

0 75 150 300
1 inch = 150 ft.

Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the John M. McKim Survey, Abstract No. 889 and the J. Durrett Survey, Abstract No. 350, Town of Prosper, Denton County, Texas, being all of a tract conveyed to George L. McCasland, by deed recorded in Document Number 2022-128993 of the Official Public Records of Denton County, Texas (OPRDC), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south line of Parvin Road, a variable width right-of-way, at the northeast corner of a tract of land conveyed to Prosper Meadows, LP, by deed recorded in Document Number 2019-65177 (OPRDC);

THENCE N 89°08'40" E, along said south line of Parvin Road, at a distance of 576.76 feet passing a 5/8" iron rod found, continuing in all a total distance of 775.24 feet, to a PK Nail set in asphalt at the northwest corner of a tract of land conveyed to Legacyparvin26, LLC, by deed recorded in Document Number 2021-63248 (OPRDC);

THENCE S 00°45'36" W, 1,238.32 feet, departing said south line of Parvin Road, with the west line of said Legacyparvin26, LLC tract, to a 5/8" iron rod found at the southwest corner of said Legacyparvin26, LLC tract and the northwest corner of a tract of land conveyed to Vingrids Capital LLC, by deed recorded in Document Number 2017-89464 (OPRDC);

THENCE S 00°35'32" W, 574.42 feet, with the west line of said Vingrids Capital LLC tract, to a point for corner;

THENCE S 00°02'56" W, 69.42 feet, continuing with said west line of said Vingrids Capital LLC tract, to a 1/2" iron rod found at the southwest corner of said Vingrids Capital LLC tract and the northwest corner of a tract of land conveyed to Legacy Storage Center, LLC, by deed recorded in Document Number 2007-139928 (OPRDC);

THENCE S 00°51'49" W, at a distance of 284.96 feet passing a 1/2" iron rod found at the southwest corner of said Legacy Storage Center, LLC, continuing in all a total distance of 397.40 feet, to a point for corner in the west line of a tract of land conveyed to 1185 Legacy, LLC, by deed recorded in Document Number 2021-121368 (OPRDC);

THENCE S 00°37'06" W, 229.75 feet, with said west line of 1185 Legacy, LLC tract, to a 1/2" iron rod found at the southwest corner of said 1185 Legacy, LLC tract and the northwest corner of a tract of land conveyed to Prosper Fellowship Church, by deed recorded in Document Number 2022-27503 (OPRDC);

THENCE S 00°34'49" W, 309.66 feet, to a point for corner in Prosper Road, a variable width right-of-way;

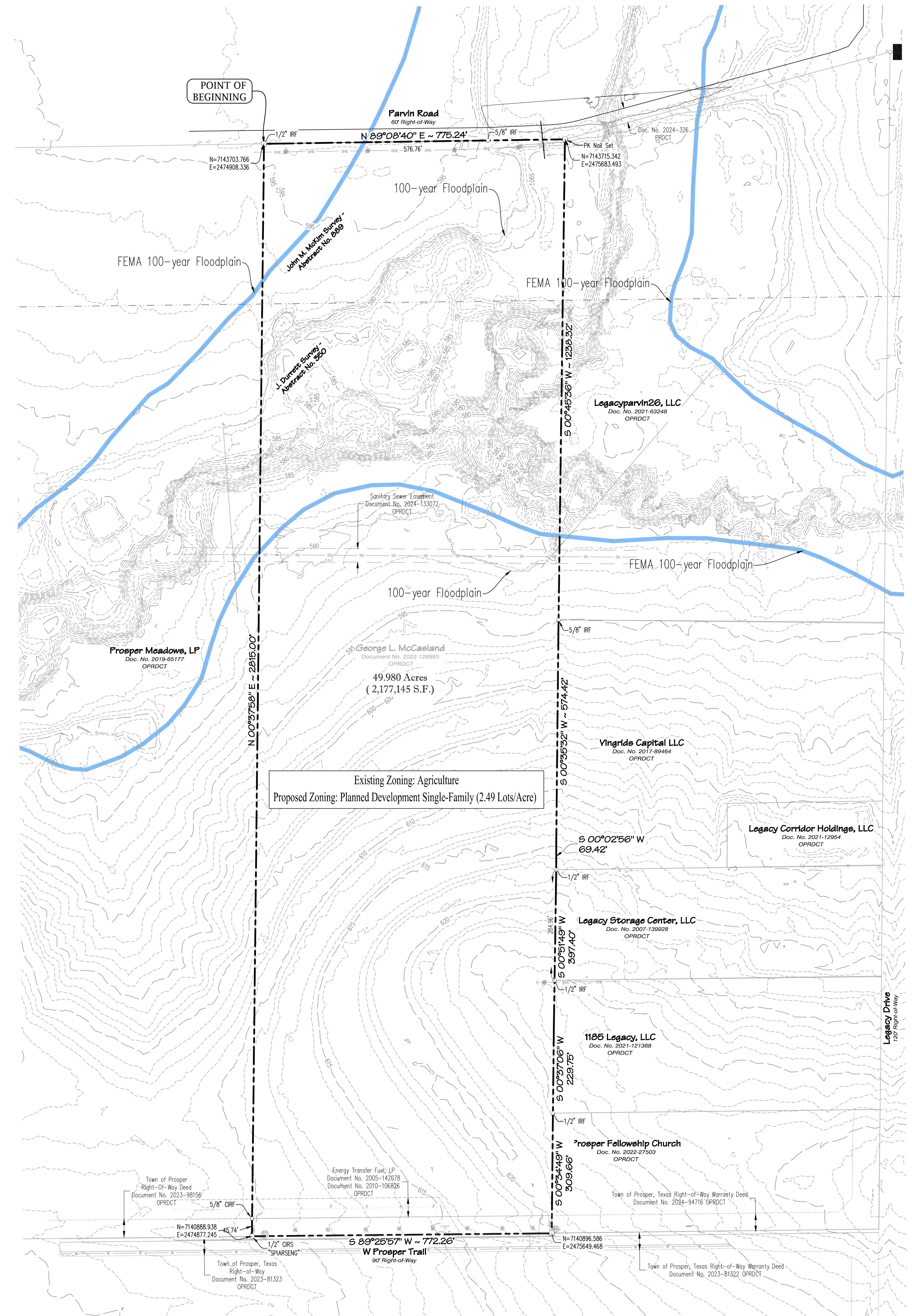
THENCE S 89°25'57" W, 772.26 feet, with said Prosper Road, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the apparent centerline of said Prosper Road;

