

LOCATION MAP
NOT TO SCALE

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.

Legend

R.P.R.D.C.T. = Real Property Records of Denton County, Texas
P.R.D.C.T. = Plat Records of Denton County, Texas
ROW = Right-of-Way
O.P.R.C.T. = Official Public Records of Collin County, Texas
L.R.C.C.T. = Land Records of Collin County, Texas
D.R.C.C.T. = Deed Records of Collin County, Texas
F.L.U.P. = Future Land Use Plan

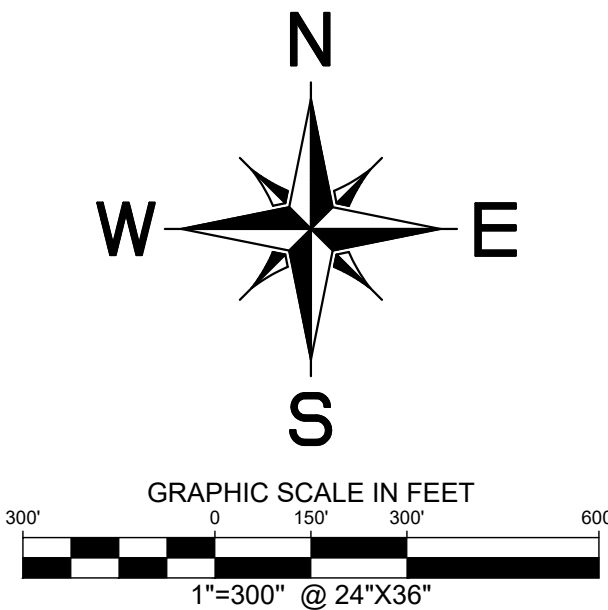


EXHIBIT "A"
FOR ZONING CASE NO. Z21-0004
GATES OF PROSPER
BEING 621.07 ACRES OUT OF THE
COLLIN COUNTY SCHOOL SURVEY, ABSTRACT NO. 147
B. RENISON SURVEY, ABSTRACT NO. 755
J. YARNALL SURVEY ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Kimley»Horn

260 East Davis Street, Suite 100 McKinney, Texas 75069	FIRM # 10115500	Tel. No. (469)-201-2590
Scale 1" = 300'	Drawn by RAB	Checked by RAK
Date Feb 2021	Project No. 068109030	Sheet No. 1 OF 2

Applicant:
Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, TX 75069
Ph. 469-301-2590
Contact : Joe Riccardi

Owner:
380 & 289 LP
1 Cowboys Way
Frisco, TX 75034
Ph. 972-497-4367

Owner:
183 Land Corporation, Inc.
1 Cowboys Way
Frisco, TX 75034
Ph. 972-497-4367

