

**EXHIBIT A-1:WRITTEN METES AND BOUNDS  
ZONE-24-0022**

**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 155.903-acre tract of land described in a deed to Prosper Oaks LP, as recorded in Instrument No. 2021-187834, said Official Records, and all of a called 5.00-acre tract of land, described in a deed to Jo Lynn Carey Ninemire & 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, recorded in Instrument No. 2007-985, 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. 2024-93696, 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 northwest 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 Jaijanjanya Real Estate Services LLC, recorded in Instrument No. 2022-120979, 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 89°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 00°39'42" West, departing said northerly line, along the westerly line of said 155.903-acre tract, the easterly 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. 2011-67775, 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. 2020-19369, 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 56°15'56" East, continuing along the northerly line of said 5.3266-acre tract and the southerly line of said 109.926-acre tract, and along the northerly line of said 155.903-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°01'08", 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 Windsong 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, Windsong Ranch Phase 6D, recorded in Instrument No. 2023-390, said Plat Records, Windsong 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 82°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 20°00'00" West, a distance of 148.19 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;  
South 32°30'00" West, a distance of 99.40 feet to a point for corner;  
South 03°00'00" West, a distance of 103.89 feet to a point for corner;  
South 46°00'00" East, a distance of 51.34 feet to a point for corner;  
North 78°30'00" East, a distance of 112.64 feet to a point for corner;  
South 83°30'00" East, a distance of 109.64 feet to a point for corner;  
South 20°30'00" East, a distance of 123.94 feet to a point for corner;  
South 37°00'00" West, a distance of 84.31 feet to a point for corner;  
South 75°30'00" West, a distance of 201.74 feet to a point for corner;  
South 44°30'00" West, a distance of 137.72 feet to a point for corner;  
South 86°30'00" West, a distance of 242.05 feet to a point for corner;  
South 62°30'00" West, a distance of 215.47 feet to a point for corner;  
North 89°00'00" West, a distance of 124.44 feet to a point for corner;  
South 77°30'00" West, a distance of 146.53 feet to a point for corner;  
South 33°00'00" West, a distance of 105.98 feet to a point for corner;

South 23°30'00" East, a distance of 103.84 feet to the southeast corner of said 155.903 acre tract, being on the northerly line of called Tract 2, described In a deed to VP Windsong Operations LLC, recorded in Instrument No. 2018-142926, said Official Records;

**THENCE** South 88°59'25" West, departing the westerly line of said Windsong Ranch Phase 7D&7H, along the southerly line of said 155.903 acre tract and the northerly line of said Tract 2, a distance of 713.52 feet to the southerly southwest corner of said 155.903 acre tract, common to an ell corner of said Tract 2, from which, a 1/2 inch iron rod (bent) found for witness bears South 32°24' East, 3.95 feet;

**THENCE** North 00°13'47" East, along the westerly line of said 155.903 acre tract and the easterly line of said Tract 2, a distance of 40.46 feet to the northernmost southeast corner of aforesaid 17.070 acre tract;

**THENCE** departing the westerly line of said 155.903 acre tract and the easterly line of said Tract 2, and along the easterly line of said 17.070 acre tract, the following courses and distances:

South 41°38'20" West, a distance of 25.71 feet to a point for corner;  
South 62°22'50" West, a distance of 74.71 feet to a point for corner;  
South 63°16'30" West, a distance of 46.88 feet to a point for corner;  
South 60°27'30" West, a distance of 36.25 feet to a point for corner;  
South 59°53'21" West, a distance of 29.79 feet to a point for corner;  
South 56°31'23" West, a distance of 28.94 feet to a point for corner;  
South 53°35'37" West, a distance of 60.89 feet to a point for corner;  
South 50°17'02" West, a distance of 31.83 feet to a point for corner;  
South 46°18'29" West, a distance of 31.30 feet to a point for corner;  
South 44°23'27" West, a distance of 33.07 feet to a point for corner;  
South 40°37'06" West, a distance of 32.29 feet to a point for corner;  
South 78°39'26" West, a distance of 42.01 feet to a point for corner;  
North 68°40'40" West, a distance of 41.63 feet to a point for corner;  
South 71°30'22" West, a distance of 47.59 feet to a point for corner;  
South 39°08'53" West, a distance of 42.46 feet to a point for corner;  
South 21°42'51" West, a distance of 42.39 feet to a point for corner;  
South 27°16'51" West, a distance of 36.07 feet to a point for corner;  
South 35°37'20" West, a distance of 35.68 feet to a point for corner;  
South 32°14'30" West, a distance of 37.49 feet to a point for corner;  
South 25°12'19" West, a distance of 85.30 feet to a point for corner;  
South 46°44'43" West, a distance of 42.18 feet to a point for corner;  
South 71°49'19" West, a distance of 42.89 feet to a point for corner;  
South 87°47'15" West, a distance of 47.42 feet to a point for corner;  
North 78°43'04" West, a distance of 45.72 feet to a point for corner;

