



Josh Bernstein  
jbernstein@legalstrategy.com

December 21, 2023

**VIA FEDEX AND EMAIL:**

Ms. Michelle Lewis Sirianni  
Town Secretary  
Town of Prosper  
250 W First Street  
Prosper, Texas 75078

VIA EMAIL: mlsirianni@prospertx.gov

Re: Petition for Release from the Extraterritorial Jurisdiction of the Town of Prosper

Dear Ms. Sirianni:

I am writing on behalf of our client, Prose Prosper Owner, LLC, a Delaware limited liability company, the sole owner of the property located in the extraterritorial jurisdiction (ETJ) of the Town of Prosper, Denton County, Texas described by metes and bounds on Exhibit A attached hereto.

Pursuant to Section 42.105(c) of the Texas Local Government Code, we hereby submit the enclosed formal petition requesting the immediate release of the aforementioned property from the town's ETJ. We have also included with the petition: (1) the metes and bounds description of the property; (2) a survey of the property; (3) copies of the vesting deeds by which our client acquired title to the property; and (4) tax certificates evidencing our client's sole ownership of the property.

We appreciate the Town of Prosper's prompt attention to this matter and look forward to a timely response. Should there be any questions or additional information required, please feel free to contact me at the details provided below.

Thank you for your consideration.

Sincerely,

Josh Bernstein

pc: Client, file



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

BEING a 19,358-acre (843,243 square foot) tract of land located in the William Lumpkin Survey, Abstract No. 730 Denton County, Texas, being all of that tract described in Warranty Deed to Walter Edward Smirl as recorded in Volume 1140, Page 43, Deed Records Denton County Texas (DRDCT), and being all of that tract described in General Warranty Deed with Vendor's Lien to Arka Fish Trap Investments, LLC. as recorded in Document No. 2017 – 2389, Official Records Denton County Texas (ORDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west line of State Farm To Market Highway 1385 (FM 1385, called 80-foot right of way), for the southeast corner of the herein described tract and the northeast corner of that parcel described in Warranty Deed to John D. Smirl and wife Cleo Smirl as recorded in Volume 1140, page 39, Deed Records Denton County Texas;

THENCE North 88°19'38" West with the line common to said tract, a distance of 501.32 feet to a found 1/2-inch iron rod for the common westerly corner of said tracts, said point being on the east line of said Arka Fish Trap Investments, LLC tract;

THENCE South 01°34'40" West with the east line of said Arka tract, at a distance of 855.31 feet, passing a found 1-inch iron pipe, continuing for a total distance of 861.86 feet to a found 5/8 inch iron rod with cap marked "ADAMS SURVEYING COMPANY, LLC" (CIRF) in the west line of State Farm To Market Highway 1385 (FM 1385, called 80-foot right of way), also being on a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, having a radius of 358.31 feet, a central angle of 10°04'04", an arc length of 62.96 feet, and a chord of South 16°02'03" West, 62.88 feet to a set 5/8-inch iron rod with cap marked "ADAMS SURVEYING COMPANY LLC" on the northerly line of Fish Trap Road (prescriptive Roadway);

THENCE with the northerly line of Fishtrap as follows:

North 88°41'58" West, a distance of 467.05 feet to a found 1/2-inch iron rod;

North 88°42'17" West, a distance of 64.73 feet to a 1/2-inch iron rod found in the aforesaid north line of Fishtrap Road for the common southerly corner of said Arka tract and that called 5.973-acre tract described in Deed with Limited Warranty of Title to Rollinghouse Properties, LP as recorded in Document No. 2017 – 127926, ORDCT;

THENCE North 04°19'07" East with the line common to said tracts, a distance of 1,013.50 feet to a found 1/2-inch iron rod for the northwest corner of said Arka tract and a common corner for that called 22.3792 described in Special Warranty Deed to Rollinghouse Properties, LP as recorded in 2014 – 72993, ORDCT;

THENCE South 86°00'28" East, a distance of 499.45 feet to a found 1/2-inch iron rod for the common easterly corner for said Arka and Rollinghouse tracts;

THENCE North 01°34'40" East with the east line of said 7.333 acre tract, a distance of 572.49 feet to a CIRF;

THENCE South 88°19'38" East, a distance of 500.92 feet to a CIRF for the northeast corner of the herein described tract on the aforesaid west right of way line for FM 1385;

THENCE South 01°29'11" West with said right of way line, a distance of 373.66 feet to a CIRF

THENCE South 01°37'11" West continuing with said west right of way line, a distance of 264.80 feet to the POINT OF BEGINNING and containing 19,358-acres (843,243 square foot) of land, more or less.

THE STATE OF TEXAS                                 §  
  §  
COUNTY OF DENTON                                 §

**PROSE PROSPER OWNER, LLC**, a Delaware limited liability company (the “**Petitioner**”), acting pursuant to the provisions of Subchapter D, Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions this Honorable Town Council to release the 19.358 acres of land described by metes and bounds in **Exhibit A** and shown on the map attached as **Exhibit B** (the “**Land**”), attached hereto and incorporated herein for all purposes, from the extraterritorial jurisdiction of the Town of Prosper, Texas (the “**Town**”), and in support of this petition the Petitioner represents, covenants, and agrees as follows:

The Petitioner holds fee simple title to the Land, and hereby represents that it owns a majority in value of the Land to be released from the extraterritorial jurisdiction of the Town as indicated by the vesting deeds for the Land, attached hereto as **Exhibit C**, and the certificates provided by the Denton County Appraisal District, attached hereto as **Exhibit D**.

