

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 (OPRDCT), 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 (OPRDCT);

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 (OPRDCT);

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 (OPRDCT);

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 (OPRDCT);

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 (OPRDCT);

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 (OPRDCT);

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

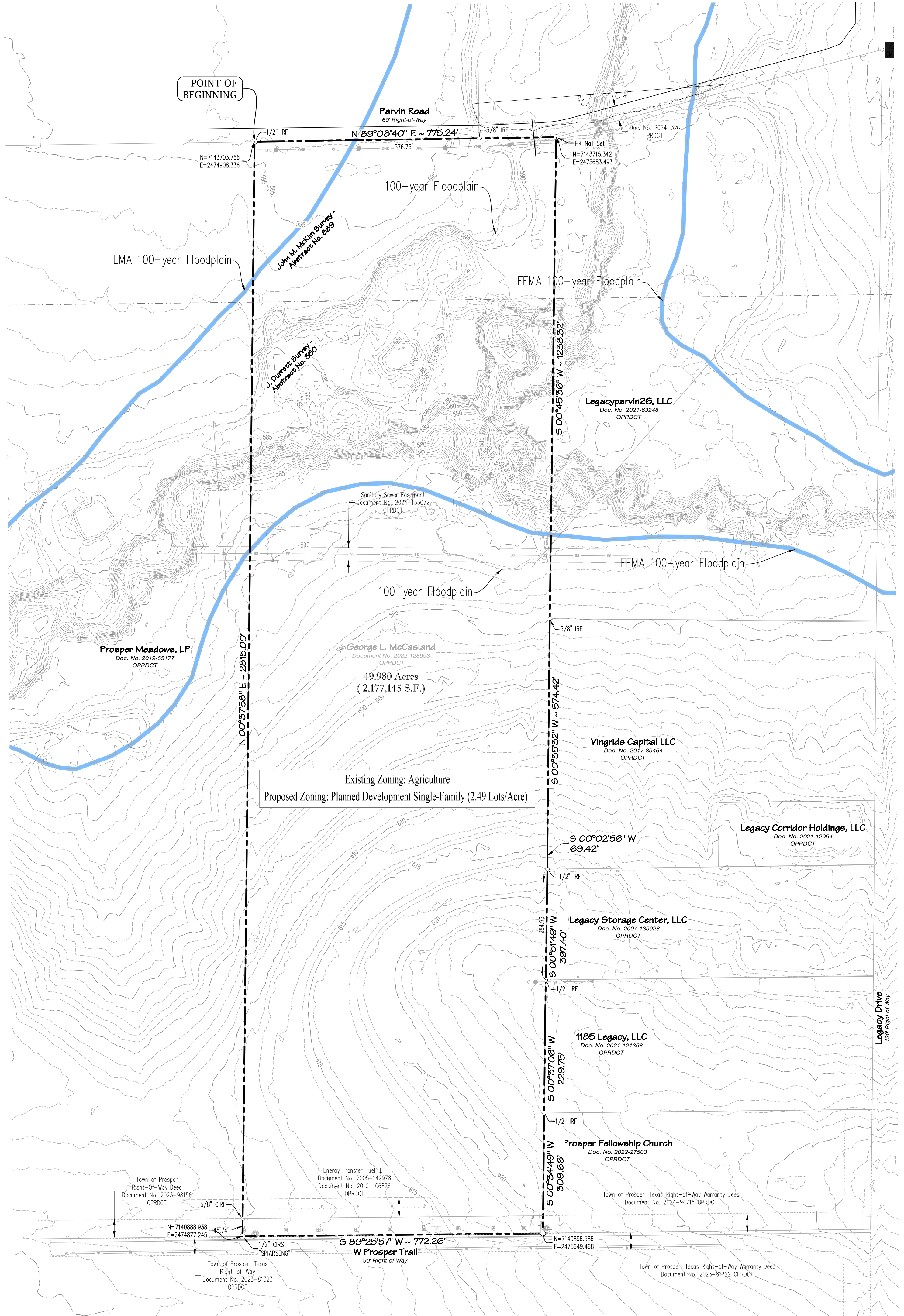
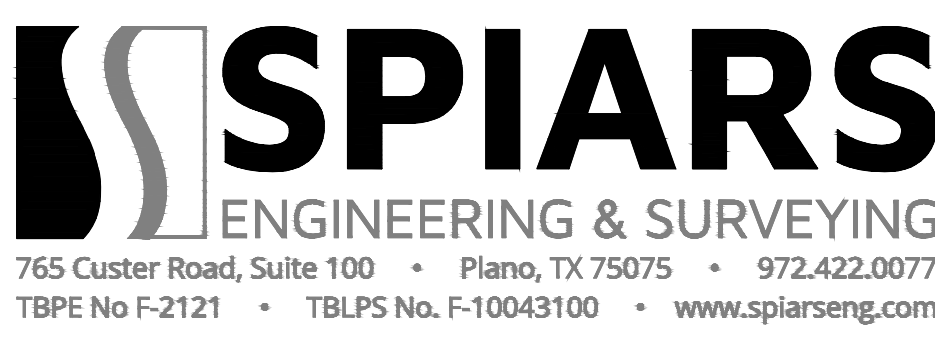
THENCE S 89°25'57" W, 772.26 feet, with said Prosper Road, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the apparent centerline of said Prosper Road;

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 (OPRDCT) 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.

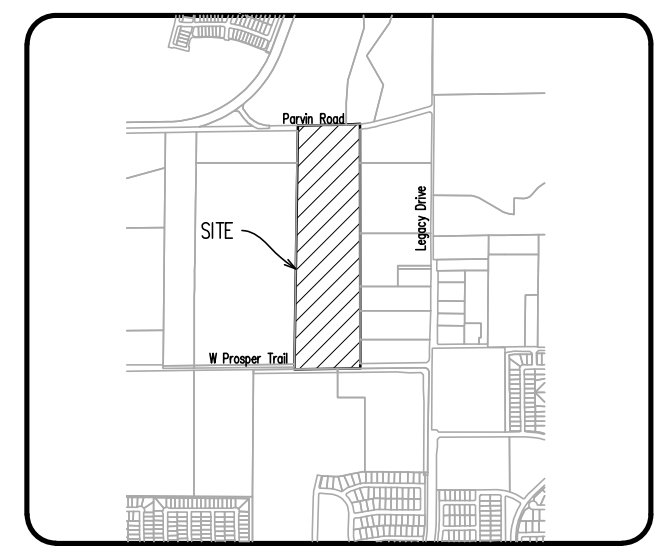


Date of Plot or Map: 4/7/25

Darren K. Brown, RPLS 5252



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⋈	LIGHT POLE/STANDARD
⋈	GLY WIRE ANCHOR
⊙	BOLLARD
⋈	SIGNPOST
⊕	FIRE HYDRANT
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
⋈	WATER VALVE
⊕	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—●—	CHAIN LINK FENCE
—x—	BARBED WIRE FENCE
— —	WOOD FENCE
—O—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



LOCATION MAP  
N.T.S.

<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Tristan Poore	<b>APPLICANT</b> M&A Development Services 1845 Woodall Rogers Freeway, Suite 150 Dallas, TX 75201 Telephone: (214) 516-5166 Contact: John Mckenzie
<b>OWNER</b> 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