Property ID	Owner	Volume	Page	Doc. No.	Existing Zoning	Existing Land Use	Future Land Use
1	COSERV PROPERTY HOLDINGS LLC			20140812000856950	DTC	INDUSTRIAL	OLD TOWN CORE DISTRICT
2	PROSPER EDC			20181030001348020	SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
3	PROSPER EDC				SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
4	PROSPER EDC				SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
5	RUTILIO & YOLANDA AGUILAR	5236	4438		SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
6	PROSPER EDC			20180504000548560	SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
7	TOWN OF PROSPER			20170616000784290	SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
8	TOWN OF PROSPER			20190119010003140	SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
9	TOWN OF PROSPER			20170421000509890	SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
10	RODOLFO SOTO			20151218001578610	SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
11	ABE & TOMOKO MANSOORI			20121211001574800	SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
12	DARIL R NIX REVOCABLE LVG TRUST	94-	0014368		SF-15	RESIDENTIAL	TOWN CENTER
13	FRANCISCO IBARRA	5848	4553		SF-15	RESIDENTIAL	TOWN CENTER
14	SAYDA HERNANDEZ	5982	2009		SF-15	RESIDENTIAL	TOWN CENTER
15	JOSE & ISIDRA GRANADOS	97-	0003293		SF-15	RESIDENTIAL	TOWN CENTER
16	JOSE & ISIDRA GRANADOS	97-	0003293		SF-15	RESIDENTIAL	TOWN CENTER
17	JOSE & MARIA E. GONZALEZ JOSE	1395	0333		SF-15	RESIDENTIAL	TOWN CENTER
18	FLAVIO IBARRA LOZANO	99-0132985	4531-2501		SF-15	RESIDENTIAL	TOWN CENTER
19	SAYDA HERNANDEZ			20070509000626600	SF-15	RESIDENTIAL	TOWN CENTER
20	BLUE STAR LAND LP			20140411000350200	SF-15	RESIDENTIAL	TOWN CENTER
21	SHRADER SANDRA OMOHUNDRO			20170925001280500	SF-15	RESIDENTIAL	TOWN CENTER
22	183 LAND CORPORATION INC	97-	0005168		SF-15	RESIDENTIAL	TOWN CENTER
23	FIRST PRESBYTERIAN CHURCH	14700102			SF-15	Church	TOWN CENTER
24	PRESBYTERIAN CHURCH				SF-15	Church	TOWN CENTER
25	VISION AND STRUCTURE LLC			20200903001480220	DTO	RESIDENTIAL	TOWN CENTER
26	BLISS PET RESORT LLC			20151230001621710	C	COMMERCIAL	TOWN CENTER
27	HOLLMAN HOLDING LLC			20190830001065010	SF-15	RESIDENTIAL	TOWN CENTER
28	MONTE & BARBARA KAUFFMAN	2904	892		SF-15	RESIDENTIAL	TOWN CENTER
29	FIRST BAPTIST CHURCH PROSPER	01-0130186	5023-3304		DTO	CHURCH	TOWN CENTER
30	ERNEST MAHARD, JR.				DTO	COMMERCIAL	TOWN CENTER
31	MAHARD EGG FARM INC				DTO	COMMERCIAL	TOWN CENTER
32	TOWN OF PROSPER			20070709000937360	RETAIL	COMMERCIAL	TOWN CENTER
33	GRIFFIN 4 HOLDINGS LLC			20170803001030760	DTO	RESIDENTIAL	TOWN CENTER
34	BLUE MONKEY PROPERTIES LLC			20171213001647850	SF15	RESIDENTIAL	TOWN CENTER

EXHIBIT A
LEGAL DESCRIPTION
621.07 ACRES

BEING of a tract of land out of the ED BRADLEY SURVEY, Abstract No. 86, the COLLIN COUNTY SCHOOL LAND SURVEY, Abstract No. 147, the B. RENISON SURVEY, Abstract No. 755 and the JOHN YARNELL SURVEY, Abstract No. 1038, in the Town of Prosper, Collin County, Texas, being all of the 16.496 acre Tract Five, all of the 125.92 acre Tract Six, being all of the 123.85 acre Tract Seven, all of the 10.068 acre Tract Eight, all of the 27.672 acre Tract Nine, all of the 99.96 acre Tract Ten recorded in Collin County Clerk's File No. 97-0005168 of the Land Records of Collin County, Texas and being part of the 157.13 acre tract of land described in deed to Blue Star Allen Land, L.P., recorded in Volume 6074, Page 2102 of the Deed Records of Collin County, Texas, being all of the 0.38 acre tract of land described in deed to Blue Star Land, Ltd. recorded in Document No. 20100809000819450 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

BEGINNING at a point for the intersection of the centerline of U.S. Highway 380 (variable width ROW) and the centerline of the Burlington Northern Railroad (100' ROW at this point);

THENCE with said centerline of the Burlington Northern Railroad, North 11°23'13" East, a distance of 2716.96 feet to a point for corner;

THENCE leaving the centerline of the Burlington Northern Railroad, the following courses and distances two wit:
South 89°15'40" West, a distance of 123.47 feet to a point for corner;
North 00°57'41" West, a distance of 2704.85 feet to a point in the centerline of First Street;

THENCE with the centerline of First Street, the following courses and distances to wit:
North 89°3'706" East, a distance of 509.94 feet to a point for corner;
South 88°07'09" East, a distance of 202.29 feet to a point for corner;
North 89°38'54" East, a distance of 454.43 feet to a point for corner;