The Petitioner represents that the Land is not located within five (5) miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted.

The Petitioner represents that the Land has not been voluntarily annexed into the extraterritorial jurisdiction of a municipality that is located in a county (a) in which the population grew by more than fifty percent (50%) from the previous federal decennial census in the federal decennial census conducted in 2020; and (b) that has a population of greater than 240,000.

The Petitioner represents that the Land is not within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million

that is (a) within 15 miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted; and (b) in a county with a population of more than two million.

V.

The Petitioner represents that the Land is not in an area designated as an industrial district under Section 42.944 of the Texas Local Government Code.

VI.

The Petitioner represents that the Land is not in an area subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code.

WHEREFORE, the undersigned respectfully prays that this petition be heard and granted in all respects and that the Town immediately release the Land from its extraterritorial jurisdiction, as required by Section 42.105(c) of the Texas Local Government Code, as it exists today and from any future expansions of the Town's extraterritorial jurisdiction whether by annexation or pursuant to Section 42.021 of the Texas Local Government Code. If the Town fails to release the Land from its extraterritorial jurisdiction by the later of forty-five (45) days from the date it receives this petition or the next meeting of the Town's governing body that occurs after the 30<sup>th</sup> day after the date the Town receives this petition, the Land shall be released from the Town's extraterritorial jurisdiction by operation of law.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on December 19, 2023.

**PROSE PROSPER OWNER, LLC**, a Delaware limited liability company

By: Prose Prosper Venture, LLC, a Delaware limited liability company,  
its sole member

By: Prose Prosper Alliance, LLC, a Delaware limited liability  
company, its administrative member

By: DAVID  
David Dierkes, Authorized Representative

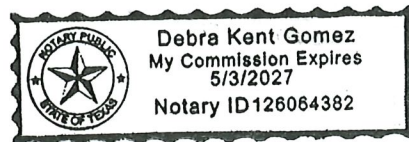
STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

This instrument was acknowledged before me this 19<sup>th</sup> day of December, 2023, by David Dierkes, Authorized Representative of Prose Prosper Alliance, LLC, a Delaware limited liability company, administrative member of Prose Prosper Venture, LLC, a Delaware limited liability company, sole member of Prose Prosper Owner, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Debra K. Gomez  
Notary Public in and for the State of Texas

**Attachments:**

- Exhibit A:** Description of the Land
- Exhibit B:** Map of the Land
- Exhibit C:** Vesting Deeds
- Exhibit D:** Certificate of Ownership



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

BEING a 19.358-acre (843,243 square foot) tract of land located in the William Lumpkin Survey, Abstract No. 730 Denton County, Texas, being all of that tract described in Warranty Deed to Walter Edward Smirl as recorded in Volume 1140, Page 43, Deed Records Denton County Texas (DRDCT), and being all of that tract described in General Warranty Deed with Vendor's Lien to Arka Fish Trap Investments, LLC. as recorded in Document No. 2017 - 2389, Official Records Denton County Texas (ORDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west line of State Farm To Market Highway 1385 (FM 1385, called 80-foot right of way), for the southeast corner of the herein described tract and the northeast corner of that parcel described in Warranty Deed to John D. Smirl and wife Cleo Smirl as recorded in Volume 1140, page 39, Deed Records Denton County Texas;

THENCE North 88°19'38" West with the line common to said tract, a distance of 501.32 feet to a found 1/2-inch iron rod for the common westerly corner of said tracts, said point being on the east line of said Arka Fish Trap Investments, LLC tract;

THENCE South 01°34'40" West with the east line of said Arka tract, at a distance of 855.31 feet, passing a found 1-inch iron pipe, continuing for a total distance of 861.86 feet to a found 5/8 inch iron rod with cap marked "ADAMS SURVEYING COMPANY, LLC" (CIRF) in the west line of State Farm To Market Highway 1385 (FM 1385, called 80-foot right of way), also being on a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, having a radius of 358.31 feet, a central angle of 10°04'04", an arc length of 62.96 feet, and a chord of South 16°02'03" West, 62.88 feet to a set 5/8-inch iron rod with cap marked "ADAMS SURVEYING COMPANY LLC" on the northerly line of Fish Trap Road (prescriptive Roadway);

THENCE with the northerly line of Fishtrap as follows:

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North 88°42'17" West, a distance of 64.73 feet to a 1/2-inch iron rod found in the aforesaid north line of Fishtrap Road for the common southerly corner of said Arka tract and that called 5.973-acre tract described in Deed with Limited Warranty of Title to Rollinghouse Properties, LP as recorded in Document No. 2017 - 127926, ORDCT;

THENCE North 04°19'07" East with the line common to said tracts, a distance of 1,013.50 feet to a found 1/2-inch iron rod for the northwest corner of said Arka tract and a common corner for that called 22.3792 described in Special Warranty Deed to Rollinghouse Properties, LP as recorded in 2014 - 72993, ORDCT;