THENCE N 00°37'58" E, at a distance of 45.74 feet, passing a 5/8" capped iron rod found at the northeast corner of a tract of land conveyed to the Town of Prosper, by Right-of-Way deed recorded in Document Number 2023-98156 (OPRDC) and the southeast corner of said Prosper Meadows, LP tract, continuing in all a total distance of 2,815.00 feet, to the POINT OF BEGINNING with the subject tract containing 2,177.145 square feet or 49.98 acres of land.

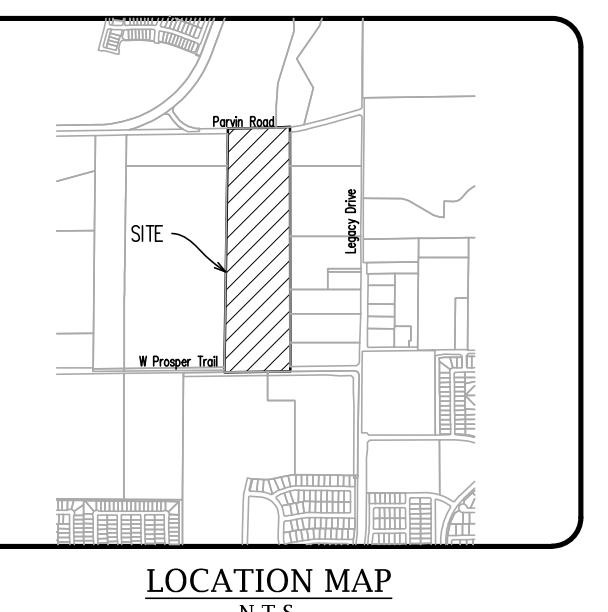
Date of Plat or Map: 4/7/25



Darren K. Brown, RPLS 5252



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
■	POWER POLE
◎	SAN. SEWER MANHOLE
◎	STORM SEWER MANHOLE
☆	LIGHT POLE/STANDARD
△	GUY WIRE ANCHOR
○	BOLLARD
▼	SIGNPOST
◇	FIRE HYDRANT
UCC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
W	WATER VALVE
■	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—x—	BARBED WIRE FENCE
—w—	WOOD FENCE
—OHE—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



LOCATION MAP

N.T.S.

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPEL No. F-2121 And No. F-10043100
Contact: Tristan Poore

APPLICANT
M&A Development Services
1845 Woodall Rogers Freeway, Suite 150
Dallas, TX 75201
Telephone: (214) 516-5166
Contact: John Mckenzie

OWNER
George L. McCasland
5902 Winchester Drive
Texarkana, TX 75503
Telephone: (903) 276-4260

Note:
The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment.
The alignment is determined at time of Final Plat.

ZONE-25-0006 EXHIBIT A-2 (Survey)

McCasland Tract

2,177,145 SQUARE FEET OR 49.98 ACRES OF LAND,
OUT OF THE
JOHN M. MCKIM SURVEY
ABSTRACT NO. 889
J. DURRETT SURVEY
ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

Scale: 1" = 150' April, 2025 SEI Job No. 24-202