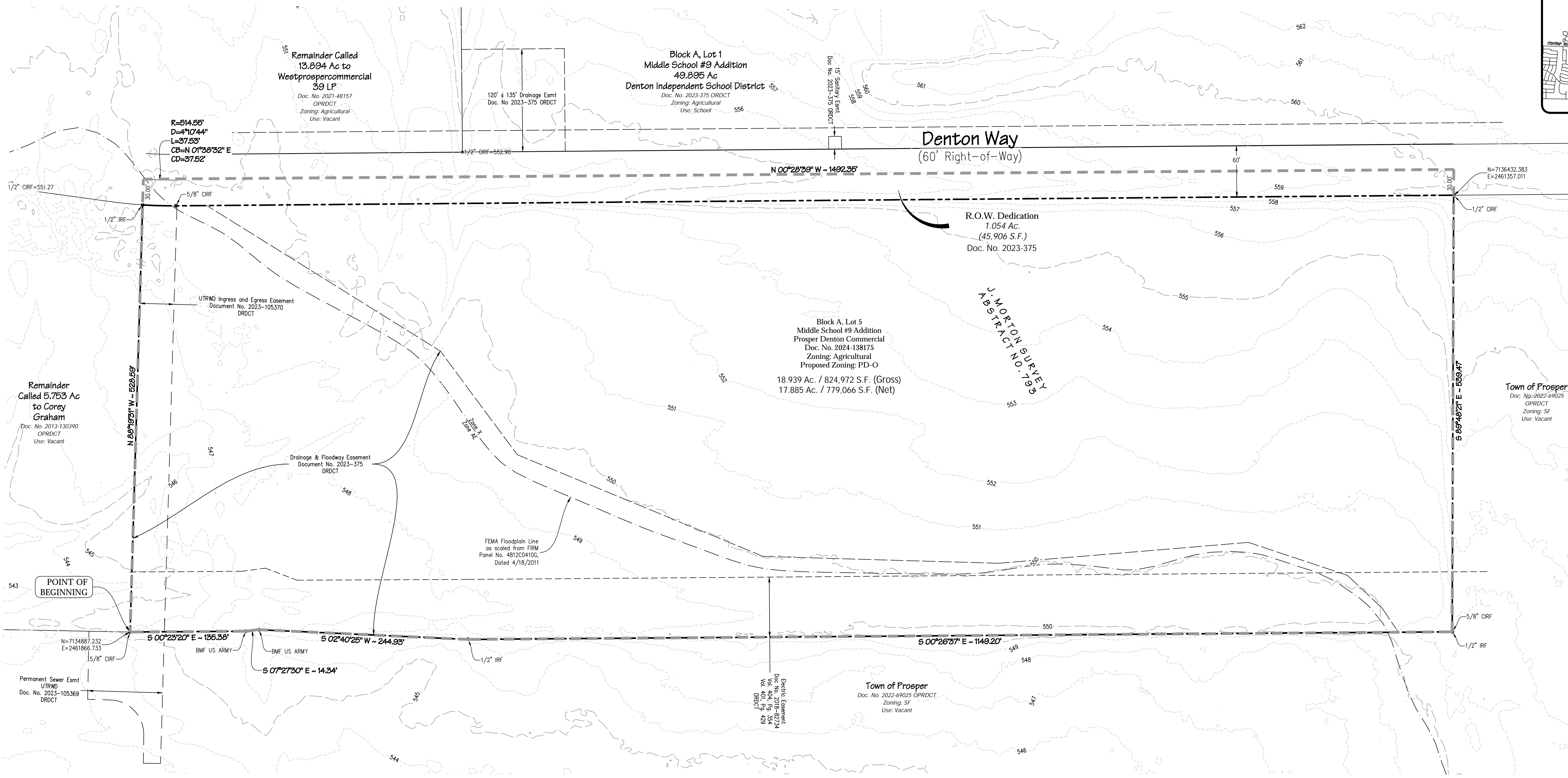
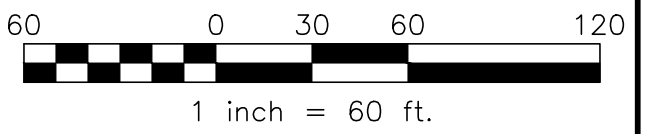
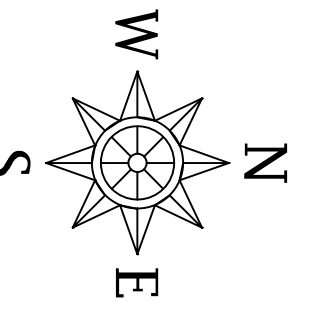