THENCE leaving said centerline, the following courses and distances to wit:
South 00°45'07" West, a distance of 313.06 feet to a point for corner;
North 89°29'33" East, a distance of 481.12 feet to a point for corner;
North 00°21'57" West, a distance of 311.69 feet to a point for corner in the centerline of said First Street;

THENCE with the centerline of First Street, North 89°38'54" East, a distance of 377.25 feet to a point for corner;

THENCE leaving said centerline, the following courses and distances to wit:
South 00°08'52" East, a distance of 314.43 feet to a point for corner;
North 89°49'10" East, a distance of 189.92 feet to a point for corner;
North 00°09'58" West, a distance of 104.29 feet to a point for corner;
North 89°41'07" East, a distance of 455.63 feet to a point for corner in the centerline of Coleman Street;

THENCE with the centerline of said Coleman Street, South 00°05'32" East, a distance of 177.82 feet to a point for corner;

THENCE leaving said centerline, the following courses and distances to wit:
South 89°58'58" East, a distance of 257.38 feet to a point for corner;
North 02°09'39" East, a distance of 71.99 feet to a point for corner;
North 89°18'22" East, a distance of 555.18 feet to a point for corner;
South 00°58'50" East, a distance of 673.52 feet to a point for corner;
South 76°42'56" East, a distance of 185.47 feet to a point for corner;
South 76°51'24" East, a distance of 321.53 feet to a point for corner;
South 89°06'24" East, a distance of 1107.37 feet to a point for corner in the centerline of Craig Road;

THENCE with the centerline of said Craig Road, North 00°04'32" East, a distance of 842.40 feet to a point for corner;

THENCE leaving said centerline, the following courses and distances to wit:
North 89°30'30" East, a distance of 205.11 feet to a point for corner;
North 00°05'59" West, a distance of 299.98 feet to a point for corner in the centerline of said First Street;

THENCE with the centerline of First Street, North 89°31'34" East, a distance of 1084.95 feet to a point for corner;

THENCE leaving the centerline of said First Street, the following courses and distances to wit:
South 01°02'13" East, a distance of 1546.12 feet to a point for corner;
South 89°20'50" West, a distance of 899.18 feet to a point for corner;
South 32°50'09" West, a distance of 339.04 feet to a point for corner;
North 54°21'33" West, a distance of 401.98 feet to a point for corner in the east right-of-way line of Preston Road (State Highway 289 - variable width ROW);
THENCE with said east right-of-way line, South 33°37'47" West, a distance of 423.21 feet to a point for corner;

THENCE leaving said east right-of-way line, the following courses and distances to wit:
South 54°19'15" East, a distance of 408.23 feet to a point for corner;
South 00°03'08" East, a distance of 3183.53 feet to a point for corner in the centerline of said U.S. Highway 380;

THENCE with said centerline, the following courses and distances to wit:
South 89°12'47" West, a distance of 2794.95 feet to a point for corner;
South 89°46'43" West, a distance of 2671.91 feet to the **POINT OF BEGINNING** and containing 621.07 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT "A"
FOR ZONING CASE NO. Z21-0004
GATES OF PROSPER
BEING 621.07 ACRES OUT OF THE
COLLIN COUNTY SCHOOL SURVEY, ABSTRACT NO. 147
B. RENISON SURVEY, ABSTRACT NO. 755
J. YARNALL SURVEY ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

BEING a tract of land situated in the Collin County School Land No. 12 Survey, Abstract No.147, the Ben Renison Survey, Abstract No. 755, and the John Yarnell Survey, Abstract No. 1038, the Town of Prosper, Collin County, Texas and being a portion of Block B, Lot 1 and Lot 2 of the Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the Conveyance Plat recorded in Volume 2020, Page 807 of the Plat Records of said county, same being a part of Tract 2, a called 4.448 acres tract described in a Warranty Deed to GOP #2 LLC, as recorded in Instrument No. 20190605000641620 of the Official Public Records of said county, a part of a called 157.1346 acres tract described in a Deed to 289 (Preston) & 380, L.P., as recorded in 20121221001629970 and 20121221001629970 of said Official Public Records, a part of Tract Seven, a called 123.850 acres tract described in Deed to 289 (Preston) & 380 L.P., as recorded in Instrument No. 20190118000061180 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for the southerly, southeast corner of said Block b, Lot 2, same being at the intersection of the northwesterly right-of-way line of State Highway 289 (Preston Road) (variable width Right-of-way) with the northerly right-of-way line of University Drive (U. S. Highway 380) (variable width Right-of-way);

