

4. The thoroughfare alignment shown on this exhibit is for illustration purposes and does not

5. Requested for a proposed Planned Development (Prosper Oaks, ZONE-24-0022) for Single

set the alignment. The alignment is determined at the time of Final Plat.

Family Residential with 55 ft, 65 ft, and 75 ft. wide lots.

6. Gross Area: 191.7Acres

Net Area: 178.1 Acres

Net Density: ±2.8 units/acre

S35°37'35"W 35.68'

S32°14'45"W 37.49'

S25°12'34"W 85.30'

.22 S46°44'58"W 42.18'

L23 | S71°49'34"W | 42.89' |

E:2462354.86

CALLED TRACT 3

23.507 ACRES

TOWN OF PROSPER

INST. NO. 2022-69025

EXISTING ZONING: PD-40

REMAINDER CALLED TRACT 2

217.596 ACRES

INST. NO. 2018-142926,

EXISTING LAND USE:

RESIDENTIAL

FUTURE LAND USE:

MEDIUM DENSITY

RESIDENTIAL

O.R.D.C.T.

WINDSONG OPERATIONS LLC

E:2460989.22

LOT 1 BLOCK A

LOTS 1-5, BLOCK A

INST. NO. 2023-375,

O.P.R.D.C.T.

EXISTING ZONING:

EXISTING LAND USE:

NON-RESIDENTIAL

IDDLE SCHOOL #9 ADDITION

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 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 a portion 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 a portion 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 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 point 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 Jaianjaneya 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,

THENCE North 89°18'40" East, along the northerly line of said 189.695-acre tract, a distance of 911.02 feet to a point for corner;

THENCE departing said northerly line and crossing said 189.695-acre tract and said 155.903-acre

South 23°39'44" East, a distance of 588.25 feet to a point for corner;

South 59°52'20" East, a distance of 1,016.72 feet to a point for corner;

South 30°44'18" East, a distance of 1,544.90 feet to being on the southerly line of said 155.903-acre tract and 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;

line of said Tract 2, a distance of 611.51 feet to the southerly southwest corner of said 155.903 acre tract, common to an ell corner of said Tract 2;

THENCE North 00°10'32" East, along the westerly line of said 155.903 acre tract and the easterly line of said Tract 2, a distance of 40.89 feet to the northernmost southeast corner of aforesaid 17.070 acre

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°38'35" West, a distance of 25.32 feet to a point for corner; South 62°23'05" West, a distance of 74.71 feet to a point for corner;

South 63°16'45" West, a distance of 46.88 feet to a point for corner; South 60°27'45" West, a distance of 36.25 feet to a point for corner;

South 56°31'38" West, a distance of 28.94 feet to a point for corner;

South 50°17'17" West, a distance of 31.83 feet to a point for corner;

South 46°18'44" West, a distance of 31.30 feet to a point for corner;

South 44°23'42" West, a distance of 33.07 feet to a point for corner;

South 40°37'21" West, a distance of 32.29 feet to a point for corner;

South 78°39'41" West, a distance of 42.01 feet to a point for corner;

South 71°30'37" West, a distance of 47.59 feet to a point for corner;

South 39°09'08" West, a distance of 42.46 feet to a point for corner;

South 21°43'06" West, a distance of 42.39 feet to a point for corner:

South 27°17'06" West, a distance of 36.07 feet to a point for corner; South 35°37'35" West, a distance of 35.68 feet to a point for corner;

South 32°14'45" West, a distance of 37.49 feet to a point for corner;

South 46°44'58" West, a distance of 42.18 feet to a point for corner;

South 71°49'34" West, a distance of 42.89 feet to a point for corner:

South 87°47'30" West, a distance of 47.42 feet to a point for corner;

North 78°42'49" West, a distance of 45.72 feet to a point for corner;

North 57°26'29" West, a distance of 44.71 feet to a point for corner;

North 47°21'25" West, a distance of 45.17 feet to a point for corner;

North 41°16'16" West, a distance of 44.92 feet to a point for corner;

South 61°42'33" West, a distance of 42.39 feet to a point for corner;

South 00°00'00" East, a distance of 45.45 feet to a point for corner;

South 21°42'25" East, a distance of 44.11 feet to a point for corner;

South 33°01'59" East, a distance of 45.17 feet to a point for corner;

South 46°40'14" East, a distance of 44.26 feet to a point for corner;

South 31°27'25" East, a distance of 38.89 feet to a point for corner; South 13°16'01" West, a distance of 44.03 feet to a point for corner;

South 26°26'57" West, a distance of 49.23 feet to a point for corner;

South 24°35'01" West, a distance of 57.69 feet to a point for corner:

