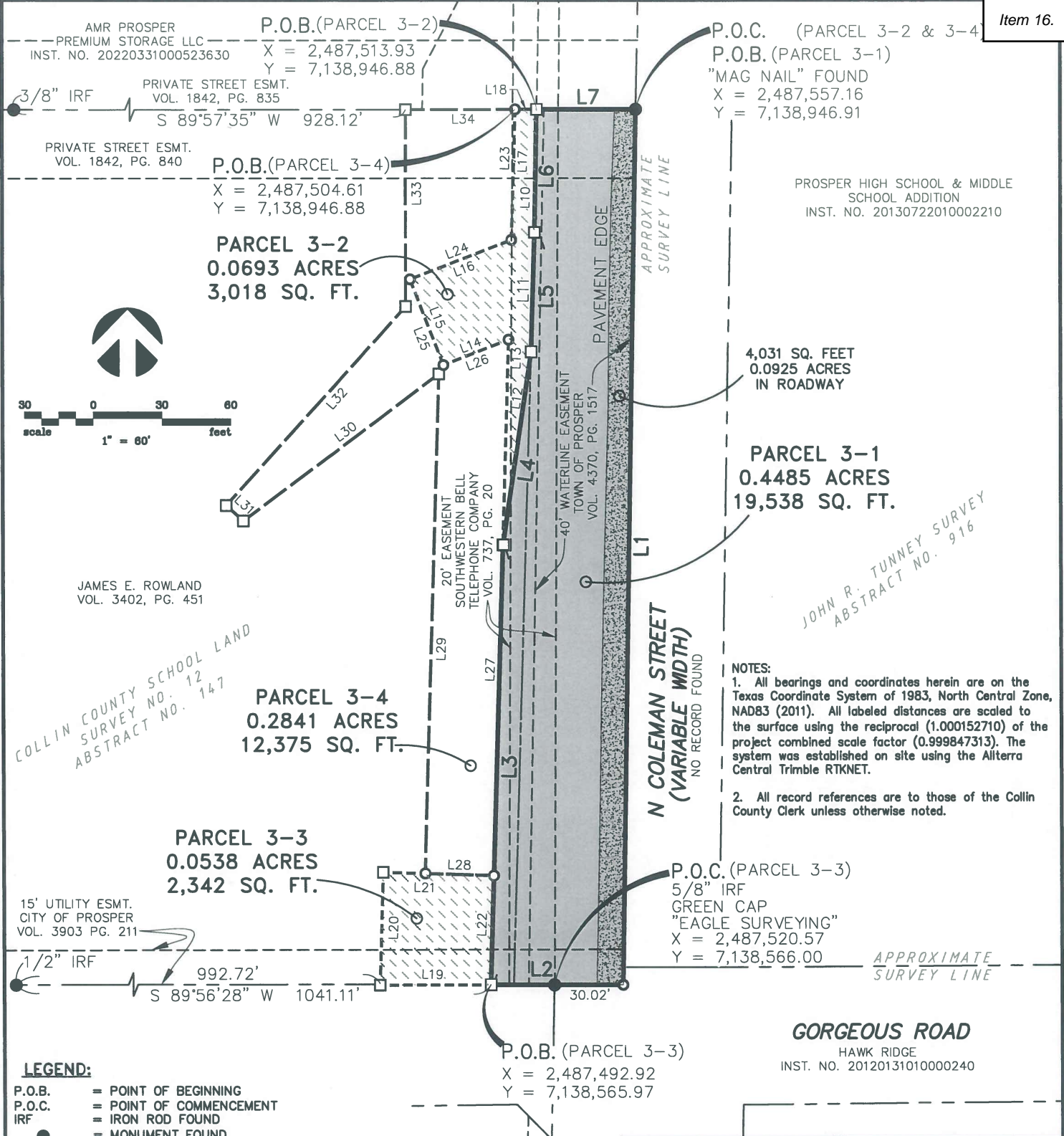
Item 16.

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900

Notes:

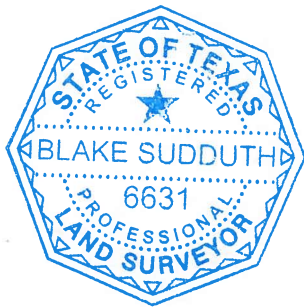
1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.





**NOTES:**  
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
 2. All record references are to those of the Collin County Clerk unless otherwise noted.

*JOHN R. TUNNEY SURVEY*  
 ABSTRACT NO. 916



*Blake Sudduth* 8-22-24  
 Blake Sudduth, RPLS 6631

IBPELS ENGR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

**TOWN OF PROSPER PARCEL 3**  
**COLEMAN STREET**  
 OWNER: JAMES E. ROWLAND  
 0.4485 ACRES OR 19,538 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 4**  
**COLLIN COUNTY, TEXAS**

1443 PARCEL 3 - ROW B / 22 / 2024

**LINE TABLE**

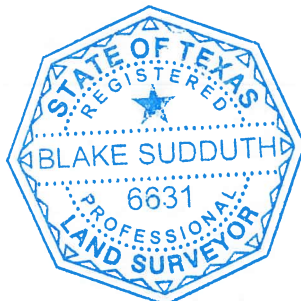
NUMBER	DIRECTION	DISTANCE
L1	S 00°59'19" W	381.00'
L2	S 89°56'28" W	57.67'
L3	N 01°45'26" E	191.57'
L4	N 08°30'58" E	84.97'
L5	N 01°45'26" E	51.93'
L6	N 01°01'56" E	53.57'
L7	N 89°57'35" E	43.23'
L10	S 01°01'56" W	53.57'
L11	S 01°45'26" W	51.93'
L12	S 08°30'58" W	84.97'
L13	N 01°45'26" E	89.33'
L14	S 68°47'39" W	30.54'
L15	N 21°12'21" W	40.00'
L16	N 68°47'39" E	47.49'
L17	N 01°45'26" E	56.80'
L18	N 89°57'35" E	9.33'
L19	S 89°56'28" W	48.39'
L20	N 01°45'26" E	49.18'
L21	S 88°14'34" E	48.36'
L22	S 01°45'26" W	47.65'
L23	S 01°45'26" W	56.80'
L24	S 68°47'39" W	47.49'
L25	S 21°12'21" E	40.00'
L26	N 68°47'39" E	30.54'
L27	S 01°45'26" W	233.25'
L28	N 88°14'34" W	30.00'
L29	N 01°45'26" E	217.39'
L30	S 53°11'14" W	106.54'
L31	N 47°50'06" W	10.00'
L32	N 42°09'54" E	116.68'
L33	N 00°02'25" W	85.74'
L34	N 89°57'35" E	47.99'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.

2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-22-24

Blake Sudduth, RPLS 6631


1443 PARCEL 3 - ROW	IBPELS ENGR. F-5438, SURV. 012/900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET <b>EXHIBIT "A" PAGE 4 OF 4</b> COLLIN COUNTY, TEX

EXHIBIT "A"  
Parcel 3-2  
James E. Rowland  
Metes and Bounds Description

Being a 0.0693-acre, 3,018 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said Rowland tract, and being the southeast corner of a tract of land to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas, also being the northeast corner of Parcel 3-1 described herewith;

THENCE S 89°57'35" W, with the north line of said Rowland tract and said Parcel 3-1, and the south line of said AMR Prosper Premium Storage, LLC, tract, a distance of 43.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of said Parcel 3-1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,513.93  
Y: 7,138,946.88

THENCE, leaving said common line, with the west line of said Parcel 3-1 the following courses and distances:

S 01°01'56" W, a distance of 53.57 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 01°45'26" W, a distance of 51.93 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 08°30'58" W, a distance of 84.97 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, over and across said Rowland tract the following courses and distances:

N 01°45'26" E, a distance of 89.33 feet;

S 68°47'39" W, a distance of 30.54 feet;

N 21°12'21" W, a distance of 40.00 feet;

N 68°47'39" E, a distance of 47.49 feet;

N 01°45'26" E, a distance of 56.80 feet to a point in the north line of said Rowland tract, and being in the south line of said AMR Prosper Premium Storage tract, from which a found 3/8-

inch iron rod bears S 89°57'35" W, a distance of 976.11 feet for the northwest corner of s  
Rowland tract;

Item 16.

THENCE N 89°57'35" E, with said common line, a distance of 9.33 feet to the POINT OF  
BEGINNING and containing 0.0693 acres or 3,018 square feet of land.



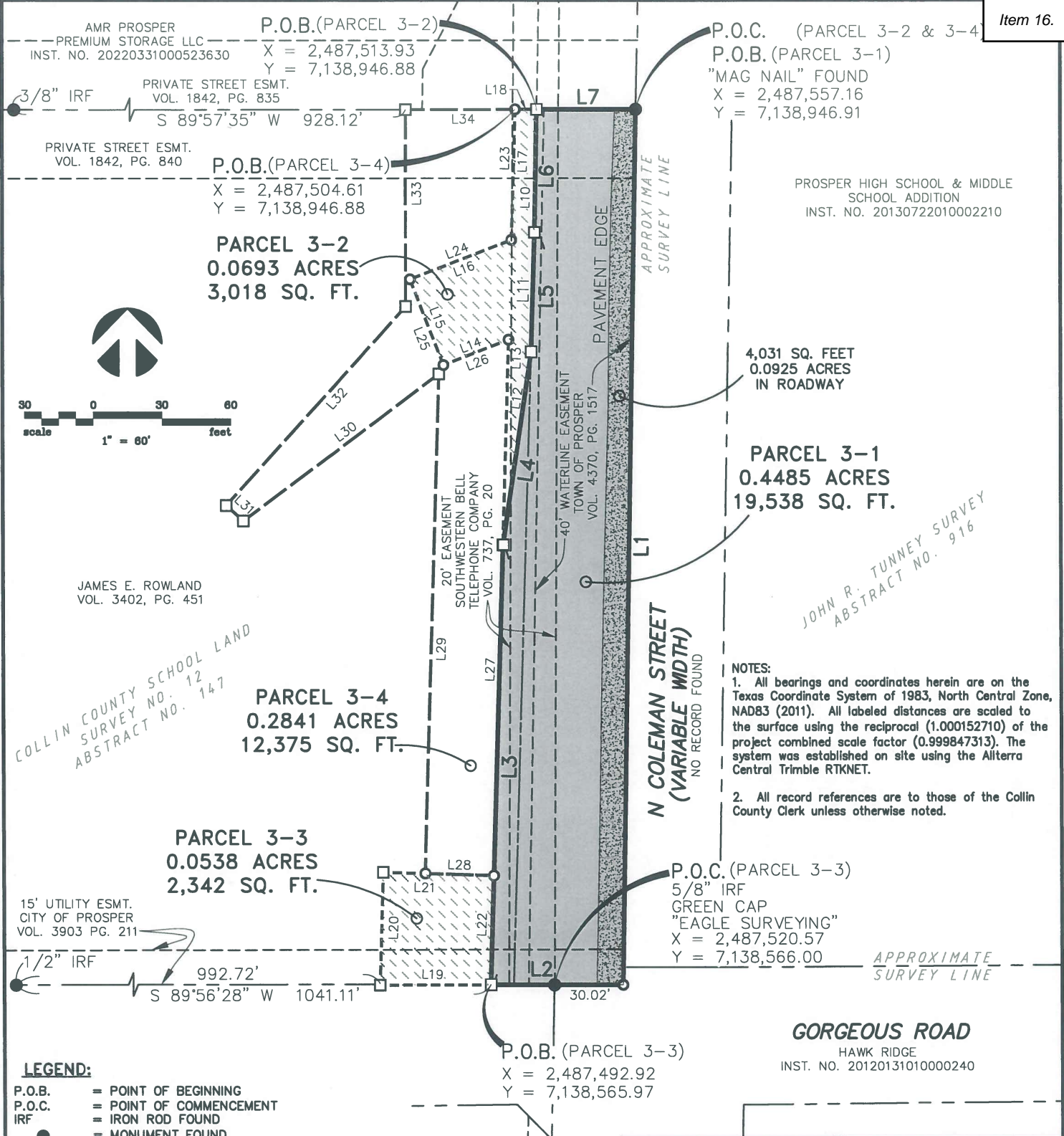
8-22-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



NOTES:  
1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
2. All record references are to those of the Collin County Clerk unless otherwise noted.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth, RPLS 6631  
8-22-24

1443 PARCEL 3 - ROW	8/22/2024	IBPELS ENGR. F-5438; SURV. 10127900	
		 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	
		TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET <b>EXHIBIT "A" PAGE 3 OF 4</b> COLLIN COUNTY, TEX	
		Page 197	

**LINE TABLE**

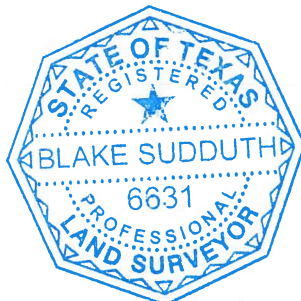
NUMBER	DIRECTION	DISTANCE
L1	S 00°59'19" W	381.00'
L2	S 89°56'28" W	57.67'
L3	N 01°45'26" E	191.57'
L4	N 08°30'58" E	84.97'
L5	N 01°45'26" E	51.93'
L6	N 01°01'56" E	53.57'
L7	N 89°57'35" E	43.23'
L10	S 01°01'56" W	53.57'
L11	S 01°45'26" W	51.93'
L12	S 08°30'58" W	84.97'
L13	N 01°45'26" E	89.33'
L14	S 68°47'39" W	30.54'
L15	N 21°12'21" W	40.00'
L16	N 68°47'39" E	47.49'
L17	N 01°45'26" E	56.80'
L18	N 89°57'35" E	9.33'
L19	S 89°56'28" W	48.39'
L20	N 01°45'26" E	49.18'
L21	S 88°14'34" E	48.36'
L22	S 01°45'26" W	47.65'
L23	S 01°45'26" W	56.80'
L24	S 68°47'39" W	47.49'
L25	S 21°12'21" E	40.00'
L26	N 68°47'39" E	30.54'
L27	S 01°45'26" W	233.25'
L28	N 88°14'34" W	30.00'
L29	N 01°45'26" E	217.39'
L30	S 53°11'14" W	106.54'
L31	N 47°50'06" W	10.00'
L32	N 42°09'54" E	116.68'
L33	N 00°02'25" W	85.74'
L34	N 89°57'35" E	47.99'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.

2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-22-24

Blake Sudduth, RPLS 6631


1443 PARCEL 3 - ROW	IBPELS ENGR. F-5438, SURV. '012/900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET <b>EXHIBIT "A" PAGE 4 OF 4</b> COLLIN COUNTY, TEX

EXHIBIT "A"  
Parcel 3-3  
James E. Rowland  
Metes and Bounds Description

Being a 0.0538-acre, 2,342 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" in the south line of said Rowland tract and the south line of Parcel 3-1 described herewith;

THENCE S 89°56'28" W, with the common south line, a distance of 27.66 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of said Parcel 3-1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,492.92  
Y: 7,138,565.97

THENCE S 89°56'28" W, continuing with the south line of said Rowland tract, a distance of 48.39 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch iron rod bears S 89°56'28" W, a distance of 992.71 feet for the southwest corner of said Rowland tract;

THENCE, leaving said south line, over and across said Rowland tract the following courses and distances:

N 01°45'26" E, a distance of 49.18 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 88°14'34" E, a distance of 48.36 feet to a point in the west line of said Parcel 3-1

THENCE S 01°45'26" W, with said west line, a distance of 47.65 feet to the POINT OF BEGINNING and containing 0.0538 acres or 2,342 square feet of land.

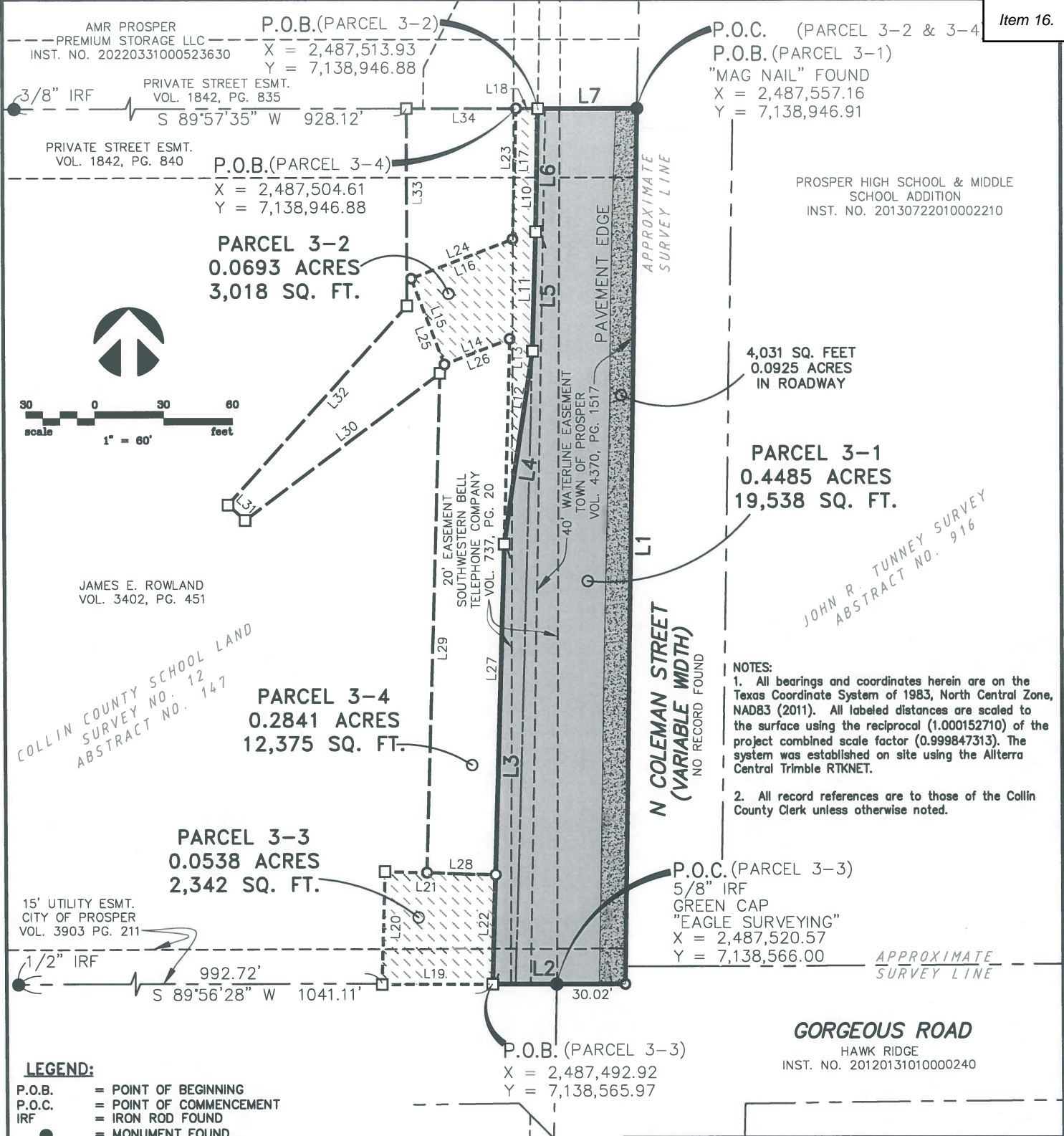
 8-22-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



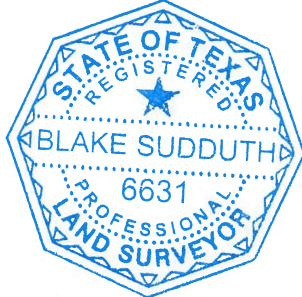
**NOTES:**  
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
 2. All record references are to those of the Collin County Clerk unless otherwise noted.


**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-22-24  
 Blake Sudduth, RPLS 6631



1443PARCEL3-ROW	IBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity"
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET <b>EXHIBIT "A" PAGE 2 OF 3</b> COLLIN COUNTY, TEX	
Page 200	



**LINE TABLE**

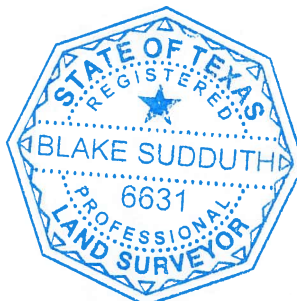
NUMBER	DIRECTION	DISTANCE
L1	S 00°59'19" W	381.00'
L2	S 89°56'28" W	57.67'
L3	N 01°45'26" E	191.57'
L4	N 08°30'58" E	84.97'
L5	N 01°45'26" E	51.93'
L6	N 01°01'56" E	53.57'
L7	N 89°57'35" E	43.23'
L10	S 01°01'56" W	53.57'
L11	S 01°45'26" W	51.93'
L12	S 08°30'58" W	84.97'
L13	N 01°45'26" E	89.33'
L14	S 68°47'39" W	30.54'
L15	N 21°12'21" W	40.00'
L16	N 68°47'39" E	47.49'
L17	N 01°45'26" E	56.80'
L18	N 89°57'35" E	9.33'
L19	S 89°56'28" W	48.39'
L20	N 01°45'26" E	49.18'
L21	S 88°14'34" E	48.36'
L22	S 01°45'26" W	47.65'
L23	S 01°45'26" W	56.80'
L24	S 68°47'39" W	47.49'
L25	S 21°12'21" E	40.00'
L26	N 68°47'39" E	30.54'
L27	S 01°45'26" W	233.25'
L28	N 88°14'34" W	30.00'
L29	N 01°45'26" E	217.39'
L30	S 53°11'14" W	106.54'
L31	N 47°50'06" W	10.00'
L32	N 42°09'54" E	116.68'
L33	N 00°02'25" W	85.74'
L34	N 89°57'35" E	47.99'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.

2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-22-24  
 Blake Sudduth, RPLS 6631


1443 PARCEL 3 - ROW	TBPELS ENGR. F-5438; SURV. 1012/900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
8/22/2024	TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET <b>EXHIBIT "A" PAGE 3 OF 3</b> COLLIN COUNTY, TEX

EXHIBIT "A"  
Parcel 3-4  
James E. Rowland  
Metes and Bounds Description

Being a 0.2841-acre, 12,375 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 9.2956-acre remainder tract of land described by Quitclaim Deed to James E. Rowland, recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said Rowland tract, and being the southeast corner of a tract of land to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas, also being the northeast corner of Parcel 3-1 described herewith;

THENCE S 89°57'35" W, with the north line of said Rowland tract, a distance of 52.56 feet to a point for the northwest corner of Parcel 3-2 described herewith, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,504.61

Y: 7,138,946.88

THENCE, leaving said north line, with the west line of said Parcel 3-2 the following courses and distances:

S 01°45'26" W, a distance of 56.80 feet;

S 68°47'39" W, a distance of 47.49 feet;

S 21°12'21" E, a distance of 40.00 feet;

N 68°47'39" E, a distance of 30.54 feet;

S 01°45'26" W, passing at distance of 89.33 feet an angle point in the west line of said Parcel 3-1, continuing an additional distance of 143.92 feet with the west line of said Parcel 3-1, for a total distance of 233.25 feet;

THENCE N 88°14'34" W, leaving the west line of said Parcel 3-1, with the north line of Parcel 3-3 described herewith, a distance of 30.00 feet to a point in said north line;

THENCE, leaving the north line of said Parcel 3-3, over and across said Rowland tract the following courses and distances:

N 01°45'26" E, a distance of 217.39 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 53°11'14" W, a distance of 106.54 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

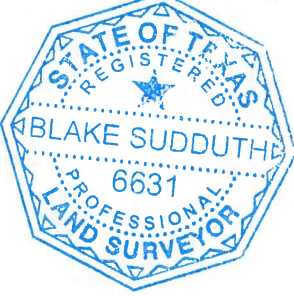
N 47°50'06" W, a distance of 10.00 feet to a set 5/8-inch capped iron rod with pink plastic stamped "GRANTHAM 10127900";

N 42°09'54" E, a distance of 116.68 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 00°02'25" W, a distance of 85.74 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Rowland tract and in the south line of said AMR Prosper Premium Storage tract, from which a found 3/8-inch iron rod bears S 89°57'35" W, a distance of 928.12 feet for the northwest corner of said Rowland tract;

THENCE N 89°57'35" E, with said common line, a distance of 47.99 feet to the POINT OF BEGINNING and containing 0.2841 acres or 12,375 square feet of land.

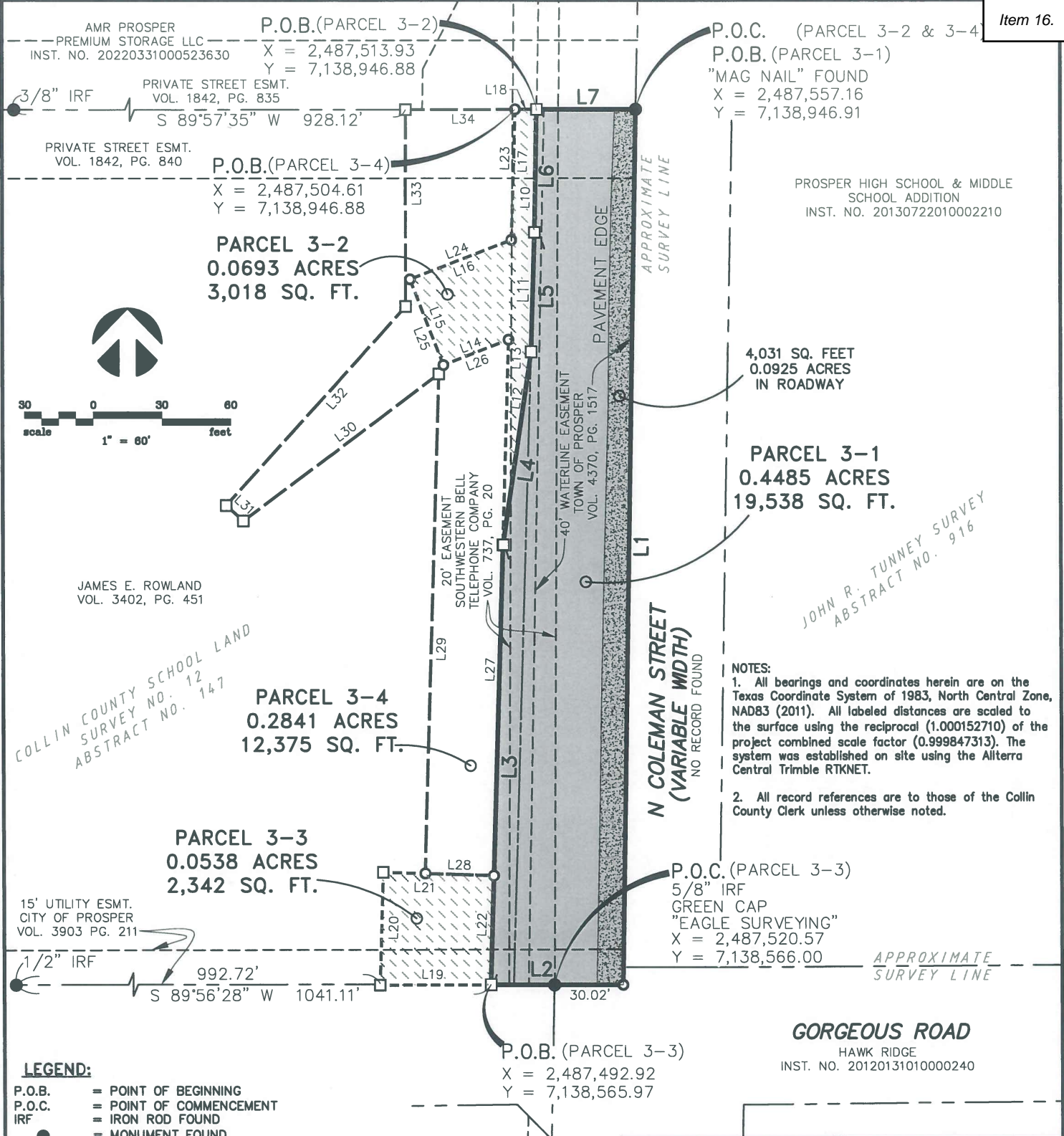
8-22-24



Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900

Notes:

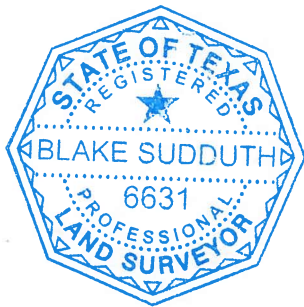
1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth, RPLS 6631 8-22-24

1443 PARCEL 3 - ROW	8/22/2024	<p><b>Grantham &amp; Associates, Inc.</b> Civil Engineering &amp; Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044</p> <p>(972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>
	<p>TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET <b>EXHIBIT "A" PAGE 3 OF 4</b> COLLIN COUNTY, TEX</p>	
	Page 204	

**LINE TABLE**

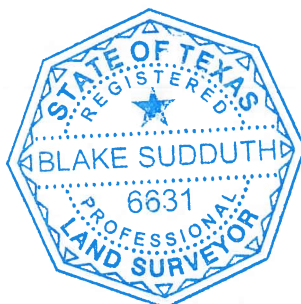
NUMBER	DIRECTION	DISTANCE
L1	S 00°59'19" W	381.00'
L2	S 89°56'28" W	57.67'
L3	N 01°45'26" E	191.57'
L4	N 08°30'58" E	84.97'
L5	N 01°45'26" E	51.93'
L6	N 01°01'56" E	53.57'
L7	N 89°57'35" E	43.23'
L10	S 01°01'56" W	53.57'
L11	S 01°45'26" W	51.93'
L12	S 08°30'58" W	84.97'
L13	N 01°45'26" E	89.33'
L14	S 68°47'39" W	30.54'
L15	N 21°12'21" W	40.00'
L16	N 68°47'39" E	47.49'
L17	N 01°45'26" E	56.80'
L18	N 89°57'35" E	9.33'
L19	S 89°56'28" W	48.39'
L20	N 01°45'26" E	49.18'
L21	S 88°14'34" E	48.36'
L22	S 01°45'26" W	47.65'
L23	S 01°45'26" W	56.80'
L24	S 68°47'39" W	47.49'
L25	S 21°12'21" E	40.00'
L26	N 68°47'39" E	30.54'
L27	S 01°45'26" W	233.25'
L28	N 88°14'34" W	30.00'
L29	N 01°45'26" E	217.39'
L30	S 53°11'14" W	106.54'
L31	N 47°50'06" W	10.00'
L32	N 42°09'54" E	116.68'
L33	N 00°02'25" W	85.74'
L34	N 89°57'35" E	47.99'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.


2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.




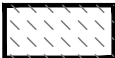




*Blake Sudduth* 8-22-24

Blake Sudduth, RPLS 6631

1443 PARCEL 3 - ROW	IBPELS ENGR. F-5438, SURV. 012/900
	 <p><b>Grantham &amp; Associates, Inc.</b> Civil Engineering &amp; Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>
	<p>TOWN OF PROSPER PARCEL 3 COLEMAN STREET OWNER: JAMES E. ROWLAND 0.4485 ACRES OR 19,538 SQUARE FEET</p> <p><b>EXHIBIT "A" PAGE 4 OF 4</b></p> <p>COLLIN COUNTY, TEX</p>

### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	<small>TBPELS ENGR. F-5438; SURV. 10127900</small>
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044</small> <small>(972) 864-2333 (TEL) (972) 864-2334 (FAX)</small>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 3 – Parcel 4**

*(see next 37 pages)*

EXHIBIT "A"  
Parcel 4-1  
Prosper Independent School District  
Metes and Bounds Description

Being a 0.0708-acre, 3,082 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at an angle point in the west line of said Lot 1R tract;

THENCE S 01°03'20" W, with the west line of said Lot 1R tract, a distance of 26.83 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,607.74

Y: 7,139,416.89

THENCE, leaving said west line, over and across said Lot 1R tract the following courses and distances:

S 00°06'04" W, a distance of 286.63 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 01°01'56" W, a distance of 239.24 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 01°45'26" W, a distance of 292.53 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 44°14'37" E, a distance of 34.75 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Lot 1R tract, and being in the north line of Gorgeous Road (variable width right-of-way) as dedicated by the Final Plat of Hawk Ridge, recorded in Instrument Number 20120131010000240, Official Public Records, Collin County, Texas, from which a found Mag Nail (in concrete) bears the following two courses and distances:


(1) N 89°24'33" E, a distance of 334.71 feet;

(2) S 00°35'27" E, a distance of 25.00 feet to said Mag Nail at the centerline intersection of said Gorgeous Road and Butterfly Boulevard, of said Hawk Ridge;

THENCE S 89°24'33" W, with the south line of said Lot 1R tract and the north line of said Gorgeous Road, a distance of 26.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of said Lot 1R tract, and being the northwest corner of said Hawk Ridge;



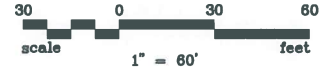
THENCE N 01°03'20" E, leaving the north line of said Gorgeous Road and with the west line of Lot 1R tract, a distance of 843.53 feet to the POINT OF BEGINNING and containing 0.0708 acres or 3,082 square feet of land.

 8-23-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



AMR PROSPER PREMIUM STORAGE LLC  
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT  
VOL. 2009, PG. 320

L6

**P.O.B.** (PARCEL 4-4)  
X = 2,487,604.12  
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
INST. NO. 20130722010002210

24' FIRE LANE ACCESS & UTILITY EASEMENT  
VOL. 2009, PG. 320

PROSPER INDEPENDENT SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



**PARCEL 4-4**  
0.0611 ACRES  
2,660 SQ. FT.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

JAMES E. ROWLAND  
VOL. 3402, PG. 451

N COLEMAN STREET  
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

APPROXIMATE SURVEY LINE

DETAIL 'A'  
SEE SHEET 6

**PARCEL 4-5**  
0.1391 ACRES  
6,060 SQ. FT.

**PARCEL 4-3**  
0.0255 ACRES  
1,111 SQ. FT.

**P.O.B.** (PARCEL 4-5)  
X = 2,487,619.15  
Y = 7,138,604.60

**PARCEL 4-1**  
0.0708 ACRES  
3,082 SQ. FT.

**P.O.B.** (PARCEL 4-3)  
X = 2,487,618.20  
Y = 7,138,573.90

**P.O.C.** (PARCEL 4-3)  
(PARCEL 4-5)  
"MAG" NAIL FOUND

**GORGEOUS ROAD**  
HAWK RIDGE  
INST. NO. 20120131010000240

1443PARCEL4-ROW01

8/23/2024

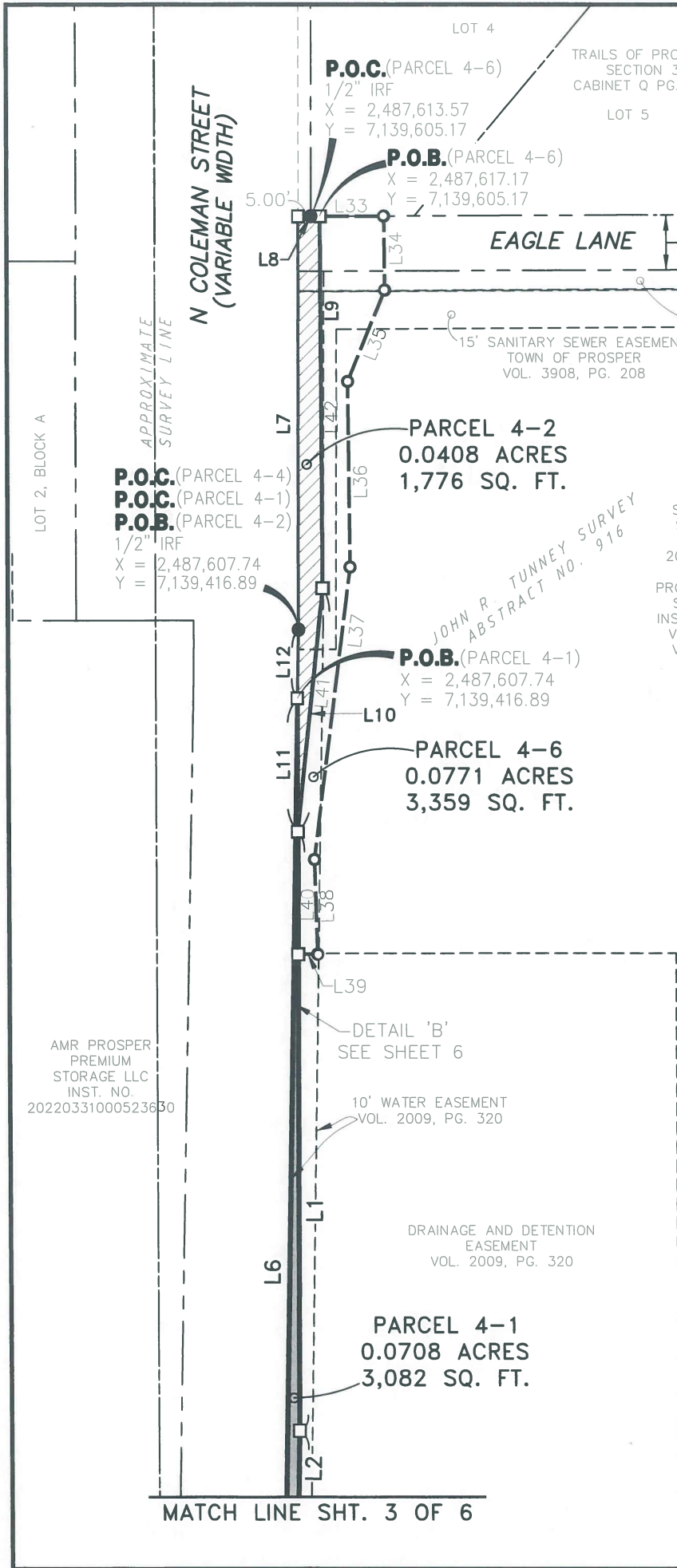
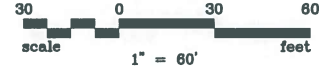
IBPELS ENGR -5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 210



21.5'  
TO PROSPER  
INDEPENDENT SCHOOL  
DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29

FIRE LANE, ACCESS &  
UTILITY ESMT.  
BOOK 2009, PG. 320

PARCEL 4-2  
0.0408 ACRES  
1,776 SQ. FT.