THENCE along the northerly right-of-way line of said University Drive (U. S. Highway 380) and the southerly line of said Lot 2, the following courses and distances:

South 89°12'09" West, a distance of 792.64 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set;

South 84°43'41" West, a distance of 92.74 feet to a 1/2 inch iron rod found for corner;

North 89°50'14" West, a distance of 430.49 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 87°55'41" West, a distance of 42.02 feet to a point for corner;

THENCE North 00°00'00" East, departing the northerly right-of-way line of said University Drive (U. S. Highway 380), the southerly line of said Lot 2, crossing said Lot 2, a distance of 923.23 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 4°02'38", a radius of 850.00 feet, a chord bearing and distance of South 87°58'21" East, 59.96 feet;

THENCE in an easterly direction, continuing across said Lot 2, with said curve to the left, an arc distance of 59.99 feet to a point for corner;

THENCE North 90°00'00" East, continuing across said Lot 2, a distance of 747.44 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 650.00 feet, a chord bearing and distance of North 45°00'00" East, 919.24 feet;

THENCE in a northeasterly direction, continuing across said Lot 2, with said curve to the left, an arc distance of 1021.02 feet to a point for corner;

THENCE South 00°00'00" East, continuing across said Lot 2, a distance of 301.08 feet to a point for corner;

THENCE North 90°00'00" East, continuing across said Lot 2, passing the common line of said Lot 2 and aforesaid Block b, Lot 1, continuing across said Lot 1, a distance of 927.55 feet to a point for corner;

THENCE South 52°50'32" East, continuing across said Lot 1, a distance of 25.77 feet to a point for corner on the southeasterly line of said Lot 1 and the northwesterly right-of-way line of aforesaid State Highway 289 (Preston Road);

THENCE along the northwesterly right-of-way line of said U. S. Highway 289 (Preston Road), the southeasterly line of said Lot 1 and the southeasterly line of aforesaid Lot 2, the following courses and distances:

South 37°09'28" West, a distance of 358.47 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set;

South 44°07'24" West, a distance of 418.54 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 60°08'40" West, a distance of 32.61 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 16°37'20" West, a distance of 93.29 feet to a 5/8 inch iron rod found for corner;