THENCE South 86°00'28" East, a distance of 499.45 feet to a found 1/2-inch iron rod for the common easterly corner for said Arka and Rollinghouse tracts;

THENCE North 01°34'40" East with the east line of said 7.333 acre tract, a distance of 572.49 feet to a CIRF;

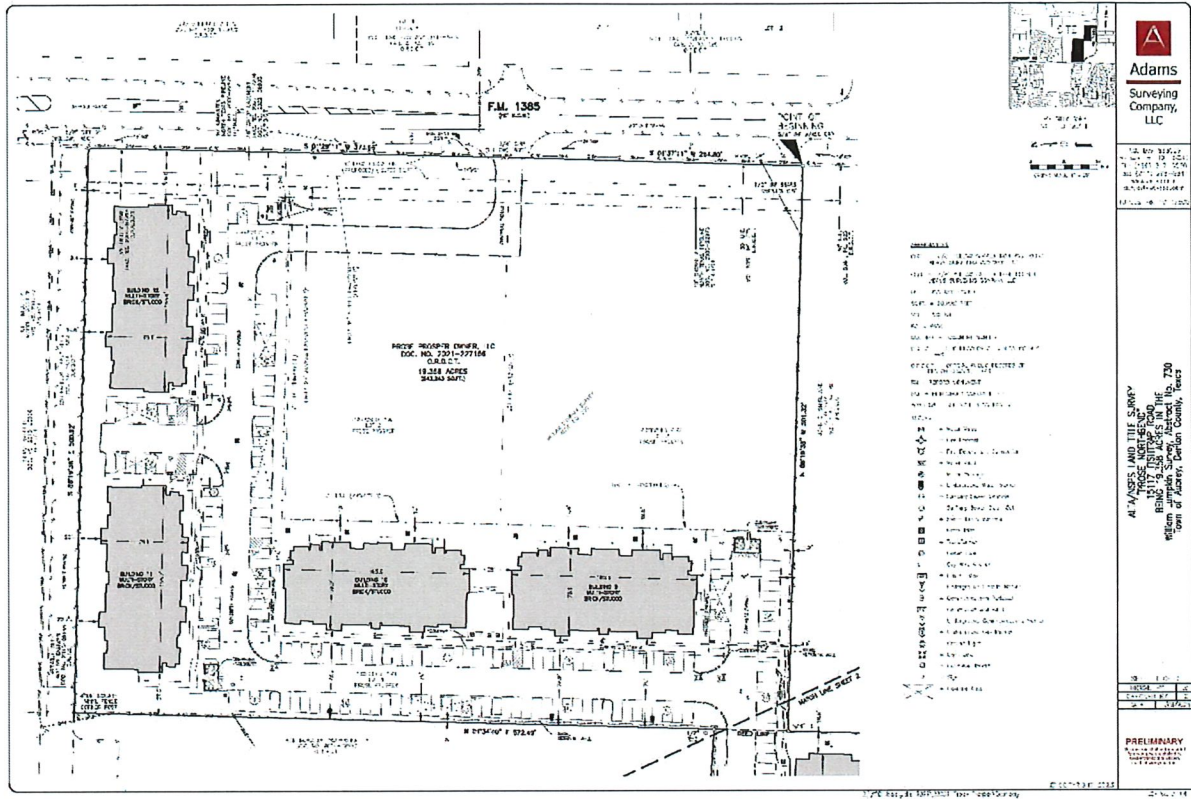
THENCE South 88°19'38" East, a distance of 500.92 feet to a CIRF for the northeast corner of the herein described tract on the aforesaid west right of way line for FM 1385;

THENCE South 01°29'11" West with said right of way line, a distance of 373.66 feet to a CIRF

THENCE South 01°37'11" West continuing with said west right of way line, a distance of 264.80 feet to the POINT OF BEGINNING and containing 19.358-acres (843,243 square foot) of land, more or less.