LOT 1R, BLOCK 1  
PROSPER HIGH  
SCHOOL & MIDDLE  
SCHOOL ADDITION  
INST. NO.  
20130722010002210

PROSPER INDEPENDENT  
SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

AMR PROSPER  
PREMIUM  
STORAGE, LLC  
INST. NO.  
20220331000523630

DETAIL 'B'  
SEE SHEET 6

10' WATER EASEMENT  
VOL. 2009, PG. 320

DRAINAGE AND DETENTION  
EASEMENT  
VOL. 2009, PG. 320

PARCEL 4-1  
0.0708 ACRES  
3,082 SQ. FT.

MATCH LINE SHT. 3 OF 6

8/23/2024  
1443PARCEL4-R0W02

TBPELS ENGR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 4 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 211

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.




*Blake Sudduth* 8-23-24  
 Blake Sudduth, RPLS 6631

1443PARCEL4-ROW03

8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

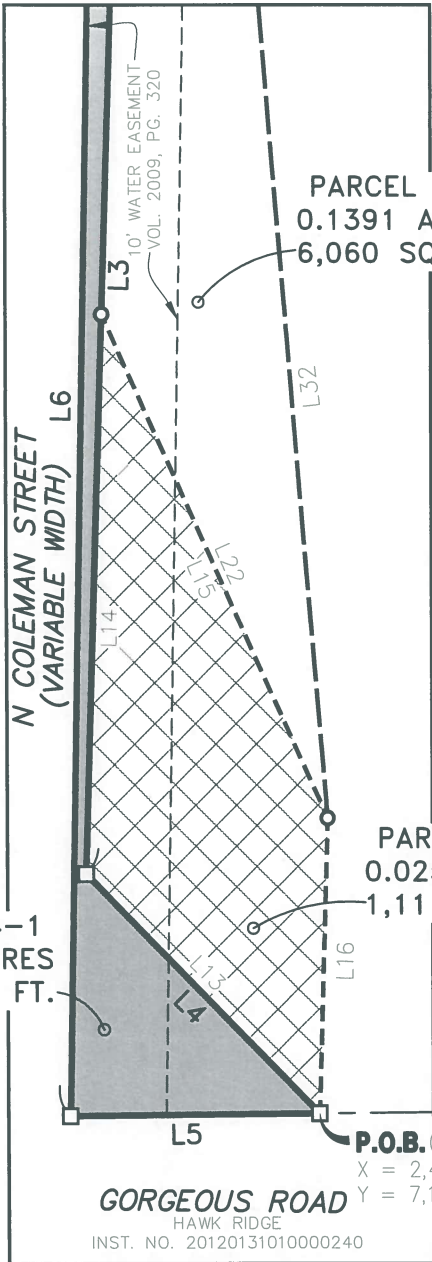


**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"

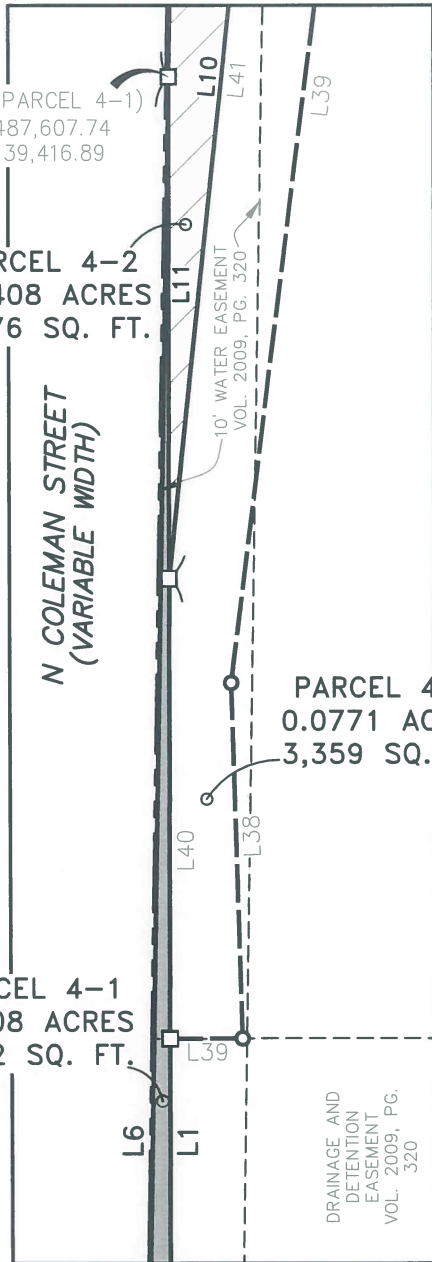
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
 N COLEMAN STREET  
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 5 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 212



**DETAIL 'A'**  
1"=20'



**DETAIL 'B'**  
1"=20'

PARCEL 4-1  
0.0708 ACRES  
3,082 SQ. FT.

PARCEL 4-5  
0.1391 ACRES  
6,060 SQ. FT.

PARCEL 4-3  
0.0255 ACRES  
1,111 SQ. FT.

**P.O.B.** (PARCEL 4-1)  
X = 2,487,607.74  
Y = 7,139,416.89

PARCEL 4-2  
0.0408 ACRES  
1,776 SQ. FT.

PARCEL 4-1  
0.0708 ACRES  
3,082 SQ. FT.

PARCEL 4-6  
0.0771 ACRES  
3,359 SQ. FT.

**P.O.B.** (PARCEL 4-3)  
X = 2,487,618.20  
Y = 7,138,573.90

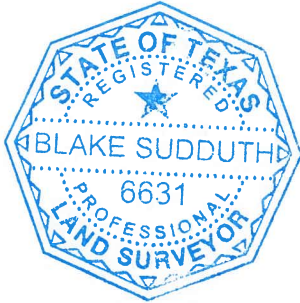
**GORGEOUS ROAD**  
HAWK RIDGE  
INST. NO. 20120131010000240

DRAINAGE AND  
DETENTION  
EASEMENT  
VOL. 2009, PG.  
320

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631


1.443PARCEL4-R0W03 8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <p><b>Grantham &amp; Associates, Inc.</b> Civil Engineering &amp; Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>
	<p>TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL &amp; MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET <b>EXHIBIT "A" PAGE 6 OF 6</b> <b>COLLIN COUNTY, TEXAS</b></p>

EXHIBIT "A"  
Parcel 4-2  
Prosper Independent School District  
Metes and Bounds Description

Being a 0.0408-acre, 1,776 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, also being a 21.50-foot width strip of land above the northwest corner as shown on said Prosper High School and Middle School Addition, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod at an angle point in the west line of said Lot 1R tract, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,608.24

Y: 7,139,443.72

THENCE N 00°08'24" E, with the west line of said Lot 1R tract, passing at a distance of 139.94 feet for the southwest corner of said 21.50-foot strip, continuing in all a total distance of 161.44 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of a 5.00-foot right-of-way dedication by the Final Plat of Trails of Prosper, Section III, recorded in Cabinet Q, Slide 514, Plat Records, Collin County, Texas;

THENCE N 89°45'13" E, with the south line of said Trails of Prosper, passing at a distance of 5.00 feet a found 1/2-inch iron rod at the southwest corner of Lot 4, Block E, of said Trails of Prosper, continuing in all a total distance of 8.54 feet;

THENCE, leaving said south line, over and across said Lot 1R tract the following courses and distances:

S 00°15'22" E, passing at a distance of 21.50 feet the south line of said 21.50-foot strip, continuing in all a distance of 145.31 feet;

S 06°05'50" W, a distance of 95.73 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said Lot 1R tract, and being in the east line of Parcel 4-1 described herewith;

THENCE, with said west line the following courses and distances:

N 00°06'04" E, a distance of 52.19 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the most northerly corner of said Parcel 4-1;

N 01°03'20" E, a distance of 26.83 feet to the POINT OF BEGINNING and containing 0.0408 acres or 1,776 square feet of land.

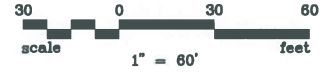
*[Handwritten signature]* 8-23-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



AMR PROSPER PREMIUM STORAGE LLC  
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT  
VOL. 2009, PG. 320

**P.O.B.** (PARCEL 4-4)  
X = 2,487,604.12  
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24

Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

N COLEMAN STREET  
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

JAMES E. ROWLAND  
VOL. 3402, PG. 451

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

APPROXIMATE SURVEY LINE

DETAIL 'A'  
SEE SHEET 6

**P.O.B.** (PARCEL 4-3)  
X = 2,487,618.20  
Y = 7,138,573.90

**P.O.C.** (PARCEL 4-3)  
(PARCEL 4-5)  
"MAG" NAIL FOUND

**GORGEOUS ROAD**  
HAWK RIDGE  
INST. NO. 20120131010000240

**PARCEL 4-3**  
0.0255 ACRES  
1,111 SQ. FT.

**PARCEL 4-5**  
0.1391 ACRES  
6,060 SQ. FT.

**PARCEL 4-4**  
0.0611 ACRES  
2,660 SQ. FT.

**P.O.B.** (PARCEL 4-5)  
X = 2,487,619.15  
Y = 7,138,604.60

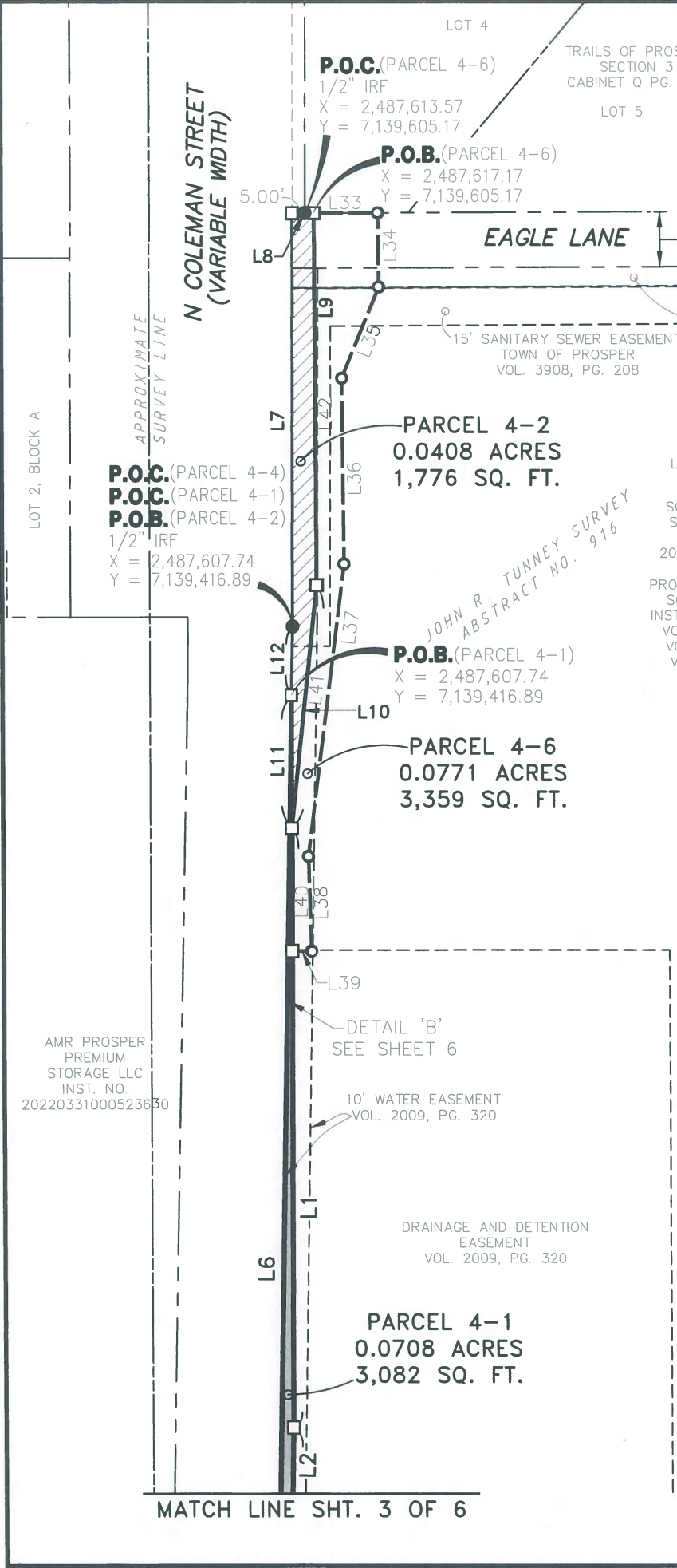
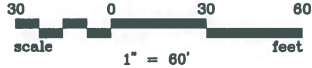
**PARCEL 4-1**  
0.0708 ACRES  
3,082 SQ. FT.

1443PARCEL4-ROW01 8/23/2024

Grantham & Associates, Inc.  
Civil Engineering & Surveying  
"Serving with Integrity"  
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 6**  
**COLLIN COUNTY, TEXAS**





21.5'  
TO PROSPER  
INDEPENDENT SCHOOL  
DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29

FIRE LANE, ACCESS &  
UTILITY ESMT.  
BOOK 2009, PG. 320

LOT 1R, BLOCK 1  
PROSPER HIGH  
SCHOOL & MIDDLE  
SCHOOL ADDITION  
INST. NO.  
20130722010002210

PROSPER INDEPENDENT  
SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

AMR PROSPER  
PREMIUM  
STORAGE, LLC  
INST. NO.  
20220331000523630

DETAIL 'B'  
SEE SHEET 6

10' WATER EASEMENT  
VOL. 2009, PG. 320

DRAINAGE AND DETENTION  
EASEMENT  
VOL. 2009, PG. 320

PARCEL 4-1  
0.0708 ACRES  
3,082 SQ. FT.

PARCEL 4-2  
0.0408 ACRES  
1,776 SQ. FT.

PARCEL 4-6  
0.0771 ACRES  
3,359 SQ. FT.

P.O.C. (PARCEL 4-6)  
1/2" IRF  
X = 2,487,613.57  
Y = 7,139,605.17

P.O.B. (PARCEL 4-6)  
X = 2,487,617.17  
Y = 7,139,605.17

P.O.C. (PARCEL 4-4)  
P.O.C. (PARCEL 4-1)  
P.O.B. (PARCEL 4-2)  
1/2" IRF  
X = 2,487,607.74  
Y = 7,139,416.89

P.O.B. (PARCEL 4-1)  
X = 2,487,607.74  
Y = 7,139,416.89

TBPLS ENGR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 (972) 864-2333 (TEL)  
GARLAND, TEXAS 75044 (972) 864-2334 (FAX)

---

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 4 OF 6**  
**COLLIN COUNTY, TEXAS**

1443PARCEL4-RW02 8/23/2024

MATCH LINE SHT. 3 OF 6

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.




*Blake Sudduth* 8-23-24  
 Blake Sudduth, RPLS 6631

1443PARCEL4-ROW03

8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

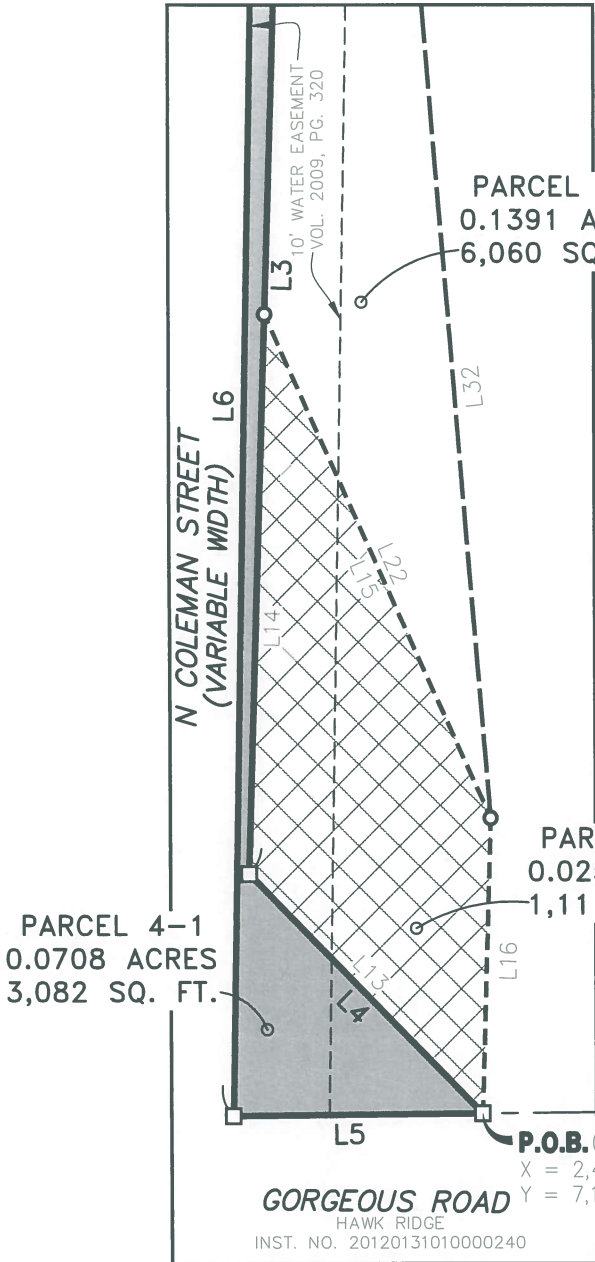


**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
 N COLEMAN STREET  
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 5 OF 6**  
**COLLIN COUNTY, TEXAS**

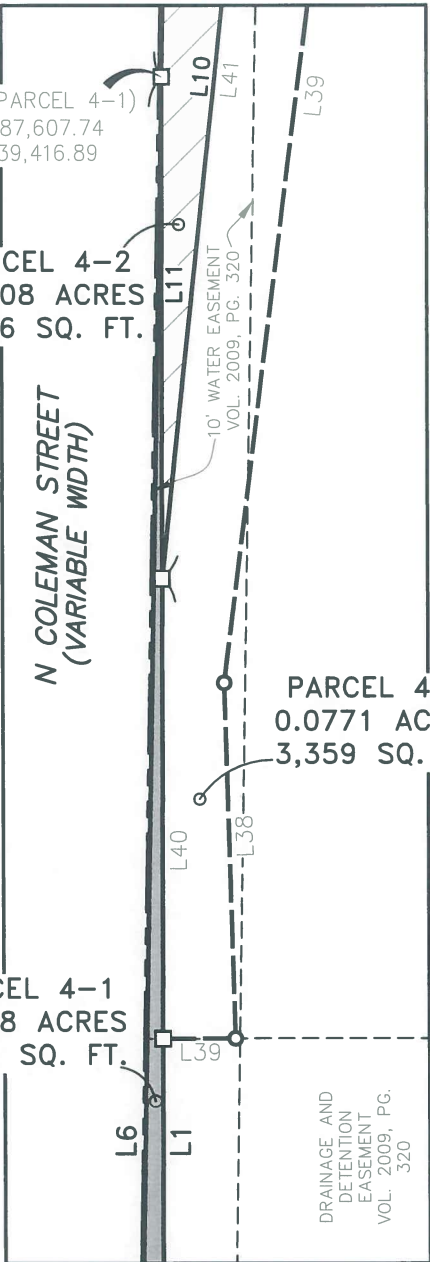
Page 218



**DETAIL 'A'**  
1"=20'

**P.O.B. (PARCEL 4-1)**  
X = 2,487,607.74  
Y = 7,139,416.89

**PARCEL 4-2**  
0.0408 ACRES  
1,776 SQ. FT.



**DETAIL 'B'**  
1"=20'

**P.O.B. (PARCEL 4-3)**  
X = 2,487,618.20  
Y = 7,138,573.90

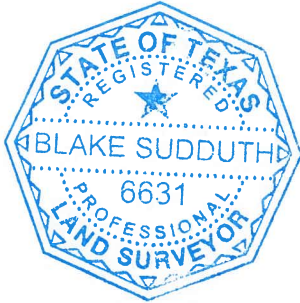
**PARCEL 4-6**  
0.0771 ACRES  
3,359 SQ. FT.

DRAINAGE AND  
DETENTION  
EASEMENT  
VOL. 2009, PG.  
320

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

1.443PARCEL4-R0W03	8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900	
		 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	(972) 864-2333 (TEL) (972) 864-2334 (FAX)
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET <b>EXHIBIT "A" PAGE 6 OF 6</b> <b>COLLIN COUNTY, TEXAS</b>			
			Page 219

EXHIBIT "A"  
Parcel 4-3  
Prosper Independent School District  
Metes and Bounds Description

Being a 0.0255-acre, 1,111 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in concrete) at the centerline intersection of Gorgeous Road (50-foot right-of-way) and Butterfly Boulevard (50-foot right-of-way) as dedicated by the Final Plat of Hawk Ridge, recorded in Instrument Number 20120131010000240, Official Public Records, Collin County, Texas;

THENCE N 00°35'27" W, a distance of 25.00 feet to north right-of-way line of said Gorgeous Road and being in the south line of said Lot 1R tract;

THENCE S 89°24'33" W, with said common line, a distance of 334.71 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southeast corner of Parcel 4-1 described herewith, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,618.20  
Y: 7,138,573.90

THENCE, with the east line of said Parcel 4-1 the following courses and distances:


N 44°14'37" W, a distance of 34.75 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

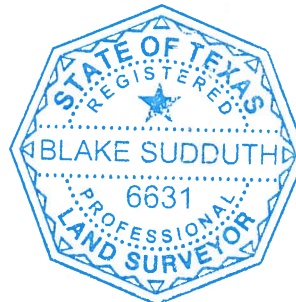
N 01°45'26" E, a distance of 58.19 feet;

THENCE, leaving said east line, over and across said Lot 1R tract the following courses and distances:

S 24°05'07" E, a distance of 57.35 feet;

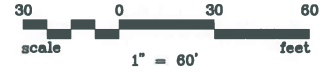
S 01°45'26" W, a distance of 30.71 feet POINT OF BEGINNING and containing 0.0255 acres or 1,111 square feet of land.

  
8-23-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



## Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



AMR PROSPER PREMIUM STORAGE LLC  
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT  
VOL. 2009, PG. 320

**P.O.B.** (PARCEL 4-4)  
X = 2,487,604.12  
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24

Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

N COLEMAN STREET  
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

JAMES E. ROWLAND  
VOL. 3402, PG. 451

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

APPROXIMATE SURVEY LINE

DETAIL 'A'  
SEE SHEET 6

**P.O.B.** (PARCEL 4-3)  
X = 2,487,618.20  
Y = 7,138,573.90

**P.O.C.** (PARCEL 4-3)  
(PARCEL 4-5)  
"MAG" NAIL FOUND

**GORGEOUS ROAD**  
HAWK RIDGE  
INST. NO. 20120131010000240

**PARCEL 4-3**  
0.0255 ACRES  
1,111 SQ. FT.

**PARCEL 4-5**  
0.1391 ACRES  
6,060 SQ. FT.

**PARCEL 4-4**  
0.0611 ACRES  
2,660 SQ. FT.

**P.O.B.** (PARCEL 4-5)  
X = 2,487,619.15  
Y = 7,138,604.60

**PARCEL 4-1**  
0.0708 ACRES  
3,082 SQ. FT.

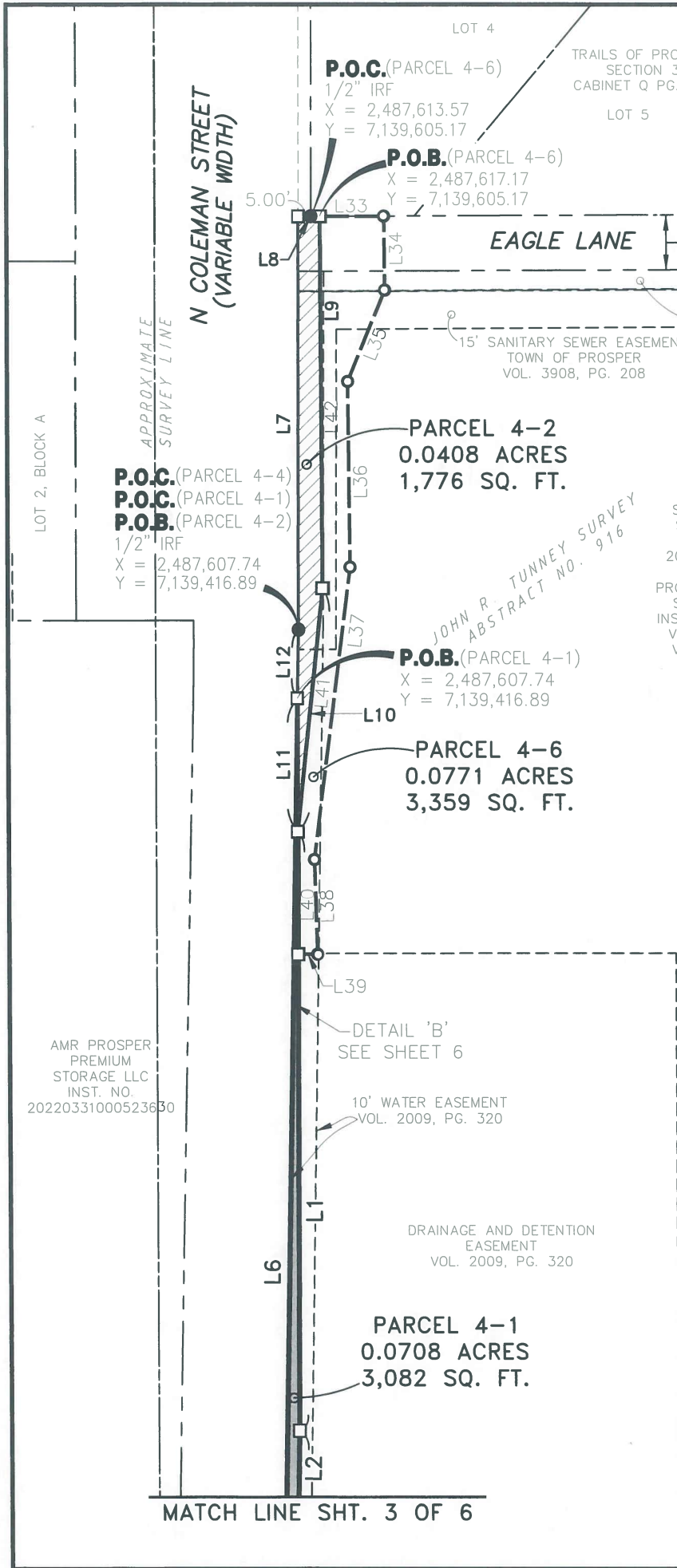
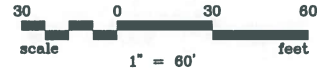
1443PARCEL4-ROW01 8/23/2024

IBPELS ENGR -5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 6**  
**COLLIN COUNTY, TEXAS**



LOT 4  
 TRAILS OF PROSPER SECTION 3 CABINET Q PG. 514  
 LOT 5

**P.O.C.** (PARCEL 4-6)  
 1/2" IRF  
 X = 2,487,613.57  
 Y = 7,139,605.17

**P.O.B.** (PARCEL 4-6)  
 X = 2,487,617.17  
 Y = 7,139,605.17

5.00'  
 L33  
 L34  
**EAGLE LANE**  
 21.5'  
 TO PROSPER INDEPENDENT SCHOOL DISTRICT  
 INST. NO. 97-0013953  
 VOL. 2147, PG. 922  
 VOL. 876, PG. 628  
 VOL. 605, PG. 29

FIRE LANE, ACCESS & UTILITY ESMT.  
 BOOK 2009, PG. 320

15' SANITARY SEWER EASEMENT  
 TOWN OF PROSPER  
 VOL. 3908, PG. 208

LOT 2, BLOCK A

**P.O.C.** (PARCEL 4-4)  
**P.O.C.** (PARCEL 4-1)  
**P.O.B.** (PARCEL 4-2)  
 1/2" IRF  
 X = 2,487,607.74  
 Y = 7,139,416.89

LOT 1R, BLOCK 1  
 PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT  
 INST. NO. 97-0013953  
 VOL. 2147, PG. 922  
 VOL. 876, PG. 628  
 VOL. 605, PG. 29

JOHN R. TUNNEY SURVEY  
 ABSTRACT NO. 916

**P.O.B.** (PARCEL 4-1)  
 X = 2,487,607.74  
 Y = 7,139,416.89

**PARCEL 4-2**  
 0.0408 ACRES  
 1,776 SQ. FT.

**PARCEL 4-6**  
 0.0771 ACRES  
 3,359 SQ. FT.

**PARCEL 4-1**  
 0.0708 ACRES  
 3,082 SQ. FT.

AMR PROSPER PREMIUM STORAGE, LLC  
 INST. NO. 20220331000523630

10' WATER EASEMENT  
 VOL. 2009, PG. 320

DRAINAGE AND DETENTION EASEMENT  
 VOL. 2009, PG. 320

DETAIL 'B' SEE SHEET 6

**STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR**  
**BLAKE SUDDUTH**  
 6631

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24  
 Blake Sudduth, RPLS 6631

**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 = IRON ROD FOUND  
 ● = MONUMENT FOUND  
 □ = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET  
 ○ = POINT FOR CORNER

**NOTES:**  
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
 2. All record references are to those of the Collin County Clerk unless otherwise noted.

TBPCLS ENGR. F-5438; SURV. 10127900  
**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"  
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

8/23/2024  
 1443PARCEL4-R0W02

TOWN OF PROSPER PARCEL 4  
 N COLEMAN STREET  
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 4 OF 6**  
**COLLIN COUNTY, TEXAS**

MATCH LINE SHT. 3 OF 6

Page 223

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.




*[Signature]* 8-23-24  
 Blake Sudduth, RPLS 6631

1443PARCEL4-ROW03

8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900



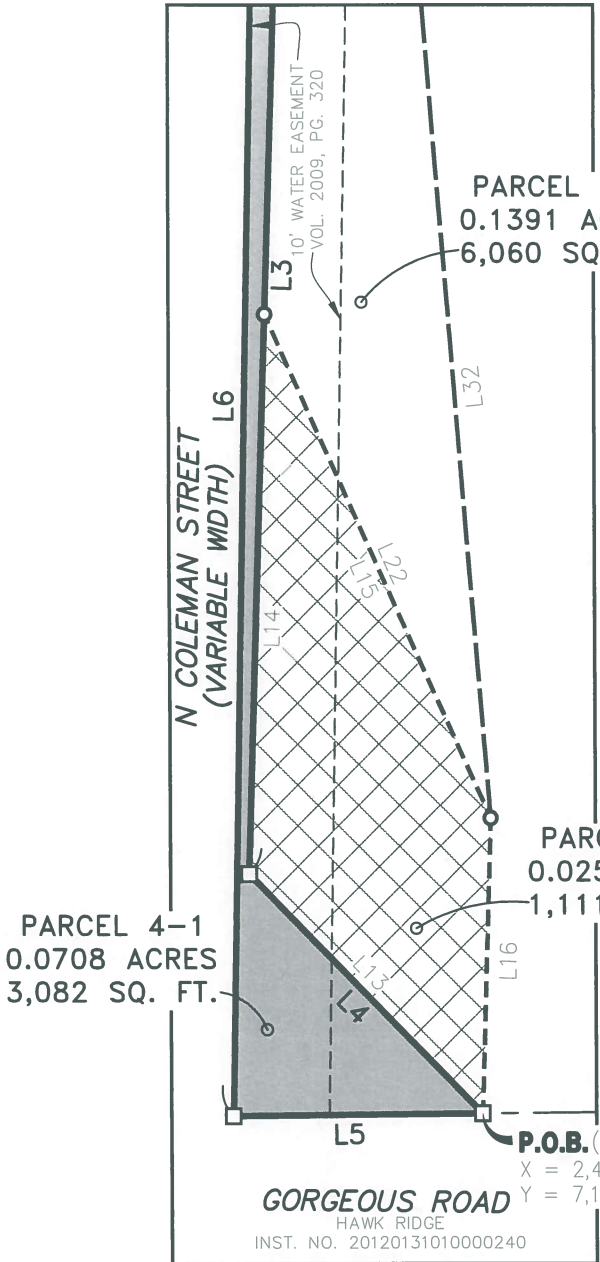
**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

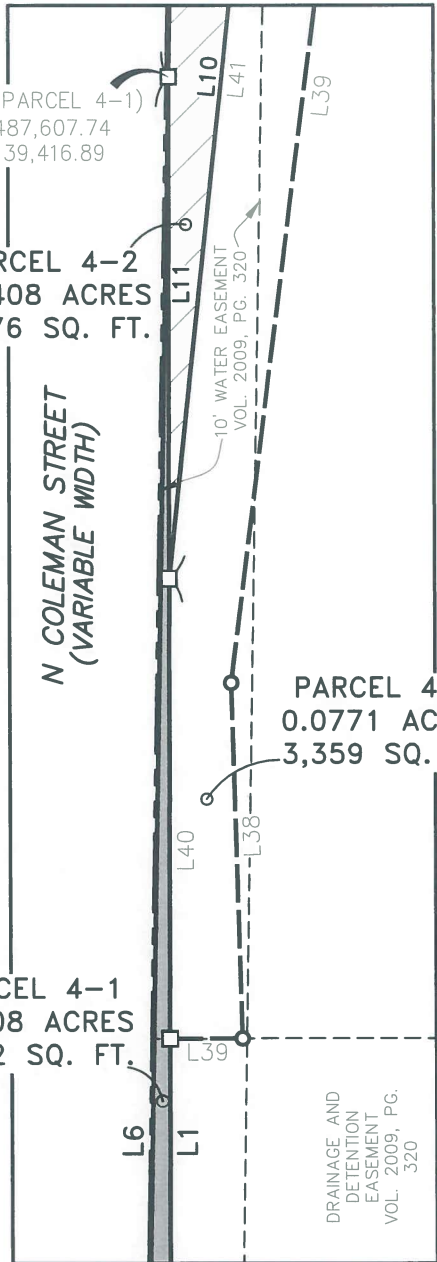
TOWN OF PROSPER PARCEL 4  
 N COLEMAN STREET  
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 5 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 224





**DETAIL 'A'**  
1"=20'



**DETAIL 'B'**  
1"=20'

- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

1.443PARCEL4-R0W03	8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900	
		 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET <b>EXHIBIT "A" PAGE 6 OF 6</b> <b>COLLIN COUNTY, TEXAS</b>			
			Page 225

EXHIBIT "A"  
Parcel 4-4  
Prosper Independent School District  
Metes and Bounds Description

**Parcel 4-4**

Being a 0.0611-acre, 2,660 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at an angle point in the west line of said Lot 1R tract;

THENCE S 01°03'20" W, with the west line of said Lot 1R tract, a distance of 26.83 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the most northerly corner of Parcel 4-1 described herewith;

THENCE S 00°06'04" W, leaving the west line of said Lot 1R tract, with the east line of said Parcel 4-1, a distance of 286.63 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 01°01'56" W, continuing with the east line of said Parcel 4-1, a distance of 173.20 feet to a point in the south line of a drainage and detention easement dedicated on the Final Plat of Prosper High School and Middle School Addition, recorded in Volume 2009, Page 320, Official Public Records, Collin County, Texas, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,604.12  
Y: 7,138,957.17

THENCE N 89°49'57" E, leaving the east line of said Parcel 4-1 and with the south line of said drainage and detention easement, a distance of 15.00 feet;

THENCE, leaving said south line, over and across said Lot 1R tract the following courses and distances:

S 01°26'55" W, a distance of 156.17 feet;

S 19°10'29" W, a distance of 50.11 feet to a point in the east line of said Parcel 4-1;

THENCE, with the east line of said Parcel 4-1 the following courses and distances:

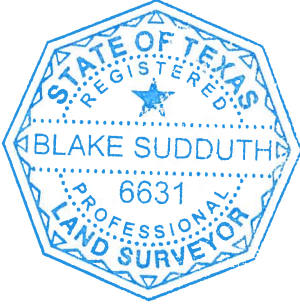
N 01°45'26" E, a distance of 137.44 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 01°01'56" E, a distance of 66.04 feet to the POINT OF BEGINNING and containing 0.0611 acres or 2,660 square feet of land.