North 57°26'44" West, a distance of 44.71 feet to a point for corner;  
North 47°21'40" West, a distance of 45.17 feet to a point for corner;  
North 41°16'31" West, a distance of 44.92 feet to a point for corner;  
North 79°16'21" West, a distance of 46.36 feet to a point for corner;  
South 61°42'18" West, a distance of 42.39 feet to a point for corner;  
South 00°00'15" East, a distance of 45.45 feet to a point for corner;  
South 21°42'40" East, a distance of 44.11 feet to a point for corner;  
South 33°02'14" East, a distance of 45.17 feet to a point for corner;  
South 46°40'29" East, a distance of 44.26 feet to a point for corner;  
South 31°27'40" East, a distance of 38.89 feet to a point for corner;  
South 13°15'46" West, a distance of 44.03 feet to a point for corner;  
South 26°26'42" West, a distance of 49.23 feet to a point for corner;  
South 24°34'46" West, a distance of 57.69 feet to a point for corner;  
South 32°19'05" West, a distance of 44.83 feet to a point for corner;  
South 45°22'04" West, a distance of 49.31 feet to a point for corner;  
South 15°04'50" West, a distance of 44.34 feet to a point for corner;  
South 12°20'13" West, a distance of 47.05 feet to a point for corner;  
South 51°32'28" East, a distance of 47.72 feet to a point for corner;  
South 55°22'11" East, a distance of 46.41 feet to a point for corner;  
South 49°57'31" East, a distance of 45.99 feet to a point for corner;  
South 55°16'13" East, a distance of 45.45 feet to a point for corner;  
South 49°03'34" East, a distance of 25.79 feet to a point for corner;  
South 23°24'33" East, a distance of 45.63 feet to a point for corner;  
South 10°19'26" West, a distance of 47.19 feet to a point for corner;  
South 25°15'31" West, a distance of 48.85 feet to a point for corner;  
South 21°39'38" West, a distance of 44.51 feet to a point for corner;

South 28°24'12" West, a distance of 26.50 feet to a point for corner;

South 55°15'13" West, a distance of 49.81 feet to a point for corner;

South 75°22'27" West, a distance of 44.43 feet to a point for corner;

South 69°07'42" West, a distance of 44.61 feet to a point for corner;

South 49°23'46" West, a distance of 41.71 feet to a point for corner;

South 06°59'20" East, a distance of 46.31 feet to a point for corner;

South 35°52'00" East, a distance of 46.30 feet to a point for corner;

South 32°07'08" East, a distance of 49.72 feet to a point for corner;

South 14°51'13" East, a distance of 44.18 feet to a point for corner;

South 28°25'05" West, a distance of 42.52 feet to a point for corner;

South 67°49'28" West, a distance of 46.70 feet to a point for corner;

South 79°32'24" West, a distance of 40.33 feet to a point for corner;

South 81°36'49" West, a distance of 49.95 feet to a point for corner;

South 78°01'15" West, a distance of 36.49 feet to a point for corner;

South 05°35'28" East, a distance of 47.80 feet to the southernmost southeast corner of said 17.070 acre tract, being on the westerly line of said Tract 2 and the easterly line of aforesaid 189.695 acre tract;

**THENCE** North 85°37'47" East, along the westerly line of said Tract 2 and the easterly line of said 189.695 acre tract, a distance of 193.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Tract 2, common to a northeast corner of said 189.695 acre tract;

**THENCE** South 03°33'27" East, continuing along the westerly line of said Tract 2 and the easterly line of said 189.695 acre tract, a distance of 516.01 feet to the northerly southeast corner of said 189.695 acre tract, common to the north corner of a called 1.84-acre tract of land described in a certified copy of probate to Walter C. Fain, recorded in Document No. 2004-95008, said Official Records;

**THENCE** South 40°46'41" West, departing said westerly line, and along the northwesterly line of said 1.84-acre tract, same being the southeasterly line of said 189.695-acre tract, a distance of 552.59 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the southerly southeast corner of said 189.695-acre tract, common to the southwest corner of said 1.84-acre tract, also being on the northerly line of a called 23.507 acre tract of land described as Tract 3 in a deed to Town of Prosper, as recorded in Instrument No. 2022-69025, said Official Records;

**THENCE** South 89°21'41" West, along the northerly line of said Tract 3, and the southerly line of said 189.695-acre tract, a distance of 1,002.42 feet to a 1/2 inch iron rod found for the northwest corner of said Tract 3 and the easternmost northeast corner of the Middle School #9 Addition, recorded in Instrument No. 2023-375, said Plat Records;

**THENCE** South 89°18'00" West, continuing along said southerly line, and along the northerly line of said Middle School #9 Addition, a distance of 363.44 feet to the southwest corner of said 189.695-acre tract, common to an ell corner of said Middle School #9 Addition;

**THENCE** along the westerly line of said 189.695-acre tract, and the easterly line of said Middle School addition, and a called Tract 1 and a called Tract 2, described in a deed to VEE Prosper Oaks, LLC, recorded in Instrument No. 2022-53773, said Official Records, and the aforesaid 91.001-acre tract, the following courses and distances:

North 00°12'17" East, a distance of 978.51 feet to an ell corner of said Tract 2, common to the southernmost northwest corner of said 189.695-acre tract, from which, a 5/8 inch iron rod found for witness bears North 11°17' West, 1.16 feet;

North 89°06'26" East, a distance of 471.46 feet to a 4 inch metal post found for an ell corner of said 189.695-acre tract, from which, a 1/2 inch iron rod found for witness bears North 02°24' East, 1.67 feet;

North 00°29'54" West, a distance of 720.64 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 2, common to the southeast corner of said Tract 1;

North 00°32'01" West, a distance of 486.46 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1, common to the southeast corner of said 91.001-acre tract;

North 00°32'30" West, a distance of 2,726.37 feet to the **POINT OF BEGINNING** and containing 16,266,607 square feet or 373.430 acres of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

  
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