# EXHIBIT B







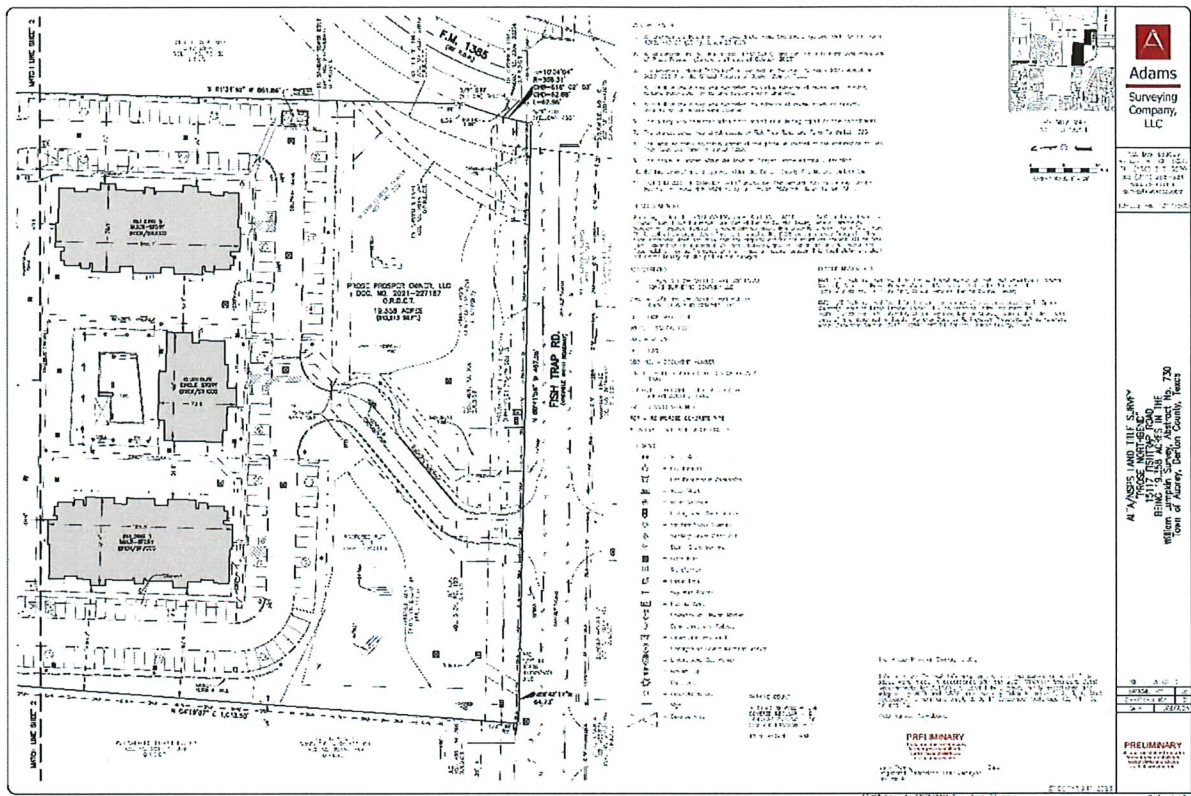


EXHIBIT C

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 227187

ERecordings-RP  
WARRANTY DEED

Recorded On: December 15, 2021 12:31 PM

Number of Pages: 7

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" Examined and Charged as Follows: "

Total Recording: \$50.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 227187  
Receipt Number: 20211215000379  
Recorded Date/Time: December 15, 2021 12:31 PM  
User: Terri B  
Station: Station 20

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

## SPECIAL WARRANTY DEED

THE STATE OF TEXAS                    §  
   §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DENTON                   §  
*Gr # 1002-332063B-PIT*

ARKA FISH TRAP INVESTMENTS LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid and caused to be paid by PROSE PROSPER OWNER, LLC, a Delaware limited liability company ("Grantee"), whose address is 8111 Preston Road, Suite 700, Dallas, Texas 75225, the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, ASSIGNED and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, ASSIGN and CONVEY, unto Grantee:

The real property located in Denton County, Texas and more particularly described in Exhibit A hereto attached and made a part hereof for all purposes and any and all structures, fixtures, and improvements situated thereon (collectively, the "Land"); together with all of Grantor's rights, titles and interest in and to the following: (i) all claims or causes of action for damage or injury to the Land arising out of acts, events or omissions occurring on or prior to the date hereof, (ii) all strips and gores between the Land and abutting properties, (iii) all rights in and to easements, air rights, development rights, and drainage rights incidental to the such Land including, without limitation, all development approvals or rights in respect thereto, and (iv) any and all reversionary interests in and to, and all of Grantor's rights to use, any of the foregoing (clauses (i) through (iv) above being herein collectively called the "Rights and Appurtenances" and the Land and the Rights and Appurtenances being herein collectively called the "Real Property").

TO HAVE AND TO HOLD the Real Property, together with all and singular any other rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, FOREVER; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Land unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

The warranty of Grantor made herein is made subject to the matters listed on Exhibit B attached hereto and incorporated herein to the extent, but no further, that the same are valid and subsisting as of the date hereof and affect title to the Land.

*[End of Page; See Following Page for Signatures]*

This instrument is executed effective as of the 14<sup>th</sup> day of December 2021.

ARKA FISH TRAP INVESTMENTS LLC,  
a Texas limited liability company

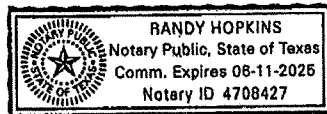
By: G. Manidhar  
Name: Manidhar Gudavalli  
Title: Authorized Member

By: H. Yarlalagadda  
Name: Hari Yarlalagadda  
Title: Authorized Member

Exhibit A - Land  
Exhibit B - Existing Encumbrances

THE STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on the 14<sup>th</sup> day of DECEMBER, 2021,  
by Manidhar Gudavalli, Authorized Member of ARKA Fish Trap Investments LLC, a Texas  
limited liability company, on behalf of said limited liability company.

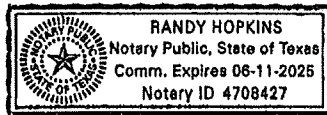


[Signature]  
Notary Public in and for the  
State of \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF DALLAS

§  
§  
§

This instrument was acknowledged before me on the 14 day of DECEMBER, 2021,  
by Hari Yarlagadda, Authorized Member of ARKA Fish Trap Investments LLC, a Texas limited  
liability company, on behalf of said limited liability company.



