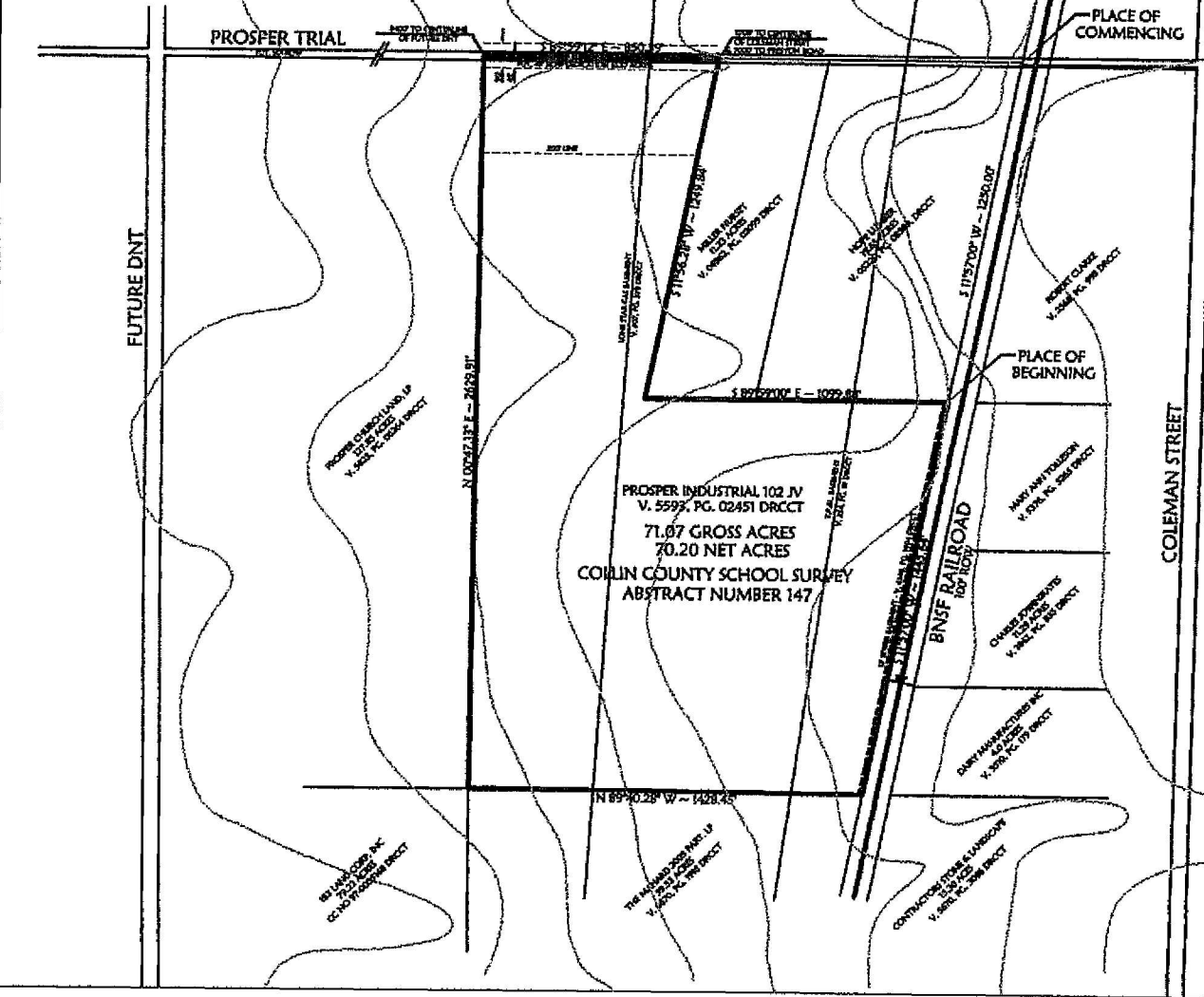


LOCATION MAP



THE THOROUGHFARE ALIGNMENT SHOWN ON THIS SHEET IS FOR ILLUSTRATION PURPOSES AND DOES NOT SET FINAL ALIGNMENT. THE ALIGNMENT WILL BE DETERMINED AT TIME OF FINAL PLAN.  
NO 100 YEAR FLOOD PLAIN ON SITE



**PROPERTY DESCRIPTION**  
71.07 ACRES

BEING a tract or parcel of land situated in the Collin County School Survey, Abstract Number 147, City of Prosper, Collin County, Texas. Some being a portion of that certain tract described to Tomlin Properties, Trustee, by instrument of record in Volume 2949, Page 46, Deed Records, Collin County, Texas, said tract or parcel being more particularly described by metes and bounds as follows:

COMMENCING at a Railroad Splice found at the intersection of the centerline of County Road No. 4 and the West right-of-way line of the B.N.S.F. Railroad (a 100' right-of-way), said Railroad Splice also being the Northwest corner of the Hope Lumber tract;

THENCE along the West right-of-way line of said railroad, South 11°57'00" West a distance of 1250.00 feet to THE PLACE OF BEGINNING;

THENCE continuing along said railroad, South 11°57'00" West a distance of 1445.64 feet to a 5/8" iron rod set for corner;

THENCE departing said railroad right-of-way line, North 89°40'28" West a distance of 1428.45 feet to a 5/8" iron rod set for corner;

THENCE North 00°47'13" East a distance of 2629.91 feet to a 5/8" iron rod set for corner, said iron rod also being on the centerline of said County Road No. 4;

THENCE along centerline of County Road No. 4, South 89°59'12" East, a distance of 850.39 feet to a 5/8" iron rod set for corner;

THENCE leaving said centerline of County Road No. 4, South 11°56'20" West, a distance of 1299.84 feet to a 5/8" iron rod set for corner;

THENCE South 89°59'00" East a distance of 1099.88 feet to the west line of said railroad and the PLACE OF BEGINNING and CONTAINING 71.07 acres of land.

ZONING EXHIBIT "A"  
COOK ADDITION ZONING  
2 05 - 12  
COLLIN COUNTY SCHOOL SURVEY  
ABSTRACT NUMBER 147  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
EXISTING ZONING = SF-15  
PROPOSED ZONING = PD-OFFICE

PREPARED BY:  
LAND ADVISORS, LTD.  
4255 HELLWAY CIRCLE  
ADDICKS, TEXAS 75001  
972-239-0707

<b>ZONING EXHIBIT</b> FOR <b>ZONING CASE #Z05-12</b> <b>PROSPER INDUSTRIAL 102 JV</b> <b>CITY OF PROSPER, TEXAS</b>		<b>LAND ADVISORS, LTD.</b> <small>4255 HELLWAY CIRCLE</small> <small>ADDICKS, TEXAS 75001</small> <small>972-239-0707</small>	
DATE	SCALE	FILE	SHEET
8/1/05	1"=200'	COOK ZONING	1