



DESCRIPTION OF PROPERTY:
 BEING a tract of land situated in the L. Rue Survey, Abstract No. 1110, the H. Rue Survey, Abstract No. 1111, the B. Rue Survey, Abstract No. 1113, the P. R. Rue Survey, Abstract No. 1555, the C. Jackson Survey, Abstract No. 1546, the F. Wilkerson Survey, Abstract No. 1411, the J. Morton Survey, Abstract No. 793, and the J. Teeter Survey, Abstract 1262, Denton County, Texas and being all of a called 189.695-acre tract of land described in a deed to Prosper Oaks LP, as recorded in Instrument No. 2021-120739, Official Records, Denton County, Texas, and all of a called 5.00-acre tract of land, described in a deed to Jo Lynn Carey Nimmire & Laura Jean Carey Varner, recorded in Instrument No. 2014-16824 said Official Records, and all of a called 5.3266-acre tract of land, described in a deed to Mark and Cathi Carey, as recorded in Instrument No. 2021-187834, said Official Records, and all of a called 17.070-acre tract of land, described in a deed to Prosper Oaks LP, described in a deed to Prosper Oaks LP, recorded in Instrument No. 2024-93986, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in Parvin Road (a public road) for the northeast corner of said 189.695-acre tract and the northeast corner of a called 91.001-acre tract of land described in a deed to Prosper Oaks LP, as recorded in Instrument No. 2021-120739, said Official Records, also being on the south line of Sutton Fields Phase 4A, recorded in Instrument No. 2023-294, Plat Records, Denton County, Texas;

THENCE North 08°18'40" East, along the northerly line of said 189.695-acre tract and said Parvin Road, a distance of 1,610.43 feet to the southeast corner of said Sutton Fields Phase 4A, same being the westernmost southwest corner of said 155.903-acre tract;

THENCE North 08°39'42" West, departing said northerly line, along the westerly line of said 155.903-acre tract, the westerly line of said Sutton Fields Phase 4A, the easterly line of a called 1,000-acre tract of land described in a deed to Dale & Vicki Travis, as recorded in Instrument No. 2019-53525, said Official Records, the easterly line of a called 1.398-acre tract of land described in a deed to Claude and Kathleen Adams, as recorded in Instrument No. 2011-87775, said Official Records, the easterly line of a called 0.366-acre tract of land described as Tract 2 in a deed to Michael Bohn and Lori Bohn, as recorded in Instrument No. 2020-19869, said Official Records, and continuing along said Parvin Road, a distance of 944.52 feet to the northwest corner of said 155.903-acre tract, common to the southwest corner of Sutton Fields Phase 3D, recorded in Instrument No. 2022-44, said Plat Records;

THENCE South 89°11'31" East, departing the easterly line of said Sutton Fields Phase 4A, and along the northerly line of said 155.903-acre tract, said 5.00-acre tract, said 5.3266-acre tract, and the southerly line of said Sutton Fields Phase 3D, and a called 109.926-acre tract of land described in a deed to Sutton Fields East, LLC, recorded in Instrument No. 2021-192973, said Official Records, a distance of 1,163.72 feet to the northernmost northeast corner of said 5.3266-acre tract;

THENCE South 89°13'09" East, continuing along the northerly line of said 155.903-acre tract, along the northerly line of said 5.00-acre tract, said 5.3266-acre tract, and the southerly line of said 109.926-acre tract, a distance of 740.89 feet to the northernmost northeast corner of said 5.3266-acre tract;

THENCE South 89°15'59" East, continuing along the northerly line of said 5.3266-acre tract and the southerly line of said 109.926-acre tract, a distance of 180.59 feet to a point at the beginning of a tangent curve to the left with a radius of 350.00 feet, a central angle of 33°10'08", and a chord bearing and distance of South 72°46'30" East, 198.92 feet;

THENCE in an easterly direction, continuing along the northerly line of said 155.903-acre tract and the southerly line of said 109.926-acre tract, with said tangent curve to the left, an arc distance of 201.70 feet to a point for corner;

THENCE South 89°17'04" East, continuing along said northerly line, and the southerly line of said 109.926-acre tract, a distance of 505.80 feet to a mag nail found for the southeast corner of said 109.926-acre tract, common to the southwest corner of a called 101.60-acre tract of land described in a deed to MM Celina Parvin 101, LLC, recorded in Instrument No. 2023-32350, said Official Records;