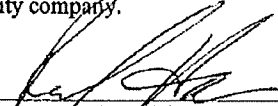
  
\_\_\_\_\_  
Notary Public in and for the  
State of \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



EXHIBIT A  
To Special Warranty Deed

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN DENTON COUNTY, TEXAS, A PART OF THE WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730, AND BEING COMPRISED OF THE FOLLOWING:

- (1) ALL OF A TRACT SAID TO CONTAIN 6.00 ACRES AS DESCRIBED IN A DEED TO JULIE STEWART BOSWELL DBA STONY GLEN STABLES RECORDED UNDER CLERK'S FILE NO. 95-0000606;
- (2) ALL OF A TRACT SAID TO CONTAIN 3.00 ACRES AS DESCRIBED IN A DEED TO JULIE S. BOSWELL RECORDED UNDER CLERK'S FILE NO. 96-54127, AND
- (3) ALL OF A TRACT SAID TO CONTAIN 3.00 ACRES AS DESCRIBED IN A DEED TO JULIE S. BOSWELL RECORDED UNDER CLERK'S FILE NO. 96-54126;

SAID TRACT OR PARCEL OF LAND IS HEREIN DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTH SIDE OF FISHTRAP ROAD AT THE SOUTHWEST CORNER OF SAID 6.00 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE PREMISES HEREIN DESCRIBED, SAID CORNER BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO RICHARD HANDLEY RECORDED UNDER CLERK'S FILE NO. 2006-41093;

THENCE NORTH 04° 18' 43" EAST, AT 677.87 FEET PASSING THE NORTHEAST CORNER OF SAID HANDLEY TRACT COMMON WITH THE MOST WESTERLY SOUTHEAST CORNER OF A TRACT IN THE NAME CURTIS D. HOGSDON AS DESCRIBED IN A DEED WITHOUT WARRANTY RECORDED UNDER CLERK'S FILE NO. 2005-120227, AND IN ALL A TOTAL DISTANCE OF 1013.40 FEET TO A STEEL PIN SET FOR THE NORTHWEST CORNER OF THE 3.00 ACRE TRACT RECORDED UNDER CLERK'S FILE NO. 96-54127 AND THE NORTHWEST CORNER HEREOF, SAID CORNER BEING A RE-ENTRANT CORNER OF THE HOGSDON TRACT;

THENCE SOUTH 86° 00' 50" EAST, 499.26 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LAST NAMED 3.00 ACRE TRACT IN THE WEST LINE OF THE WALTER SMIRL 7.33 ACRE TRACT FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 01° 35' 35" WEST, 511.46 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE 3.00 ACRE TRACT DESCRIBED UNDER CLERK'S FILE NO. 95-54126;

THENCE ALONG THE EAST LINE OF SAID 6.00 ACRE TRACT SOUTH 01° 31' 52" WEST, 409.65 FEET TO AN IRON PIPE FOUND FOR CORNER ON THE NORTHWESTERLY RIGHT OF WAY LINE OF F.M. HIGHWAY NO. 1385;

THENCE SOUTH 16° 04' 25" WEST, 69.74 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTH MARGIN OF SAID FISHTRAP ROAD AT THE SOUTHEAST CORNER OF SAID 6.00 ACRE TRACT FOR THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE NORTH MARGIN OF SAID FISHTRAP ROAD, NORTH 88° 40' 34" WEST, 465.27 FEET TO A 1/2 INCH IRON ROD FOUND AND NORTH 88° 55' 22" WEST, A DISTANCE OF 64.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.001 ACRES OF LAND.

AS SURVEYED LEGAL DESCRIPTION:

BEING a 12.011-acre tract of land located in the William Lumpkin Survey, Abstract No. 730, Denton County, Texas, being all of that tract described in General Warranty Deed with Vendor's Lien to Arka Fish Trap Investments, LLC. as recorded in Document No. 2017 - 2389, Official Records Denton County Texas (ORDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the north line of Fishtrap Road (prescriptive Roadway) for the common southerly corner of said Arka tract and that called 5.973-acre tract described in Deed with Limited Warranty of Title to Rollinghouse Properties, LP as recorded in Document No. 2017 - 127926, ORDCT;

THENCE North 04°19'07" East with the line common to said tracts, a distance of 1,013.50 feet to a found 1/2-inch iron rod for the northwest corner of said Arka tract and a common corner for that called 22.3792 described in Special Warranty Deed to Rollinghouse Properties, LP as recorded in 2014 - 72993, ORDCT;

THENCE South 86°00'28" East, a distance of 499.45 feet to a found 1/2-inch iron rod for the common easterly corner for said Arka and Rollinghouse tracts;

THENCE South  $01^{\circ}34'40''$  West with the east line of said Arka tract, at a distance of 65.97 feet pass a 1/2-inch iron rod found for the northwest corner of that called 7.333 acres described in Warranty Deed to John D. Smirl and wife Cleo Smirl as recorded in Volume 1140, page 39, Deed Records Denton County Texas, continuing with the line common to said tracts, at a distance of 921.29 feet, passing a found 1-inch iron pipe, continuing for a total distance of 927.83 feet to a found 1" iron pipe in the west line of State Farm To Market Highway 1385 (FM 1385, called 80-foot right of way), also being on a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, having a radius of 358.31 feet, a central angle of  $10^{\circ}04'04''$ , an arc length of 62.96 feet, and a chord of South  $16^{\circ}02'03''$  West, 62.88 feet to a set 5/8-inch iron rod with cap marked "ADAMS SURVEYING COMPANY LLC" on the aforesaid northerly line of Fish Trap Road;

THENCE with the northerly line of Fishtap as follows:

North  $88^{\circ}41'58''$  West, a distance of 467.05 feet to a found 1/2-inch iron rod;

North  $88^{\circ}42'17''$  West, a distance of 64.73 feet to the POINT OF BEGINNING and containing 12.011 acres of land, more or less.