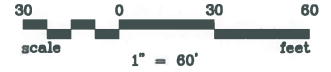
8-23-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



AMR PROSPER PREMIUM STORAGE LLC  
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT  
VOL. 2009, PG. 320

L6

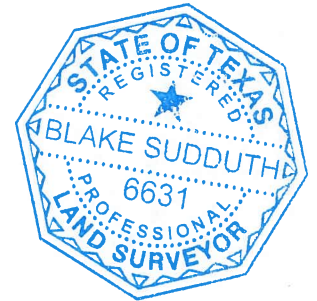
**P.O.B.** (PARCEL 4-4)  
X = 2,487,604.12  
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
INST. NO. 20130722010002210

24' FIRE LANE ACCESS & UTILITY EASEMENT  
VOL. 2009, PG. 320

PROSPER INDEPENDENT SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



**PARCEL 4-4**  
0.0611 ACRES  
2,660 SQ. FT.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

JAMES E. ROWLAND  
VOL. 3402, PG. 451

N COLEMAN STREET  
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

APPROXIMATE SURVEY LINE

DETAIL 'A'  
SEE SHEET 6

**PARCEL 4-5**  
0.1391 ACRES  
6,060 SQ. FT.

**PARCEL 4-3**  
0.0255 ACRES  
1,111 SQ. FT.

**P.O.B.** (PARCEL 4-5)  
X = 2,487,619.15  
Y = 7,138,604.60

**PARCEL 4-1**  
0.0708 ACRES  
3,082 SQ. FT.

**P.O.B.** (PARCEL 4-3)  
X = 2,487,618.20  
Y = 7,138,573.90

**P.O.C.** (PARCEL 4-3)  
(PARCEL 4-5)  
"MAG" NAIL FOUND

**GORGEOUS ROAD**  
HAWK RIDGE  
INST. NO. 20120131010000240

1443PARCEL4-ROW01 8/23/2024

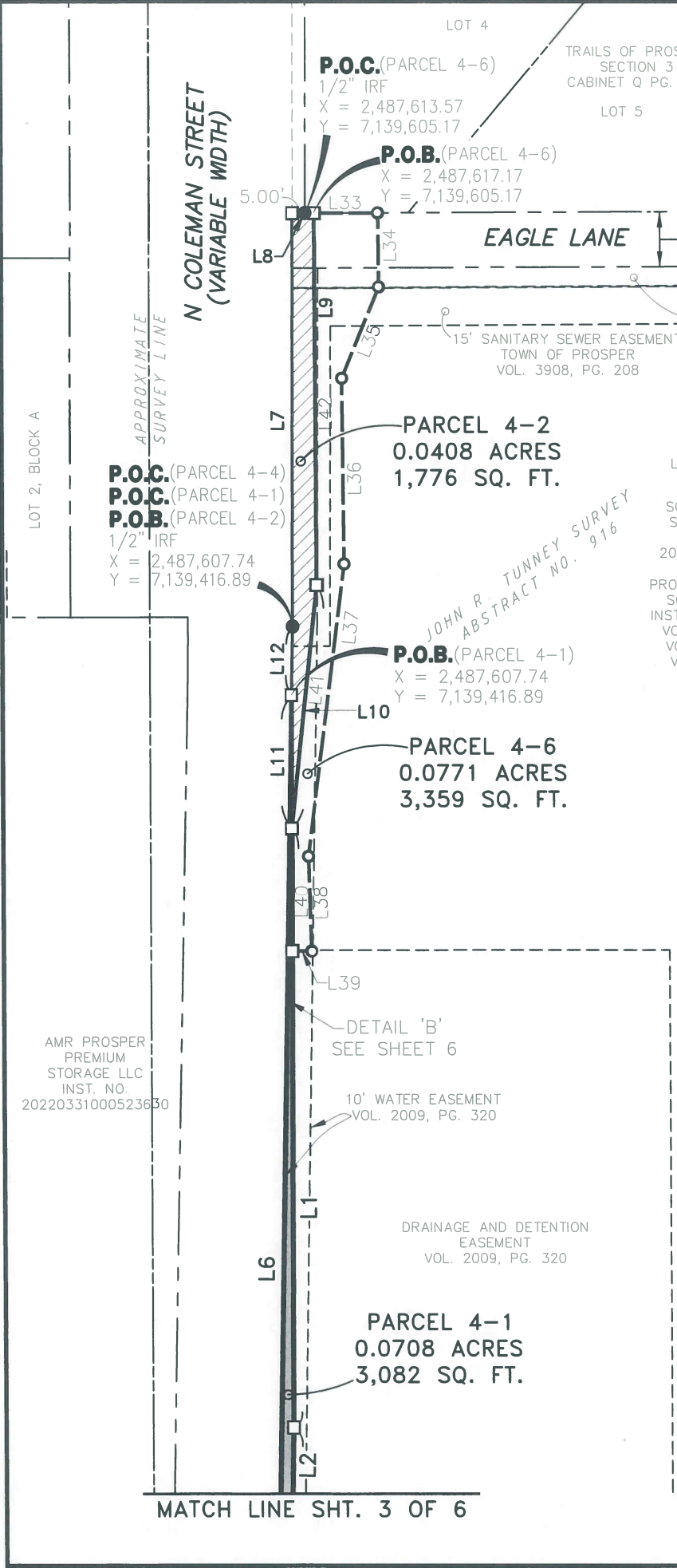
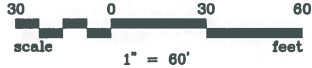
IBPELS ENGR -5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 228



21.5'  
TO PROSPER  
INDEPENDENT SCHOOL  
DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29

FIRE LANE, ACCESS &  
UTILITY ESMT.  
BOOK 2009, PG. 320

LOT 1R, BLOCK 1  
PROSPER HIGH  
SCHOOL & MIDDLE  
SCHOOL ADDITION  
INST. NO.  
20130722010002210  
PROSPER INDEPENDENT  
SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

AMR PROSPER  
PREMIUM  
STORAGE, LLC  
INST. NO.  
20220331000523630

DETAIL 'B'  
SEE SHEET 6

10' WATER EASEMENT  
VOL. 2009, PG. 320

DRAINAGE AND DETENTION  
EASEMENT  
VOL. 2009, PG. 320

PARCEL 4-1  
0.0708 ACRES  
3,082 SQ. FT.

MATCH LINE SHT. 3 OF 6

8/23/2024  
1443PARCEL4-R0W02

TBPELS ENGR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 4 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 229

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.




*Blake Sudduth* 8-23-24  
 Blake Sudduth, RPLS 6631

1443PARCEL4-ROW03

8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

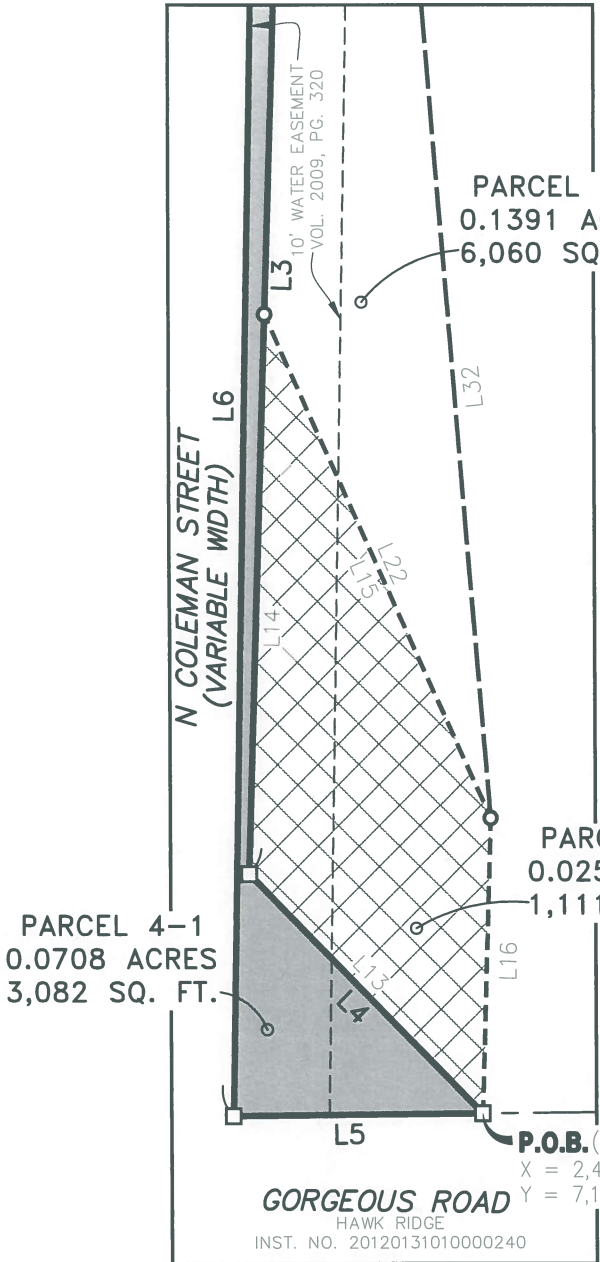


**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"

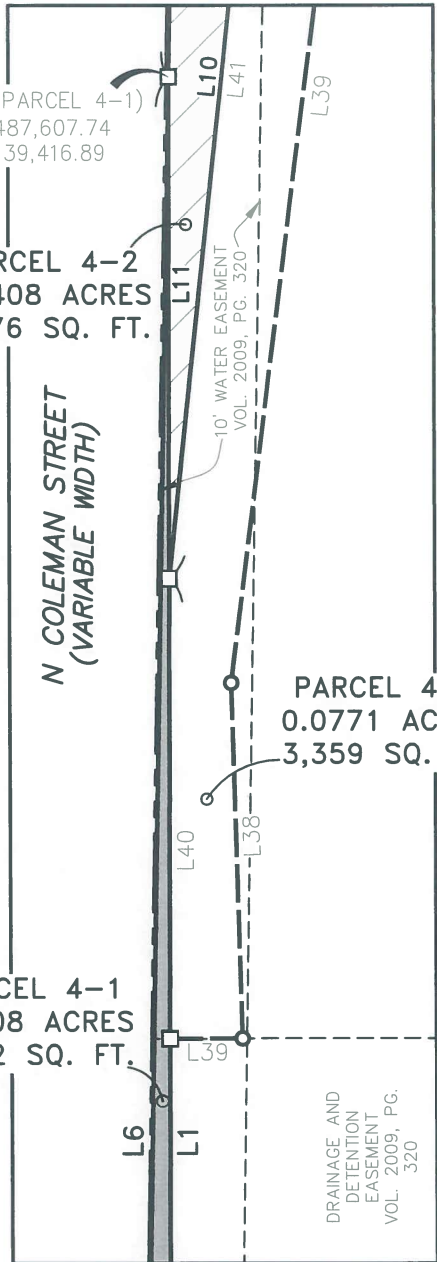
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
 N COLEMAN STREET  
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 5 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 230



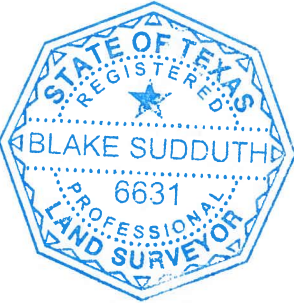
DETAIL 'A'  
1"=20'



DETAIL 'B'  
1"=20'

- NOTES:
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

1.443PARCEL4-R0W03	8/23/2024	TBPELS ENGR. F-5438; SURV. 10127900	
		 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity"	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044	
		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET			
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET			
<b>EXHIBIT "A" PAGE 6 OF 6</b>			
<b>COLLIN COUNTY, TEXAS</b>			

EXHIBIT "A"  
Parcel 4-5  
Prosper Independent School District  
Metes and Bounds Description

**Parcel 4-5**

Being a 0.1391-acre, 6,060 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in concrete) at the centerline intersection of Gorgeous Road (50-foot right-of-way) and Butterfly Boulevard (50-foot right-of-way) as dedicated by the Final Plat of Hawk Ridge, recorded in Instrument Number 20120131010000240, Official Public Records, Collin County, Texas;

THENCE N 00°35'27" W, a distance of 25.00 feet to north right-of-way line of said Gorgeous Road and being in the south line of said Lot 1R tract;

THENCE S 89°24'33" W, with said common line, a distance of 334.71 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southeast corner of Parcel 4-1 described herewith, and being the southeast corner of Parcel 4-3 described herewith;

THENCE N 01°45'26" E, with the east line of said Parcel 4-3, a distance of 30.71 feet to the northeast corner of said Parcel 4-3, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,619.15  
Y: 7,138,604.60

THENCE N 24°05'07" W, with the north line of said Parcel 4-3, a distance of 57.35 feet to a point in the east line of said Parcel 4-1, and being the northwest corner of said Parcel 4-3;

THENCE N 01°45'26" E, with the east line of said Parcel 4-1, a distance of 96.90 feet to the southwest corner of Parcel 4-4 described herewith;

THENCE, with the east line of said Parcel 4-4 the following courses and distances:

N 19°10'29" E, a distance of 50.11 feet;

N 01°26'55" E, a distance of 156.17 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of a drainage and detention easement dedicated on the Final Plat of Prosper High School and Middle School Addition recorded in Volume 2009, Page 320, Official Public Records, Collin County, Texas;

THENCE N 89°49'57" E, with the south line of said drainage and detention easement, a distance of 27.73 feet;



THENCE, leaving said south line, over and across said Lot 1R tract the following courses and distances:

S 00°32'34" E, a distance of 80.10 feet;


S 01°45'26" W, a distance of 28.40 feet;

S 46°45'26" W, a distance of 35.48 feet;

S 06°59'01" W, a distance of 72.70 feet;

S 01°07'37" W, a distance of 49.47 feet;

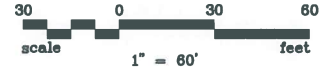
S 04°41'33" E, a distance of 98.67 feet to the POINT OF BEGINNING and containing 0.1391 acres or 6,060 square feet of land.

 8-23-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



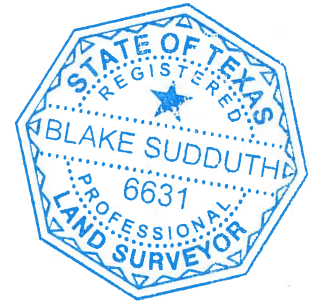
AMR PROSPER PREMIUM STORAGE LLC  
INST. NO. 20220331000523630

DRAINAGE AND DETENTION EASEMENT  
VOL. 2009, PG. 320

**P.O.B.** (PARCEL 4-4)  
X = 2,487,604.12  
Y = 7,138,957.17

LOT 1R, BLOCK 1  
PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24

Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

N COLEMAN STREET  
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

JAMES E. ROWLAND  
VOL. 3402, PG. 451

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

APPROXIMATE SURVEY LINE

DETAIL 'A'  
SEE SHEET 6

**P.O.B.** (PARCEL 4-3)  
X = 2,487,618.20  
Y = 7,138,573.90

**P.O.C.** (PARCEL 4-3)  
(PARCEL 4-5)  
"MAG" NAIL FOUND

**GORGEOUS ROAD**  
HAWK RIDGE  
INST. NO. 20120131010000240

**PARCEL 4-3**  
0.0255 ACRES  
1,111 SQ. FT.

**PARCEL 4-5**  
0.1391 ACRES  
6,060 SQ. FT.

**PARCEL 4-4**  
0.0611 ACRES  
2,660 SQ. FT.

**P.O.B.** (PARCEL 4-5)  
X = 2,487,619.15  
Y = 7,138,604.60

**PARCEL 4-1**  
0.0708 ACRES  
3,082 SQ. FT.

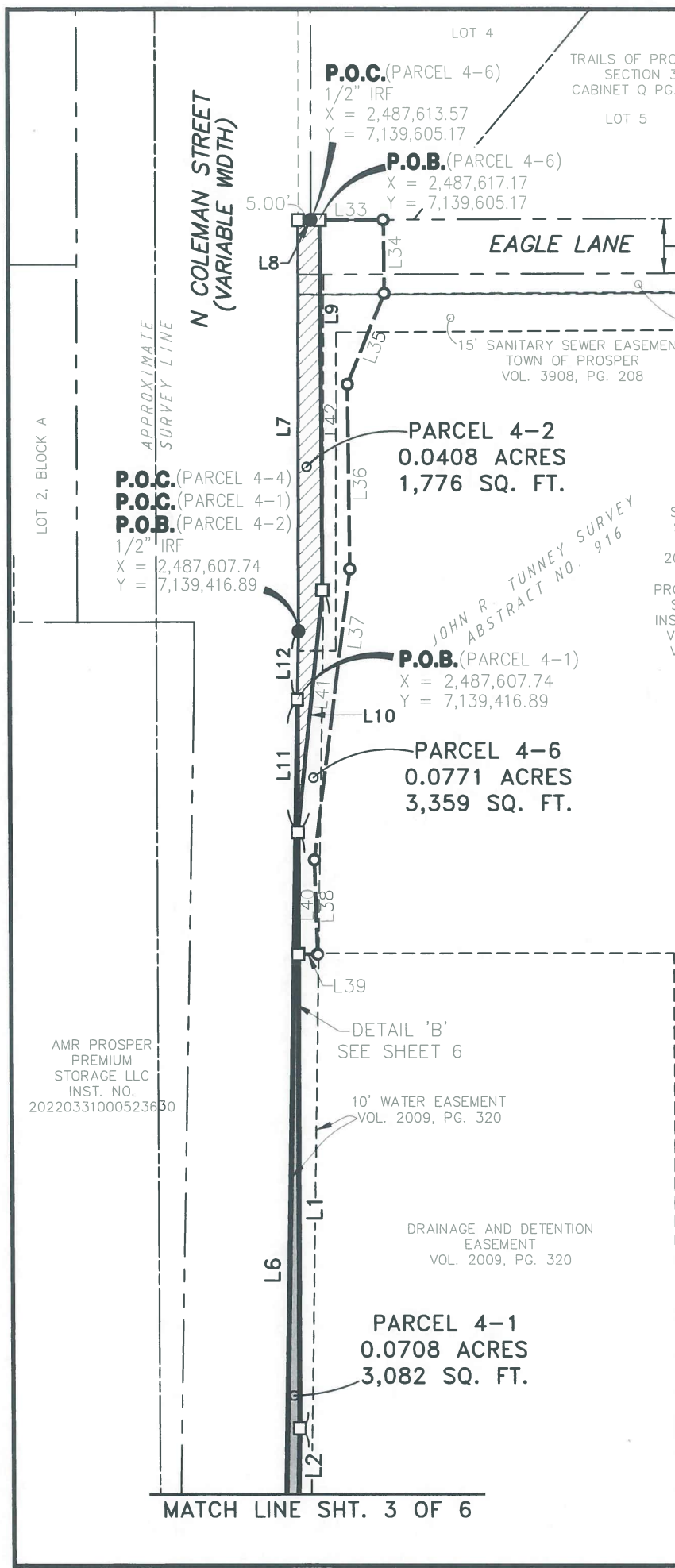
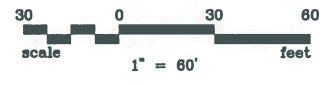
1443PARCEL4-ROW01 8/23/2024

TBPELS ENGR -5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 6**  
**COLLIN COUNTY, TEXAS**



LOT 4  
 TRAILS OF PROSPER SECTION 3 CABINET Q PG. 514  
 LOT 5

**P.O.C.** (PARCEL 4-6)  
 1/2" IRF  
 X = 2,487,613.57  
 Y = 7,139,605.17

**P.O.B.** (PARCEL 4-6)  
 X = 2,487,617.17  
 Y = 7,139,605.17

**21.5'**  
 TO PROSPER INDEPENDENT SCHOOL DISTRICT  
 INST. NO. 97-0013953  
 VOL. 2147, PG. 922  
 VOL. 876, PG. 628  
 VOL. 605, PG. 29

**EAGLE LANE**

FIRE LANE, ACCESS & UTILITY ESMT.  
 BOOK 2009, PG. 320

15' SANITARY SEWER EASEMENT  
 TOWN OF PROSPER  
 VOL. 3908, PG. 208

**PARCEL 4-2**  
 0.0408 ACRES  
 1,776 SQ. FT.

LOT 1R, BLOCK 1  
 PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT  
 INST. NO. 97-0013953  
 VOL. 2147, PG. 922  
 VOL. 876, PG. 628  
 VOL. 605, PG. 29

**P.O.C.** (PARCEL 4-4)  
**P.O.C.** (PARCEL 4-1)  
**P.O.B.** (PARCEL 4-2)  
 1/2" IRF  
 X = 2,487,607.74  
 Y = 7,139,416.89

JOHN R. TUNNEY SURVEY  
 ABSTRACT NO. 916

**P.O.B.** (PARCEL 4-1)  
 X = 2,487,607.74  
 Y = 7,139,416.89

**PARCEL 4-6**  
 0.0771 ACRES  
 3,359 SQ. FT.

**PARCEL 4-1**  
 0.0708 ACRES  
 3,082 SQ. FT.

AMR PROSPER PREMIUM STORAGE, LLC  
 INST. NO. 20220331000523630

10' WATER EASEMENT  
 VOL. 2009, PG. 320

DRAINAGE AND DETENTION EASEMENT  
 VOL. 2009, PG. 320

DETAIL 'B' SEE SHEET 6

**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 ○ = IRON ROD FOUND  
 ● = MONUMENT FOUND  
 □ = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET  
 ○ = POINT FOR CORNER

**NOTES:**  
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
 2. All record references are to those of the Collin County Clerk unless otherwise noted.

*Blake Sudduth* 8-23-24  
 Blake Sudduth, RPLS 6631

**STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR**  
 BLAKE SUDDUTH  
 6631

TBPELS ENGR. F-5438; SURV. 10127900  
**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"  
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

1443PARCEL4-R0W02 8/23/2024

TOWN OF PROSPER PARCEL 4  
 N COLEMAN STREET  
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 4 OF 6**  
**COLLIN COUNTY, TEXAS**

MATCH LINE SHT. 3 OF 6

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.




*Blake Sudduth* 8-23-24  
 Blake Sudduth, RPLS 6631

1443PARCEL4-ROW03

8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

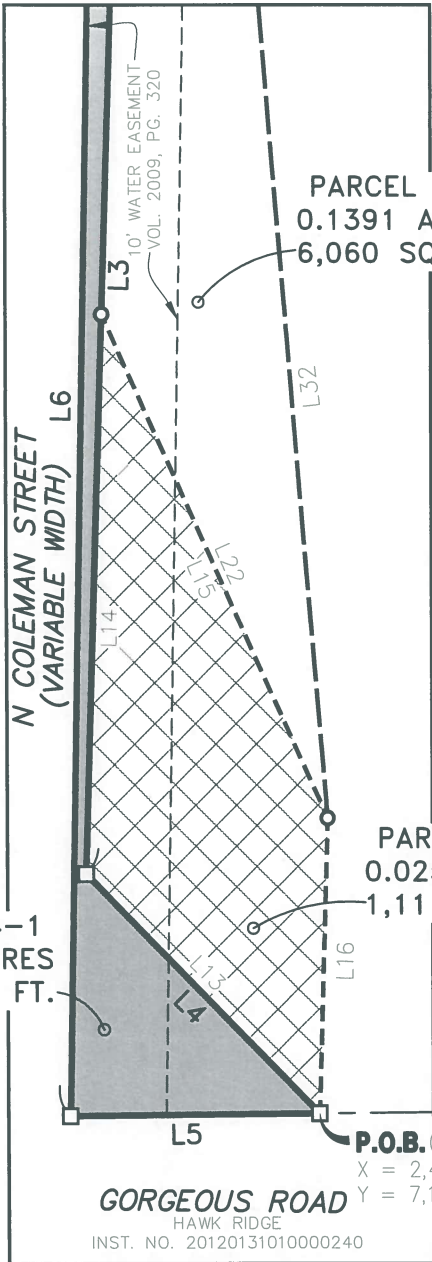


**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"

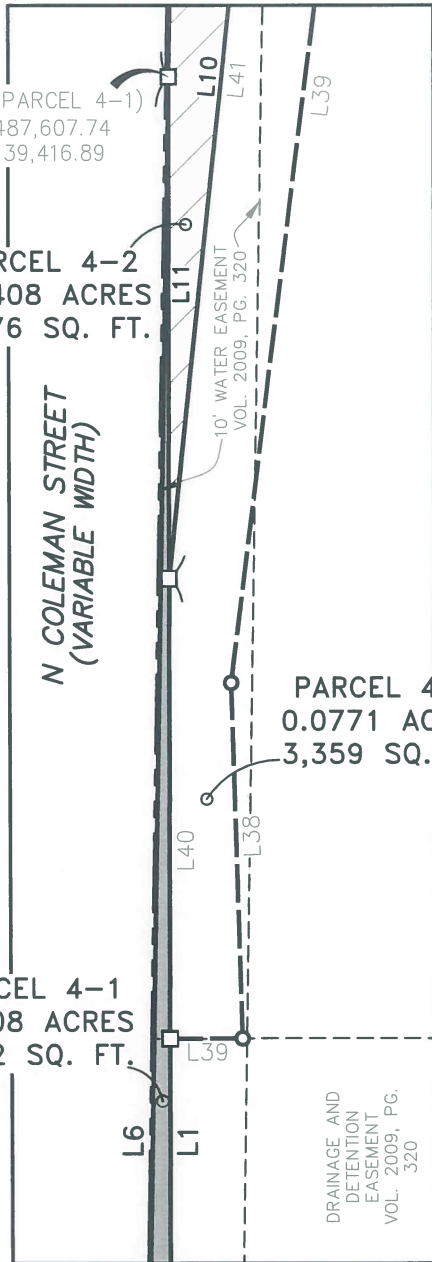
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
 N COLEMAN STREET  
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 5 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 236



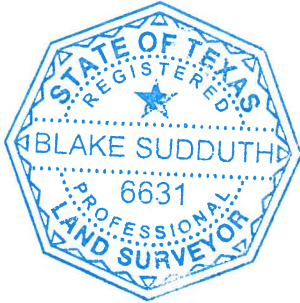
**DETAIL 'A'**  
1"=20'



**DETAIL 'B'**  
1"=20'

- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

1.443PARCEL4-R0W03	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity"
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET <b>EXHIBIT "A" PAGE 6 OF 6</b> <b>COLLIN COUNTY, TEXAS</b>	
Page 237	

EXHIBIT "A"  
Parcel 4-6  
Prosper Independent School District  
Metes and Bounds Description

Being a 0.0771-acre, 3,359 square foot tract of land situated in the John R. Tunney Survey, Abstract Number 916, Town of Prosper, Collin County, Texas, being part of that certain called 35.76-acre tract of land described by Warranty Deed with Vendor's Lien to Prosper Independent School District, recorded in Instrument Number 97-0013953, Deed Records, Collin County, Texas, and being part of Lot 1R, Block 1, of the Prosper High School and Middle School Addition, recorded in Instrument Number 20130722010002210, Official Public Records, Collin County, Texas, also being a 21.50-foot width strip of land above the northwest corner as shown on said Prosper High School and Middle School Addition and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at the southeast corner of a 5.00-foot right-of-way dedication by the Trails of Prosper, Section III, recorded in Cabinet Q, Slide 514, Plat Records, Collin County, Texas, and being in the north line of Parcel 4-2 described herewith;

THENCE N 89°45'13" E, with the south line of Lot 4, Block E, of said Trails of Prosper, a distance of 3.54 feet to the northeast corner of said Parcel 4-2, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,617.17

Y: 7,139,605.17

THENCE N 89°45'13" E, passing at a distance of 21.5 feet the south line of said 21.50-foot strip, with said south line, a distance of 24.80 feet;

THENCE, leaving said south line, over and across said Lot 1R tract the following courses and distances:

S 00°38'27" E, a distance of 28.91 feet;

S 22°08'44" W, a distance of 38.55 feet;

S 00°32'34" E, a distance of 72.52 feet;

S 07°09'15" W, a distance of 115.23 feet;

S 01°37'02" E, a distance of 36.98 feet to a point in the north line of a drainage and detention easement dedicated on the Final Plat of Prosper High School and Middle School Addition, recorded in Volume 2009, Page 320, Official Public Records, Collin County, Texas ;

THENCE S 89°55'55" W, with said north line, a distance of 7.58 feet to a point in the east line of Parcel 4-1 described herewith;

THENCE N 00°06'04" E, leaving said north line, with the east line of said Parcel 4-1, a distance of 47.84 feet to the most southerly corner of said Parcel 4-2;

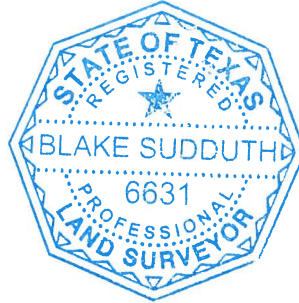
THENCE, with the east line of said Parcel 4-2 the following courses and distances:

N 06°05'50" E, a distance of 95.73 feet;

N 00°15'22" W, passing at a distance of 123.81 feet the south line of said 21.50-foot strip, continuing in all a total distance of 145.31 feet to the POINT OF BEGINNING and containing 0.0771 acres or 3,359 square feet of land.

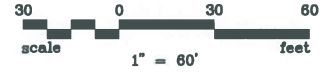
 8-23-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



AMR PROSPER PREMIUM STORAGE LLC  
INST. NO. 20220331000523630

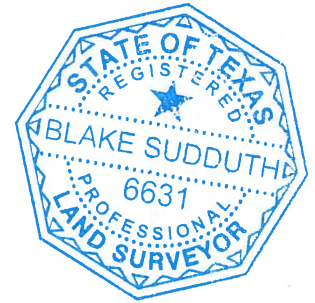
DRAINAGE AND DETENTION EASEMENT  
VOL. 2009, PG. 320

**P.O.B.** (PARCEL 4-4)  
X = 2,487,604.12  
Y = 7,138,957.17

LOT 1R, BLOCK 1

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
INST. NO. 20130722010002210

PROSPER INDEPENDENT SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

N COLEMAN STREET  
(VARIABLE WIDTH)

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

JAMES E. ROWLAND  
VOL. 3402, PG. 451

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

APPROXIMATE SURVEY LINE

DETAIL 'A'  
SEE SHEET 6

**P.O.B.** (PARCEL 4-3)  
X = 2,487,618.20  
Y = 7,138,573.90

**P.O.C.** (PARCEL 4-3)  
(PARCEL 4-5)  
"MAG" NAIL FOUND

**GORGEOUS ROAD**  
HAWK RIDGE  
INST. NO. 20120131010000240

**PARCEL 4-3**  
0.0255 ACRES  
1,111 SQ. FT.

**PARCEL 4-5**  
0.1391 ACRES  
6,060 SQ. FT.

**PARCEL 4-4**  
0.0611 ACRES  
2,660 SQ. FT.

**P.O.B.** (PARCEL 4-5)  
X = 2,487,619.15  
Y = 7,138,604.60

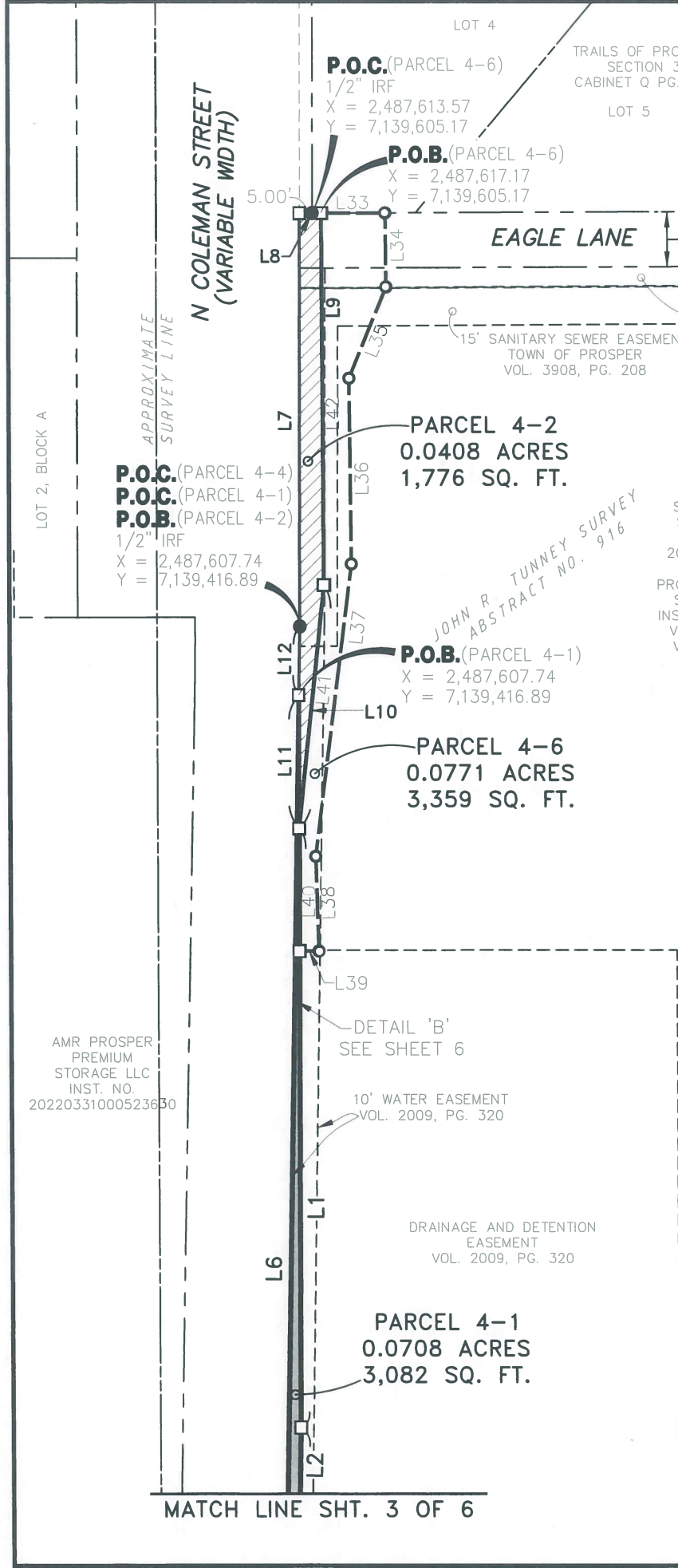
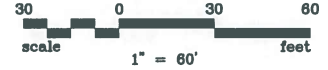
**PARCEL 4-1**  
0.0708 ACRES  
3,082 SQ. FT.

1443PARCEL4-ROW01  
8/23/2024

Grantham & Associates, Inc.  
Civil Engineering & Surveying  
"Serving with Integrity"  
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044  
(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 6**  
**COLLIN COUNTY, TEXAS**





21.5'  
TO PROSPER  
INDEPENDENT SCHOOL  
DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29

FIRE LANE, ACCESS &  
UTILITY ESMT.  
BOOK 2009, PG. 320

LOT 1R, BLOCK 1  
PROSPER HIGH  
SCHOOL & MIDDLE  
SCHOOL ADDITION  
INST. NO.  
20130722010002210

PROSPER INDEPENDENT  
SCHOOL DISTRICT  
INST. NO. 97-0013953  
VOL. 2147, PG. 922  
VOL. 876, PG. 628  
VOL. 605, PG. 29



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

AMR PROSPER  
PREMIUM  
STORAGE, LLC  
INST. NO.  
20220331000523630

DRAINAGE AND DETENTION  
EASEMENT  
VOL. 2009, PG. 320

PARCEL 4-1  
0.0708 ACRES  
3,082 SQ. FT.

MATCH LINE SHT. 3 OF 6

8/23/2024

1443PARCEL4-R0W02

TBPELS ENGR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
N COLEMAN STREET  
OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 4 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 241

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'04" W	286.63'
L2	S 01°01'56" W	239.24'
L3	S 01°45'26" W	292.53'
L4	S 44°14'37" E	34.75'
L5	S 89°24'33" W	26.00'
L6	N 01°03'20" E	843.53'
L7	N 00°08'24" E	161.44'
L8	N 89°45'13" E	8.54'
L9	S 00°15'22" E	145.31'
L10	S 06°05'50" W	95.73'
L11	N 00°06'04" E	52.19'
L12	N 01°03'20" E	26.83'
L13	N 44°14'37" W	34.75'
L14	N 01°45'26" E	58.19'
L15	S 24°05'07" E	57.35'
L16	S 01°45'26" W	30.71'
L17	N 89°49'57" E	15.00'
L18	S 01°26'55" W	156.17'
L19	S 19°10'29" W	50.11'
L20	N 01°45'26" E	137.44'
L21	N 01°01'56" E	66.04'
L22	N 24°05'07" W	57.35'
L23	N 01°45'26" E	96.90'
L24	N 19°10'29" E	50.11'
L25	N 01°26'55" E	156.17'
L26	N 89°49'57" E	27.73'
L27	S 00°32'34" E	80.10'
L28	S 01°45'26" W	28.40'
L29	S 46°45'26" W	35.48'
L30	S 06°59'01" W	72.70'
L31	S 01°07'37" W	49.47'
L32	S 04°41'33" E	98.67'
L33	N 89°45'13" E	24.80'
L34	S 00°38'27" E	28.91'
L35	S 22°08'44" W	38.55'
L36	S 00°32'34" E	72.52'
L37	S 07°09'15" W	115.23'
L38	S 01°37'02" E	36.98'
L39	S 89°55'55" W	7.58'
L40	N 00°06'04" E	47.84'
L41	N 06°05'50" E	95.73'
L42	N 00°15'22" W	145.31'
L43	N 00°35'27" W	25.00'
L44	S 89°24'33" W	334.71'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.