THENCE South 89°13'57" East, continuing along said northerly line, and along the southerly line of said 101.60-acre tract, a distance of 697.72 feet to an "X" cut in concrete found for the northeast corner of said 155.903-acre tract, common to the northernmost northwest corner of a called 48.323-acre tract of land described in a deed to VP Windsor Investments LLC, recorded in Instrument No. 2021-74160, said Official Records;

THENCE departing the southerly line of said 101.60-acre tract, and along the easterly line of said 155.903-acre tract and the west line of said 48.323-acre tract, Windsor Ranch Phase 4D, recorded in Instrument No. 2023-390, said Plat Records, Windsor Ranch Phase 7D&7H, recorded in Instrument No. 2022-232, said Plat Records, the following courses and distances:

- South 28°30'00" West, a distance of 111.84 feet to a point for corner;
- South 37°30'00" East, a distance of 160.31 feet to a point for corner;
- South 20°00'00" East, a distance of 146.57 feet to a point for corner;
- South 33°30'00" West, a distance of 125.24 feet to a point for corner;
- South 77°00'00" West, a distance of 163.96 feet to a point for corner;
- North 70°00'00" West, a distance of 159.08 feet to a point for corner;
- North 20°00'00" West, a distance of 145.13 feet to a point for corner;
- North 64°00'00" West, a distance of 105.82 feet to a point for corner;
- South 46°00'00" West, a distance of 137.91 feet to a point for corner;
- South 03°30'00" East, a distance of 88.33 feet to a point for corner;
- South 36°30'00" East, a distance of 126.60 feet to a point for corner;
- South 46°00'00" West, a distance of 143.43 feet to a point for corner;
- South 03°30'00" East, a distance of 96.44 feet to a point for corner;
- South 39°30'00" East, a distance of 67.58 feet to a point for corner;
- North 62°30'00" East, a distance of 89.32 feet to a point for corner;
- South 73°30'00" East, a distance of 61.35 feet to a point for corner;
- South 03°30'00" East, a distance of 80.35 feet to a point for corner;
- South 44°30'00" West, a distance of 98.69 feet to a point for corner;
- South 68°00'00" West, a distance of 162.38 feet to a point for corner;
- South 42°30'00" West, a distance of 146.51 feet to a point for corner;
- South 05°30'00" East, a distance of 79.52 feet to a point for corner;
- South 53°30'00" East, a distance of 96.87 feet to a point for corner;
- South 18°00'00" East, a distance of 161.60 feet to a point for corner;
- South 15°00'00" West, a distance of 172.18 feet to a point for corner;
- South 33°30'00" West, a distance of 286.52 feet to a point for corner;
- South 49°00'00" West, a distance of 92.68 feet to a point for corner;
- North 86°30'00" West, a distance of 86.67 feet to a point for corner;
- South 51°00'00" West, a distance of 46.11 feet to a point for corner;
- South 12°00'00" West, a distance of 183.60 feet to a point for corner;
- South 61°00'00" West, a distance of 125.65 feet to a point for corner;
- North 62°00'00" West, a distance of 117.81 feet to a point for corner;
- South 74°30'00" West, a distance of 83.62 feet to a point for corner;

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493526589797.
- According to Map No. 48121C0270G, 48121C0290G, 48121C0410G and 48121C0430G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (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.