EXHIBIT B  
To Special Warranty Deed

Permitted Encumbrances

1. Easement granted by Alice Taylor et al. to Denton County Electric Cooperative, Inc., filed 04/30/1954, recorded in Volume 401, Page 398, Real Property Records, Denton County, Texas.
2. Easement granted by Julie Stewart Boswell d/b/a Stony Glen Stables to Upper Trinity Regional Water District, filed 07/24/2002, recorded in Volume 5134, Page 180, Real Property Records, Denton County, Texas.
3. Easement granted by Julie Stewart Boswell a/k/a Julie Boswell Holmquest d/b/a Stony Glen Stables to Denton County Fresh Water Supply District No. 10, filed 06/03/2004, recorded in cc# 2004-72070, Real Property Records, Denton County, Texas.
4. Easement granted by Julie Stewart Boswell Holmquest d/b/a Stony Glen Stables to Crosstex North Texas Pipeline, L.P., filed 03/15/2006, recorded in cc# 2006-30254, Real Property Records, Denton County, Texas.

Together with and as affected by Amendment, filed 1/05/2015, recorded in cc# 2015-781, Real Property Records, Denton County, Texas.

Together with and as affected by Amendment, filed 01/03/2014, recorded in cc# 2014-566, Real Property Records, Denton County, Texas.

Together with and as affected by Amendment, filed 01/03/2014, recorded in cc# 2014-565, Real Property Records, Denton County, Texas.

5. Mineral estate and interest in coal, lignite and other minerals together with all rights, privileges and immunities thereto described in instrument filed 05/29/1969, recorded in Volume 585, Page 494, Real Property Records, Denton County, Texas.
6. Mineral estate and interest in coal, lignite and other minerals together with all rights, privileges and immunities thereto described in instrument filed 06/19/1969, recorded in Volume 586, Page 620, Real Property Records, Denton County, Texas.

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 227186

ERecordings-RP

WARRANTY DEED

Recorded On: December 15, 2021 12:31 PM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$42.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 227186  
Receipt Number: 20211215000379  
Recorded Date/Time: December 15, 2021 12:31 PM  
User: Terri B  
Station: Station 20

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS

§

COUNTY OF DENTON

§

1002-332863A-PH

§

KNOW ALL MEN BY THESE PRESENTS:

RICHARD BRENT COOPER, INDEPENDENT EXECUTOR OF THE ESTATE OF WALTER EDWARD SMIRL, DECEASED ( "Grantor" ), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid and caused to be paid by PROSE PROSPER OWNER, LLC, a Delaware limited liability company ( "Grantee" ), whose address is 8111 Preston Road, Suite 700, Dallas, TX 75225, the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, ASSIGNED and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, ASSIGN and CONVEY, unto Grantee:

The real property located in Denton County, Texas and more particularly described in Exhibit A hereto attached and made a part hereof for all purposes and any and all structures, fixtures, and improvements situated thereon (collectively, the "Land"); together with all of Grantor's rights, titles and interest in and to the following: (i) all claims or causes of action for damage or injury to the Land arising out of acts, events or omissions occurring on or prior to the date hereof, (ii) all strips and gores between the Land and abutting properties, (iii) all rights in and to easements, air rights, development rights, and drainage rights incidental to the such Land including, without limitation, all development approvals or rights in respect thereto, and (iv) any and all reversionary interests in and to, and all of Grantor's rights to use, any of the foregoing (clauses (i) through (iv) above being herein collectively called the "Rights and Appurtenances" and the Land and the Rights and Appurtenances being herein collectively called the "Real Property").

TO HAVE AND TO HOLD the Real Property, together with all and singular any other rights and appurtenances thereto in anywise belonging, unto Grantee, their respective heirs, legal representatives, administrators, successors and assigns, FOREVER; and Grantor does hereby bind themselves, their respective heirs, legal representatives, administrators, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Land unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

The warranty of Grantor made herein is made subject to the matters listed on Exhibit B attached hereto and incorporated herein to the extent, but no further, that the same are valid and subsisting as of the date hereof and affect title to the Land.

*[End of Page; See Following Page for Signatures]*



This instrument is executed effective as of the 14<sup>th</sup> day of December, 2021.

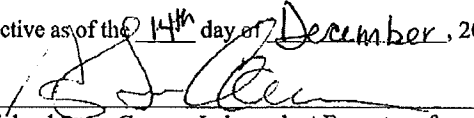
  
Richard Brent Cooper, Independent Executor of  
the Estate of Walter Edward Smirl, Deceased

Exhibit A - Land  
Exhibit B - Existing Encumbrances

THE STATE OF TEXAS

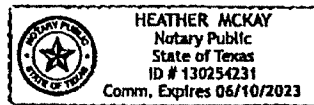
§

§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on the 13<sup>th</sup> day of December, 2021 by  
Richard Brent Cooper, Independent Executor of the Estate of Walter Edward Smirl, Deceased.