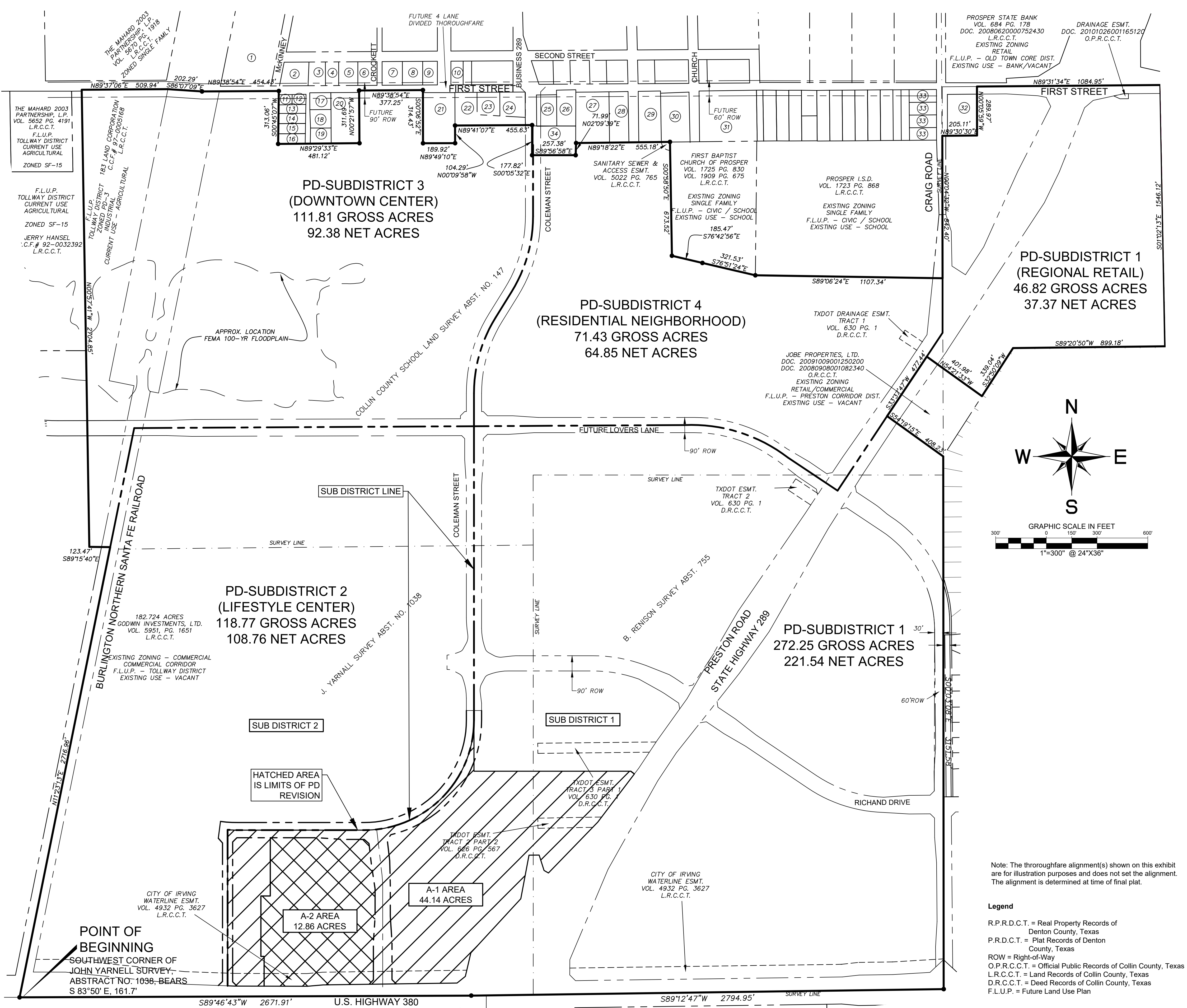
South 89°43'04" West, passing at a distance of 30.16 feet, a 1/2 inch iron rod found for the most westerly southwest corner of the aforementioned Tract Seven, continuing a total distance of 59.48 feet to a 5/8 inch iron rod found;

South 10°42'09" West, a distance of 261.71 feet to a TxDot aluminum disk found for corner;

South 42°38'30" West, a distance of 436.76 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set;

South 13°02'09" West, a distance of 142.64 feet to a TxDot aluminum disk found for corner;

South 51°12'09" West, a distance of 62.97 feet to the POINT OF BEGINNING and containing 44.137 acres (1,922,620 square feet) of land, more or less.



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.

Legend

R.P.R.D.C.T. = Real Property Records of Denton County, Texas
P.R.D.C.T. = Plat Records of Denton County, Texas
ROW = Right-of-Way
O.P.R.C.C.T. = Official Public Records of Collin County, Texas
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F.L.U.P. = Future Land Use Plan

EXHIBIT "A-1"
FOR ZONING CASE NO. Z21-0004
GATES OF PROSPER
BEING 44.14 ACRES OUT OF THE
COLLIN COUNTY SCHOOL SURVEY, ABSTRACT NO. 147
B. RENISON SURVEY, ABSTRACT NO. 755
J. YARNALL SURVEY ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Applicant:
Kimley-Horn and Associates, Inc.
260 East Davis St, Suite 100
McKinney, TX 75069
Ph. 469-301-2580
Contact : Joe Riccardi

Owner:
380 & 289 LP
1 Cowboys Way
Frisco, TX 75034
Ph. 972-497-4367

Owner:
163 Land Corporation, Inc.
1 Cowboys Way
Frisco, TX 75034
Ph. 972-497-4367