South 32°19'20" West, a distance of 44.83 feet to a point for corner;

South 15°05'05" West, a distance of 44.34 feet to a point for corner;

SYLVIANA GUNAWAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6461 6160 WARREN PKWY.. SUITE 210 FRISCO, TEXAS 75034 PH. 972-335-3580

sylviana.gunawan@kimley-horn.com

L65 | S78°01'30"W | 36.45'

L66 S05°35'13"E 47.57'

L67 N85°47'35"E 194.03'

S12°20'28"W 47.05'

S51°32'13"E | 47.72'

S55°21'56"E 46.41'

S49°57'16"E 45.99'

L46 S55°15'58"E 45.45'



Project No. <u>Drawn by</u> GGL 1" = 300' KHA 06/30/2025 068625036 DEVELOPER: Toll Southwest, LLC. 2555 SW Grapevine Parkway Grapevine, TX 76051 Ph: (817) 329-7973 contact: Mike Boswell OWNER Prosper Oaks LP **ENGINEER:** 9111 Cypress Waters Blvd Kimley-Horn and Associates, Inc. Suite 140 6160 Warren Parkway, Suite 210 Coppell, Texas 75019 Frisco, Texas 75034 Ph: (937)-219-4987 Ph: 972.335.3580 Contact: Casey Ross, P.E. Contact: Vijay Borra

South 12°20'28" West, a distance of 47.05 feet to a point for corner; South 51°32'13" East, a distance of 47.72 feet to a point for corner; South 55°21'56" East, a distance of 46.41 feet to a point for corner; South 49°57'16" East, a distance of 45.99 feet to a point for corner; South 55°15'58" East, a distance of 45.45 feet to a point for corner; South 49°03'19" East, a distance of 25.79 feet to a point for corner; South 23°24'18" East, a distance of 45.63 feet to a point for corner; South 10°19'41" West, a distance of 47.19 feet to a point for corner; South 25°15'46" West, a distance of 48.85 feet to a point for corner; South 21°39'53" West, a distance of 44.51 feet to a point for corner; South 28°24'27" West, a distance of 26.50 feet to a point for corner; South 55°15'28" West, a distance of 49.81 feet to a point for corner; South 75°22'42" West, a distance of 44.43 feet to a point for corner; South 69°07'57" West, a distance of 44.61 feet to a point for corner; South 49°24'01" West, a distance of 41.71 feet to a point for corner; South 06°59'05" East, a distance of 46.31 feet to a point for corner; South 35°51'45" East, a distance of 46.30 feet to a point for corner; South 32°06'53" East, a distance of 49.72 feet to a point for corner; South 14°50'58" East, a distance of 44.18 feet to a point for corner; South 28°25'20" West, a distance of 42.52 feet to a point for corner; South 67°49'43" West, a distance of 46.70 feet to a point for corner; South 79°32'39" West, a distance of 40.33 feet to a point for corner; South 81°37'04" West, a distance of 49.99 feet to a point for corner; South 78°01'30" West, a distance of 36.45 feet to a point for corner; South 05°35'13" East, a distance of 47.57 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°47'35" East, along the westerly line of said Tract 2 and the easterly line of said 189.695 acre tract, a distance of 194.03 feet to an ell corner of said Tract 2, common to a northeast

corner of said 189.695 acre tract;

to the southeast corner of said Tract 1;

THENCE South 03°27'59" East, continuing along the westerly line of said Tract 2 and the easterly line of said 189.695 acre tract, a distance of 515.78 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 552.51 feet 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 said southerly line, a distance of 1,002.31 feet to 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°17'30" West, continuing along said southerly line, and along the northerly line of said Middle School #9 Addition, a distance of 363.42 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°13'22" East, a distance of 978.26 feet to an ell corner of said Tract 2, common to the southernmost northwest corner of said 189.695-acre tract;

North 89°01'33" East, a distance of 470.85 feet to an ell corner of said 189.695-acre tract;

North 00°28'00" West, a distance of 720.06 feet to the northeast corner of said Tract 2, common

North 00°32'18" West, a distance of 486.36 feet to the northeast corner of said Tract 1, common to the southeast corner of said 91.001-acre tract;

North 00°32'33" West, a distance of 2,725.96 feet to the **POINT OF BEGINNING** and containing 8,350,022 square feet or 191.690 acres of land, more or less.

> **EXHIBIT A-1** PROSPER OAKS

191.690 ACRES

CASE NO. COMP-24-0002

L. RUE SURVEY, ABSTRACT NO. 1110; H. RUE SURVEY, ABSTRACT NO. 1111; 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 PREPARATION DATE: JUNE 30, 2025

Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779 1 OF 1