LOCATION MAP
NTS



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Morton Survey, Abstract No. 793, Town of Prosper, Denton County, Texas, being all of Lot 5, Block A, Middle School #9 Addition, according to the plat recorded in Document Number 2023-375, Official Records, Denton County, Texas, (ORDCT), being all of a tract conveyed to Prosper Denton Commercial, LP, according to the deed recorded in Document Number 20204-138175, ORDCT, and also being a portion of Denton Way, a Called 60' Right-of-Way, according to the Plat recorded in Document Number 2023-375, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found for the southeast corner of said Lot 5, and also being the north east corner of the remainder of a tract conveyed to Corey Graham, according to the deed recorded in Document Number 2013-130390, ORDCT, and also being in the west line of a tract conveyed to Town of Prosper, according to the deed recorded in Document Number 2022-69025, ORDCT;

THENCE N 88°19'31" W, passing at 498.59 feet a 1/2" iron rod found on the east line of Denton Way, a 60' right-of-way, and also being the southwest corner of said Lot 5, continuing on for a total distance of 528.59 feet;

THENCE around a non-tangent curve to the left having a central angle of 04°10'44", a radius of 514.55 feet, a chord of N 01°38'32" E - 37.52 feet, an arc length of 37.53 feet;

THENCE N 00°28'39" W, 1492.35 feet;

THENCE S 89°48'21" E, passing at 30.00 feet a 1/2" capped iron rod found for the northwest corner of said Lot 5, continuing on for a total distance of 539.47 feet to a 5/8" capped iron rod found for the northeast corner of the subject tract;

THENCE S 00°26'37" E, 1149.20 feet to a 1/2" iron rod found;

THENCE S 02°40'25" W, 244.93 feet to a Brass USACE Monument Found;

THENCE S 07°27'30" E, 14.34 feet to a Brass USACE Monument Found;

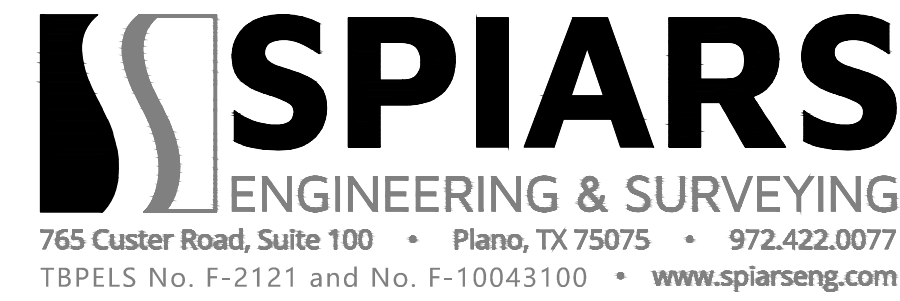
THENCE S 00°23'20" E, 135.38 feet to the POINT OF BEGINNING with the subject tract containing 824,972 square feet or 18.939 acres of land.

Note:
FEMA Floodplain depicted on this exhibit reflects Flood Insurance Rate Map (FIRM) panel number 4812C0410G, dated 4/18/2011.

ENGINEER / SURVEYOR / APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75023
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Karis Smith

OWNER / DEVELOPER
Prosper Denton Commercial
1720 Lewis Crossing
Keller, TX 76248
Telephone: (210) 452-8025
Contact: Phani Chennupati

ZONE 25-0007
EXHIBIT A-2 (SURVEY)
DENTON WAY OFFICE PARK
BLOCK A, LOT 5
18,939 ACRES OF LAND (GROSS)
17,895 ACRES OF LAND (NET)
IN THE J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TEXAS



Drawing: 0_V2024_095524-161_DSD Denton Way\DAO\Drawings\Exhibit A.dwg Saved By: Loading Save Time: 8/7/2025 4:28:28 PM
Plotted by: Loading Plot Date: 8/7/2025 4:28 PM