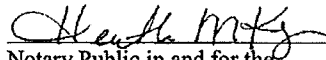
  
Notary Public in and for the  
State of TEXAS  
Printed Name: Heather McKay  
My Commission Expires: \_\_\_\_\_

EXHIBIT A  
To Special Warranty Deed

SITUATED IN DENTON COUNTY, TEXAS, IN THE WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730, BEING A RESURVEY OF PART OF THE 60.95 ACRES OF LAND DESCRIBED IN A DEED FROM TOMMIE M. TAYLOR TO JOE A. REEVES, DATED JULY 31, 1968, RECORDED IN VOLUME 575, PAGE 429 OF THE DENTON COUNTY DEED RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A GALVANIZED IRON PIPE SET IN THE NORTH LINE OF SAID 60.95 ACRE TRACT, IN THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 1385, AT THE EAST END OF AN ESTABLISHED FENCE AND HEDGE ROW: THENCE SOUTH 1 DEG. 58 MIN. WEST 380.0 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID FARM ROAD TO AN IRON PIN SET IN SAID RIGHT-OF-WAY LINE FOR A PLACE OF BEGINNING;

THENCE SOUTHERLY WITH THE WEST RIGHT-OF-WAY LINE OF SAID FARM ROAD NO. 1385 AS FOLLOWS:

SOUTH 1 DEG. 58 MIN. WEST 375.0 FEET TO AN IRON PIN SET FOR AN ANGLE POINT;

SOUTH 2 DEG. 06 MIN. WEST 263.46 FEET TO AN IRON PIN SET IN SAID RIGHT-OF-WAY LINE FOR A CORNER;

THENCE NORTH 87 DEG. 53 MIN. WEST 500.31 FEET TO AN IRON PIN SET FOR A CORNER;

THENCE NORTH 2 DEG. 02 MIN. 58 SEC. EAST 638.46 FEET TO AN IRON PIN SET FOR A CORNER;

THENCE SOUTH 87 DEG. 53 MIN. EAST 500.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.333 ACRES OF LAND.

AS SURVEYED LEGAL DESCRIPTION:

BEING a 7.348-acre tract of land located in the William Lumpkin Survey, Abstract No. 730, Denton County, Texas, being all of that tract described in Warranty Deed to Walter Edward Smirl as recorded in Volume 1140, Page 43, Deed Records Denton County Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west line of State Farm To Market Highway 1385 (FM 1385, called 80-foot right of way), for the southeast corner of the herein described tract and the northeast corner of that parcel described in Warranty Deed to John D. Smirl and wife Cleo Smirl as recorded in Volume 1140, page 39, Deed Records Denton County Texas;

THENCE North 88°19'38" West with the line common to said tract, a distance of 501.32 feet to a found 1/2-inch iron rod for the common westerly corner of said tracts, said point being on the east line of that called 12.00 acre tract described in DEED to Arka Fish Trap Investments, LLC as recorded in Document No. 2017 - 2389, Official Records Denton County Texas (ORDCT);

THENCE North 01°34'40" East with the east line of said 7.333 acre tract, at 65.97 feet pass a found 1/2-inch iron rod for the northeast corner of said Arka tract and the southeast corner of that tract called 22.3792 described in Special Warranty Deed to Rollinghouse Properties, LP as recorded in 2014 - 72993, ORDCT, continuing for a total distance of 638.46 feet to a 5/8 inch iron rod with cap marked "ADAMS SURVEYING COMPANY, LLC" (CIRS);

THENCE South 88°19'38" East, a distance of 500.92 feet to a CIRS for the northeast corner of the herein described tract on the aforesaid west right of way line for FM 1385;


THENCE South 01°29'11" West with said right of way line, a distance of 373.66 feet to a CIRS THENCE South 01°37'11" West continuing with said west right of way line, a distance of 264.80 feet to the POINT OF BEGINNING and containing 7.348 acres of land, more or less.

**EXHIBIT B**  
**To Special Warranty Deed**

**Permitted Encumbrances**

1. Easement granted by Alice Taylor et al. to Denton County Electric Cooperative, Inc., filed 04/30/1954, recorded in Volume 401, Page 398, Real Property Records, Denton County, Texas.
2. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 04/28/1982, recorded in Volume 1140, Page 43, Real Property Records, Denton County, Texas.
3. Easement granted by Walter Edward Smirl to Upper Trinity Regional Water District, filed 05/08/2002, recorded in Volume 5081, Page 22, Real Property Records, Denton County, Texas.
4. Easement granted by Walter Edward Smirl to Crosstex North Texas Pipeline, L.P., a Texas limited partnership, filed 02/28/2006, recorded in cc# 2006-22975, Real Property Records, Denton County, Texas.