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE							
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S28°30'00" W	111.84	L26	S33°30'00" W	286.52	L51	S62°25'00" W	74.71	L76	N41°16'31" W	44.92
L2	S37°30'00" E	160.31	L27	S49°00'00" W	92.68	L52	S63°16'30" W	46.88	L77	N79°16'21" W	46.36
L3	S20°00'00" E	146.57	L28	N86°30'00" W	86.67	L53	S60°27'30" W	36.25	L78	S61°42'16" W	42.39
L4	S33°30'00" W	125.24	L29	S51°00'00" W	46.11	L54	S59°53'21" W	29.79	L79	S00°00'15" E	45.45
L5	S77°00'00" W	163.96	L30	S12°00'00" W	183.60	L55	S56°31'23" W	28.94	L80	S21°42'40" E	44.11
L6	N70°00'00" W	159.08	L31	S61°00'00" W	125.65	L56	S53°53'37" W	60.89	L81	S33°02'14" E	45.17
L7	N20°00'00" W	145.13	L32	N62°00'00" W	117.81	L57	S50°17'02" W	31.83	L82	S46°40'29" E	44.26
L8	N40°00'00" W	105.82	L33	S74°30'00" W	83.62	L58	S46°18'29" W	31.30	L83	S31°27'40" W	38.89
L9	S46°00'00" W	137.91	L34	S32°30'00" W	99.40	L59	S44°23'27" W	33.07	L84	S13°15'46" W	44.03
L10	S03°30'00" E	88.33	L35	S03°00'00" W	103.89	L60	S40°37'06" W	32.29	L85	S28°26'42" W	49.23
L11	S36°30'00" E	126.60	L36	S78°39'26" W	51.34	L61	S78°39'26" W	42.01	L86	S24°34'46" W	57.69
L12	S46°00'00" W	143.43	L37	N78°30'00" E	112.64	L62	N88°40'00" W	41.63	L87	S32°19'05" W	44.83
L13	S03°30'00" E	96.44	L38	S83°30'00" E	109.64	L63	S71°30'22" W	47.58	L88	S45°22'04" W	49.31
L14	S39°30'00" E	67.58	L39	S20°30'00" E	123.94	L64	S39°08'53" W	42.46	L89	S15°04'50" W	44.34
L15	N82°30'00" E	89.32	L40	S37°00'00" W	84.31	L65	S21°42'51" W	42.39	L90	S12°20'13" W	47.05
L16	S73°30'00" E	61.35	L41	S75°30'00" W	201.74	L66	S27°16'51" W	36.07	L91	S51°32'28" E	47.72
L17	S03°30'00" E	80.35	L42	S44°30'00" W	137.72	L67	S35°37'20" W	35.68	L92	S55°22'11" E	46.41
L18	S44°30'00" W	98.69	L43	S86°30'00" W	242.05	L68	S32°14'30" W	37.49	L93	S49°57'31" E	45.99
L19	S68°00'00" W	162.38	L44	S62°30'00" W	215.47	L69	S25°12'19" W	85.30	L94	S55°16'13" E	45.45
L20	S42°30'00" W	146.51	L45	N89°00'00" W	124.44	L70	S46°44'43" W	42.18	L95	S49°03'34" E	25.79
L21	S05°30'00" E	79.52	L46	S77°30'00" W	146.53	L71	S71°49'19" W	42.89	L96	S23°24'33" E	45.63
L22	S53°30'00" E	96.87	L47	S33°00'00" W	105.98	L72	S87°47'15" W	47.42	L97	S10°19'26" W	47.19
L23	S18°00'00" E	161.60	L48	S23°30'00" E	103.84	L73	N78°43'04" W	45.72	L98	S25°15'31" W	48.85
L24	S20°00'00" W	148.19	L49	N00°13'47" E	40.46	L74	N57°26'44" W	44.71	L99	S21°39'38" W	44.51
L25	S15°00'00" W	172.18	L50	S41°38'20" W	25.71	L75	N47°14'00" W	45.17	L100	S28°24'12" W	26.50

**EXHIBIT A-2: BOUNDARY EXHIBIT
 ZONE-24-0022
 373.430 ACRES**

L. RUE SURVEY, ABSTRACT NO. 1110; H. RUE SURVEY, ABSTRACT NO. 1111; B. RUE SURVEY, ABSTRACT NO. 1113; P. R. RUE SURVEY, ABSTRACT NO. 1555; C. JACKSON SURVEY, ABSTRACT NO. 1546; F. WILKERSON SURVEY, ABSTRACT NO. 1411; J. MORTON SURVEY, ABSTRACT NO. 793; J. TEETER SURVEY, ABSTRACT 1262
 TOWN OF PROSPER, DENTON AND COLLIN COUNTY, TEXAS
 DATE PREPARED: 05/28/2025

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	GGL/SG	KHA	05/28/2025	068625036	1 OF 1

DEVELOPER:
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 Contact: Mike Boswell

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ENGINEER:
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 Contact: Casey Ross, P.E.