

**LEGAL DESCRIPTION
BROOK HOLLOW TOWNHOMES
SPECIAL USE PERMIT – 21.394 ACRES
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

WHEREAS Mythri Prosper Town Home LP, Mythri Prosper Hallow Commercial, LLC, and JEN TEXAS 40 LLC, are the sole owner of a 21.394 acre tract of land situated in the Jeremiah Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, and being all of a called 20.043 acre tract of land conveyed to Mythri Prosper Town Home LP, by deed of record in Instrument No. 2024000021406, of said Official Public Records, and being part of a tract of land conveyed to Mythri Prosper Hallow Commercial, LLC, by deed of record in Instrument No. 2024000021365, of said Official Public Records, and being a part of a 190.211 acre tract of land conveyed to JEN TEXAS HOMES 40 LLC, by deed of record in Instrument No. 2025000028240, of said Official Public Records; said 21.394 acre tract being more particularly described as follows:

BEGINNING at a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the west line of Brookhollow Apartments, Block A, Lot 1, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Plat Book 2024, Page 721, of the Plat Records of Collin County, Texas, said point being at the northeast corner of a said Mythri Prosper Hallow Commercial, LLC tract;

THENCE North 89 degrees 35 minutes 30 seconds West, along the north line of said Mythri Prosper Hallow Commercial, LLC tract, a distance of 1,420.72 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

THENCE departing the said north line of the Mythri Prosper Hallow Commercial, LLC tract, over and across said Mythri Prosper Town Home LP tract, said Mythri Prosper Hallow Commercial, LLC tract, and said 190.211 acre tract, the following courses and distances:

South 49 degrees 36 minutes 17 seconds West, a distance of 139.90 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 40 degrees 17 minutes 29 seconds East, a distance of 1.92 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 39 degrees 34 minutes 16 seconds, a radius of 330.00 feet, and an arc length of 227.91 feet (chord bears South 20 degrees 30 minutes 21 seconds East, 223.41 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the beginning of reverse curve to the left;

Along said easterly line of said State of Texas tract, and along said non-tangent curve to the left having a central angle of 00 degrees 35 minutes 15 seconds, a radius of 470.00 feet, and an arc length

of 4.82 feet (chord bears South 00 degrees 59 minutes 37 seconds East, 4.82 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in an easterly line of a tract of land conveyed to the State of Texas, by deed of record in Instrument No. 2024000091799, of said Official Public Records, said point being at the beginning of a non-tangent curve to the left;

THENCE in a northerly direction, along said easterly line, along said non-tangent curve to the left having a central angle of 01 degrees 01 minutes 30 seconds, a radius of 270.00 feet, and an arc length of 4.83 feet (chord bears North 12 degrees 21 minutes 43 seconds West, 4.83 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the northeast corner of said State of Texas tract;

THENCE South 89 degrees 18 minutes 00 seconds West, departing the said easterly line of the State of Texas tract, along a north line of said State of Texas tract, a distance of 59.05 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the beginning of a non-tangent curve to the left;

THENCE departing the said north line of the State of Texas tract, over and across said Mythri Prosper Town Home LP tract, and said 190.211 acre tract, the following courses and distances:

Along said non-tangent curve to the left having a central angle of 39 degrees 35 minutes 08 seconds, a radius of 270.00 feet, and an arc length of 186.54 feet (chord bears North 20 degrees 29 minutes 55 seconds West, 182.85 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 40 degrees 17 minutes 29 seconds West, a distance of 99.98 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 55 degrees 39 minutes 52 seconds, a radius of 330.00 feet, and an arc length of 320.60 feet (chord bears North 12 degrees 27 minutes 33 seconds West, 308.14 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 15 degrees 55 minutes 54 seconds East, a distance of 136.52 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 28 degrees 15 minutes 31 seconds, a radius of 480.00 feet, and an arc length of 236.74 feet (chord bears North 30 degrees 03 minutes 39 seconds East, 234.35 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 45 degrees 48 minutes 35 seconds East, a distance of 60.00 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the common line between said Mythri Prosper Town Home LP, and said 190.211 acre tract;

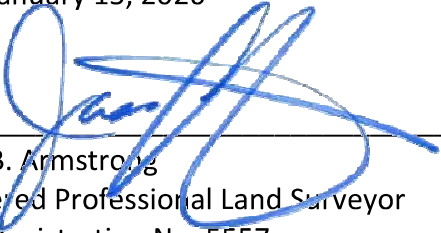
THENCE South 89 degrees 35 minutes 27 seconds East, along the common line between said Prosper 380 Tollway LP tract, said Prosper Hollow LP tract, and said Highland Homes Dallas, LP tract, a distance

of 1,498.64 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Lot 1, Block A, at a southeast corner of said 190.211 tract, and being at the northeast corner of said Mythri Prosper Town Home LP tract;

THENCE South 00 degrees 40 minutes 54 seconds East, departing the said common line between the Mythri Prosper Town Home LP tract, and said 190.211 acre tract, along the common line between said Mythri Prosper Town Home LP tract and said Lot 1, Block A, a distance of 537.96 feet to the **POINT-OF-BEGINNING, containing 931,909 square feet or 21.394 acres of land.**

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

Date: January 15, 2026



Jason B. Armstrong
Registered Professional Land Surveyor
Texas Registration No. 5557