*Blake Sudduth* 8-23-24  
 Blake Sudduth, RPLS 6631

1443PARCEL4-RW03

8/23/2024

TBPELS ENCR. F-5438; SURV. 10127900

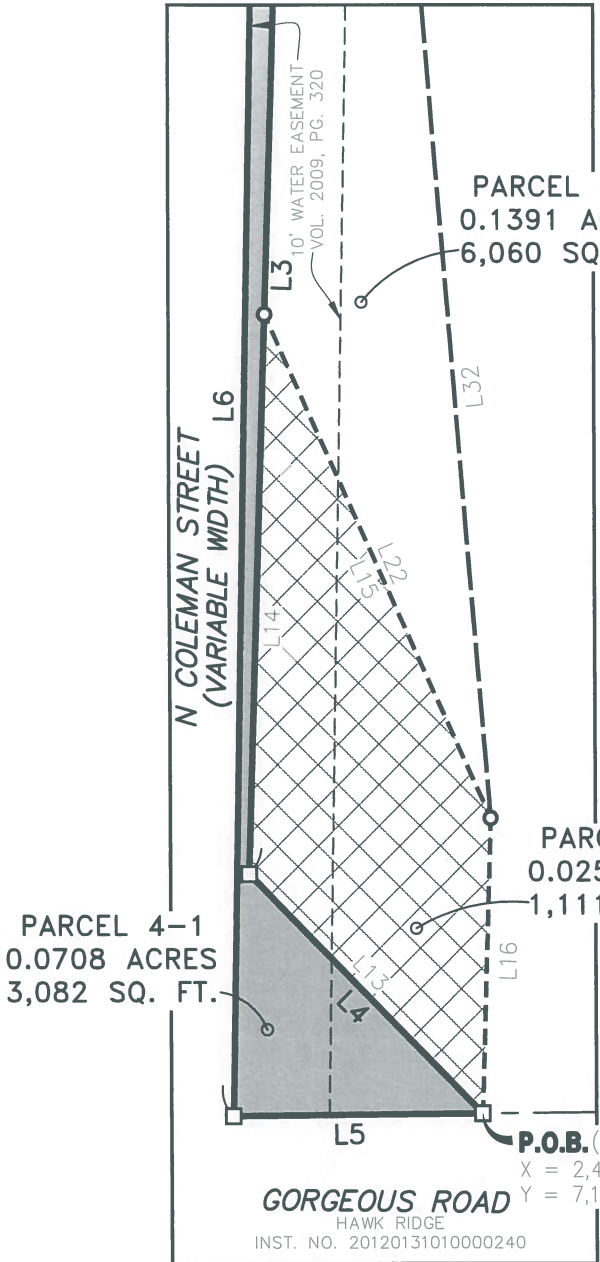


**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"

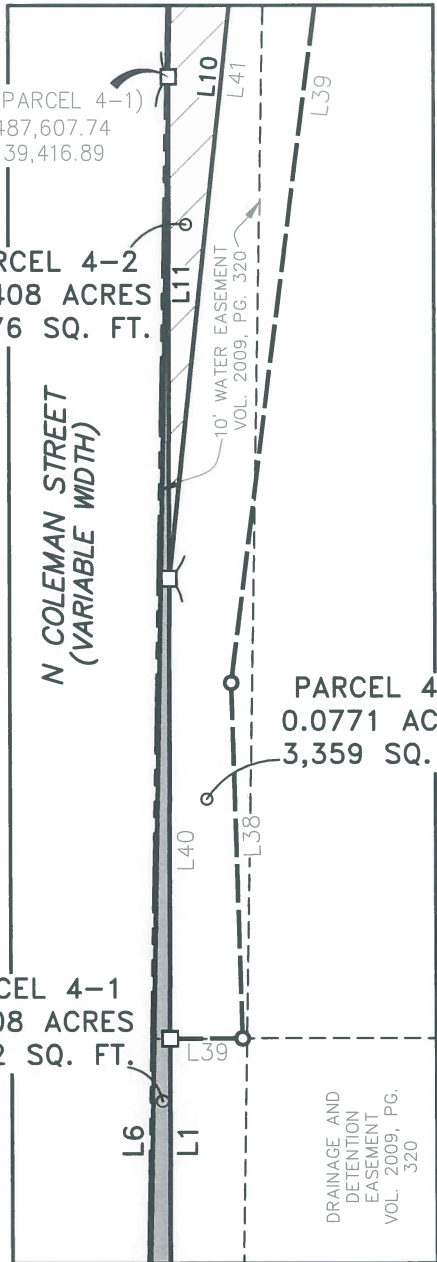
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 4  
 N COLEMAN STREET  
 OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
 0.0708 ACRES OR 3,082 SQUARE FEET  
**EXHIBIT "A" PAGE 5 OF 6**  
**COLLIN COUNTY, TEXAS**

Page 242



**DETAIL 'A'**  
1"=20'




**DETAIL 'B'**  
1"=20'

- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.







I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631

1.443PARCEL4-R0W03	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity"
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
TOWN OF PROSPER PARCEL 4 N COLEMAN STREET OWNER: PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION 0.0708 ACRES OR 3,082 SQUARE FEET <b>EXHIBIT "A" PAGE 6 OF 6</b> <b>COLLIN COUNTY, TEXAS</b>	
Page 243	

### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 4 – Parcel 5**

*(see next 7 pages)*

EXHIBIT "A"  
Parcel 5-1  
AMR Prosper Premium Storage, LLC  
Metes and Bounds Description

Being a 0.5224-acre, 22,757 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 11.29-acre tract of land described by Special Warranty Deed to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said AMR Prosper Premium Storage tract, also being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,567.04  
Y: 7,139,447.40

THENCE, with the east line of said AMR Prosper Premium Storage tract the following courses and distances:

S 00°15'22" W, a distance of 23.04 feet to a found Mag Nail (in asphalt pavement) in said North Coleman Street;

S 01°10'27" W, a distance of 477.63 feet to a found Mag Nail (in asphalt pavement) in said North Coleman Street at the southeast corner of said AMR Prosper Premium Storage tract, and being the northeast corner of a tract to land to James E. Rowland, Recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas;

THENCE S 89°57'35" W, with the south line of said AMR Prosper Premium Storage tract and the north line of said Rowland tract, a distance of 43.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving said common line, over and across said AMR Prosper Premium Storage tract the following courses and distances:

N 01°01'56" E, a distance of 184.37 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

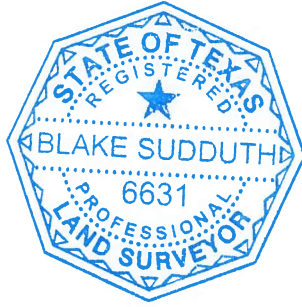
N 00°06'04" E, a distance of 316.17 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said AMR Prosper Premium Storage tract, and being in the south line of Lot 2, Block A, of Eagles Crossing Addition, recorded in Instrument Number 20110902010001730, Official Public Records, Collin County, Texas;

THENCE N 89°54'32" E, with the north line of said AMR Prosper Premium Storage tract and the south line of said Lot 2, passing at a distance of 3.56 feet, a found 1/2-inch iron rod with red plastic cap stamped "GEER 4117" for southeast corner of said Lot 2, continuing in all a total distance of 49.24 feet to the POINT OF BEGINNING and containing approximately 0.5224 acres or 22,757 square feet of land.



8-21-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900

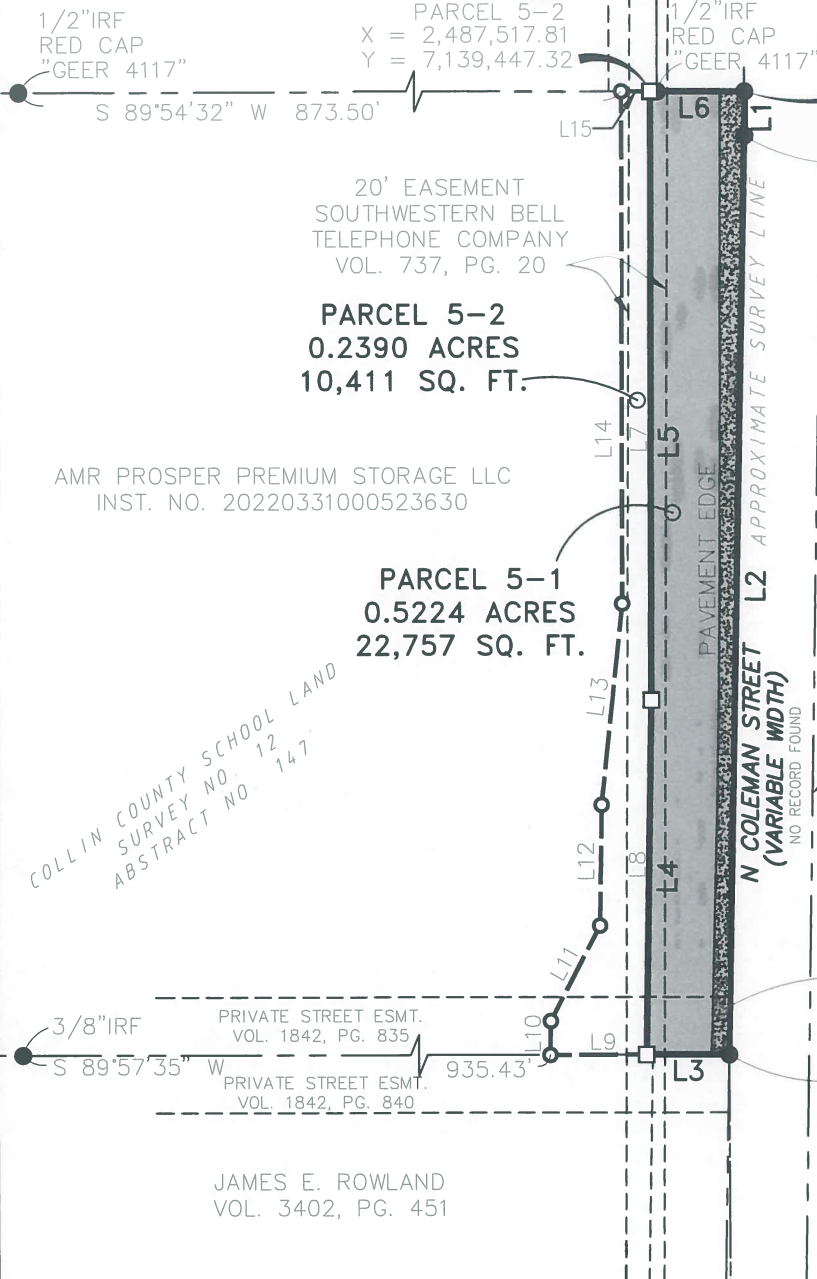
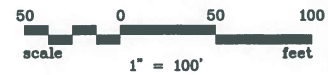


Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

LOT 2, BLOCK A  
EAGLES CROSSING  
INST. NO. 20110902010001730

**P.O.B.**  
PARCEL 5-1  
P.O.C. PARCEL 5-2  
'MAG NAIL FOUND'  
X = 2,487,567.04  
Y = 7,139,447.40



'MAG NAIL FOUND'



**LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	S 00°15'22" W	23.04'
L2	S 01°10'27" W	477.63'
L3	S 89°57'35" W	43.23'
L4	N 01°01'56" E	184.37'
L5	N 00°06'04" E	316.17'
L6	N 89°54'32" E	49.24'
L7	S 00°06'04" W	316.17'
L8	S 01°01'56" W	184.37'
L9	S 89°57'35" W	50.01'
L10	N 01°01'56" E	17.60'
L11	N 27°35'50" E	55.90'
L12	N 01°01'56" E	62.78'
L13	N 06°02'59" E	105.07'
L14	N 00°06'04" E	266.12'
L15	N 89°54'32" E	15.00'

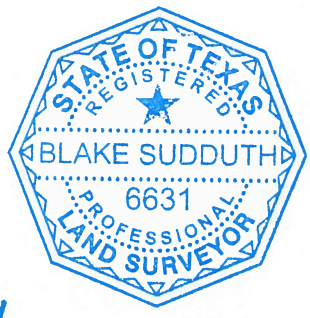
**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631

1443 PARCEL 5-RW 8/21/2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
'Serving with Integrity'

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 5  
COLEMAN STREET  
OWNER: AMR PROSPER PREMIUM STORAGE LLC  
0.5224 ACRES OR 22,757 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 3**  
**COLLIN COUNTY, TEXAS**

Page 248



EXHIBIT "A"  
Parcel 5-2  
AMR Prosper Premium Storage, LLC  
Metes and Bounds Description

Being a 0.2390-acre, 10,411 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 11.29-acre tract of land described by Special Warranty Deed to AMR Prosper Premium Storage, LLC, recorded in Instrument Number 20220331000523630, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found Mag Nail (in asphalt pavement) in North Coleman Street (variable width right-of-way) at the northeast corner of said AMR Prosper Premium Storage tract;

THENCE S 89°54'32" W, with the north line of said AMR Prosper Premium Storage tract, passing at a distance of 45.68 feet, a found 1/2-inch iron rod with red plastic cap stamped "GEER 4117" for the southeast corner of Lot 2, Block A, of Eagles Crossing Addition, recorded in Instrument Number 20110902010001730, Official Public Records, Collin County, Texas, continuing in all a total distance of 49.24 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Lot 2, and being the northwest corner of Parcel 5-1 described herewith, also being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,517.81

Y: 7,139,447.32

THENCE, leaving the north line of said AMR Prosper Premium Storage tract and the south line of said Lot 2, with the west line of said Parcel 5-1 the following courses and distances:

S 00°06'04" W, a distance of 316.17 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 01°01'56" W, a distance of 184.37 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said AMR Prosper Premium Storage tract and in the north line of a tract of land to James E. Rowland, Recorded in Volume 3402, Page 451, Deed Records, Collin County, Texas, and being the southwest corner of said Parcel 5-1, from which a found Mag Nail (in asphalt pavement) in said North Coleman Street bears N 89°57'35" E, a distance of 43.23 feet for the southeast corner of said AMR Prosper Premium Storage tract;

THENCE S 89°57'35" W, with the south line of said AMR Prosper Premium Storage tract and the north line of said Rowland tract, a distance of 50.01 feet to a point, from which a found 3/8-inch iron rod bears S 89°57'35" W, a distance of 935.43 feet for the southwest corner of said AMR Prosper Premium Storage tract;

THENCE, leaving said common line, over and across said AMR Prosper Premium Storage tract the following courses and distances:

N 01°01'56" E, a distance of 17.60 feet;

N 27°35'50" E, a distance of 55.90 feet;

N 01°01'56" E, a distance of 62.78 feet;

N 06°02'59" E, a distance of 105.07 feet;

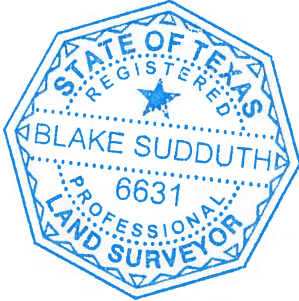
N 00°06'04" E, a distance of 266.12 feet to a point in the north line of said AMR Prosper Premium Storage tract and the south line of said Lot 2;

THENCE N 89°54'32" E, with said common line, a distance of 15.00 feet to the POINT OF BEGINNING and containing approximately 0.2390 acres or 10,411 square feet of land.



8-21-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900

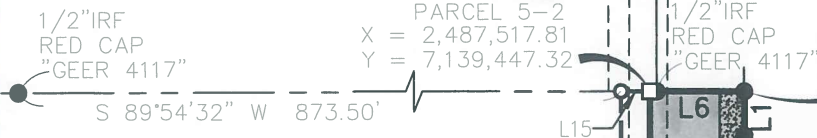
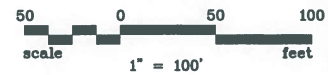


Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

LOT 2, BLOCK A  
EAGLES CROSSING  
INST. NO. 20110902010001730

**P.O.B.**  
PARCEL 5-1  
P.O.C. PARCEL 5-2  
'MAG NAIL FOUND'  
X = 2,487,567.04  
Y = 7,139,447.40



20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 737, PG. 20

**PARCEL 5-2**  
0.2390 ACRES  
10,411 SQ. FT.

AMR PROSPER PREMIUM STORAGE LLC  
INST. NO. 20220331000523630

**PARCEL 5-1**  
0.5224 ACRES  
22,757 SQ. FT.

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147



JAMES E. ROWLAND  
VOL. 3402, PG. 451

'MAG NAIL FOUND'



**LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	S 00°15'22" W	23.04'
L2	S 01°10'27" W	477.63'
L3	S 89°57'35" W	43.23'
L4	N 01°01'56" E	184.37'
L5	N 00°06'04" E	316.17'
L6	N 89°54'32" E	49.24'
L7	S 00°06'04" W	316.17'
L8	S 01°01'56" W	184.37'
L9	S 89°57'35" W	50.01'
L10	N 01°01'56" E	17.60'
L11	N 27°35'50" E	55.90'
L12	N 01°01'56" E	62.78'
L13	N 06°02'59" E	105.07'
L14	N 00°06'04" E	266.12'
L15	N 89°54'32" E	15.00'

PROSPER HIGH  
SCHOOL & MIDDLE  
SCHOOL ADDITION  
INST. NO.  
20130722010002210

10' WATER EASEMENT  
VOL. 2009, PG. 320

4832 SQ. FEET  
0.1109 ACRES  
IN ROADWAY

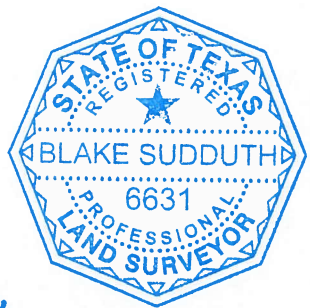
'MAG NAIL FOUND'

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.
3. A legal description of even date accompanies this drawing.

1443 PARCEL 5-RW 8/21/2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
'Serving with Integrity'




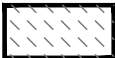


6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TBPELS ENCR F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 5  
COLEMAN STREET  
OWNER: AMR PROSPER PREMIUM STORAGE LLC  
0.5224 ACRES OR 22,757 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 3**  
**COLLIN COUNTY, TEXAS**

Page 251

### LEGEND

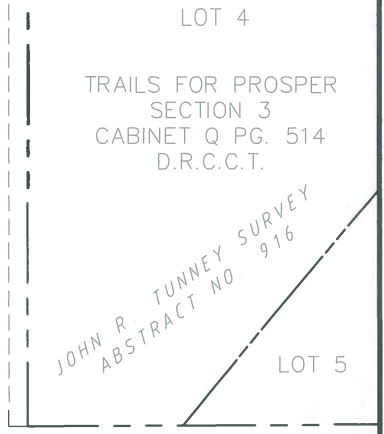
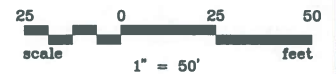
-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 <span style="float: right;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	COLLIN COUNTY, TEX

**EXHIBIT 5 – Parcel 6**

*(see next 2 pages)*



EAGLE LANE

PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION  
INST. NO. 20130722010002210  
D.R.C.C.T.

LOT 1R, BLOCK A

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

EAGLES CROSSING  
INST. NO. 20110902010001730  
D.R.C.C.T. LOT 3, BLOCK A

153 SQ. FT.  
NOT IN EXISTING  
EASEMENT AREAS

122 SQ. FT.  
NOT IN EXISTING  
EASEMENT AREAS

30' FIRELANE ACCESS  
& UTILITY ESMT.  
VOL. 2008, PG. 434

PARCEL 6-1  
0.0357 ACRES  
1,555 SQ. FT.

LOT 2, BLOCK A

SOUTHWESTERN BELL TELEPHONE COMPANY  
VOL. 737, PG. 20

N COLEMAN STREET  
(VARIABLE WIDTH)  
NO RECORD FOUND

APPROXIMATE SURVEY LINE

**LINE TABLE**

NO.	DIRECTION	DIST.
L1	S 89°58'20" E	5.09'
L2	S 00°01'40" W	38.00'
L3	S 89°58'20" E	30.00'
L4	S 00°01'40" W	41.78'
L5	N 89°58'20" W	25.00'
L6	N 25°34'25" W	23.52'
L7	N 00°06'04" E	58.57'

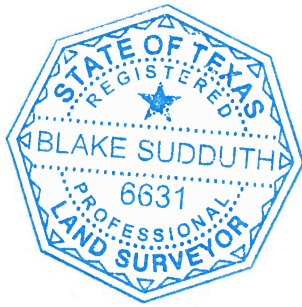
AMR PROSPER PREMIUM STORAGE LLC  
INST. NO. 20220331000523630  
O.P.R.C.C.T.

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All labeled distances are surface distances.
- This easement depiction prepared in compliance with Board Rule 138.97.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth* 8-23-24  
Blake Sudduth, RPLS 6631



1443 PARCEL 6-ROW 8/22/2024




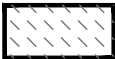


TBPELS ENCR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 6  
COLEMAN STREET  
OWNER: CROSSMAC INVESTMENTS, LLC  
0.0357 ACRES OR 1,555 SQUARE FEET  
**EXHIBIT "A" PAGE 1 OF 1**  
**COLLIN COUNTY, TEXAS**

### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

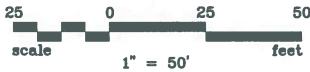
FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 6 – Parcel 8**

*(see next 2 pages)*





COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

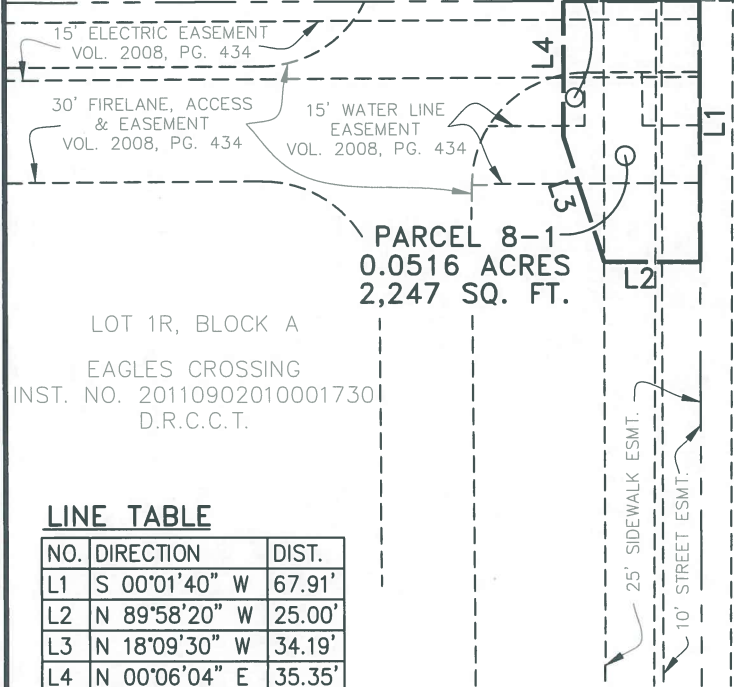
LOT 3, BLOCK A

ROBERT F KATHRYM LYNN CLARKE  
VOL. 3469 PG. 396  
O.P.R.C.C.T.

70 SQ. FT.  
NOT IN EXISTING  
EASEMENT AREAS

20' EASEMENT  
SOUTHWESTERN BELL TELEPHONE COMPANY  
VOL. 737, PG. 20

5' WATERLINE EASEMENT  
TOWN OF PROSPER  
VOL. 4343, PG. 2710



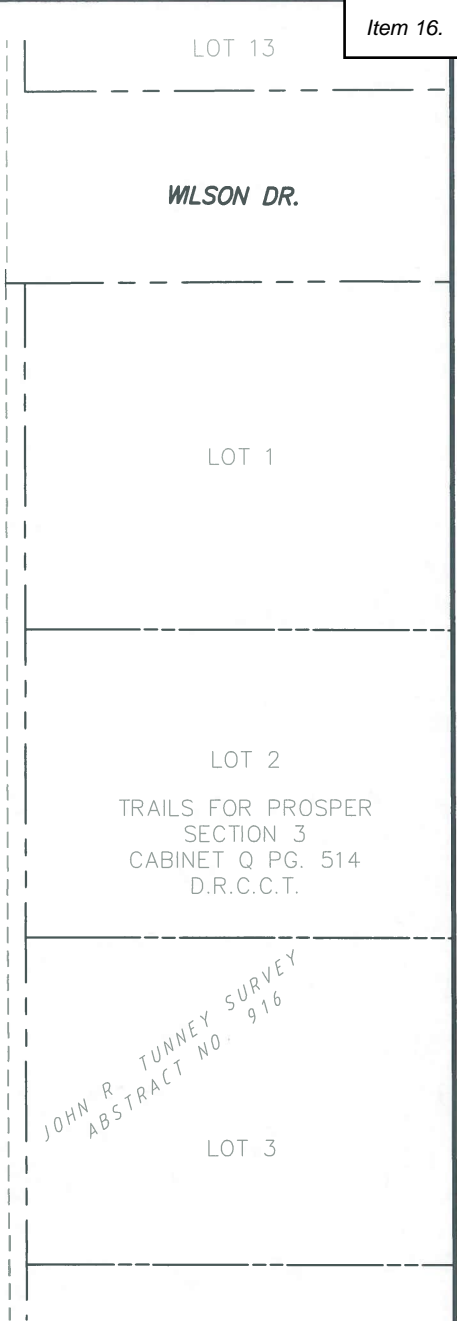
LOT 1R, BLOCK A  
EAGLES CROSSING  
INST. NO. 20110902010001730  
D.R.C.C.T.

**LINE TABLE**

NO.	DIRECTION	DIST.
L1	S 00°01'40" W	67.91'
L2	N 89°58'20" W	25.00'
L3	N 18°09'30" W	34.19'
L4	N 00°06'04" E	35.35'
L5	N 89°55'10" E	35.63'

APPROXIMATE SURVEY LINE

N COLEMAN STREET  
(VARIABLE WIDTH)  
NO RECORD FOUND



**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All labeled distances are surface distances.
- This easement depiction prepared in compliance with Board Rule 138.97.




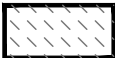


I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*[Signature]* 8-23-24  
Blake Sudduth, RPLS 6631




1443 PARCEL 8-R-ROW	8/22/2024	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 8 COLEMAN STREET OWNER: CROSSMAR TEXAS INVESTMENTS 2, LLC 0.0516 ACRES OR 2,247 SQUARE FEET <b>EXHIBIT "A" PAGE 1 OF 1</b> <b>COLLIN COUNTY, TEXAS</b>	

### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 <span style="float: right;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	COLLIN COUNTY, TEX

**EXHIBIT 7 – Parcel 9**

*(see next 6 pages)*

EXHIBIT "A"

Parcel 9-1

Item 16.

Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007  
Metes and Bounds Description

Being a 0.0340-acre, 1,481 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 3, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the southeast corner of said Lot 3, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,516.82

Y: 7,139,938.97

THENCE S 89°49'45" W, leaving the west line said North Coleman Street and with the south line of said Lot 3, a distance of 10.00 feet to a "X" set in concrete, from which a found 1/2-inch iron rod marking the southwest corner of said Lot 3 bears S 89°49'45" W, a distance of 778.85 feet;

THENCE, leaving said south line, over and across said Lot 3 the following courses and distances:

N 00°27'02" E, a distance of 112.83 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 08°30'58" E, a distance of 71.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said Lot 3;

THENCE S 00°27'02" W, with said east line, a distance of 183.29 feet to the POINT OF BEGINNING and containing approximately 0.0340 acres or 1,481 square feet of land.

8-21-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

LOT 2, BLOCK A  
UNITED STATES POSTAL SERVICE ADDITION  
INST. NO. 20191209010005290  
UNITED STATES POSTAL SERVICE  
INST. NO. 20191231001668510

LOT 3, BLOCK A  
UNITED STATES POSTAL SERVICE ADDITION  
INST. NO. 20191209010005290  
TRACT 1  
ROCKY MANNING AND THE TINA PENG MANNING  
REVOCABLE TRUST, DATED AUGUST 23, 2007  
INST. NO. 20110124000091060

NON EXCLUSIVE  
ACCESS EASEMENT  
INST. NO. 20191209010005290

NON EXCLUSIVE  
ACCESS EASEMENT  
INST. NO. 20191209010005290

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

LOT 12  
  
LOT 13  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

**PARCEL 9-2**  
**0.0811 ACRES**  
**3,532 SQ. FT.**

20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 737, PG. 20

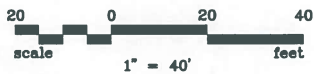
**N COLEMAN STREET**  
**(VARIABLE WIDTH)**  
INST. NO. 20191209010005290  
VOL. P, PG. 644  
VOL. Q, PG. 514

**WILSON DRIVE**  
VOL. P, PG. 644

**PARCEL 9-1**  
**0.0340 ACRES**  
**1,481 SQ. FT.**

**P.O.C.** (PARCEL 9-2)  
**P.O.B.** (PARCEL 9-1)  
"X" FOUND  
X = 2,487,516.82  
Y = 7,139,938.97

LOT 1  
TRAILS OF PROSPER  
SECTION III  
VOL. Q, PG. 514



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 89°49'45" W	10.00'
L2	N 00°27'02" E	112.83'
L3	N 08°30'58" E	71.27'
L4	S 00°27'02" W	183.29'
L5	S 89°49'45" W	20.84'
L6	N 00°06'04" E	25.13'
L7	N 14°51'21" E	42.11'
L8	N 01°51'22" W	51.68'
L9	N 05°38'29" E	122.26'
L10	S 89°52'10" E	11.53'
L11	S 00°27'02" W	55.75'
L12	S 08°30'58" W	71.27'
L13	S 00°27'02" W	112.83'
L14	N 00°27'02" E	496.07'

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

APPROXIMATE  
SURVEY LINE

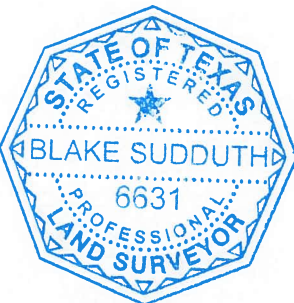
5' WATERLINE  
EASEMENT  
CITY OF PROSPER  
VOL. 4343, PG. 2710

- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth, RPLS 6631

1443 PARCEL 9 - ROW  
8/21/2024

1BPFLS ENGR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 9  
N COLEMAN STREET  
OWNER: ROCKY MANNING, et al  
0.0340 ACRES OR 1,481 SQUARE FEET  
**EXHIBIT "A" PAGE 2 OF 2**  
**COLLIN COUNTY, TEXAS**

## EXHIBIT "A"

## Parcel 9-2

Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007  
Metes and Bounds Description

Being a 0.0811-acre, 3,532 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 3, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the southeast corner of said Lot 3, and being the southeast corner of Parcel 9-1 described herewith;

THENCE S 89°49'45" W, with the common south line of said Lot 3 and said Parcel 9-1, a distance of 10.00 feet to a "X" set in concrete marking the southwest corner of said Parcel 9-1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,506.82

Y: 7,139,938.94

THENCE S 89°49'45" W, with the south line of said Lot 3, a distance of 20.84 feet to a "X" set in concrete, from which a found 1/2-inch iron rod marking the southwest corner of said Lot 3 bears S 89°49'45" W, a distance of 758.01 feet;

THENCE, leaving said south line, over and across said Lot 3 the following courses and distances:

N 00°06'04" E, a distance of 25.13 feet;

N 14°51'21" E, a distance of 42.11 feet;

N 01°51'22" W, a distance of 51.68 feet;

N 05°38'29" E, a distance of 122.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Lot 3;

THENCE S 89°52'10" E, with said north line, a distance of 11.53 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of said North Coleman Street, and being the northeast corner of said Lot 3, from which a "X" found in concrete bears N 00°27'02" E, a distance of 496.07 feet for the most easterly northeast corner of Lot 1, Block A, of said United States Postal Service Addition;

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 3, a distance of 55.75 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the most northerly corner of said Parcel 9-1;

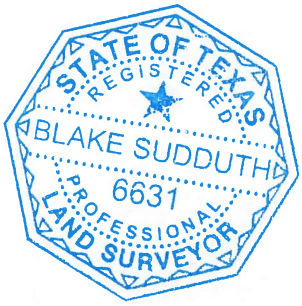
THENCE, leaving the west line of said North Coleman Steet, and with the west line of said Parc  
the following courses and distances:

S 08°30'58" W, a distance of 71.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900"

S 00°27'02" W, a distance of 112.83 feet to the POINT OF BEGINNING and containing 0.0811 acres or 3,532 square feet of land.

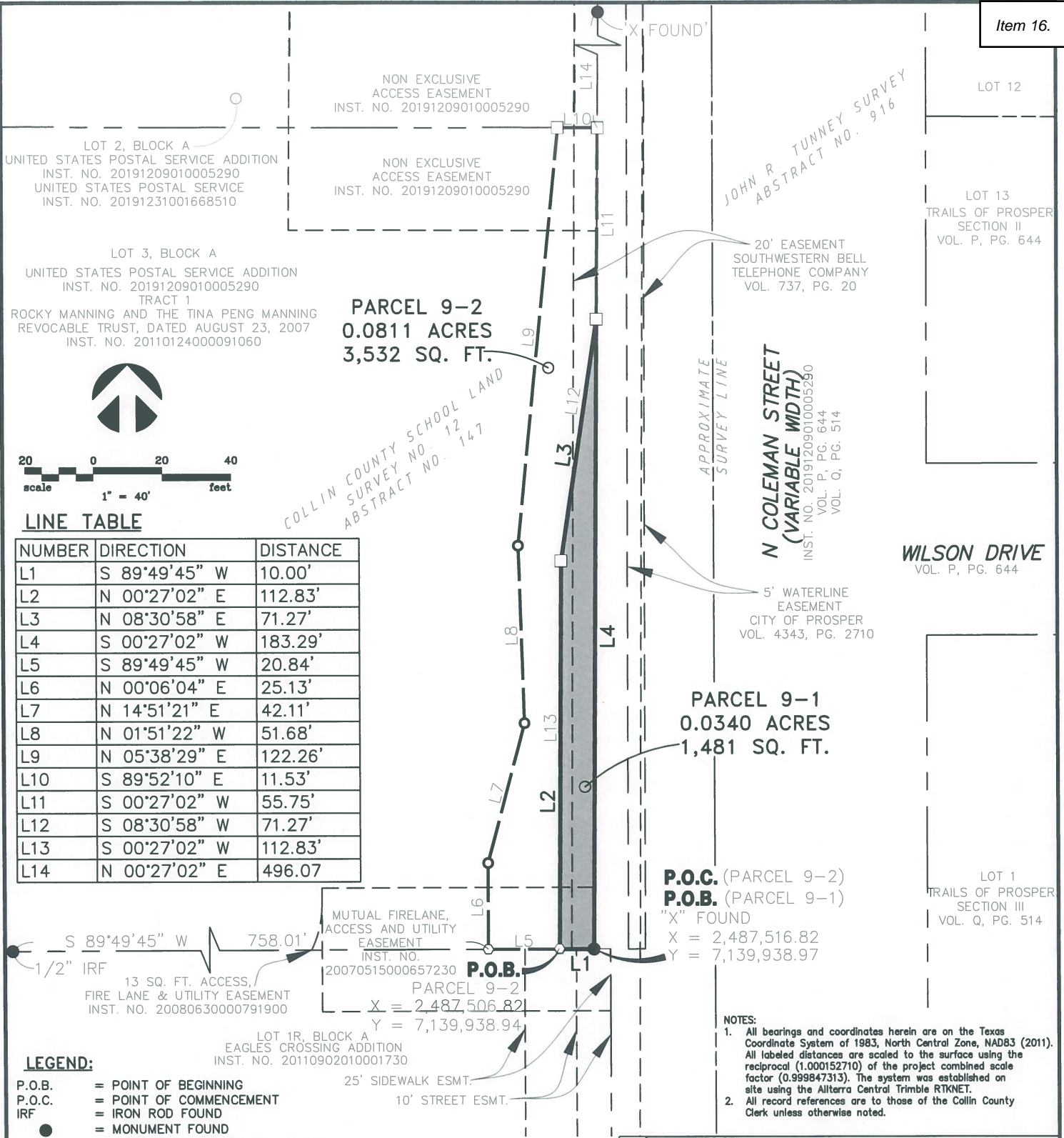
*[Handwritten signature]* 8-21-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



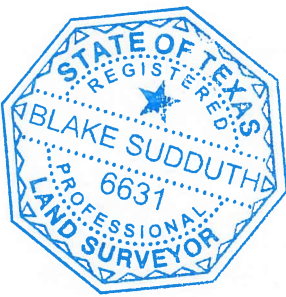
**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 89°49'45" W	10.00'
L2	N 00°27'02" E	112.83'
L3	N 08°30'58" E	71.27'
L4	S 00°27'02" W	183.29'
L5	S 89°49'45" W	20.84'
L6	N 00°06'04" E	25.13'
L7	N 14°51'21" E	42.11'
L8	N 01°51'22" W	51.68'
L9	N 05°38'29" E	122.26'
L10	S 89°52'10" E	11.53'
L11	S 00°27'02" W	55.75'
L12	S 08°30'58" W	71.27'
L13	S 00°27'02" W	112.83'
L14	N 00°27'02" E	496.07'

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631

- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.

