



LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME AND PAGE
P.O.B.	POINT OF BEGINNING
ADF	ALUMINUM DISK FOUND

LINE TYPE LEGEND

—————	BOUNDARY LINE
- - - - -	EASEMENT LINE
—————	PROPERTY LINE

PROPERTY DESCRIPTION

BEING a tract of land situated in the Aaron Roberts Survey, Abstract No. 1115, City of Prosper, Denton County, Texas, and being all of Lot 2, Block A of the Windsong Ranch Office Addition, an addition to the City of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2022-131, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east right-of-way line of Teel Parkway (a variable width right-of-way) at the southwest corner of said Lot 2, Block A, same being the southeast corner of a 60-foot Right-of-Way Dedication recorded in said Document No. 2022-131, and being in the north line of a called "Tract 1" described in the Special Warranty Deed to VP WINDSONG OPERATIONS LLC, recorded in Document No. 2018-142926, Deed Records, Denton County, Texas, and being at the beginning of a non-tangent curve to the right with a radius of 890.00 feet, a central angle of 22°10'32", and a chord bearing and distance of North 02°37'57" East, 342.32 feet;

THENCE with said east right-of-way line and the west line of said Lot 2, Block A, the following courses and distances: In a northerly direction, with said non-tangent curve to the right, an arc distance of 344.46 feet to a point for corner;

North 13°43'13" East, a distance of 166.51 feet to northwest corner of said Lot 2, Block A, same being the southwest corner of Lot 1, Block A of the aforementioned Windsong Ranch Addition;

THENCE with the common line of said Lot 1 and 2, Block A, South 89°59'57" East, a distance of 340.43 feet to the southeast corner of said Lot 1, Block A, and the northeast corner of said Lot 2, Block A, and being in the west line of a called 113.223 acre tract of land described in the Special Warranty Deed to PROSPER INDEPENDENT SCHOOL DISTRICT, recorded in Document No. 2017-34540, Deed Records, Denton County, Texas;

THENCE with the west line of said 113.223 acre tract, South 00°00'00" East, a distance of 310.80 feet to the south corner of said 113.223 acre tract, same being in the north line of said "Tract 1", and being at the southeast corner of said Lot 2, Block A;

THENCE with the common line of said "Tract 1" and said Lot 2, Block A, South 64°00'25" West, a distance of 440.17 feet to the **POINT OF BEGINNING** and containing a computed area of 156,504 square feet or 3.5928 acres of land.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0290G and 48121C0430G, for DENTON County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), no scale and no projection.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



11/07/2023

EXHIBIT A
ZONE-23-0023
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
3.593 ACRES
AARON ROBERTS SURVEY, ABSTRACT NO. 1115
CITY OF PROSPER, DALLAS COUNTY, TEXAS

Kimley»Horn

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SURVEYOR:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	AEL	CDB	Nov. 2023	064620300	1 OF 2