Kimley»Horn

260 EAST DAVIS ST, SUITE 100
McKinney, Texas 75069

FIRM # 10115500

Tel. No. (469)-301-2580

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	RAB	RAK	Feb 2021	068109030	1 OF 2

Property ID	Owner	Volume	Page	Doc. No.	Existing Zoning	Existing Land Use	Future Land Use
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2	PROSPER EDC			20181030001348020	SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
3	PROSPER EDC				SF-15	RESIDENTIAL	OLD TOWN CORE DISTRICT
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18	FLAVIO IBARRA LOZANO	99-0132985	4531-2501		SF-15	RESIDENTIAL	TOWN CENTER
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23	FIRST PRESBYTERIAN CHURCH	14700102			SF-15	Church	TOWN CENTER
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27	HOLLMAN HOLDING LLC			20190830001065010	SF-15	RESIDENTIAL	TOWN CENTER
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30	ERNEST MAHARD, JR.				DTO	COMMERCIAL	TOWN CENTER
31	MAHARD EGG FARM INC				DTO	COMMERCIAL	TOWN CENTER
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BEGINNING at a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for the southerly, southeast corner of said Block b, Lot 2, same being at the intersection of the northwesterly right-of-way line of State Highway 289 (Preston Road) (variable width Right-of-way) with the northerly right-of-way line of University Drive (U. S. Highway 380) (variable width Right-of-way);

THENCE along the northerly right-of-way line of said University Drive (U. S. Highway 380) and the southerly line of said Lot 2, the following courses and distances:

South 89°12'09" West, a distance of 792.64 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set;

South 84°43'41" West, a distance of 92.74 feet to a 1/2 inch iron rod found for corner;

North 89°50'14" West, a distance of 430.49 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 87°55'41" West, a distance of 42.02 feet to a point for corner;

THENCE North 00°00'00" East, departing the northerly right-of-way line of said University Drive (U. S. Highway 380), the southerly line of said Lot 2, crossing said Lot 2, a distance of 923.23 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 4°02'38", a radius of 850.00 feet, a chord bearing and distance of South 87°58'41" East, 59.98 feet;

THENCE in an easterly direction, continuing across said Lot 2, with said curve to the left, an arc distance of 59.99 feet to a point for corner;

THENCE North 90°00'00" East, continuing across said Lot 2, a distance of 747.44 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 650.00 feet, a chord bearing and distance of North 45°00'00" East, 919.24 feet;

THENCE in a northeasterly direction, continuing across said Lot 2, with said curve to the left, an arc distance of 1021.02 feet to a point for corner;

THENCE South 00°00'00" East, continuing across said Lot 2, a distance of 301.08 feet to a point for corner;

THENCE North 90°00'00" East, continuing across said Lot 2, passing the common line of said Lot 2 and aforesaid Block b, Lot 1, continuing across said Lot 1, a distance of 927.55 feet to a point for corner;

THENCE South 52°50'32" East, continuing across said Lot 1, a distance of 25.77 feet to a point for corner on the southeasterly line of said Lot 1 and the northwesterly right-of-way line of aforesaid State Highway 289 (Preston Road);

THENCE along the northwesterly right-of-way line of said U. S. Highway 289 (Preston Road), the southeasterly line of said Lot 1 and the southeasterly line of aforesaid Lot 2, the following courses and distances:

South 37°09'28" West, a distance of 358.47 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set;

South 44°07'24" West, a distance of 418.54 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 60°08'40" West, a distance of 32.61 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 16°37'20" West, a distance of 93.29 feet to a 5/8 inch iron rod found for corner;

South 89°43'04" West, passing at a distance of 30.16 feet, a 1/2 inch iron rod found for the most westerly southwest corner of the aforementioned Tract Seven, continuing a total distance of 59.48 feet to a 5/8 inch iron rod found;

South 10°42'09" West, a distance of 261.71 feet to a TxDot aluminum disk found for corner;

South 42°38'30" West, a distance of 436.76 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set;

South 13°02'09" West, a distance of 142.64 feet to a TxDot aluminum disk found for corner;

South 51°12'09" West, a distance of 62.97 feet to the **POINT OF BEGINNING** and containing 44.137 acres (1,922,620 square feet) of land, more or less.

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