1443PARCEL9-ROW

8/21/2024

TBPELS ENGR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 9  
N COLEMAN STREET  
OWNER: ROCKY MANNING, et al  
0.0340 ACRES OR 1,481 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 3**  
**COLLIN COUNTY, TEXAS**

Page 264



### LEGEND



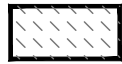
PROPOSED RIGHT OF WAY



PROPOSED STREET EASEMENT



PROPOSED TEMPORARY CONSTRUCTION EASEMENT



PROPOSED DRAINAGE EASEMENT




PROPOSED DRAINAGE AND STREET EASEMENT



PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 8 – Parcel 10**

*(see next 6 pages)*

EXHIBIT "A"  
Parcel 10-1  
United States Postal Service  
Metes and Bounds Description

Parcel 10-1

Being a 0.0733-acre, 3,193 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to United States Postal Service, recorded in Instrument Number 20191231001668510, Official Public Records, Collin County, Texas, and being the same tract of land as Lot 2, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the most easterly northeast corner of Lot 1, Block A, of said United States Postal Service Addition;

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 1, a distance of 176.80 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northeast corner of said Lot 2, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,521.21


Y: 7,140,497.17

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 2, a distance of 319.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southeast corner of said Lot 2, from which a "X" found in concrete bears S 00°27'02" W, a distance of 239.04 feet for the southeast corner of Lot 3, of said United States Postal Service Addition;

THENCE N 89°52'10" W, leaving the west line of said North Coleman Street and with the south line of said Lot 2, a distance of 10.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE N 00°27'02" E, leaving said south line, over and across said Lot 2, a distance of 319.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Lot 2;

THENCE S 89°52'27" E, with the north line of said Lot 2, a distance of 10.00 feet to the POINT OF BEGINNING and containing approximately 0.0733 acres or 3,193 square feet of land.

 8-13-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

Item 16.

1. This document consists of three parts, a one-page drawing, and metes & bounds descriptions of Parcels 10-1 & 10-2.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.

EXHIBIT "A"  
Parcel 10-2  
United States Postal Service  
Metes and Bounds Description

Parcel 10-2

Being a 0.1246-acre, 5,428 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to United States Postal Service, recorded in Instrument Number 20191231001668510, Official Public Records, Collin County, Texas, and being the same tract of land as Lot 2, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the most easterly northeast corner of Lot 1, Block A, of said United States Postal Service Addition;

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 1, a distance of 176.80 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northeast corner of said Lot 2, and being the northeast corner of Parcel 10-1 described herewith, from which a "X" found in concrete bears S 00°27'02" W, a distance of 558.31 feet for the southeast corner of Lot 3, of said United States Postal Service Addition;

THENCE N 89°52'27" W, with the common north line of said Lot 2 and said Parcel 10-1, a distance of 10.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of said Parcel 10-1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,511.21

Y: 7,140,497.20

THENCE S 00°27'02" W, leaving the north line of said Lot 2, with the west line of said Parcel 10-1, a distance of 319.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Lot 2, and being the southwest corner of said Parcel 10-1;

THENCE N 89°52'10" W, with the south line of said Lot 2, a distance of 22.12 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving the south line of said Lot 2, over and across said Lot 2 the following courses and distances:

N 00°12'12" W, a distance of 62.40 feet;

N 45°53'26" E, a distance of 22.69 feet;

N 00°21'12" E, a distance of 45.80 feet;

N 45°12'11" W, a distance of 16.32 feet;

N 00°06'04" E, a distance of 10.92 feet;

N 20°59'51" E, a distance of 32.77 feet;


N 00°30'08" E, a distance of 49.08 feet;

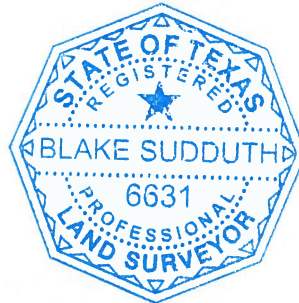
N 00°06'04" E, a distance of 21.62 feet;

N 66°05'41" W, a distance of 28.87 feet;

N 00°06'04" E, a distance of 59.87 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said Lot 2;

THENCE S 89°52'27" E, with the north line of said Lot 2, a distance of 33.92 feet to the POINT OF BEGINNING and containing approximately 0.1246 acres or 5,428 square feet of land.

 *8-13-24*  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. This document consists of three parts, a one-page drawing, and metes & bounds descriptions of Parcels 10-1 & 10-2.
2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
3. All record references are to those of the Collin County Clerk unless otherwise noted.



LOT 1, BLOCK A  
UNITED STATES POSTAL SERVICE ADDITION  
INST. NO. 20191209010005290



NON EXCLUSIVE ACCESS EASEMENT  
INST. NO. 20191209010005290

PARCEL 10-2  
X = 2,487,511.21  
Y = 7,140,497.19

P.O.C.  
"X" FOUND  
X = 2,487,522.60  
Y = 7,140,673.94  
EXIST. R.O.W.

LOT 2, BLOCK A  
UNITED STATES POSTAL SERVICE ADDITION  
INST. NO. 20191209010005290  
UNITED STATES POSTAL SERVICE  
INST. NO. 20191231001668510

NON EXCLUSIVE ACCESS EASEMENT  
INST. NO. 20191209010005290

PARCEL 10-2  
0.1246 ACRES  
5,428 SQ. FT.

P.O.B.  
PARCEL 10-1  
X = 2,487,521.21  
Y = 7,140,497.17

PARCEL 10-1  
0.0733 ACRES  
3,193 SQ. FT.

5' WATERLINE EASEMENT  
CITY OF PROSPER  
VOL. 4343, PG. 2708

TRAILS OF PROSPER SECTION 2  
VOL. P, PG. 644

N COLEMAN STREET  
(VARIABLE WIDTH)  
INST. NO. 20191209010005290  
VOL. P, PG. 644

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°27'02" W	319.27'
L2	N 89°52'10" W	10.00'
L3	N 00°27'02" E	319.26'
L4	S 89°52'27" E	10.00'
L5	S 00°27'02" W	319.26'
L6	N 89°52'10" W	22.12'
L7	N 00°12'12" W	62.40'
L8	N 45°53'26" E	22.69'
L9	N 00°21'12" E	45.80'
L10	N 45°12'11" W	16.32'
L11	N 00°06'04" E	10.92'
L12	N 20°59'51" E	32.77'
L13	N 00°30'08" E	49.08'
L14	N 00°06'04" E	21.62'
L15	N 66°05'41" W	28.87'
L16	N 00°06'04" E	59.87'
L17	S 89°52'27" E	33.92'

NON EXCLUSIVE ACCESS EASEMENT  
INST. NO. 20191209010005290

20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 737, PG. 20

5' WATERLINE EASEMENT  
CITY OF PROSPER  
VOL. 4343, PG. 2710

LOT 3, BLOCK A  
UNITED STATES POSTAL SERVICE ADDITION  
INST. NO. 20191209010005290

NON EXCLUSIVE ACCESS EASEMENT  
INST. NO. 20191209010005290

COLLIN COUNTY SCHOOL  
LAND SURVEY NO. 12  
ABSTRACT NO. 147

S 00°27'02" W  
239.04'  
"X" FOUND

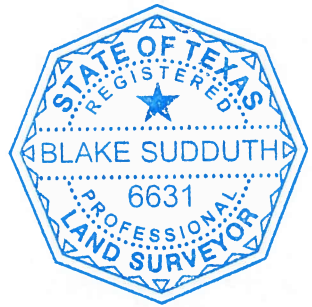
**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- This document consists of three parts, a one-page drawing, and metes & bounds descriptions of Parcels 10-1 & 10-2.

**LEGEND:**

- = PROPOSED R.O.W. DEDICATION
- = PROPOSED TEMP. CONST. ESMT.
- = P.O.B.
- = P.O.C.
- = IRF
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-13-24  
Blake Sudduth, RPLS 6631

8/13/2024

1443 PARCEL 10-R0W

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"




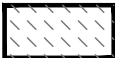


6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)


IBPELS ENGR. F-5438; SURV. 1012/900

TOWN OF PROSPER PARCEL 10  
N COLEMAN STREET  
OWNER: UNITED STATES POSTAL SERVICE  
0.0733 ACRES OR 3,193 SQUARE FEET  
**EXHIBIT "A" PAGE 5 OF 5**  
**COLLIN COUNTY, TEXAS**

### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>



**EXHIBIT 9 – Parcel 11**

*(see next 6 pages)*

EXHIBIT "A"  
Parcel 11-1

Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007  
Metes and Bounds Description

Being a 0.0342-acre, 1,491 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the most easterly northeast corner of said Lot 1;

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 1, a distance of 8.89 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,522.53

Y: 7,140,665.05

THENCE S 00°27'02" W, with the east line of said Lot 1, a distance of 167.91 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southeast corner of said Lot 1, from which a "X" found in concrete bears S 00°27'02" W, a distance of 558.31 feet for the southeast corner of Lot 3, of said United States Postal Service Addition;

THENCE N 89°52'27" W, leaving the east line of said Lot 1 and with the south line of said Lot 1, a distance of 11.55 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving said south line, over and across said Lot 1 the following courses and distances:

N 00°06'04" E, a distance of 82.93 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 08°30'58" E, a distance of 85.90 feet to the POINT OF BEGINNING and containing 0.0342 acres or 1,491 square feet of land.

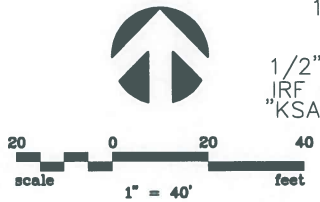
8-20-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



LOT 4, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
5' WATERLINE  
EASEMENT  
CITY OF PROSPER  
VOL. 4343, PG. 2712

EXIST.  
R.O.W.

P.O.C. (PARCEL 11-1)  
P.O.B. (PARCEL 11-2)

"X" FOUND  
X = 2,487,522.60  
Y = 7,140,673.94

P.O.B. (PARCEL 11-1)  
X = 2,487,522.53  
Y = 7,140,665.05

**BRYAN STREET**  
VOL. P, PG. 644

NON EXCLUSIVE  
ACCESS EASEMENT  
CROSSMAC INVESTMENTS LLC  
INST. NO. 20141027001170350

LOT 1, BLOCK A  
UNITED STATES POSTAL SERVICE ADDITION  
INST. NO. 20191209010005290  
TRACT 1  
ROCKY MANNING AND THE TINA PENG  
MANNING REVOCABLE TRUST, DATED  
AUGUST 23, 2007  
INST. NO. 20110124000091060

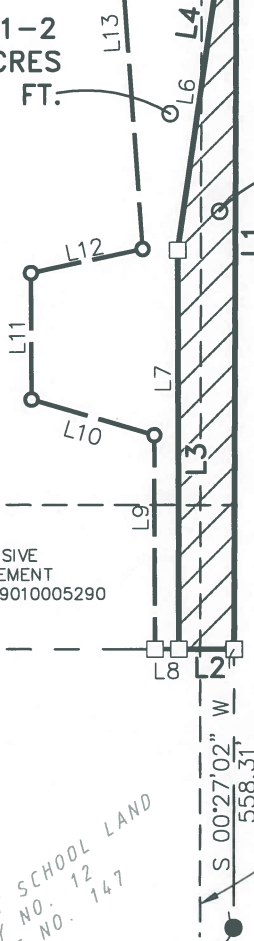
**PARCEL 11-2**  
**0.0665 ACRES**  
**2,898 SQ. FT.**

**PARCEL 11-1**  
**0.0342 ACRES**  
**1,491 SQ. FT.**

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°27'02" W	167.91'
L2	N 89°52'27" W	11.55'
L3	N 00°06'04" E	82.93'
L4	N 08°30'58" E	85.90'
L5	S 00°27'02" W	8.89'
L6	S 08°30'58" W	85.90'
L7	S 00°06'04" W	82.93'
L8	N 89°52'27" W	5.00'
L9	N 00°06'04" E	44.50'



NON EXCLUSIVE  
ACCESS EASEMENT  
INST. NO. 20191209010005290

**N COLEMAN STREET**  
(VARIABLE WIDTH)  
INST. NO. 20191209010005290  
VOL. P PG. 644

APPROXIMATE  
SURVEY LINE

5' WATERLINE  
EASEMENT  
CITY OF PROSPER  
VOL. 4343, PG. 2708

20' EASEMENT  
SOUTHWESTERN BELL TELEPHONE COMPANY  
VOL. 737, PG. 20

L10	N 73°46'41" W	26.65'
L11	N 00°02'08" E	26.29'
L12	N 77°59'10" E	23.81'
L13	N 03°56'35" W	93.84'
L14	S 89°52'55" E	26.59'

LOT 2, BLOCK A  
UNITED STATES POSTAL SERVICE ADDITION  
INST. NO. 20191209010005290  
UNITED STATES POSTAL SERVICE  
INST. NO. 20191231001668510

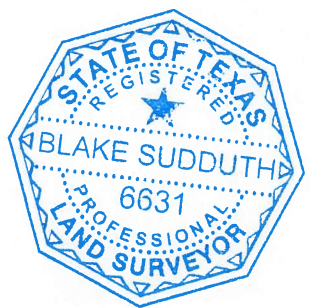
COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

'X FOUND'

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.

*Blake Sudduth* 8-20-24  
Blake Sudduth, RPLS 6631

IBPELS ENOR. F-5438; SURV. 1012/900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

**TOWN OF PROSPER PARCEL 11**  
**N COLEMAN STREET**  
OWNER: ROCKY MANNING, et al  
0.0342 ACRES OR 1,491 SQUARE FEET  
**EXHIBIT "A" PAGE 2 OF 2**  
**COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
Parcel 11-2

Item 16.

Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007  
Metes and Bounds Description

Being a 0.0665-acre, 2,898 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain remainder tract of land described by Special Warranty Deed to Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007, Tract 1, recorded in Instrument Number 20110124000091060, Official Public Records, Collin County, Texas, and being part of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "X" found in concrete in the west line of North Coleman Street (variable width right-of-way) at the most easterly northeast corner of said Lot 1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,522.60

Y: 7,140,673.94

THENCE S 00°27'02" W, with the west line of said North Coleman Street and the east line of said Lot 1, a distance of 8.89 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the most northerly corner of Parcel 11-1 described herewith;

THENCE, with the west line of said Parcel 11-1 the following courses and distances:

S 08°30'58" W, a distance of 85.90 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 00°06'04" W, a distance of 82.93 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Lot 1;

THENCE N 89°52'27" W, with said south line, a distance of 5.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE, leaving said south line, over and across said Lot 1 the following courses and distances:

N 00°06'04" E, a distance of 44.50 feet;

N 73°46'41" W, a distance of 26.65 feet;

N 00°02'08" E, a distance of 26.29 feet;

N 77°59'10" E, a distance of 23.81 feet;

N 03°56'35" W, a distance of 93.84 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the most easterly north line of said Lot 1, from which a found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" bears N 89°52'55" W, a distance of 44.33 feet for an inner ell corner in the northeast corner of said Lot 1;

THENCE S 89°52'55" E, with said north line, a distance of 26.59 feet to the POINT OF BEGINNING and containing 0.0665 acres or 2,898 square feet of land.

Item 16.



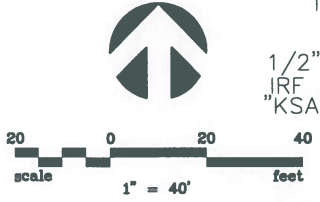
8-20-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



LOT 4, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
5' WATERLINE  
EASEMENT  
CITY OF PROSPER  
VOL. 4343, PG. 2712

EXIST.  
R.O.W.  
**P.O.C.** (PARCEL 11-1)  
**P.O.B.** (PARCEL 11-2)  
"X" FOUND  
X = 2,487,522.60  
Y = 7,140,673.94  
**P.O.B.** (PARCEL 11-1)  
X = 2,487,522.53  
Y = 7,140,665.05

**BRYAN STREET**  
VOL. P, PG. 644

NON EXCLUSIVE  
ACCESS EASEMENT  
CROSSMAC INVESTMENTS LLC  
INST. NO. 20141027001170350  
LOT 1, BLOCK A  
UNITED STATES POSTAL SERVICE ADDITION  
INST. NO. 20191209010005290  
TRACT 1  
ROCKY MANNING AND THE TINA PENG  
MANNING REVOCABLE TRUST, DATED  
AUGUST 23, 2007  
INST. NO. 20110124000091060

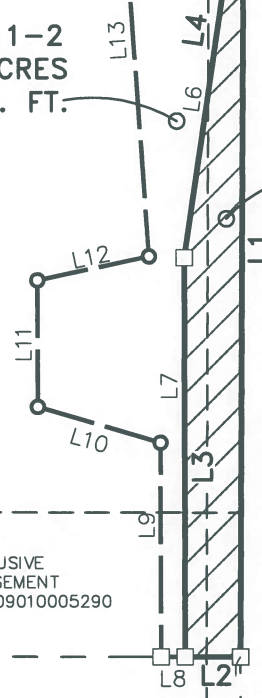
**PARCEL 11-2**  
**0.0665 ACRES**  
**2,898 SQ. FT.**

**PARCEL 11-1**  
**0.0342 ACRES**  
**1,491 SQ. FT.**

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°27'02" W	167.91'
L2	N 89°52'27" W	11.55'
L3	N 00°06'04" E	82.93'
L4	N 08°30'58" E	85.90'
L5	S 00°27'02" W	8.89'
L6	S 08°30'58" W	85.90'
L7	S 00°06'04" W	82.93'
L8	N 89°52'27" W	5.00'
L9	N 00°06'04" E	44.50'



NON EXCLUSIVE  
ACCESS EASEMENT  
INST. NO. 20191209010005290

**N COLEMAN STREET**  
(VARIABLE WIDTH)  
INST. NO. 20191209010005290  
VOL. P PG. 644

L10	N 73°46'41" W	26.65'
L11	N 00°02'08" E	26.29'
L12	N 77°59'10" E	23.81'
L13	N 03°56'35" W	93.84'
L14	S 89°52'55" E	26.59'

LOT 2, BLOCK A  
UNITED STATES POSTAL SERVICE ADDITION  
INST. NO. 20191209010005290  
UNITED STATES POSTAL SERVICE  
INST. NO. 20191231001668510

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

5' WATERLINE  
EASEMENT  
CITY OF PROSPER  
VOL. 4343, PG. 2708

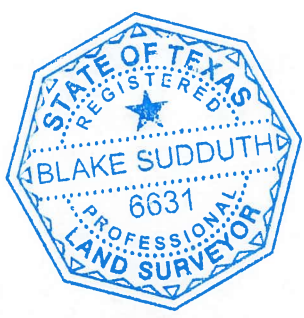
20' EASEMENT  
SOUTHWESTERN BELL TELEPHONE COMPANY  
VOL. 737, PG. 20

LOT 10  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-20-24  
Blake Sudduth, RPLS 6631

- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.

8/20/2024

IBPELS ENGR. F-54-38; SURV. 10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 11  
N COLEMAN STREET  
OWNER: ROCKY MANNING, et al  
0.0342 ACRES OR 1,491 SQUARE FEET

**EXHIBIT "A" PAGE 3 OF 3**  
**COLLIN COUNTY, TEXAS**

1443 PARCEL 11-RW

### LEGEND



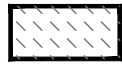
PROPOSED RIGHT OF WAY



PROPOSED STREET EASEMENT



PROPOSED TEMPORARY CONSTRUCTION EASEMENT



PROPOSED DRAINAGE EASEMENT




PROPOSED DRAINAGE AND STREET EASEMENT



PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 10 – Parcel 12**

*(see next 11 pages)*



EXHIBIT "A"  
Parcel 12-1  
Crossmac Investments LLC  
Metes and Bounds Description

Being a 0.0350-acre, 1,522 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of two tracts of land, the first described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, the second described by Special Warranty Deed to Crossmac Investments, LLC, recorded in Instrument Number 20141027001170340, Official Public Records, Collin County, Texas, also being part of Lot 4, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" marking the easterly southwest corner of said Lot 4, and being an inner ell corner in the north line of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas;


THENCE S 89°52'55" E, with a south line of said Lot 4 and the north line of Lot 1 of said United States Postal Service Addition, a distance of 68.30 feet to a "X" set in concrete, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,519.98  
Y: 7,140,673.95

THENCE N 00°06'04" E, leaving said common line, over and across said Lot 4, a distance of 278.52 feet to a "X" set in concrete in the common line of Lots 1 and 4 of said Prosper Tuscan Square;

THENCE S 89°52'23" E, with said common line, a distance of 5.53 feet to a point for corner in the west line of North Coleman Street (variable width right-of-way) dedicated by plat of said Prosper Tuscan Square;

THENCE S 00°07'37" W, with the west line of said dedication, a distance of 278.52 feet to a "X" set in concrete at the southwest corner thereof and the southeast corner of said Lot 4;

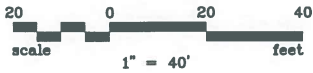
THENCE N 89°52'55" W, with the south line of said Lot 4, passing at a distance of 2.78 feet a found "X" cut in concrete marking the northeast corner of said Lot 1, United States Postal Service Addition, and continuing a total distance of 5.40 feet to the POINT OF BEGINNING and containing 0.0350 acres or 1,522 square feet of land.

 8-27-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



## Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



MATCH LINE "A"

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

PARCEL 12-2  
0.0209 ACRES  
910 SQ. FT.

LOT 4, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
CROSSMAC INVESTMENTS, LLC  
INST. NO. 20140116000047900  
INST. NO. 20141027001170340

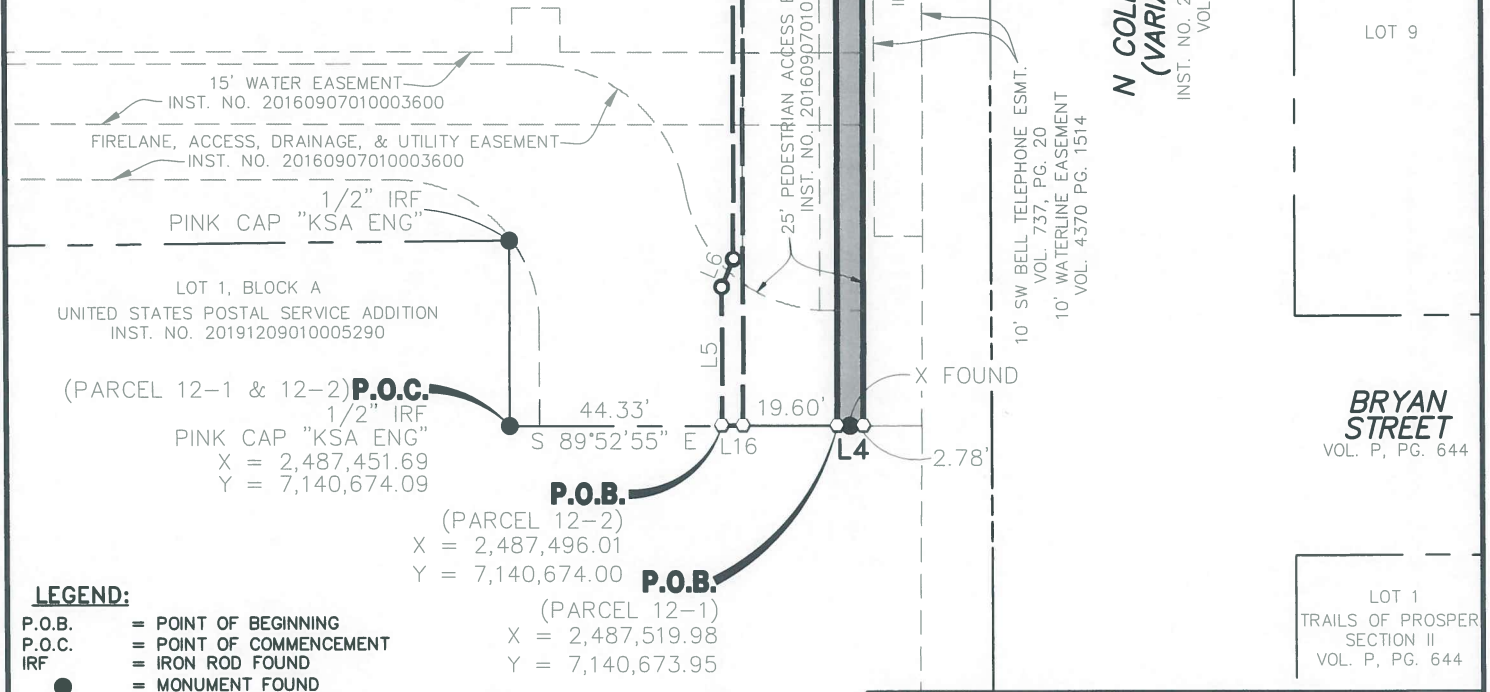
JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

LOT 4  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

PARCEL 12-1  
0.0350 ACRES  
1,522 SQ. FT.

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Aliterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.



**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

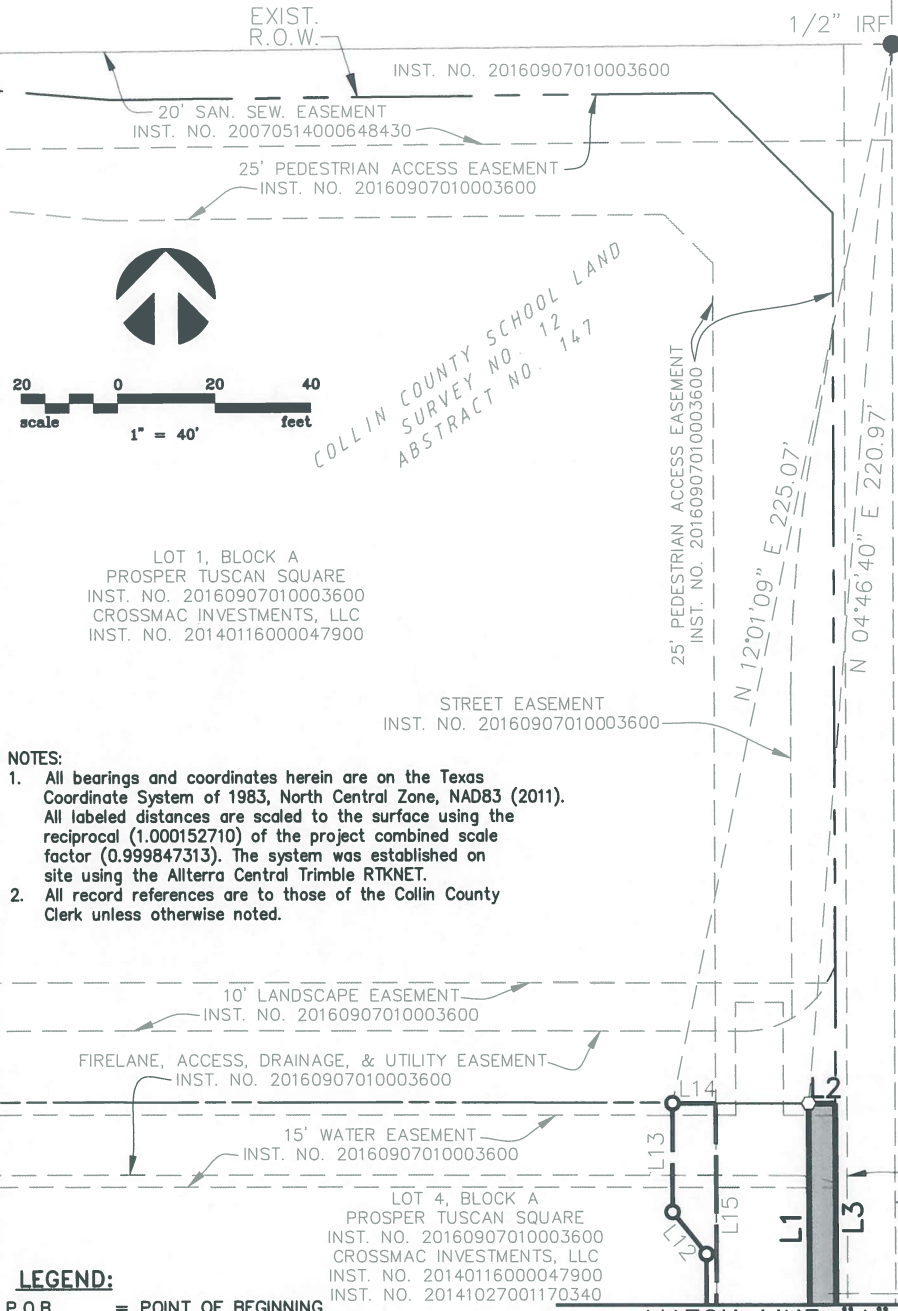


*Blake Sudduth* 8-27-24  
Blake Sudduth, RPLS 6631

1443PARCEL12-ROW01	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity"
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
8/27/2024	TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET <b>EXHIBIT "A" PAGE 3 OF 5</b> <b>COLLIN COUNTY, TEXAS</b>

APPROXIMATE SURVEY LINE

PROSPER TRAIL



JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

APPROXIMATE SURVEY LINE

N COLEMAN STREET  
(VARIABLE WIDTH)

INST. NO. 20160907010003600  
VOL. P. PG. 644

LOT 3  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

10' SW BELL TELEPHONE ESMT.  
VOL. 737, PG. 20

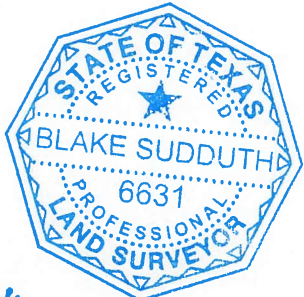
10' WATERLINE EASEMENT  
VOL. 4370 PG. 1514

LOT 4

- NOTES:
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - IRF = IRON ROD FOUND
  - = MONUMENT FOUND
  - = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
  - = POINT FOR CORNER
  - = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-27-24  
Blake Sudduth, RPLS 6631

1443 PARCEL 12 - ROW 02	TBPELS ENCR. F-5438; SURV. 10127900
	<p><b>Grantham &amp; Associates, Inc.</b> Civil Engineering &amp; Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>
B/27/2024	<p>TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET <b>EXHIBIT "A" PAGE 4 OF 5</b> <b>COLLIN COUNTY, TEXAS</b></p>

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 00°06'04" E	278.52'
L2	S 89°52'23" E	5.53'
L3	S 00°07'37" W	278.52'
L4	N 89°52'55" W	5.40'
L5	N 00°06'04" E	28.90'
L6	N 22°45'04" E	6.19'
L7	N 00°07'37" E	136.45'
L8	N 53°21'21" W	7.08'
L9	N 00°23'36" E	8.31'
L10	N 29°29'02" E	11.54'
L11	N 00°07'37" E	53.53'
L12	N 38°54'43" W	11.27'
L13	N 00°23'36" E	22.60'
L14	S 89°52'23" E	8.99'
L15	S 00°07'37" W	278.52'
L16	N 89°52'55" W	4.37'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth, RPLS 6631

*Handwritten signature and date: F-27-24*


1443 PARCEL 12 - ROW 03 8/27/2024	TBPELS ENCR. F-5438; SURV. 10127900  <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET <b>EXHIBIT "A" PAGE 5 OF 5</b> <b>COLLIN COUNTY, TEXAS</b>

EXHIBIT "A"  
Parcel 12-2  
Crossmac Investments LLC  
Metes and Bounds Description

Being a 0.0209-acre, 910 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of two tracts of land, the first described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, the second described by Special Warranty Deed to Crossmac Investments, LLC, recorded in Instrument Number 20141027001170340, Official Public Records, Collin County, Texas, also being part of Lot 4, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" marking the easterly southwest corner of said Lot 4, and being common with an inner ell corner in the north line of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas;

THENCE S 89°52'55" E, with a south line of said Lot 4 and the north line of Lot 1 of said United States Postal Service Addition, a distance of 44.33 feet to a "X" set in concrete for the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,496.01

Y: 7,140,674.00

THENCE, leaving said common line, over and across said Lot 4 the following courses and distances:

N 00°06'04" E, a distance of 28.90 feet;

N 22°45'04" E, a distance of 6.19 feet;

N 00°07'37" E, a distance of 136.45 feet;

N 53°21'21" W, a distance of 7.08 feet;

N 00°23'36" E, a distance of 8.31 feet;

N 29°29'02" E, a distance of 11.54 feet;

N 00°07'37" E, a distance of 53.53 feet;

N 38°54'43" W, a distance of 11.27 feet;

N 00°23'36" E, a distance of 22.60 feet to a point in the common line of Lots 1 and 4 of said Prosper Tuscan Square;

THENCE S 89°52'23" E, with said common line, a distance of 8.99 feet to a point for corner;

THENCE S 00°07'37" W, leaving said common line, over and across said Lot 4, a distance of 27 feet to a "X" set in concrete in the south line of said Lot 4, from which a found "X" bears S 89°52'55" E, a distance of 22.22 feet at the northeast corner of said Lot 1, United States Postal Service Addition;

THENCE N 89°52'55" W, with said south line, a distance of 4.37 feet to the POINT OF BEGINNING and containing 0.0209 acres or 910 square feet of land.



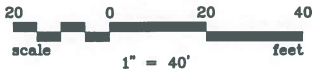
8-27-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



MATCH LINE "A"

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

PARCEL 12-2  
0.0209 ACRES  
910 SQ. FT.

LOT 4, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
CROSSMAC INVESTMENTS, LLC  
INST. NO. 20140116000047900  
INST. NO. 20141027001170340

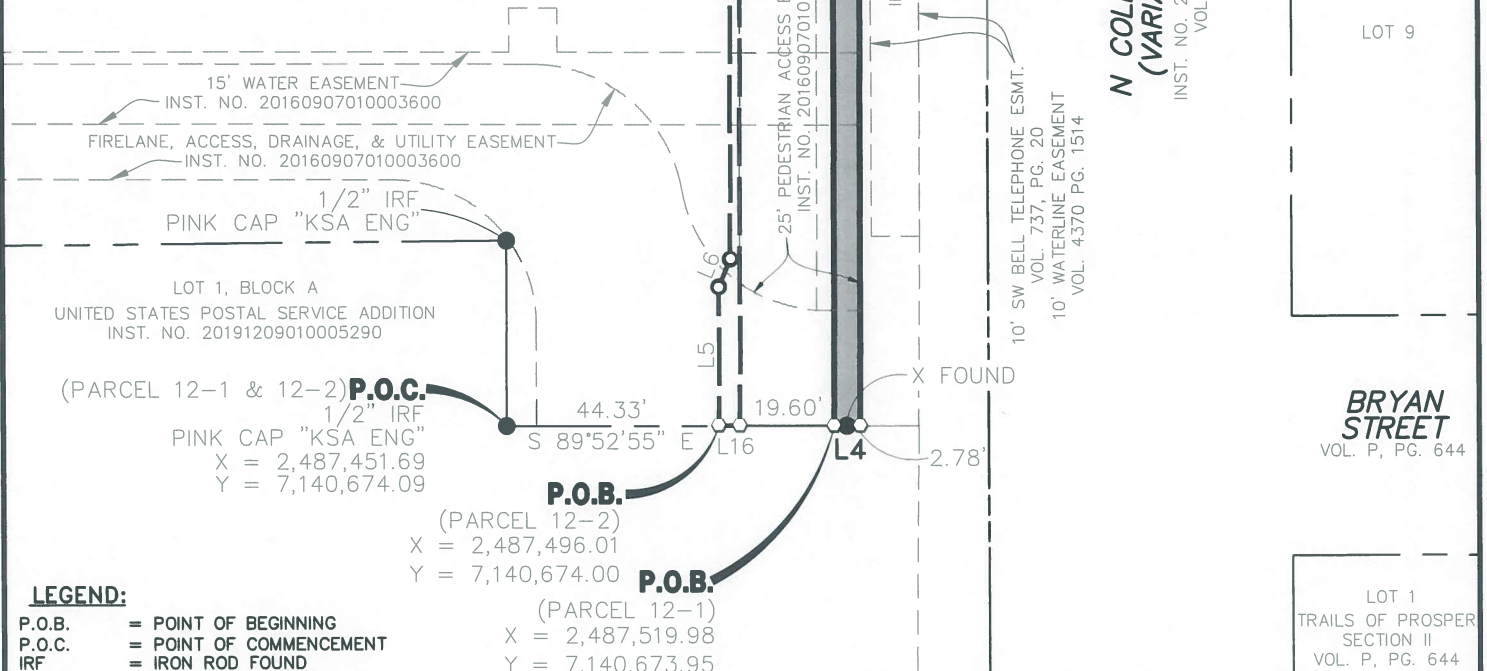
JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

LOT 4  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

PARCEL 12-1  
0.0350 ACRES  
1,522 SQ. FT.

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.



**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-27-24  
Blake Sudduth, RPLS 6631

1443PARCEL12-ROW01	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET <b>EXHIBIT "A" PAGE 3 OF 5</b> <b>COLLIN COUNTY, TEXAS</b>



APPROXIMATE SURVEY LINE

### PROSPER TRAIL

EXIST. R.O.W.

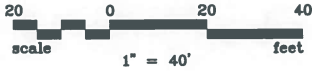
1/2" IRF

INST. NO. 20160907010003600

20' SAN. SEW. EASEMENT  
INST. NO. 20070514000648430

25' PEDESTRIAN ACCESS EASEMENT  
INST. NO. 20160907010003600

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916



COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

LOT 1, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
CROSSMAC INVESTMENTS, LLC  
INST. NO. 20140116000047900

STREET EASEMENT  
INST. NO. 20160907010003600

25' PEDESTRIAN ACCESS EASEMENT  
INST. NO. 20160907010003600

N 12°01'09" E 225.07'

N 04°46'40" E 220.97'

APPROXIMATE SURVEY LINE

N COLEMAN STREET  
(VARIABLE WIDTH)

INST. NO. 20160907010003600  
VOL. P. PG. 644

LOT 3  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.

10' LANDSCAPE EASEMENT  
INST. NO. 20160907010003600

FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT  
INST. NO. 20160907010003600

15' WATER EASEMENT  
INST. NO. 20160907010003600

LOT 4, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
CROSSMAC INVESTMENTS, LLC  
INST. NO. 20140116000047900  
INST. NO. 20141027001170340

10' SW BELL TELEPHONE ESMT.  
VOL. 737, PG. 20

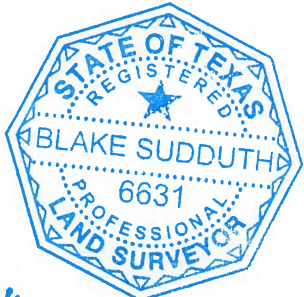
10' WATERLINE EASEMENT  
VOL. 4370 PG. 1514

LOT 4

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-27-24  
Blake Sudduth, RPLS 6631

MATCH LINE "A"

1443 PARCEL 12 - ROW 2	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity"
	6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044
8/27/2024	TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET <b>EXHIBIT "A" PAGE 4 OF 5</b> <b>COLLIN COUNTY, TEXAS</b>

TBPELS ENCR. F-5438; SURV. 10127900

(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 00°06'04" E	278.52'
L2	S 89°52'23" E	5.53'
L3	S 00°07'37" W	278.52'
L4	N 89°52'55" W	5.40'
L5	N 00°06'04" E	28.90'
L6	N 22°45'04" E	6.19'
L7	N 00°07'37" E	136.45'
L8	N 53°21'21" W	7.08'
L9	N 00°23'36" E	8.31'
L10	N 29°29'02" E	11.54'
L11	N 00°07'37" E	53.53'
L12	N 38°54'43" W	11.27'
L13	N 00°23'36" E	22.60'
L14	S 89°52'23" E	8.99'
L15	S 00°07'37" W	278.52'
L16	N 89°52'55" W	4.37'

**NOTES:**


1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth, RPLS 6631

*Handwritten signature and date: F-27-24*

1443 PARCEL 12 - ROW 03 8/27/2024	TBPELS ENCR. F-5438; SURV. 10127900  <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 12 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0350 ACRES OR 1,522 SQUARE FEET <b>EXHIBIT "A" PAGE 5 OF 5</b> <b>COLLIN COUNTY, TEXAS</b>

### LEGEND



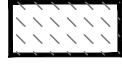
PROPOSED RIGHT OF WAY



PROPOSED STREET EASEMENT



PROPOSED TEMPORARY CONSTRUCTION EASEMENT



PROPOSED DRAINAGE EASEMENT




PROPOSED DRAINAGE AND STREET EASEMENT



PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 11 – Parcel 13**

*(see next 11 pages)*

EXHIBIT "A"  
Parcel 13-1  
Crossmac Investments LLC  
Metes and Bounds Description

Being a 0.0643-acre, 2,803 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, also being part of Lot 1, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" marking the easterly southwest corner of said Prosper Tuscan Square, and being an inner ell corner in the north line of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas;

THENCE S 89°52'55" E, with a south line of said Prosper Tuscan Square and the north line of Lot 1 of said United States Postal Service Addition, passing at a distance of 70.92 feet a found X cut in concrete, continuing for a distance of 73.70 feet to a point for the southeast corner of Lot 4, Prosper Tuscan Square;

THENCE N 00°06'04" E, with the west line of North Coleman Street, a distance of 278.52 feet to a point at the common east corner of Lots 1 and 4 of said Prosper Tuscan Square, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,525.99

Y: 7,140,952.41

THENCE N 89°52'23" W, with said common line, a distance of 14.53 feet to a "X" set in concrete;

THENCE N 00°06'04" E, leaving said common line, over and across Lot 1 of said Prosper Tuscan Square, a distance of 199.57 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in a corner clip of a right-of-way dedication by said Prosper Tuscan Square, and being in the southwest corner of the intersection of North Coleman Street (variable width right-of-way) and East Prosper Trail (variable width right-of-way), from which a found 1/2-inch iron rod marking the northeast corner of Prosper Tuscan Square bears N 52°37'02" E a distance of 33.91 feet;

THENCE S 45°10'44" E, with said corner clip, a distance of 20.56 feet to a point in the west line of said North Coleman Street and said right-of-way dedication;

THENCE S 00°07'37" W, with the west line of said right-of-way dedication, a distance of 185.11 feet to the POINT OF BEGINNING and containing 0.0643 acres or 2,803 square feet of land.



8-27-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



MATCH LINE "A"

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

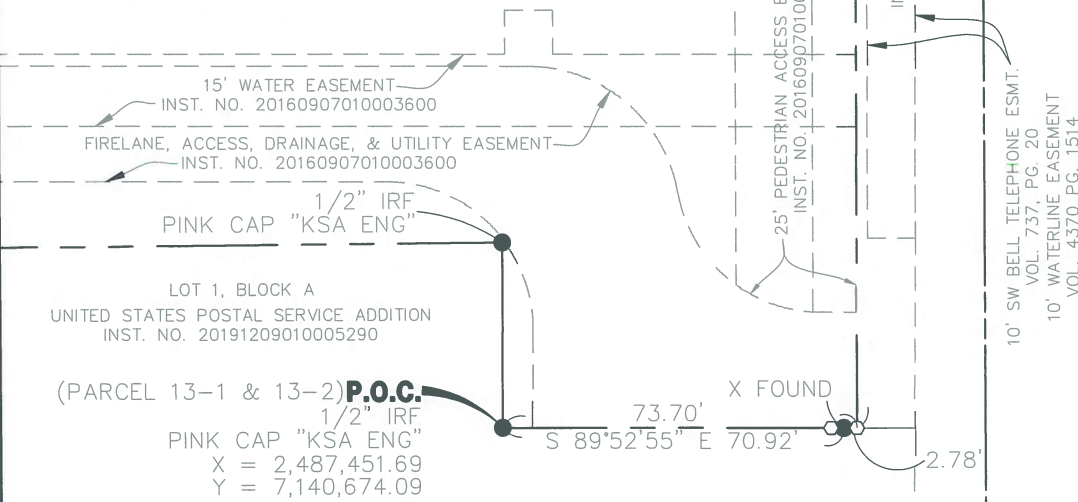
LOT 4, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
CROSSMAC INVESTMENTS, LLC  
INST. NO. 20140116000047900  
INST. NO. 20141027001170340

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

LOT 4  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.



N COLEMAN STREET  
(VARIABLE WIDTH)  
INST. NO. 20160907010003600  
VOL. P PG. 644

LOT 9

BRYAN STREET  
VOL. P, PG. 644

LOT 1  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644


LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

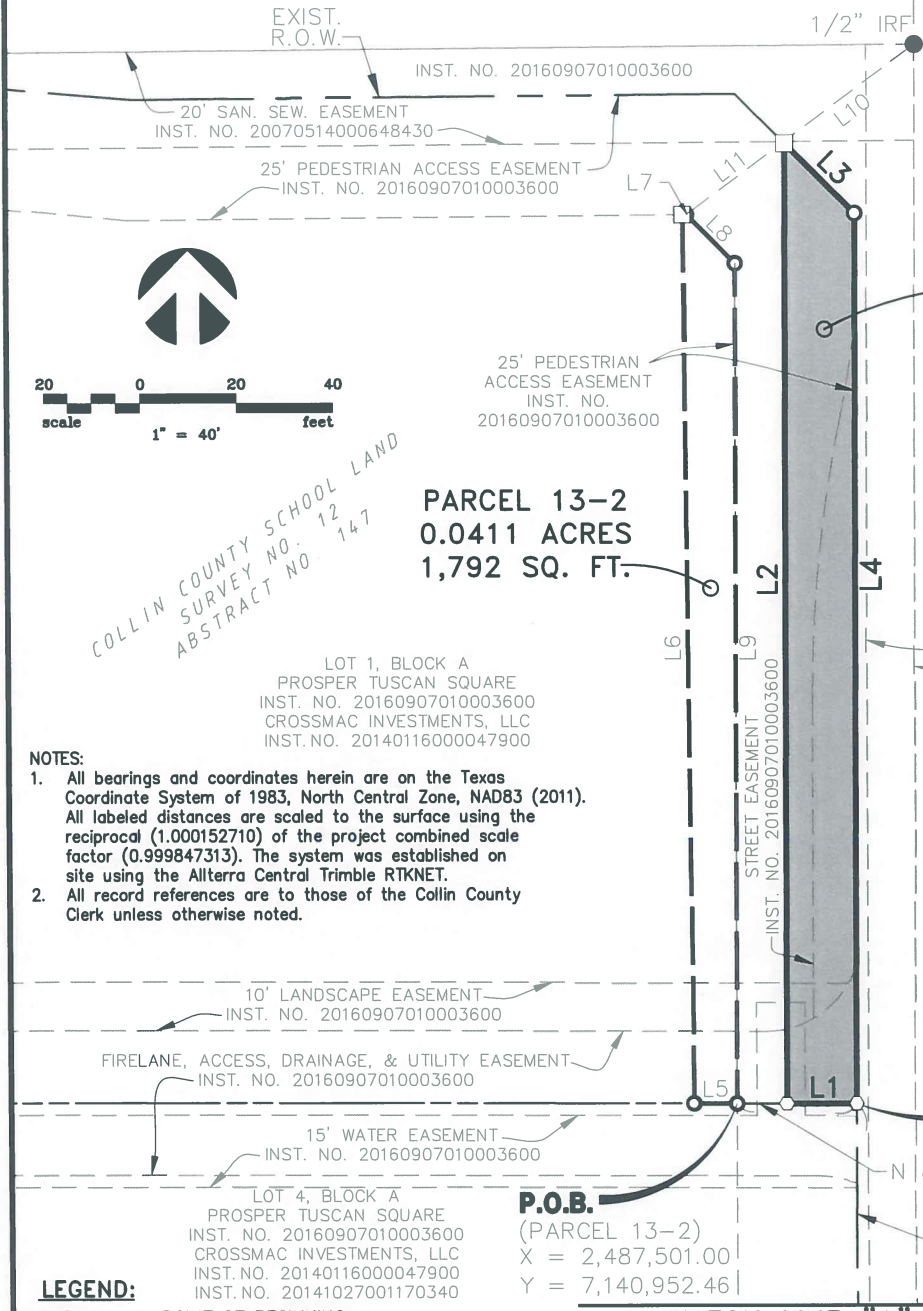


*Blake Sudduth* 8-27-24  
Blake Sudduth, RPLS 6631

1443PARCEL13-R0W01	8/27/2024	 <p><b>Grantham &amp; Associates, Inc.</b> Civil Engineering &amp; Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044</p> <p>(972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>	TBPELS ENGR. F-5438; SURV. 1012/900
	<p>TOWN OF PROSPER PARCEL 13 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0643 ACRES OR 2,803 SQUARE FEET</p> <p><b>EXHIBIT "A" PAGE 3 OF 5</b> <b>COLLIN COUNTY, TEXAS</b></p>		Page 295

APPROXIMATE SURVEY LINE

PROSPER TRAIL



PARCEL 13-1  
0.0643 ACRES  
2,803 SQ. FT.

PARCEL 13-2  
0.0411 ACRES  
1,792 SQ. FT.

N COLEMAN STREET  
(VARIABLE WIDTH)  
INST. NO. 20160907010003600  
VOL. P. PG. 644

LOT 3  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

- NOTES:
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.

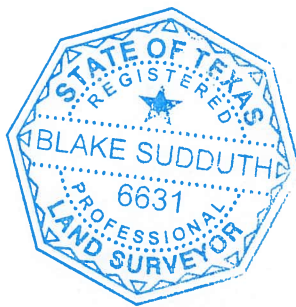
P.O.B.  
(PARCEL 13-1)  
X = 2,487,525.99  
Y = 7,140,952.41

P.O.B.  
(PARCEL 13-2)  
X = 2,487,501.00  
Y = 7,140,952.46

N 89°52'23" W  
25.00'  
N 00°07'37" E  
278.52'

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - IRF = IRON ROD FOUND
  - = MONUMENT FOUND
  - = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
  - = POINT FOR CORNER
  - = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth, RPLS 6631

8/27/2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044

(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 13  
N COLEMAN STREET  
OWNER: CROSSMAC INVESTMENTS, LLC  
0.0643 ACRES OR 2,803 SQUARE FEET

**EXHIBIT "A" PAGE 4 OF 5**  
**COLLIN COUNTY, TEXAS**



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 89°52'23" W	14.53'
L2	N 00°06'04" E	199.57'
L3	S 45°10'44" E	20.56'
L4	S 00°07'37" W	185.11'
L5	N 89°52'23" W	8.99'
L6	N 00°29'05" W	184.74'
L7	N 89°30'55" E	0.80'
L8	S 45°10'44" E	14.30'
L9	S 00°07'37" W	174.68'
L10	N 52°37'02" E	33.91'
L11	N 53°47'03" E	59.89'

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-27-24  
 Blake Sudduth, RPLS 6631

8/27/2024 1443 PARCEL 13 - ROW 03	TBPELS ENGR. F-5438; SURV. 10127900  <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 13 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0643 ACRES OR 2,803 SQUARE FEET <b>EXHIBIT "A" PAGE 5 OF 5</b> <b>COLLIN COUNTY, TEXAS</b>

EXHIBIT "A"  
Parcel 13-2  
Crossmac Investments LLC  
Metes and Bounds Description

Being a 0.0411-acre, 1,792 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to Crossmac Investments, LLC, recorded in Instrument Number 20140116000047900, Official Public Records, Collin County, Texas, also being part of Lot 1, Block A, of the Final Plat of Prosper Tuscan Square, recorded in Instrument Number 20160907010003600, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2-inch capped iron rod with pink plastic cap stamped "KSA ENG" marking the easterly southwest corner of said Prosper Tuscan Square, and being an inner ell corner in the north line of Lot 1, Block A, of the United States Postal Service Addition, recorded in Instrument Number 20191209010005290, Official Public Records, Collin County, Texas;

THENCE S 89°52'55" E, with a south line of said Prosper Tuscan Square and the north line of Lot 1 of said United States Postal Service Addition, passing at a distance of 70.92 feet a found X cut in concrete, continuing for a distance of 73.70 feet to a point for the southeast corner of Lot 4, Prosper Tuscan Square;

THENCE N 00°06'04" E, with the west line of North Coleman Street, a distance of 278.52 feet to a point at the common east corner of Lots 1 and 4 of said Prosper Tuscan Square;

THENCE N 89°52'23" W, with the common line of Lots 1 and 4, a distance of 25.00 feet to the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,501.00

Y: 7,140,952.46

THENCE N 89°52'23" W, with said common line, a distance of 8.99 feet to a point,

THENCE N 00°29'05" W, leaving said common line, over and across Lot 1 of said Prosper Tuscan Square, a distance of 184.74 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in a southern line of a 25.00-foot Pedestrian Access Easement of said Prosper Tuscan Square, from which a found 1/2-inch iron rod marking the northeast corner of Prosper Tuscan Square bears N 53°47'03" E a distance of 59.89 feet;

THENCE, with said 25.00-foot Pedestrian Access Easement the following courses and distances:

N 89°30'55" E, a distance of 0.80 feet;

S 45°10'44" E, a distance of 14.30 feet;

S 00°07'37" W, a distance of 174.68 feet to the POINT OF BEGINNING and containing approximately 0.0411 acres or 1,792 square feet of land.



8-27-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



MATCH LINE "A"

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

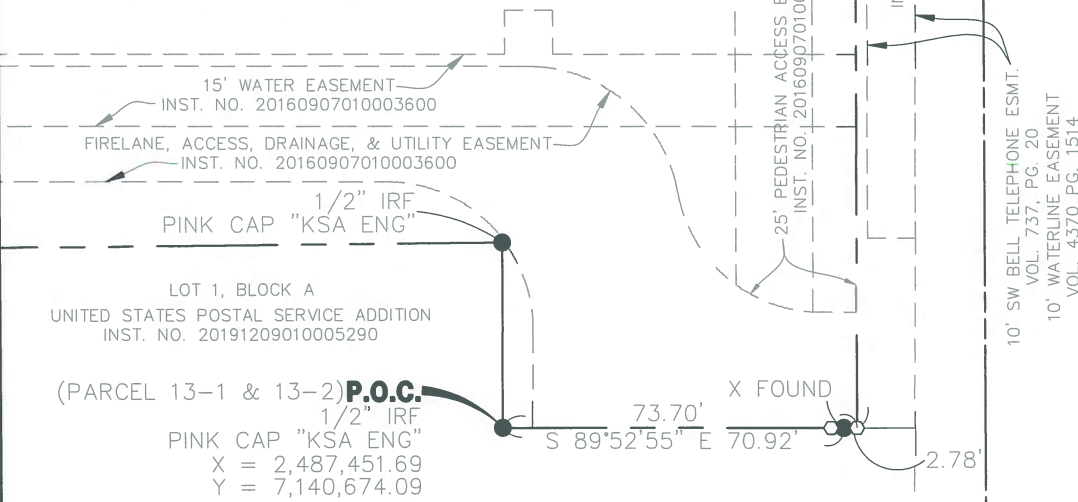
LOT 4, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
CROSSMAC INVESTMENTS, LLC  
INST. NO. 20140116000047900  
INST. NO. 20141027001170340

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

LOT 4  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.



N COLEMAN STREET  
(VARIABLE WIDTH)  
INST. NO. 20160907010003600  
VOL. P PG. 644

LOT 9

BRYAN STREET  
VOL. P, PG. 644

LOT 1  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644


LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER
- = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-27-24  
Blake Sudduth, RPLS 6631

1443PARCEL13-R0W01	8/27/2024	 <p><b>Grantham &amp; Associates, Inc.</b> Civil Engineering &amp; Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044</p> <p>(972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>
	<p>TOWN OF PROSPER PARCEL 13 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0643 ACRES OR 2,803 SQUARE FEET</p> <p><b>EXHIBIT "A" PAGE 3 OF 5</b> <b>COLLIN COUNTY, TEXAS</b></p>	
		Page 300

APPROXIMATE SURVEY LINE

PROSPER TRAIL

JOHN R. TUNNEY SURVEY  
ABSTRACT NO. 916

PARCEL 13-1  
0.0643 ACRES  
2,803 SQ. FT.

N COLEMAN STREET  
(VARIABLE WIDTH)  
INST. NO. 20160907010003600  
VOL. P. PG. 644

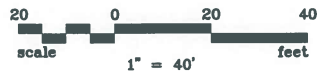
LOT 3  
TRAILS OF PROSPER  
SECTION II  
VOL. P, PG. 644

LOT 4

PARCEL 13-2  
0.0411 ACRES  
1,792 SQ. FT.

LOT 1, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
CROSSMAC INVESTMENTS, LLC  
INST. NO. 20140116000047900

LOT 4, BLOCK A  
PROSPER TUSCAN SQUARE  
INST. NO. 20160907010003600  
CROSSMAC INVESTMENTS, LLC  
INST. NO. 20140116000047900  
INST. NO. 20141027001170340



COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
  - All record references are to those of the Collin County Clerk unless otherwise noted.

10' LANDSCAPE EASEMENT  
INST. NO. 20160907010003600

FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT  
INST. NO. 20160907010003600

15' WATER EASEMENT  
INST. NO. 20160907010003600

10' SW BELL TELEPHONE ESMT.  
VOL. 737, PG. 20  
10' WATERLINE EASEMENT  
VOL. 4370 PG. 1514

**P.O.B.**  
(PARCEL 13-1)  
X = 2,487,525.99  
Y = 7,140,952.41

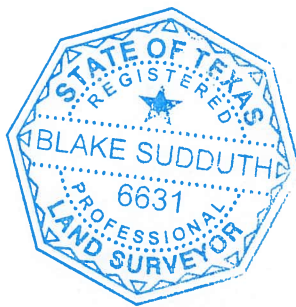
**P.O.B.**  
(PARCEL 13-2)  
X = 2,487,501.00  
Y = 7,140,952.46

N 89°52'23" W  
25.00'  
N 00°07'37" E  
278.52'

MATCH LINE "A"

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - IRF = IRON ROD FOUND
  - = MONUMENT FOUND
  - = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
  - = POINT FOR CORNER
  - = X CUT IN CONCRETE

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



Blake Sudduth, RPLS 6631

8/27/2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044

(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 13  
N COLEMAN STREET  
OWNER: CROSSMAC INVESTMENTS, LLC  
0.0643 ACRES OR 2,803 SQUARE FEET

**EXHIBIT "A" PAGE 4 OF 5**  
**COLLIN COUNTY, TEXAS**

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 89°52'23" W	14.53'
L2	N 00°06'04" E	199.57'
L3	S 45°10'44" E	20.56'
L4	S 00°07'37" W	185.11'
L5	N 89°52'23" W	8.99'
L6	N 00°29'05" W	184.74'
L7	N 89°30'55" E	0.80'
L8	S 45°10'44" E	14.30'
L9	S 00°07'37" W	174.68'
L10	N 52°37'02" E	33.91'
L11	N 53°47'03" E	59.89'

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-27-24  
 Blake Sudduth, RPLS 6631

8/27/2024 1443PARCEL13-ROW03	TBPELS ENGR. F-5438; SURV. 10127900  <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200. L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
	TOWN OF PROSPER PARCEL 13 N COLEMAN STREET OWNER: CROSSMAC INVESTMENTS, LLC 0.0643 ACRES OR 2,803 SQUARE FEET <b>EXHIBIT "A" PAGE 5 OF 5</b> <b>COLLIN COUNTY, TEXAS</b>

### LEGEND



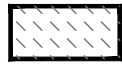
PROPOSED RIGHT OF WAY



PROPOSED STREET EASEMENT



PROPOSED TEMPORARY CONSTRUCTION EASEMENT



PROPOSED DRAINAGE EASEMENT




PROPOSED DRAINAGE AND STREET EASEMENT



PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 12 – Parcel 15**

*(see next 24 pages)*



EXHIBIT "A"  
Parcel 15-1  
Dosti Partners, LLC  
Metes and Bounds Description

Being a 0.6718-acre, 29,262 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of multiple tracts of land described by two Special Warranty Deeds to Dosti Partners, LLC, a 2.65-acre tract recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, also being part of Tracts 1, 2, 3, 5, 6, and 7-Parcel 2, recorded in Instrument Number 2022000165761, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in a creek bank at the northeast corner of said 2.65-acre tract, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,530.85

Y: 7,141,977.27

THENCE S 01°18'27" E, with the east line of said 2.65-acre tract, a distance of 199.86 feet to a found 1/2-inch iron rod in the north line of said Tract 6, and being the southeast corner of said 2.65-acre tract;

THENCE N 89°42'10" E, with the north line of said Tract 6, a distance of 27.96 feet to a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" at the northeast corner of said Tract 6;

THENCE S 00°32'34" E, with the east line of said Tracts 6, 5, 7-Parcel 2, 2, and 1, passing at a distance of 107.43 feet a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" at the southeast corner of said Tract 6, and being the northeast corner of said Tract 5, passing at an additional distance of 102.54 feet a found "X" in concrete at the southeast corner of said Tract 5, and being the northeast corner of said Tract 7-Parcel 2, passing at an additional distance of 134.99 feet a found "X" in concrete at the southeast corner of said Tract 3, and being the northeast corner of said Tract 1, passing at an additional distance of 169.98 feet and continuing in all a total distance of 514.94 feet to a found "X" in concrete in the north line of West Prosper Trail (variable width right-of-way) at the southeast corner of said Tract 1, and being the northeast corner of a Road Easement, recorded in Volume 4358, Page 383, Deed Records, Collin County, Texas;

THENCE S 89°28'08" W, with the north line of said Road Easement and the south said Tract 1, a distance of 89.92 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" bears S 89°28'08" W, a distance of 20.59 feet for the southwest corner of said Tract 1 and the northwest corner of said Road Easement;

THENCE, leaving said common line, over and across all seven Dosti Partners, LLC, tracts, the following courses and distances:

N 44°29'10" E, a distance of 48.67 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

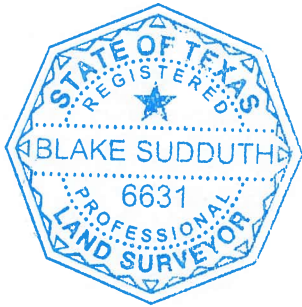
N 00°32'34" W, a distance of 120.53 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 03°58'51" E, a distance of 133.12 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 00°32'34" W, a distance of 432.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said 2.65-acre tract, from which a found 1/2-inch iron rod bears N 69°14'40" W, a distance of 201.03 feet for an angle point in the north line of said 2.65-acre tract;

THENCE S 69°14'40" E, with said north line, a distance of 15.42 feet to the POINT OF BEGINNING and containing 0.6718 acres or 29,262 square feet of land.

 8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



30 0 30 60  
scale  
1" = 60'  
feet

PARCEL ACRES	SQUARE FEET
15-1	0.6718
15-2	29,262
15-3	0.0729
15-4	3,175
15-5	0.0153
15-5	665
15-5	0.1258
15-5	5,480

TRACT 5  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 6  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

2.65 ACRES TRACT  
DOSTI PARTNERS, LLC  
INST. NO. 2022000154487

SS WEAVER  
PROPERTIES, LLC  
INST. NO.  
202201190001029270

COLLIN COUNTY SCHOOL  
LAND SURVEY NO. 147  
ABSTRACT NO. 147

1/2" IRF  
X = 7,142,053.96  
Y = 2,487,328.48

**LEGEND:**

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- ◻ = IRON ROD FOUND
- ◻ = MONUMENT FOUND
- ◻ = 5/8" IRON ROD WITH PINK PLASTIC CAP
- ◻ = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847315). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
Blake Sudduth, RPLS 6631

8/21/2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

TBPELS ENGR. F-5438; SURV 10127900  
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044  
(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

1443PARCEL15-01-ROW

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 5**  
**COLLIN COUNTY, TEXAS**

Item 16.



WILDWOOD ESTATES  
PHASE THREE--A  
INST. NO.  
20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28  
WILDWOOD ESTATES  
PHASE THREE--A  
INST. NO.  
20151218010004580

LOT 3X

N COLEMAN STREET

INST. NO.  
20151218010004580

1971 SQ. FEET  
0.0452 ACRES  
IN ROADWAY

MATCH LINE "A"

"X" FOUND  
102.54'

"X" FOUND  
169.98'

"X" FOUND

PAVEMENT EDGE

L8

PARCEL 15-1

L7

L6

L5

20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 737, PG. 22

PARCEL 15-3

TRACT 5  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

E PROSPER TRAIL  
VOL. 4967, PG. 951

P.O.C.

PARCEL 15-3  
"X" FOUND  
X = 2,487,568.23  
Y = 7,141,262.80

ROAD ESMT  
VOL. 4358  
PG. 383

1/2" IRF

P.O.B.

PARCEL 15-3  
X = 2,487,478.33  
Y = 7,141,261.96

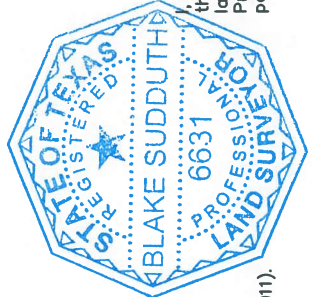
ROAD ESMT  
VOL. 4358  
PG. 392

1/2" IRF  
GREEN CAP  
"EAGLE  
SURVEYING"

AREA TABLE	PARCEL ACRES	SQUARE FEET
15-1	0.6718	29,262
15-3	0.0846	3,684

**LEGEND:**

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER



NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847315). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.

Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

8/21/2024 1443PARCEL15-02-ROW

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200 L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TBPELS ENGR. F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET

**EXHIBIT "A" PAGE 4 OF 5**

**COLLIN COUNTY, TEXAS**

Item 16.

8-21-24

Blake Sudduth, RPLS 6631

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'



NOTES:  
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
 All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
 8-21-24

Blake Sudduth, RPLS 6631

8/21/2024 1443PARCEL15-03-ROW

TBPELS ENCR. F-5438; SURV. 10127900  
**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"  
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
 GARLAND, TEXAS 75044  
 (972) 864-2333 (TEL)  
 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15  
 N COLEMAN STREET  
 OWNER: DOSTI PARTNERS, LLC  
 0.6718 ACRES OR 29,262 SQUARE FEET  
**EXHIBIT "A" PAGE 5 OF 5**  
**COLLIN COUNTY, TEXAS**

Item 16.

EXHIBIT "A"  
Parcel 15-2  
Dosti Partners, LLC  
Metes and Bounds Description

Being a 0.0729-acre, 3,175 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that 2.65-acre tract of land described by Special Warranty Deed to Dosti Partners, LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in a creek bank at the northeast corner of said 2.65-acre tract, and being the northeast corner of Parcel 15-1 described herewith;

THENCE N 69°14'40" W, with the north line of said 2.65-acre tract and said Parcel 15-1, a distance of 15.42 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of said Parcel 15-1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,516.43

Y: 7,141,982.73


THENCE S 00°32'34" E, leaving the north line of said 2.65-acre tract, with the west line of said Parcel 15-1, a distance of 114.98 feet;

THENCE, leaving said west line, over and across said 2.65-acre tract the following courses and distances:

N 45°32'34" W, a distance of 42.43 feet;

N 00°32'34" W, a distance of 96.68 feet to a point in the north line of said 2.65-acre tract, from which a found 1/2-inch iron rod bears N 69°14'40" W, a distance of 168.83 feet for an angle point in the north line of said 2.65-acre tract;

THENCE S 69°14'40" E, with said north line, a distance of 32.20 feet to the POINT OF BEGINNING and containing 0.0729 acres or 3,175 square feet of land.

 8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



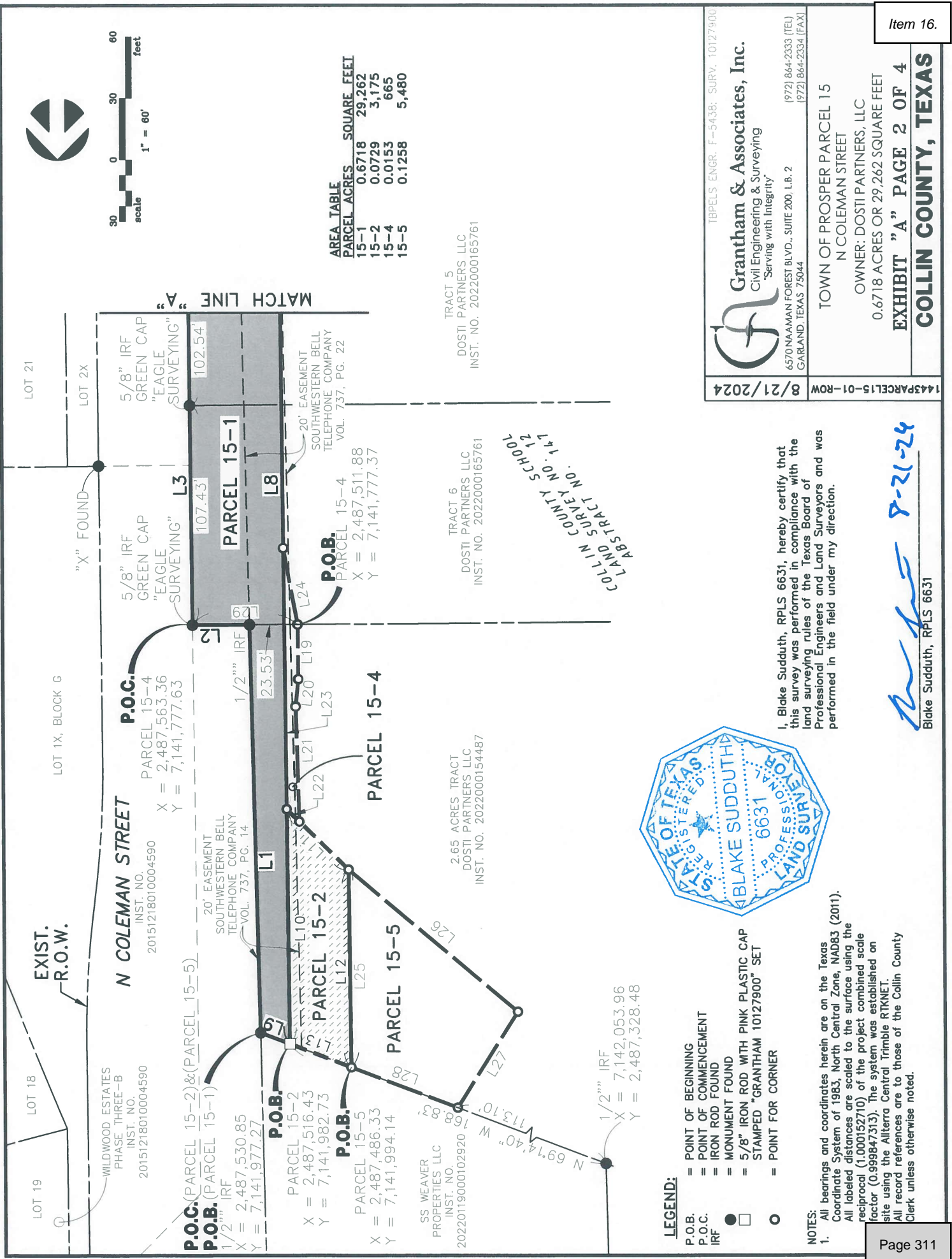
Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



30  
scale  
0 30 60  
feet  
1" = 60'

AREA TABLE	PARCEL ACRES	SQUARE FEET
15-1	0.6718	29,262
15-2	0.0729	3,175
15-4	0.0153	665
15-5	0.1258	5,480



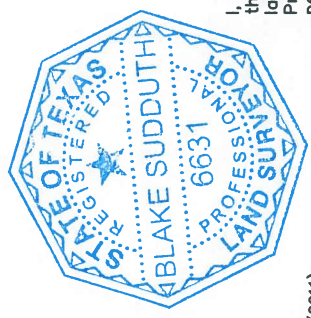
TRACT 5  
DOSTI PARTNERS LLC  
INST. NO. 2022000165761

TRACT 6  
DOSTI PARTNERS LLC  
INST. NO. 2022000165761

2.65 ACRES TRACT  
DOSTI PARTNERS LLC  
INST. NO. 2022000154487

SS WEAVER  
PROPERTIES LLC  
INST. NO.  
202201190001029270

COLLIN COUNTY SCHOOL  
LAND SURVEY NO. 147  
ABSTRACT NO. 147



**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**  
1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847315). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
Blake Sudduth, RPLS 6631

1443PARCEL15-01-ROW 8/21/2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"  
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TBPELS ENGR. F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET

**EXHIBIT "A" PAGE 2 OF 4**

**COLLIN COUNTY, TEXAS**

Item 16.



WILDWOOD ESTATES  
PHASE THREE-A  
INST. NO. 20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28  
WILDWOOD ESTATES  
PHASE THREE-A  
INST. NO. 20151218010004580

LOT 3X

N COLEMAN STREET

INST. NO. 20151218010004580

1971 SQ. FEET  
0.0452 ACRES  
IN ROADWAY

MATCH LINE "A"

"X" FOUND  
102.54'

L3

134.99'

PARCEL 15-1

L7

20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 737, PG. 22

TRACT 5  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 3  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

PARCEL 15-3

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

L21

L22

L23

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L36

L37

L38

L39

L40

ROAD ESMT  
VOL. 4358  
PG. 383

PAVEMENT EDGE

"X" FOUND  
169.98'

134.99'

102.54'

"X" FOUND

ROAD ESMT  
VOL. 4358  
PG. 392

ROAD ESMT  
VOL. 4358  
PG. 392

1/2" IRF

P.O.B.  
PARCEL 15-3  
X = 2,487,478.33  
Y = 7,141,261.96

P.O.C.  
PARCEL 15-3  
X = 2,487,478.33  
Y = 7,141,261.96

TRACT 7, PARCEL 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 3  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 5  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

AREA TABLE	PARCEL ACRES	SQUARE FEET
15-1	0.6718	29,262
15-3	0.0846	3,684

**LEGEND:**

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- ◻ = IRON ROD FOUND
- ◼ = MONUMENT FOUND
- ◻ = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

8-21-24

Blake Sudduth, RPLS 6631

1443PARCEL15-02-ROW 8/21/2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, LB. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TBPELS ENGR. F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET

**EXHIBIT "A" PAGE 3 OF 4**  
**COLLIN COUNTY, TEXAS**

Item 16.



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
 Blake Sudduth, RPLS 6631



NOTES:  
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
 All record references are to those of the Collin County Clerk unless otherwise noted.

TBPELS ENGR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
*"Serving with Integrity"*

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
 GARLAND, TEXAS 75044

(972) 864-2333 (TEL)  
 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15  
 N COLEMAN STREET  
 OWNER: DOSTI PARTNERS, LLC  
 0.6718 ACRES OR 29,262 SQUARE FEET  
**EXHIBIT "A" PAGE 4 OF 4**  
**COLLIN COUNTY, TEXAS**

Item 16.

1443PARCEL15-03-ROW 8/21/2024

EXHIBIT "A"  
Parcel 15-3  
Dosti Partners, LLC  
Metes and Bounds Description

Being a 0.0846-acre, 3,684 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of tract of land described by Special Warranty Deed to Dosti Partners, LLC, Tract 1, recorded in Instrument Number 2022000165761, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete in the northwest intersection of North Coleman Street (variable width right-of-way) and West Prosper Trail (variable width right-of-way), and being the southeast corner of said Tract 1 and Parcel 15-1 described herewith, also being the northeast corner of Road Easement, recorded in Volume 4358, Page 383, Deed Records, Collin County, Texas;

THENCE S 89°28'08" W, with the common south line of said Tract 1 and said Parcel 15-1, and with the north line of said Road Easement, a distance of 89.92 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of said Parcel 15-1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,478.33

Y: 7,141,261.96

THENCE S 89°28'08" W, with the south line of said Tract 1 and the north line of said Road Easement, a distance of 8.63 feet to a point, from which a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" bears S 89°28'08" W, a distance of 11.96 feet for the southwest corner of said Tract 1, and being the northwest corner of said Road Easement;

THENCE, leaving said common line, over and across said Tract 1 the following courses and distances:

N 00°32'34" W, a distance of 99.30 feet;

N 89°27'26" E, a distance of 43.06 feet to a point in a west line of said Parcel 15-1;

THENCE, with the west line of said Parcel 15-1 the following courses and distances:

S 00°32'34" E, a distance of 64.90 feet;

S 44°29'10" W, a distance of 48.67 feet to the POINT OF BEGINNING and containing 0.0846 acres or 3,684 square feet of land.

 8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

Item 16.

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



PARCEL ACRES	SQUARE FEET
15-1	0.6718
15-2	29,262
15-3	0.0729
15-4	3,175
15-5	0.0153
15-6	665
15-7	0.1258
15-8	5,480

TRACT 5  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 6  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

2.65 ACRES TRACT  
DOSTI PARTNERS, LLC  
INST. NO. 2022000154487

SS WEAVER  
PROPERTIES, LLC  
INST. NO.  
202201190001029270

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET

**EXHIBIT "A" PAGE 3 OF 5**

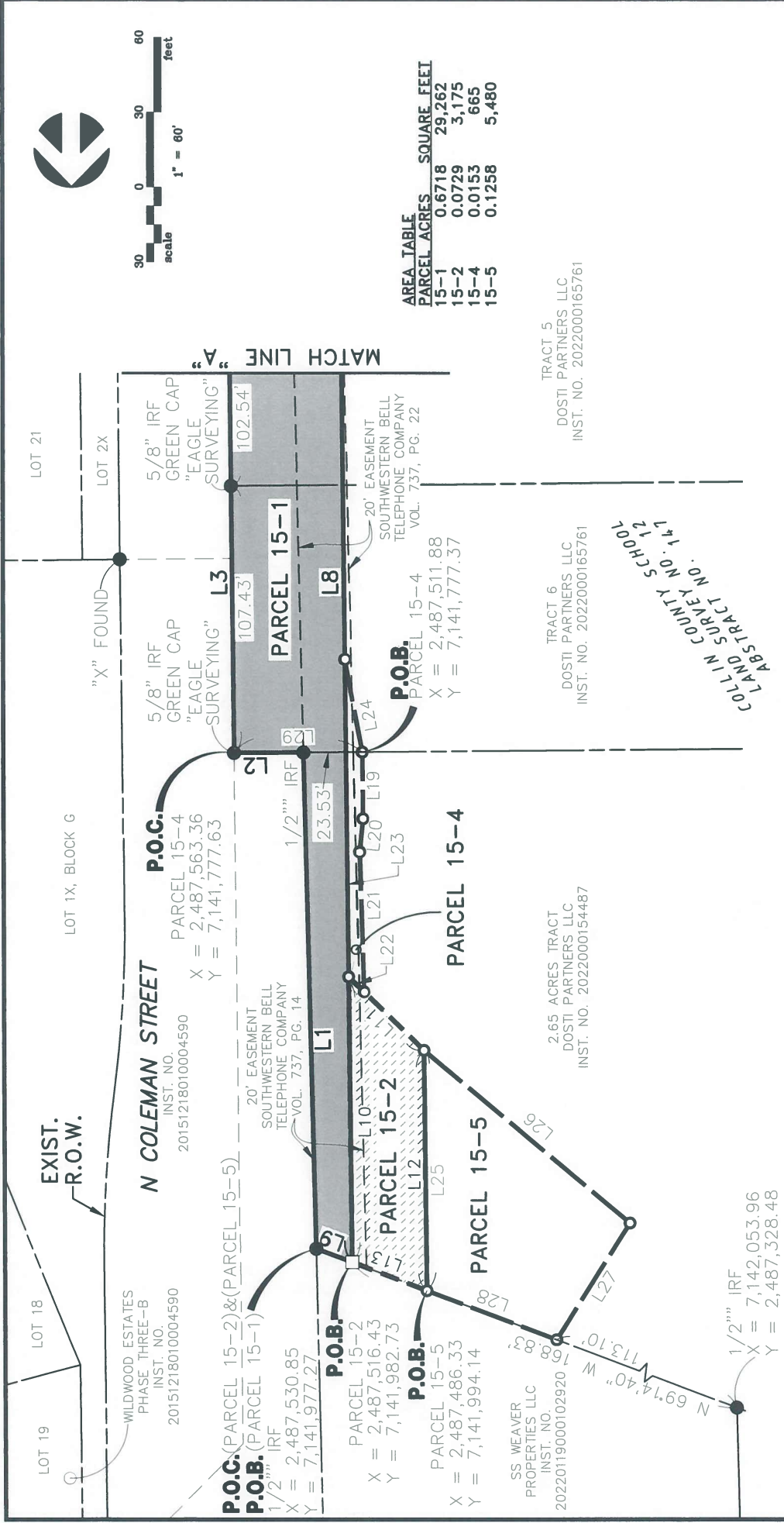
**COLLIN COUNTY, TEXAS**

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
Blake Sudduth, RPLS 6631



- LEGEND:**
- = POINT OF BEGINNING
  - = POINT OF COMMENCEMENT
  - = IRON ROD FOUND
  - = MONUMENT FOUND
  - = 5/8" IRON ROD WITH PINK PLASTIC CAP
  - = STAMPED "GRANTHAM 10127900" SET
  - = POINT FOR CORNER
- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847315). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.





WILDWOOD ESTATES  
PHASE THREE--A  
INST. NO.  
20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28  
WILDWOOD ESTATES  
PHASE THREE--A  
INST. NO.  
20151218010004580

LOT 3X

N COLEMAN STREET

INST. NO.  
20151218010004580

1971 SQ. FEET  
0.0452 ACRES  
IN ROADWAY

MATCH LINE "A"

"X" FOUND  
102.54'

"X" FOUND  
169.98'

"X" FOUND

PAVEMENT EDGE

L8

PARCEL 15-1

L6

20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 737, PG. 22

L5

PARCEL 15-3

P.O.B.  
PARCEL 15-3  
X = 2,487,478.33  
Y = 7,141,261.96

1/2" IRF

TRACT 5  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

ROAD ESMT  
VOL. 4358  
PG. 392

ROAD ESMT  
VOL. 4358  
PG. 392

1/2" IRF  
GREEN CAP  
"EAGLE  
SURVEYING"

E PROSPER TRAIL  
VOL. 4967, PG. 951

APPROXIMATE  
SURVEY LINE

JOHN R. TUNNEY  
SURVEY NO. 916  
APPROXIMATE  
SURVEY LINE

P.O.C.

PARCEL 15-3  
"X" FOUND  
X = 2,487,568.23  
Y = 7,141,262.80

APPROXIMATE  
SURVEY LINE

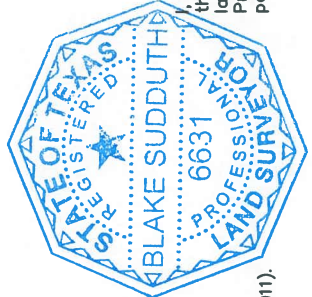
1/2" IRF

**AREA TABLE**

PARCEL ACRES	SQUARE FEET
15-1	0.6718 29,262
15-3	0.0846 3,684

**LEGEND:**

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER



**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847315). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.

Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

8-21-24

Blake Sudduth, RPLS 6631

TBPELS ENGR. F-5438; SURV. 10127900



**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200 L.B. 2  
GARLAND, TEXAS 75044  
(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

8/21/2024

1443PARCEL15-02-ROW

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET

EXHIBIT "A" PAGE 4 OF 5

**COLLIN COUNTY, TEXAS**

Item 16.

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'



NOTES:  
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
 All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
 8-21-24

Blake Sudduth, RPLS 6631

TBPPLS ENCR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
 GARLAND, TEXAS 75044  
 (972) 864-2333 (TEL)  
 (972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15  
 N COLEMAN STREET  
 OWNER: DOSTI PARTNERS, LLC  
 0.6718 ACRES OR 29,262 SQUARE FEET

**EXHIBIT "A" PAGE 5 OF 5**  
**COLLIN COUNTY, TEXAS**

Item 16.

8/21/2024

1443PARCEL15-03-ROW

EXHIBIT "A"  
Parcel 15-4  
Dosti Partners, LLC  
Metes and Bounds Description

Being a 0.0153-acre, 665 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of two tracts of land described by Special Warranty Deed to Dosti Partners, LLC, one being Tract 6, recorded in Instrument Number 2022000165761, Official Public Records, Collin County, Texas, and the second being a 2.65-acre tract of land, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" at the northeast corner of said Tract 6;

THENCE S 89°42'10" W, with the north line of said Tract 6, passing at a distance of 27.96 feet a found 1/2-inch iron rod for the southeast corner of said 2.65-acre tract, continuing in all a total distance of 51.49 feet to a point in the south line of said 2.65-acre tract, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,511.88  
Y: 7,141,777.37

THENCE, leaving the north line of said Tract 6 and the south line of said 2.65-acre tract, over and across said 2.65-acre tract the following courses and distances:

N 00°28'44" W, a distance of 26.80 feet;

N 05°44'29" E, a distance of 13.39 feet;

N 01°36'47" W, a distance of 56.32 feet to a point in the south line of Parcel 15-2 described herewith;

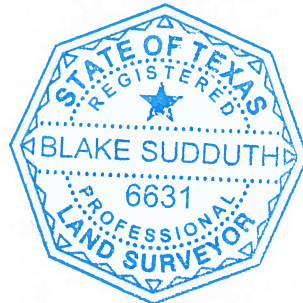
THENCE S 45°32'34" E, with the south line of said Parcel 15-2, a distance of 8.56 feet to a point in a west line of Parcel 15-1 described herewith, and being the southeast corner of said Parcel 15-2;

THENCE S 00°32'34" E, with a west line of said Parcel 15-1, a distance of 127.72 feet;

THENCE N 10°24'47" W, leaving the west line of said Parcel 15-1, a distance of 37.92 feet to the POINT OF BEGINNING and containing 0.0153 acres or 665 square feet of land.

 8-21-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

- 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710)

of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.

Item 16.

2. All record references are to those of the Collin County Clerk unless otherwise noted.





PARCEL ACRES	SQUARE FEET
15-1	0.6718
15-2	0.0729
15-4	0.0153
15-5	0.1258
	29,262
	3,175
	665
	5,480

TRACT 5  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 6  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

2.65 ACRES TRACT  
DOSTI PARTNERS, LLC  
INST. NO. 2022000154487

SS WEAVER  
PROPERTIES, LLC  
INST. NO.  
202201190001029270

COLLIN COUNTY SCHOOL  
LAND SURVEY NO. 147  
ABSTRACT NO. 147

- LEGEND:**
- = POINT OF BEGINNING
  - = POINT OF COMMENCEMENT
  - ◻ = IRON ROD FOUND
  - ◻ = MONUMENT FOUND
  - ◻ = 5/8" IRON ROD WITH PINK PLASTIC CAP
  - ◻ = STAMPED "GRANTHAM 10127900" SET
  - = POINT FOR CORNER

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847315). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
Blake Sudduth, RPLS 6631

1443PARCEL15-01-ROW 8/21/2024

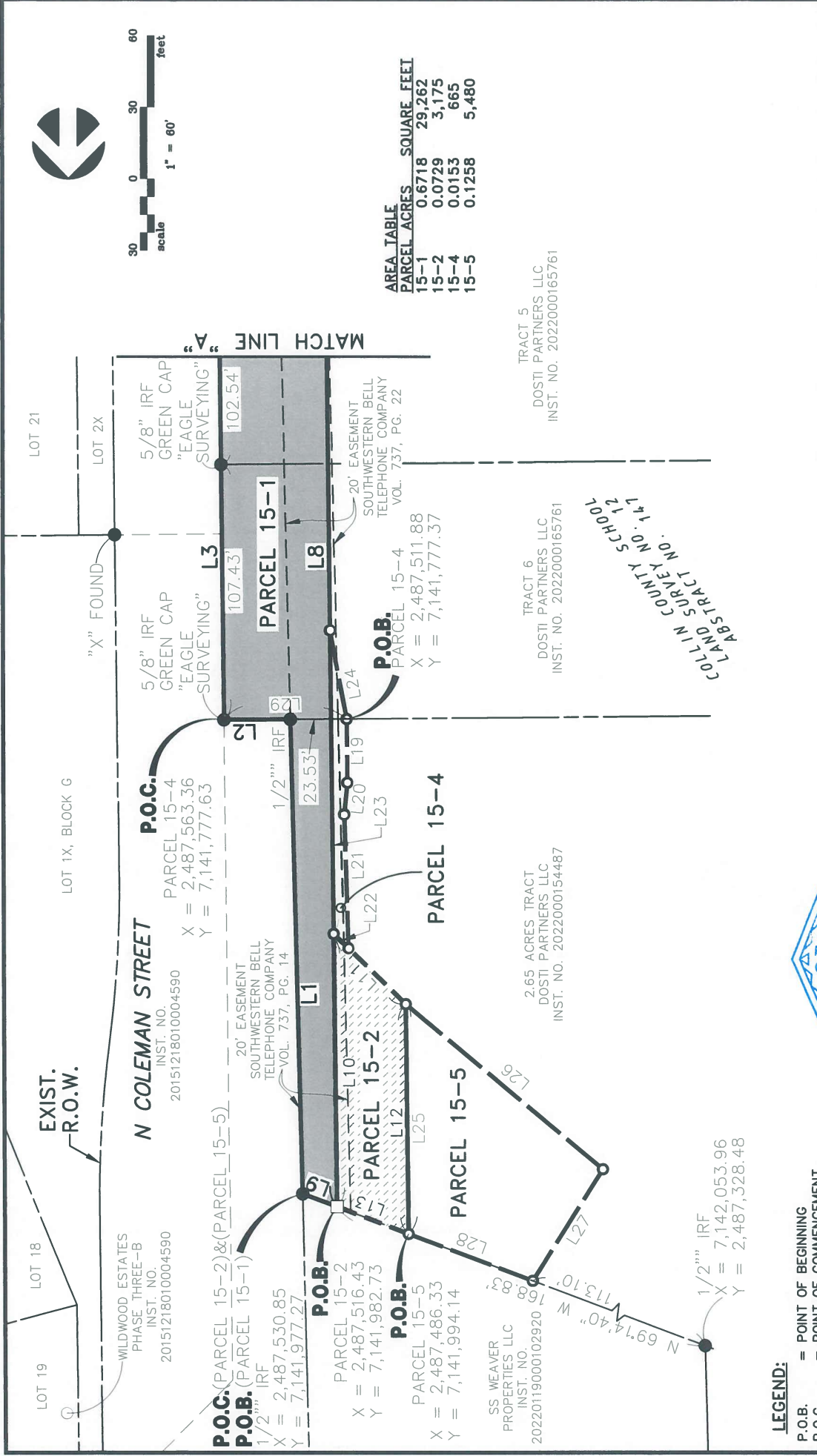
**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

TBPELS ENGR. F-5438; SURV 10127900  
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET

**EXHIBIT "A" PAGE 3 OF 5**  
**COLLIN COUNTY, TEXAS**

Item 16.





WILDWOOD ESTATES  
PHASE THREE--A  
INST. NO.  
20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28  
WILDWOOD ESTATES  
PHASE THREE--A  
INST. NO.  
20151218010004580

LOT 3X

N COLEMAN STREET  
INST. NO.  
20151218010004580

169.98  
"X" FOUND

1971 SQ. FEET  
0.0452 ACRES  
IN ROADWAY

MATCH LINE "A"

102.54  
"X" FOUND

134.99  
L3

PARCEL 15-1  
L7

L6

20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 737, PG. 22

TRACT 5  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

P.O.B.  
PARCEL 15-3  
X = 2,487,478.33  
Y = 7,141,261.96

PARCEL 15-3  
L5

L4

ROAD ESMT  
VOL. 4358  
PG. 392

1/2" IRF  
GREEN CAP  
"EAGLE  
SURVEYING"

E PROSPER TRAIL  
VOL. 4967, PG. 951  
APPROXIMATE  
SURVEY LINE

P.O.C.  
PARCEL 15-3  
"X" FOUND  
X = 2,487,568.23  
Y = 7,141,262.80

ROAD ESMT  
VOL. 4358  
PG. 393

APPROXIMATE  
SURVEY LINE

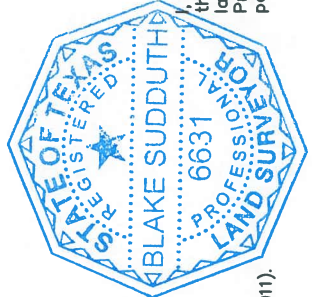
JOHN R. TUNNEY  
SURVEY NO. 916  
ABSTRACT NO. 916

**AREA TABLE**

PARCEL ACRES	SQUARE FEET
15-1	0.6718 29,262
15-3	0.0846 3,684

**LEGEND:**

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER



**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847315). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.

Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

8-21-24

Blake Sudduth, RPLS 6631

TBPELS ENGR. F-5438; SURV. 10127900



6570 NAAMAN FOREST BLVD., SUITE 200 L.B. 2  
GARLAND, TEXAS 75044  
(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

1443PARCEL15-02-ROW  
8/21/2024

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET

EXHIBIT "A" PAGE 4 OF 5  
COLLIN COUNTY, TEXAS

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'



NOTES:  
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
 All record references are to those of the Collin County Clerk unless otherwise noted.


I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

8-21-24

*Blake Sudduth*

Blake Sudduth, RPLS 6631

TBP/ELS ENCR. F-5438; SURV. 10127600



**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"  
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
 GARLAND, TEXAS 75044  
 (972) 864-2333 (TEL)  
 (972) 864-2334 (FAX)

8/21/2024

1443PARCEL15-03-ROW

TOWN OF PROSPER PARCEL 15  
 N COLEMAN STREET  
 OWNER: DOSTI PARTNERS, LLC  
 0.6718 ACRES OR 29,262 SQUARE FEET  
**EXHIBIT "A" PAGE 5 OF 5**  
**COLLIN COUNTY, TEXAS**

Item 16.

EXHIBIT "A"  
Parcel 15-5  
Dosti Partners, LLC  
Metes and Bounds Description

Being a 0.1258-acre, 5,480 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that 2.65-acre tract of land described by Special Warranty Deed to Dosti Partners, LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron in a creek bank at the northeast corner of said 2.65-acre tract, and being the northeast corner of Parcel 15-1 described herewith;

THENCE N 69°14'40" W, with the north line of said 2.65-acre tract, a distance of 47.62 feet to a point for the northwest corner of Parcel 15-2 described herewith, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,486.33

Y: 7,141,994.14

THENCE S 00°32'34" E, leaving the north line of said 2.65-acre tract and with the west line of said Parcel 15-2, a distance of 96.68 feet to a point for the southwest corner of said Parcel 15-2;

THENCE, leaving the west line of said Parcel 15-2, over and across said 2.65-acre tract the following courses and distances:

N 49°57'18" W, a distance of 108.00 feet;

N 32°16'35" E, a distance of 55.52 feet to a point in the north line of said 2.65-acre tract, from which a found 1/2-inch iron rod bears N 69°14'40" W, a distance of 113.10 feet for an angle point in the north line of said 2.65-acre tract;

THENCE S 69°14'40" E, with said north line, a distance of 55.73 feet to the POINT OF BEGINNING and containing 0.1258 acres or 5,480 square feet of land.

8-21-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



30  
scale  
0 30 60  
feet  
1" = 60'

AREA TABLE	PARCEL ACRES	SQUARE FEET
15-1	0.6718	29,262
15-2	0.0729	3,175
15-4	0.0153	665
15-5	0.1258	5,480

TRACT 5  
DOSTI PARTNERS LLC  
INST. NO. 2022000165761

TRACT 6  
DOSTI PARTNERS LLC  
INST. NO. 2022000165761

2.65 ACRES TRACT  
DOSTI PARTNERS LLC  
INST. NO. 2022000154487

SS WEAVER  
PROPERTIES LLC  
INST. NO.  
202201190001029270

1443PARCEL15-01-ROW 8/21/2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044 (972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TBPELS ENGR. F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET  
**EXHIBIT "A" PAGE 2 OF 4**  
**COLLIN COUNTY, TEXAS**

Item 16.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

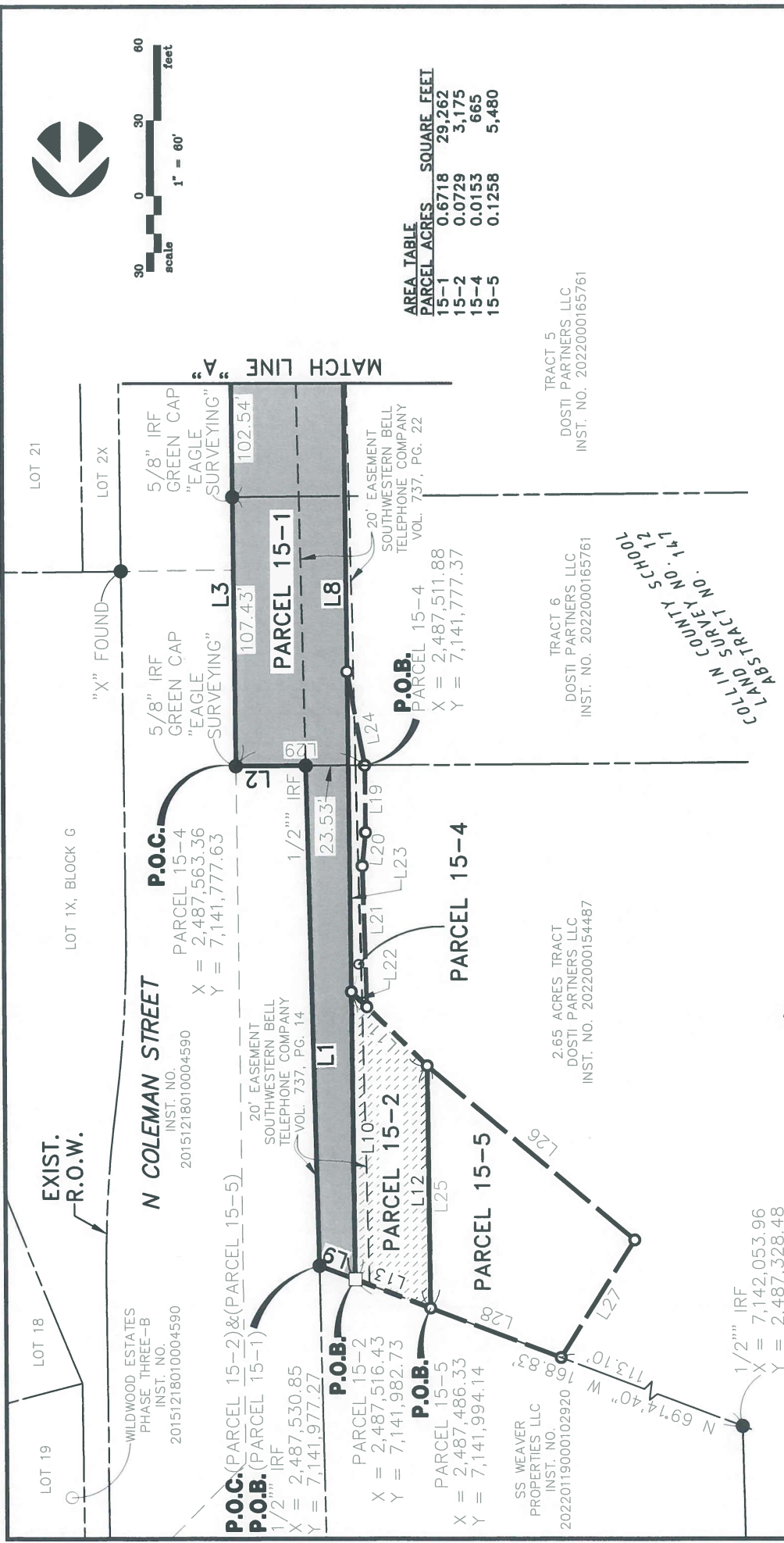
*Blake Sudduth*  
Blake Sudduth, RPLS 6631



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - IRF = IRON ROD FOUND
  - = MONUMENT FOUND
  - = 5/8" IRON ROD WITH PINK PLASTIC CAP
  - = STAMPED "GRANTHAM 10127900" SET
  - = POINT FOR CORNER

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847315). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.





WILDWOOD ESTATES  
PHASE THREE-A  
INST. NO. 20151218010004580

LOT 21

LOT 2X

LAMOND CT.

LOT 28  
WILDWOOD ESTATES  
PHASE THREE-A  
INST. NO. 20151218010004580

LOT 3X

N COLEMAN STREET  
INST. NO. 20151218010004580

"X" FOUND  
169.98

1971 SQ. FEET  
0.0452 ACRES  
IN ROADWAY

MATCH LINE "A"

L3  
134.99

PARCEL 15-1

L7

20' EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 737, PG. 22

TRACT 5  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 7, PARCEL 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 2  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 3  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

TRACT 1  
DOSTI PARTNERS, LLC  
INST. NO. 2022000165761

PARCEL 15-3

L5

P.O.B.  
PARCEL 15-3  
X = 2,487,478.33  
Y = 7,141,261.96

1/2" IRF  
GREEN CAP  
"EAGLE  
SURVEYING"

ROAD ESMT  
VOL. 4358  
PG. 392

E PROSPER TRAIL  
VOL. 4967, PG. 951  
APPROXIMATE  
SURVEY LINE

P.O.C.  
PARCEL 15-3  
"X" FOUND  
X = 2,487,568.23  
Y = 7,141,262.80

ROAD ESMT  
VOL. 4358  
PG. 383

APPROXIMATE  
SURVEY LINE

1/2" IRF

AREA TABLE	PARCEL ACRES	SQUARE FEET
15-1	0.6718	29,262
15-3	0.0846	3,684

**LEGEND:**

- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- ◻ = IRON ROD FOUND
- ◼ = MONUMENT FOUND
- ◻ = 5/8" IRON ROD WITH PINK PLASTIC CAP
- = STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET. All record references are to those of the Collin County Clerk unless otherwise noted.



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

8-21-24

Blake Sudduth, RPLS 6631

Item 16.

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, LB. 2  
GARLAND, TEXAS 75044  
(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 15  
N COLEMAN STREET  
OWNER: DOSTI PARTNERS, LLC  
0.6718 ACRES OR 29,262 SQUARE FEET

**EXHIBIT "A" PAGE 3 OF 4**

**COLLIN COUNTY, TEXAS**

1443PARCEL15-02-ROW 8/21/2024

TBEPLS ENGR. F-5438; SURV. 10127900

COLLIN COUNTY SCHOOL  
LAND SURVEY NO. 147  
ABSTRACT NO. 147

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'27" E	199.86'
L2	N 89°42'10" E	27.96'
L3	S 00°32'34" E	514.94'
L4	S 89°28'08" W	89.92'
L5	N 44°29'10" E	48.67'
L6	N 00°32'34" W	120.53'
L7	N 03°58'51" E	133.12'
L8	N 00°32'34" W	432.85'
L9	S 69°14'40" E	15.42'
L10	S 00°32'34" E	114.98'
L11	N 45°32'34" W	42.43'
L12	N 00°32'34" W	96.68'
L13	S 69°14'40" E	32.20'
L14	S 89°28'08" W	8.63'
L15	N 00°32'34" W	99.30'
L16	N 89°27'26" E	43.06'
L17	S 00°32'34" E	64.90'
L18	S 44°29'10" W	48.67'
L19	N 00°28'44" W	26.80'
L20	N 05°44'29" E	13.39'
L21	N 01°36'47" W	56.32'
L22	S 45°32'34" E	8.56'
L23	S 00°32'34" E	127.72'
L24	N 10°24'47" W	37.92'
L25	S 00°32'34" E	96.68'
L26	N 49°57'18" W	108.00'
L27	N 32°16'35" E	55.52'
L28	S 69°14'40" E	55.73'
L29	S 89°42'10" W	51.49'
L30	S 89°28'08" W	11.96'

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
 Blake Sudduth, RPLS 6631  
 8-21-24



NOTES:  
 1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.  
 All record references are to those of the Collin County Clerk unless otherwise noted.

TBPELS ENGR. F-5438; SURV. 10127900

**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
*"Serving with Integrity"*  
 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
 GARLAND, TEXAS 75044  
 (972) 864-2333 [TEL]  
 (972) 864-2334 [FAX]




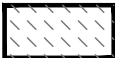


Item 16.

TOWN OF PROSPER PARCEL 15  
 N COLEMAN STREET  
 OWNER: DOSTI PARTNERS, LLC  
 0.6718 ACRES OR 29,262 SQUARE FEET  
**EXHIBIT "A" PAGE 4 OF 4**  
**COLLIN COUNTY, TEXAS**

8/21/2024

1443PARCEL15-03-ROW

### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>



**EXHIBIT 13 – Parcel 20**

*(see next 9 pages)*

EXHIBIT "A"  
Parcel 20-1  
CrossMac Investments LLC  
Metes and Bounds Description

Being a 0.0590-acre, 2,571 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas, and being more particularly described as follows:


BEGINNING at a found 1/2-inch iron rod in a creek bank at the southeast corner of said CrossMac tract, and being the northeast corner of a tract of land to Dosti Partners LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, also being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,530.85  
Y: 7,141,977.27

THENCE N 69°14'40" W, with the south line of said CrossMac tract and the north line of Dosti Partners tract, a distance of 15.42 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch iron rod bears N 69°14'40" W, a distance of 201.03 feet for the southwest corner of said CrossMac tract;

THENCE N 00°32'34" W, leaving said common line and over and across said CrossMac tract, a distance of 192.84 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said CrossMac tract, and being in the south line of a tract to land to Gary L. James, recorded in Volume 3252, Page, 651, Deed Records, Collin County, Texas;

THENCE N 88°40'01" E, with said common line, a distance of 11.94 feet to found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" for the northeast corner of said CrossMac tract, and being the southeast corner of said Gary L. James tract;

THENCE S 01°14'31" E, with the east line of said CrossMac tract, a distance of 198.62 feet to the POINT OF BEGINNING and containing 0.0590 acres or 2,571 square feet of land.

  
8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

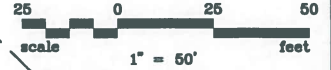
1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

GARY L. JAMES & ROBERT MURPHY  
INST. NO. 2012503000518410

GARY L. JAMES  
VOL. 3252, PG. 651

LOT 1X  
INST. NO.  
20140109010000050

Item 16.



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 69°14'40" W	15.42'
L2	N 00°32'34" W	192.84'
L3	N 88°40'01" E	11.94'
L4	S 01°14'31" E	198.62'
L5	N 69°14'40" W	32.20'
L6	N 00°32'34" W	5.27'
L7	N 44°27'26" E	42.43'
L8	S 00°32'34" E	46.96'
L9	N 04°40'24" W	59.72'
L10	N 00°32'34" W	22.00'
L11	N 50°44'52" E	31.14'
L12	N 00°17'30" W	74.70'
L13	N 88°40'01" E	9.67'
L14	S 00°32'34" E	145.88'
L15	S 44°27'26" W	42.43'

NO RECORD FOUND  
N COLEMAN STREET  
(VARIABLE WIDTH)

**DIANNA DRIVE**  
INST. NO. 20070730010002550

**PARCEL 20-1**  
0.0590 ACRES  
2,571 SQ. FT.

**PARCEL 20-2**  
0.0180 ACRES  
783 SQ. FT.

**PARCEL 20-3**  
0.0778 ACRES  
3,387 SQ. FT.

CROSSMAC INVESTMENTS LLC  
INST. NO. 2024000072627

DOSTI PARTNERS LLC  
INST. NO. 2022000154487

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



IBPELS ENGR. F-5438; SURV. 1012/900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

1443 PARCEL-20-STE 8/21/2024

TOWN OF PROSPER PARCEL 20  
N COLEMAN STREET  
OWNER: CROSSMAC INVESTMENTS LLC  
0.0590 ACRES OR 2,571 SQUARE FEET  
**EXHIBIT "A" PAGE 2 OF 2**  
COLLIN COUNTY, TEX

*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631

EXHIBIT "A"  
Parcel 20-2  
CrossMac Investments LLC  
Metes and Bounds Description

Being a 0.0180-acre, 783 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in a creek bank at the southeast corner of said CrossMac tract, and being the northeast corner of a tract of land to Dosti Partners LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, also being the southeast corner of Parcel 20-1 described herewith;

THENCE N 69°14'40" W, with the south line of said CrossMac tract and the north line of Dosti Partners tract, a distance of 15.42 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of said Parcel 20-1, also being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,516.43  
Y: 7,141,982.73


THENCE N 69°14'40" W, continuing with said common line, a distance of 32.20 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for corner, from which a from which a found 1/2 -inch iron rod bears N 69°14'40" W, a distance of 168.83 feet for the southwest corner of said CrossMac tract;

THENCE, leaving said common line, over and across said CrossMac tract the following courses and distances:

N 00°32'34" W, a distance of 5.27 feet;

N 44°27'26" E, a distance of 42.43 feet to a point in the west line of said Parcel 20-1

THENCE S 00°32'34" E, with the west line of said Parcel 20-1, a distance of 46.96 feet to the POINT OF BEGINNING and containing 0.0180 acres or 783 square feet of land.

 8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



## Notes:

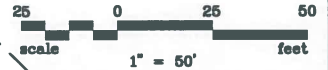
1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

GARY L. JAMES & ROBERT MURPHY  
INST. NO. 2012503000518410

GARY L. JAMES  
VOL. 3252, PG. 651

LOT 1X  
INST. NO.  
20140109010000050

Item 16.



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 69°14'40" W	15.42'
L2	N 00°32'34" W	192.84'
L3	N 88°40'01" E	11.94'
L4	S 01°14'31" E	198.62'
L5	N 69°14'40" W	32.20'
L6	N 00°32'34" W	5.27'
L7	N 44°27'26" E	42.43'
L8	S 00°32'34" E	46.96'
L9	N 04°40'24" W	59.72'
L10	N 00°32'34" W	22.00'
L11	N 50°44'52" E	31.14'
L12	N 00°17'30" W	74.70'
L13	N 88°40'01" E	9.67'
L14	S 00°32'34" E	145.88'
L15	S 44°27'26" W	42.43'

NO RECORD FOUND  
N COLEMAN STREET  
(VARIABLE WIDTH)

1/2" IRF  
YELLOW CAP  
"COLLIS RPLS 1764"  
**PARCEL 20-1**  
0.0590 ACRES  
2,571 SQ. FT.

**DIANNA DRIVE**  
INST. NO. 20070730010002550

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

LOT 20

CROSSMAC INVESTMENTS LLC  
INST. NO. 2024000072627

**PARCEL 20-3**  
0.0778 ACRES  
3,387 SQ. FT.

**PARCEL 20-2**  
0.0180 ACRES  
783 SQ. FT.

INST. NO.  
20151218010004590

LOT 19  
WILDWOOD ESTATES  
PHASE THREE-B  
INST. NO.  
20151218010004590

P.O.B. (PARCEL 20-3)  
X = 2,487,486.28  
Y = 7,141,999.41

P.O.C. (PARCEL 20-2) & (PARCEL 20-3)  
P.O.B. (PARCEL 20-1)  
1/2" IRF  
X = 2,487,530.85  
Y = 7,141,977.27

P.O.B. (PARCEL 20-2)  
X = 2,487,516.43  
Y = 7,141,982.73

DOSTI PARTNERS LLC  
INST. NO. 2022000154487

LOT 1X, BLOCK G

LOT 18

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631

IBPELS ENGR. F-5438, SURV. '012/900

GA

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

1443 PARCEL-20-STE 8/21/2024

**TOWN OF PROSPER PARCEL 20**  
N COLEMAN STREET  
OWNER: CROSSMAC INVESTMENTS LLC  
0.0590 ACRES OR 2,571 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 3**  
COLLIN COUNTY, TEXAS

Page 334

EXHIBIT "A"  
Parcel 20-3  
CrossMac Investments LLC  
Metes and Bounds Description

Being a 0.0778-acre, 3,387 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to CrossMac Investments LLC, recorded in Instrument Number 2024000072627, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in a creek bank at the southeast corner of said CrossMac tract, and being the northeast corner of a tract of land to Dosti Partners LLC, recorded in Instrument Number 2022000154487, Official Public Records, Collin County, Texas, also being the southeast corner of Parcel 20-1 described herewith;

THENCE N 69°14'40" W, with the south line of said CrossMac tract and the north line of Dosti Partners tract, a distance of 47.62 feet to a point at the southwest corner of Parcel 20-2 described herewith, from which a found 1/2 -inch iron rod bears N 69°14'40" W, a distance of 168.83 feet for the southwest corner of said CrossMac tract;

THENCE N 00°32'34" W, leaving said common line, with the west line of said Parcel 20-2, a distance of 5.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the northwest corner of said Parcel 20-2, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,486.28

Y: 7,141,999.41

THENCE, over and across said CrossMac tract the following courses and distances:

N 04°40'24" W, a distance of 59.72 feet;

N 00°32'34" W, a distance of 22.00 feet;

N 50°44'52" E, a distance of 31.14 feet;

N 00°17'30" W, a distance of 74.70 feet to a point in the north line of said CrossMac tract and being the south line of a tract to land to Gary L. James, recorded in Volume 3252, Page, 651, Deed Records, Collin County, Texas;

THENCE N 88°40'01" E, with the north line of said CrossMac tract and the south line of said Gary L. James tract, a distance of 9.67 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of Parcel 20-1;

THENCE S 00°32'34" E, leaving said common line, with the west line of said Parcel 20-1, a distance of 145.88 feet to a point for the northeast corner of Parcel 20-2;

THENCE S 44°27'26" W, leaving the west line of said Parcel 20-1 and with the northerly line of Parcel 20-2, a distance of 42.43 feet to the POINT OF BEGINNING and containing 0.0778 acres or 3,387 square feet of land.



8-21-24

Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

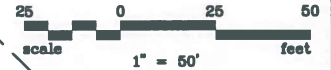


GARY L. JAMES & ROBERT MURPHY  
INST. NO. 2012503000518410

GARY L. JAMES  
VOL. 3252, PG. 651

LOT 1X  
INST. NO.  
20140109010000050

Item 16.



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 69°14'40" W	15.42'
L2	N 00°32'34" W	192.84'
L3	N 88°40'01" E	11.94'
L4	S 01°14'31" E	198.62'
L5	N 69°14'40" W	32.20'
L6	N 00°32'34" W	5.27'
L7	N 44°27'26" E	42.43'
L8	S 00°32'34" E	46.96'
L9	N 04°40'24" W	59.72'
L10	N 00°32'34" W	22.00'
L11	N 50°44'52" E	31.14'
L12	N 00°17'30" W	74.70'
L13	N 88°40'01" E	9.67'
L14	S 00°32'34" E	145.88'
L15	S 44°27'26" W	42.43'

NO RECORD FOUND  
N COLEMAN STREET  
(VARIABLE WIDTH)

1/2" IRF  
YELLOW CAP  
"COLLIS RPLS 1764"

**PARCEL 20-1**  
0.0590 ACRES  
2,571 SQ. FT.

**DIANNA DRIVE**  
INST. NO. 20070730010002550

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

LOT 20

CROSSMAC INVESTMENTS LLC  
INST. NO. 2024000072627

**PARCEL 20-3**  
0.0778 ACRES  
3,387 SQ. FT.

**PARCEL 20-2**  
0.0180 ACRES  
783 SQ. FT.

INST. NO.  
20151218010004590

LOT 19  
WILDWOOD ESTATES  
PHASE THREE-B  
INST. NO.  
20151218010004590

P.O.B. (PARCEL 20-3)  
X = 2,487,486.28  
Y = 7,141,999.41

P.O.C. (PARCEL 20-2) & (PARCEL 20-3)  
P.O.B. (PARCEL 20-1)  
1/2" IRF  
X = 2,487,530.85  
Y = 7,141,977.27

P.O.B. (PARCEL 20-2)  
X = 2,487,516.43  
Y = 7,141,982.73

DOSTI PARTNERS LLC  
INST. NO. 2022000154487

LOT 1X, BLOCK G

LOT 18

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631

IBPELS ENGR. F-5438, SURV. '012/900

GA

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"




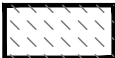


6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

1443 PARCEL-20-STE 8/21/2024


TOWN OF PROSPER PARCEL 20  
N COLEMAN STREET  
OWNER: CROSSMAC INVESTMENTS LLC  
0.0590 ACRES OR 2,571 SQUARE FEET  
**EXHIBIT "A" PAGE 3 OF 3**  
COLLIN COUNTY, TEX

Page 337

### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

<b>6/6/2024</b>	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i>
	6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 <span style="float: right;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
<b>1443LEGEND</b>	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	COLLIN COUNTY, TEX

**EXHIBIT 14 – Parcel 21**

*(see next 6 pages)*

EXHIBIT "A"  
Parcel 21-1  
Gary L. James  
Metes and Bounds Description

Being a 0.0133-acre, 580 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed to Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" at the southeast corner of said James tract, and being the northeast corner of a tract of land to SS Weaver Properties, LLC, recorded in Instrument Number 20220119000102920, Official Public Records, Collin County, Texas, also being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,526.54  
Y: 7,142,175.81

THENCE S 88°40'01" W, with the south line of said James tract and the north line of said SS Weaver Properties tract, a distance of 11.94 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" bears S 88°40'01" W, a distance of 200.44 feet to the southwest corner of a tract of land to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas;

THENCE N 00°32'34" W, leaving said common line, over and across said James tract, a distance of 50.00 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the north line of said James tract and the south line of said Gary L. James and Robert Murphy tract;

THENCE N 88°40'01" E, with said common line, a distance of 11.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the northeast corner of said James tract and the most northerly southeast corner of said Gary L. James and Robert Murphy tract, from which a found 1/2-inch iron rod bears N 01°18'32" W, a distance of 167.61 feet for the northeast corner of said Gary L. James and Robert Murphy tract;

THENCE S 01°18'32" E, with the west line of said James tract, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.0133 acres or 580 square feet of land.

  
8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



GARY L. JAMES & ROBERT MURPHY  
INST. NO. 20120503000518410

GARY L. JAMES  
VOL. 3252 PG. 651

**PARCEL 21-2**  
0.0110 ACRES  
478 SQ. FT.

**PARCEL 21-1**  
0.0133 ACRES  
580 SQ. FT.

P.O.C. (PARCEL 21-2)  
P.O.B. (PARCEL 21-1)  
1/2" IRF YELLOW CAP  
"COLLIS RPLS 1764"  
X = 2,487,526.54  
Y = 7,142,175.81

(PARCEL 21-2) P.O.B.  
X = 2,487,514.60  
Y = 7,142,175.53

**DIANNA DRIVE**  
INST. NO.  
20070730010002550

SS WEAVER PROPERTIES LLC  
INST. NO. 20220119000102920

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 88°40'01" W	11.94'
L2	N 00°32'34" W	50.00'
L3	N 88°40'01" E	11.27'
L4	S 01°18'32" E	50.00'
L5	S 88°40'01" W	9.67'
L6	N 00°17'30" W	50.01'
L7	N 88°40'01" E	9.45'
L8	S 00°32'34" E	50.00'

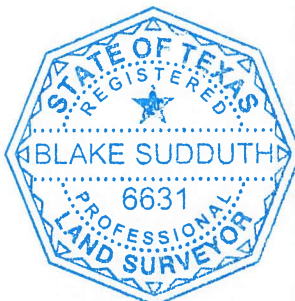
**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631

1443 PARCEL-21-STE B/21/2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044

(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

IBPELS ENGR. F-5438, SURV. 1012/900

TOWN OF PROSPER PARCEL 21  
N COLEMAN STREET  
OWNER: GARY L. JAMES  
0.0133 ACRES OR 580 SQUARE FEET

**EXHIBIT "A" PAGE 2 OF 2**  
**COLLIN COUNTY, TEX**

Page 341

EXHIBIT "A"  
Parcel 21-2  
Gary L. James  
Metes and Bounds Description

Being a 0.0110-acre, 478 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed to Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" at the southeast corner of said James tract, and being the northeast corner of a tract of land to SS Weaver Properties, LLC, recorded in Instrument Number 20220119000102920, Official Public Records, Collin County, Texas, also being the southeast corner of Parcel 21-1 described herewith;

THENCE S 88°40'01" W, with the south line of said James tract and said Parcel 21-1, and with the north line of said SS Weaver Properties tract, a distance of 11.94 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of said Parcel 21-1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,514.60


Y: 7,142,175.53

THENCE S 88°40'01" W, with the south line of said James tract and the north line of said SS Weaver Properties tract, a distance of 9.67 feet to point, from which a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" bears S 88°40'01" W, a distance of 190.77 feet to the southwest corner of a tract of land to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas;

THENCE N 00°17'30" W, leaving said common line, over and across said James tract, a distance of 50.01 feet to a point in the north line of said James tract and the south line of said Gary L. James and Robert Murphy tract;

THENCE N 88°40'01" E, with said common line, a distance of 9.45 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the northwest corner of said Parcel 21-1;

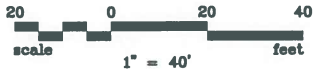
THENCE S 00°32'34" E, leaving said common line, with the west line of said Parcel 21-1, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.0110 acres or 478 square feet of land.

 8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



## Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.



GARY L. JAMES & ROBERT MURPHY  
INST. NO. 20120503000518410

GARY L. JAMES  
VOL. 3252 PG. 651

**PARCEL 21-2**  
0.0110 ACRES  
478 SQ. FT.

**PARCEL 21-1**  
0.0133 ACRES  
580 SQ. FT.

P.O.C. (PARCEL 21-2)  
P.O.B. (PARCEL 21-1)  
1/2" IRF YELLOW CAP  
"COLLIS RPLS 1764"  
X = 2,487,526.54  
Y = 7,142,175.81

(PARCEL 21-2) P.O.B.  
X = 2,487,514.60  
Y = 7,142,175.53

**DIANNA DRIVE**  
INST. NO.  
20070730010002550

SS WEAVER PROPERTIES LLC  
INST. NO. 20220119000102920

COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

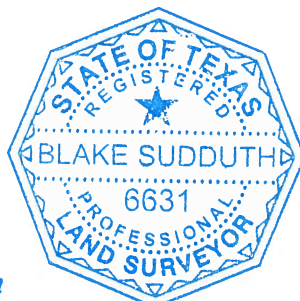
**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 88°40'01" W	11.94'
L2	N 00°32'34" W	50.00'
L3	N 88°40'01" E	11.27'
L4	S 01°18'32" E	50.00'
L5	S 88°40'01" W	9.67'
L6	N 00°17'30" W	50.01'
L7	N 88°40'01" E	9.45'
L8	S 00°32'34" E	50.00'

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-21-24  
Blake Sudduth, RPLS 6631




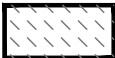


**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.


1443 PARCEL-21-ST-E	8/21/2024	IBPELS ENGR. F-5438; SURV. *0127900
	<p><b>Grantham &amp; Associates, Inc.</b> Civil Engineering &amp; Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 (972) 864-2333 (TEL) GARLAND, TEXAS 75044 (972) 864-2334 (FAX)</p>	
TOWN OF PROSPER PARCEL 21 N COLEMAN STREET OWNER: GARY L. JAMES 0.0133 ACRES OR 580 SQUARE FEET <b>EXHIBIT "A" PAGE 3 OF 3</b> COLLIN COUNTY, TEX		



### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 15 – Parcel 22**

*(see next 7 pages)*

EXHIBIT "A"

Parcel 22-1

Gary L. James and Robert Murphy  
Metes and Bounds Description

Being a 0.0391-acre, 1,702 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 0.89078-acre tract of land described by Warranty Deed to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod at the northeast corner of said 0.89078-acre tract, and being the southeast corner of a right-of-way dedication to the Town of Prosper as shown on the Final Plat of Prosper Dog Resort, recorded in Instrument Number 20170607010002730, Official Public Records, Collin County, Texas, also being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);  
X: 2,487,521.57  
Y: 7,142,393.33

THENCE S 01°18'32" E, with an east line of said 0.89078-acre tract, a distance of 167.61 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the most northly southeast corner of said 0.89078-acre tract, and being the northeast corner of a tract of land to Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas, from which a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" bears S 01°18'32" E, a distance of 50.00 feet for the southeast of said Gary L. James tract;

THENCE S 88°40'01" W, with the south line of said 0.89078-acre tract and the north line of said Gary L. James tract, a distance of 11.27 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE N 00°32'34" W, leaving said common line and over and across said 0.89078-acre tract, a distance of 167.65 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southeast corner of Block A, Lot 1, of said Prosper Dog Resort, and being in the north line of said 0.89078-acre tract;

THENCE N 88°51'28" E, with the north line of said 0.89078-acre tract and the south line of said right-of-way dedication, a distance of 9.03 feet to the POINT OF BEGINNING and containing 0.0391 acres or 1,702 square feet of land.

 8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



## Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

BLOCK A, LOT 1  
PROSPER DOG RESORT  
INST. NO. 20170607010002730

24' FIRELANE, ACCESS  
& UTILITY EASEMENT

10'x10'  
WATER ESMT.

EXIST.  
R.O.W.

(PARCEL 22-2) P.O.B.  
X = 2,487,512.54  
Y = 7,142,393.15

P.O.C. (PARCEL 22-2)  
P.O.B. (PARCEL 22-1)  
1/2" IRF  
X = 2,487,521.57  
Y = 7,142,393.33

PARCEL 22-2  
0.0507 ACRES  
2,206 SQ. FT.

PARCEL 22-1  
0.0391 ACRES  
1,702 SQ. FT.

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'32" E	167.61'
L2	S 88°40'01" W	11.27'
L3	N 00°32'34" W	167.65'
L4	N 88°51'28" E	9.03'
L5	S 00°32'34" E	167.65'
L6	S 88°40'01" W	23.86'
L7	N 00°32'34" W	29.03'
L8	N 36°40'12" E	22.92'
L9	N 00°32'34" W	98.77'
L10	N 01°03'13" W	21.84'
L11	N 88°51'28" E	10.20'



GARY L JAMES & ROBERT MURPHY  
INST. NO. 20120503000518410



COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

GARY L JAMES  
VOL. 3252, PG. 651

1/2" IRF  
YELLOW CAP  
"COLLIS RPLS 1764"

DIANNA DRIVE  
INST. NO. 20070730010002550

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*[Signature]* 8-21-24  
Blake Sudduth, RPLS 6631



**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.


1443PARCEL-22-SITE	8/21/2024	IBPELS ENGR. F-5438; SURV. 10127900 LOT 20
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 22 N COLEMAN STREET OWNER: GARY L JAMES & ROBERT MURPHY 0.0391 ACRES OR 1,702 SQUARE FEET <b>EXHIBIT "A" PAGE 3 OF 3</b> COLLIN COUNTY, TEX		

EXHIBIT "A"  
Parcel 22-2  
Gary L. James and Robert Murphy  
Metes and Bounds Description

Being a 0.0507-acre, 2,206 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that called 0.89078-acre tract of land described by Warranty Deed to Gary L. James and Robert Murphy, recorded in Instrument Number 20120503000518410, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod at the northeast corner of said 0.89078-acre tract, and being the southeast corner of a right-of-way dedication to the Town of Prosper as shown on the Final Plat of Prosper Dog Resort, recorded in Instrument Number 20170607010002730, Official Public Records, Collin County, Texas, and being the northeast corner of Parcel 22-1 described herewith;

THENCE S 88°51'28" W, with the north line of said 0.89078-acre tract and said Parcel 22-1, also with the south line of said right-of-way dedication, a distance of 9.03 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the northwest corner of said Parcel 22-1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,512.54

Y: 7,142,393.15

THENCE S 00°32'34" E, leaving said common line and with the west line of said Parcel 22-1, a distance of 167.65 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in a south line of said 0.89078-acre tract and in the north line of tract of land to Gary L. James, recorded in Volume 3252, Page 651, Deed Records, Collin County, Texas, and being the southwest corner of said Parcel 22-1, from which a found 1/2-inch iron rod with yellow plastic cap stamped "COLLIS RPLS 1764" bears the following courses and distances:

N 88°40'01" E, a distance of 11.27 feet;

S 01°18'32" E, a distance of 50.00 feet to said found 1/2-inch at the southeast corner of said James tract;

THENCE S 88°40'01" W, with a north line of said James tract and the south line of said 0.89078-acre tract, a distance of 23.86 feet;

THENCE, leaving said common line and over and across said 0.89078-acre tract the following course and distances:


N 00°32'34" W, a distance of 29.03 feet;

N 36°40'12" E, a distance of 22.92 feet;

N 00°32'34" W, a distance of 98.77 feet;

N 01°03'13" W, a distance of 21.84 feet to a point in the north line of said 0.89078-acre tract, and being in the south line of Block A, Lot 1, of said Prosper Dog Resort;

THENCE N 88°51'28" E, with said common line, a distance of 10.20 feet to the POINT OF BEGINNING and containing 0.0507 acres or 2,206 square feet of land.

 8-21-24  
Blake Sudduth, RPLS, Texas Registration No. 6631  
6570 Naaman Forest Blvd., Suite 200, L.B. 2  
Garland, Texas 75044  
Firm Number. 10127900



Notes:

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All record references are to those of the Collin County Clerk unless otherwise noted.

BLOCK A, LOT 1  
PROSPER DOG RESORT  
INST. NO. 20170607010002730

24' FIRELANE, ACCESS  
& UTILITY EASEMENT

10'x10'  
WATER ESMT.

EXIST.  
R.O.W.

(PARCEL 22-2) P.O.B.  
X = 2,487,512.54  
Y = 7,142,393.15

P.O.C. (PARCEL 22-2)  
P.O.B. (PARCEL 22-1)  
1/2" IRF  
X = 2,487,521.57  
Y = 7,142,393.33

PARCEL 22-2  
0.0507 ACRES  
2,206 SQ. FT.

PARCEL 22-1  
0.0391 ACRES  
1,702 SQ. FT.

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'32" E	167.61'
L2	S 88°40'01" W	11.27'
L3	N 00°32'34" W	167.65'
L4	N 88°51'28" E	9.03'
L5	S 00°32'34" E	167.65'
L6	S 88°40'01" W	23.86'
L7	N 00°32'34" W	29.03'
L8	N 36°40'12" E	22.92'
L9	N 00°32'34" W	98.77'
L10	N 01°03'13" W	21.84'
L11	N 88°51'28" E	10.20'



GARY L JAMES & ROBERT MURPHY  
INST. NO. 20120503000518410



COLLIN COUNTY SCHOOL LAND  
SURVEY NO. 12  
ABSTRACT NO. 147

GARY L JAMES  
VOL. 3252, PG. 651

S 01°18'32" E  
50.00'

1/2" IRF  
YELLOW CAP  
"COLLIS RPLS 1764"

NO RECORD FOUND  
N COLEMAN STREET  
(VARIABLE WIDTH)

LOT 3X

LOT 2X  
WILDWOOD ESTATES  
AMENITY CENTER  
INST. NO.  
20140109010000050

LOT 1X  
INST. NO.  
20140109010000050

**DIANNA DRIVE**

INST. NO. 20070730010002550

**NOTES:**

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.


**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- = MONUMENT FOUND
- = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET
- = POINT FOR CORNER

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*[Signature]* 8-21-24  
Blake Sudduth, RPLS 6631



1443PARCEL-22-SITE	8/21/2024	IBPELS ENGR. F-5438; SURV. 10127900 LOT 20
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying "Serving with Integrity" 6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)	
TOWN OF PROSPER PARCEL 22 N COLEMAN STREET OWNER: GARY L JAMES & ROBERT MURPHY 0.0391 ACRES OR 1,702 SQUARE FEET <b>EXHIBIT "A" PAGE 3 OF 3</b> COLLIN COUNTY, TEX		



### LEGEND



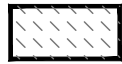
PROPOSED RIGHT OF WAY



PROPOSED STREET EASEMENT



PROPOSED TEMPORARY CONSTRUCTION EASEMENT



PROPOSED DRAINAGE EASEMENT




PROPOSED DRAINAGE AND STREET EASEMENT



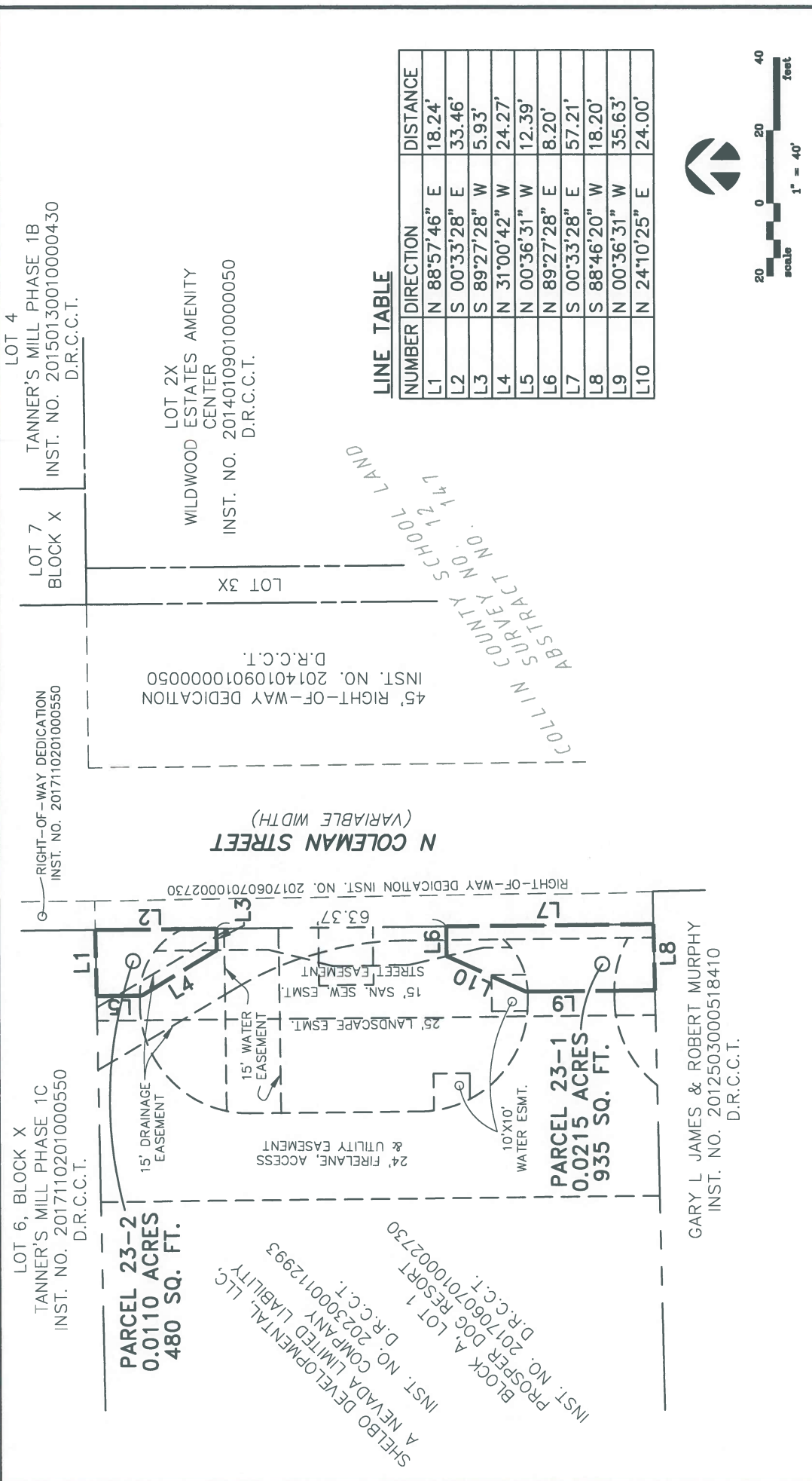
PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 16 – Parcel 23**

*(see next 2 pages)*



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 88°57'46" E	18.24'
L2	S 00°33'28" E	33.46'
L3	S 89°27'28" W	5.93'
L4	N 31°00'42" W	24.27'
L5	N 00°36'31" W	12.39'
L6	N 89°27'28" E	8.20'
L7	S 00°33'28" E	57.21'
L8	S 88°46'20" W	18.20'
L9	N 00°36'31" W	35.63'
L10	N 24°10'25" E	24.00'



08-20-2024

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
"Serving with Integrity"

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
GARLAND, TEXAS 75044

(972) 864-2333 (TEL)  
(972) 864-2334 (FAX)

TOWN OF PROSPER PARCEL 23  
COLEMAN STREET

OWNER: SHELBO DEVELOPMENTAL, LLC,  
A NEVADA LIMITED LIABILITY COMPANY

**EXHIBIT "A" PAGE 1 OF 1**

COLLIN COUNTY, TEXAS

Item 16.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

*Blake Sudduth*  
Blake Sudduth, RPLS 6631



- NOTES:**
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (-999847313). The system was established on site using the Allterra Central Trimble RTKNET.

All labeled distances are surface distances.  
This easement depiction prepared in compliance with Board Rule 136.97.

### LEGEND



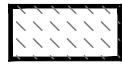
PROPOSED RIGHT OF WAY



PROPOSED STREET EASEMENT



PROPOSED TEMPORARY CONSTRUCTION EASEMENT



PROPOSED DRAINAGE EASEMENT




PROPOSED DRAINAGE AND STREET EASEMENT



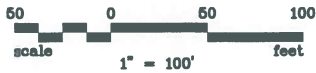
PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

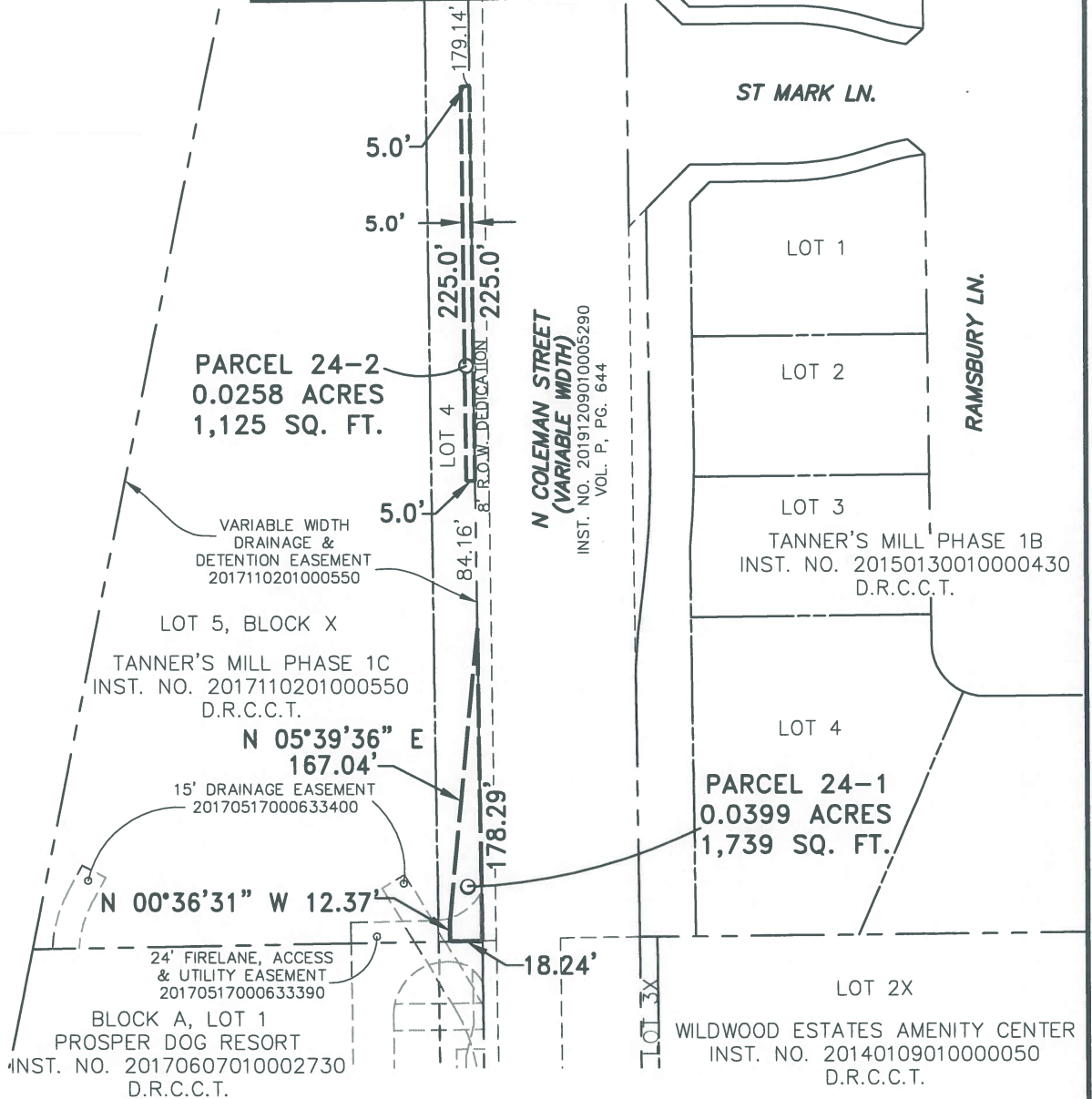
6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>

**EXHIBIT 17 – Parcel 24**

*(see next 3 pages)*



MATCH LINE SHT. 2 OF 2




**NOTES:**

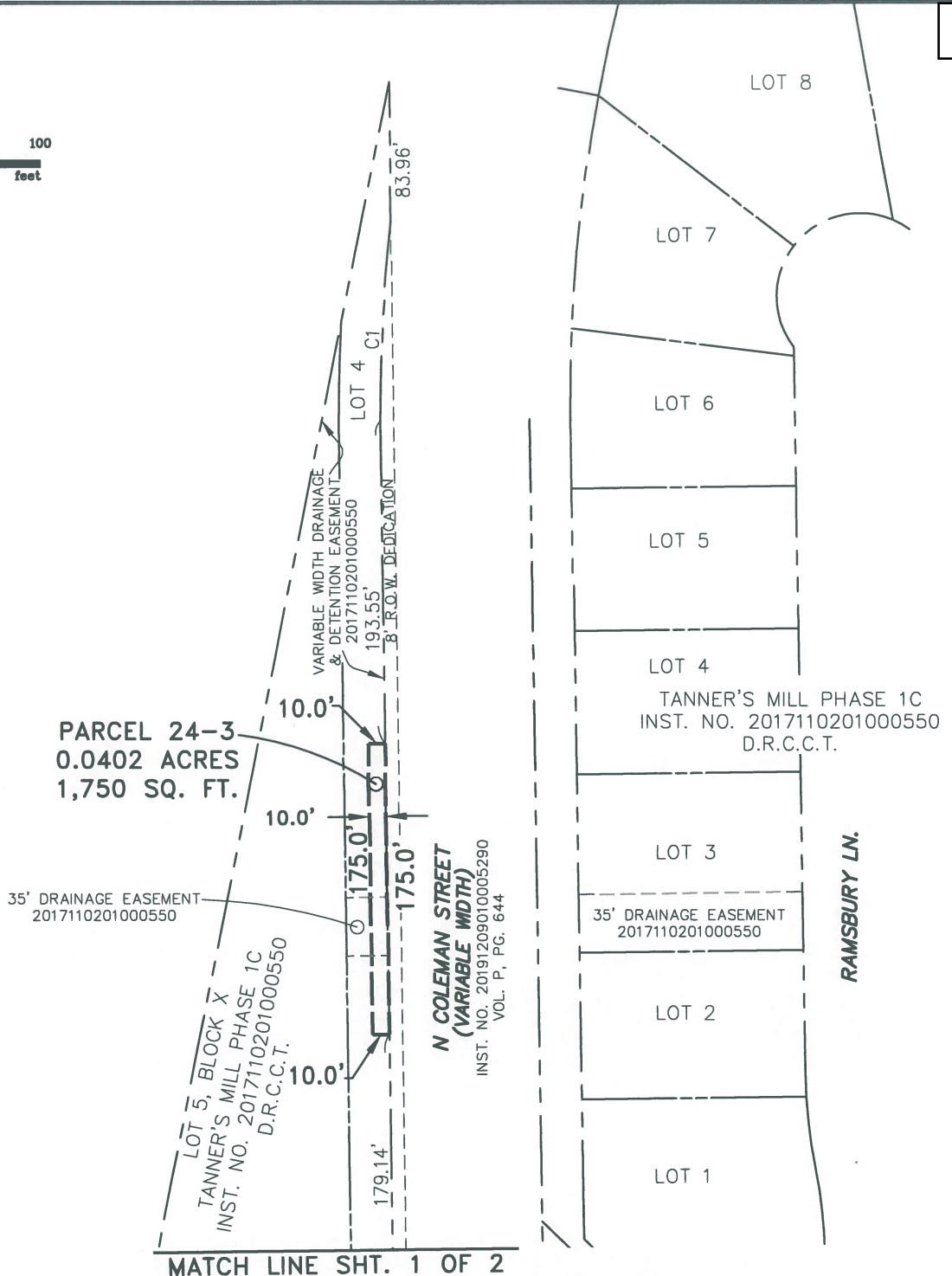
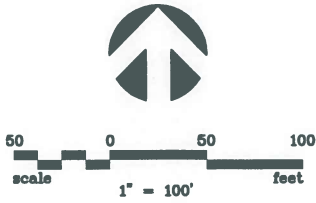
1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All labeled distances are surface distances.
3. This easement depiction prepared in compliance with Board Rule 138.97.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*[Signature]* 8-21-24  
Blake Sudduth, RPLS 6631

1443 PARCEL 24	TBPELS ENGR. F-5438; SURV 10127900
	 <p><b>Grantham &amp; Associates, Inc.</b> Civil Engineering &amp; Surveying "Serving with Integrity"</p> <p>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)</p>
	<p>TOWN OF PROSPER PARCEL 24 COLEMAN STREET OWNER: TANNER'S MILL PHASE 1C 0.1059 ACRES OR 4,614 SQUARE FEET</p> <p><b>EXHIBIT "A" PAGE 1 OF 2</b> <b>COLLIN COUNTY, TEXAS</b></p>



**NOTES:**

1. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
2. All labeled distances are surface distances.
3. This easement depiction prepared in compliance with Board Rule 138.97.

I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.



*Blake Sudduth* 8-21-24  
 Blake Sudduth, RPLS 6631

**CURVE TABLE**

NO.	DELTA	CHORD DIR.	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°15'52"	N 03°13'29" E	1095.00	119.72	119.66

08/20/2024

1443 PARCEL 24

**Grantham & Associates, Inc.**  
 Civil Engineering & Surveying  
 "Serving with Integrity"




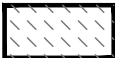


6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2  
 GARLAND, TEXAS 75044

(972) 864-2333 (TEL)  
 (972) 864-2334 (FAX)


TBPELS ENGR. F-5438; SURV. 10127900

TOWN OF PROSPER PARCEL 24  
 COLEMAN STREET  
 OWNER: TANNER'S MILL PHASE 1C  
 0.1059 ACRES OR 4,614 SQUARE FEET  
**EXHIBIT "A" PAGE 2 OF 2**  
**COLLIN COUNTY, TEXAS**

### LEGEND

-  PROPOSED RIGHT OF WAY
-  PROPOSED STREET EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED DRAINAGE AND STREET EASEMENT
-  PROPOSED DRAINAGE AND SIDEWALK EASEMENT

FOR INFORMATIONAL PURPOSES ONLY.  
NOT A PART OF THE FINAL EXHIBIT  
DOCUMENT. DO NOT RECORD.

6/6/2024	TBPELS ENGR. F-5438; SURV. 10127900
	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying <i>"Serving with Integrity"</i> <small>6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2          GARLAND, TEXAS 75044</small> <span style="float: right; font-size: x-small;">(972) 864-2333 (TEL) (972) 864-2334 (FAX)</span>
1443LEGEND	TOWN OF PROSPER PARCEL COLEMAN STREET <b>LEGEND</b> SHEET X OF X
	<b>COLLIN COUNTY, TEX</b>





## Coleman Street Right-of-way and Easement Acquisition Overall Location Map



PARCEL No. #	OWNER	ROW (acres)	Easements (acres)	TCE (acres)
1	Goodwill Industries of Northeast Texas, Inc.	0.1385		0.1222
3	James E. Rowland	0.4485	0.1231	0.2841
4	Prosper Independent School District	0.0708	0.1274	0.2162
5	AMR Prosper Premium Storage, LLC	0.5224		0.2390
6	Crossmac Investments, LLC			0.0357
8	Crossmar Texas Investments 2, LLC			0.0516
9	Rocking Manning and the Tina Peng Manning Revocable Trust	0.0340		0.0811
10	United States Postal Service		0.0733	0.1246
11	Rocking Manning and the Tina Peng Manning Revocable Trust		0.0342	0.0665

PARCEL No. #	OWNER	ROW (acres)	Easements (acres)	TCE (acres)
12	Crossmac Investments, LLC	0.0350		0.0209
13	Crossmac Investments, LLC	0.0643		0.0411
15	Dosti Partners, LLC	0.6718	0.0729	0.2257
20	Crossmac Investments, LLC	0.0590	0.0180	0.0778
21	Gary L. James	0.0133		0.0110
22	Gary L. James and Robert Murphy	0.0391		0.0507
23	Shelbo Developmental, LLC			0.0325
24	Tanner's Mill Phase 1C			0.1059