**EXHIBIT D**

 <p><b>MICHELLE FRENCH</b>  DENTON COUNTY TAX ASSESSOR/COLLECTOR  P O BOX 90223  DENTON, TX 76202  (940) 349-3500</p>	<p><b>2023+ Tax Statement</b></p> <hr/> <p>Property Account Number:  <b>178560DEN</b></p>																																																								
<p><b>Statement Date:</b> 12/18/2023  <b>Owner:</b> PROSE PROSPER OWNER LLC  <b>Mailing Address:</b> 4925 GREENVILLE AVE STE 1270  DALLAS TX 75206-4026</p>	<p><b>Property Location:</b> 0015117 FISHTRAP RD  <b>Acres:</b> 6  <b>Legal Description:</b> A0730A WM LUMPKINS  TR 48A  48B  6.0 ACRES</p>																																																								
<p><b>Exemptions:</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>IMPROVEMENT VALUE</th> <th>LAND MARKET VALUE</th> <th>NON-HOMESITE IMPRV</th> <th>NON-HOMESITE LAND</th> <th>AG VALUE</th> <th>MINERAL VALUE</th> <th>PERSONAL PROPERTY</th> <th>TOTAL MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td align="right">24,724,084</td> <td align="right">2,613,800</td> <td align="right">24,724,084</td> <td align="right">2,613,800</td> <td align="right">0</td> <td align="right">0</td> <td align="right">0</td> <td align="right">27,337,884</td> </tr> <tr> <td align="center" colspan="2">Taxing Entities</td> <td align="center" colspan="2">Exemption Amount</td> <td align="center" colspan="2">Taxable Value</td> <td align="center">Tax Rate Per \$100</td> <td align="center">Base Tax</td> </tr> <tr> <td colspan="2">DENTON ISD</td> <td colspan="2">0</td> <td colspan="2">27,337,684</td> <td>1.159200</td> <td align="right">316898.43</td> </tr> <tr> <td colspan="2">DENTON COUNTY</td> <td colspan="2" rowspan="3">0</td> <td colspan="2" rowspan="3">27,337,684</td> <td>0.189485</td> <td align="right">51800.81</td> </tr> <tr> <td colspan="6"></td> <td align="center"><b>TOTAL BASE TAX</b></td> <td align="right"><b>368,699.24</b></td> </tr> <tr> <td colspan="6"></td> <td align="center"><b>Total Amount Due</b></td> <td align="right"><b>368,699.24</b></td> </tr> </tbody> </table>		IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE	24,724,084	2,613,800	24,724,084	2,613,800	0	0	0	27,337,884	Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax	DENTON ISD		0		27,337,684		1.159200	316898.43	DENTON COUNTY		0		27,337,684		0.189485	51800.81							<b>TOTAL BASE TAX</b>	<b>368,699.24</b>							<b>Total Amount Due</b>	<b>368,699.24</b>
IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE																																																		
24,724,084	2,613,800	24,724,084	2,613,800	0	0	0	27,337,884																																																		
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax																																																		
DENTON ISD		0		27,337,684		1.159200	316898.43																																																		
DENTON COUNTY		0		27,337,684		0.189485	51800.81																																																		
						<b>TOTAL BASE TAX</b>	<b>368,699.24</b>																																																		
						<b>Total Amount Due</b>	<b>368,699.24</b>																																																		

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PROSE PROSPER OWNER LLC  
4925 GREENVILLE AVE STE 1270  
DALLAS TX 75206-4026

2023 +Tax Statement  
12/18/2023

Property Account Number 178560DEN	
<b>Total Amount Due</b>	<b>\$368,699.24</b>
<b>IF PAID IN</b>	<b>AMOUNT DUE</b>
JAN	368,699.24
FEB	394,508.19
MAR	401,882.18
APR	409,256.14
MAY	416,630.14
	424,004.12
<b>Please Make Checks Payable To:</b> <b>Michelle French, Tax A/C</b>	

0036869924 0036869924 0039450819 0000000000 C 00 0000 00000314719 8



**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

## 2023+ Tax Statement

Property Account Number:  
**78849DEN**

**Statement Date:** 12/18/2023  
**Owner:** PROSE PROSPER OWNER LLC  
**Mailing Address:** 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

**Property Location:** 0001733 FM 1385  
**Acres:** 7.333  
**Legal Description:** A0730A W/M LUMPKINS  
 TR 54  
 7.333 ACRES

### Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
0	3,194,250	0	3,194,250	0	0	0	3,194,250
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
DENTON ISD		0		3,194,250		1.159200	37027.75
DENTON COUNTY		0		3,194,250		0.189485	6052.62
						TOTAL BASE TAX	43,080.37

**Total Amount Due 43,080.37**

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78849

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2023 +Tax Statement  
 12/18/2023

Property Account Number  
 78849DEN

**Total Amount Due \$43,080.37**

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
JAN	43,080.37
FEB	46,096.01
MAR	46,957.60
APR	47,819.21
MAY	48,680.82
	49,542.43

**Please Make Checks Payable To:**  
**Michelle French, Tax A/C**

PROSE PROSPER OWNER LLC  
 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

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**MICHELLE FRENCH**  
**DENTON COUNTY TAX ASSESSOR/COLLECTOR**  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

## 2023+ Tax Statement

Property Account Number:  
**184761DEN**

**Statement Date:** 12/18/2023  
**Owner:** PROSE PROSPER OWNER LLC  
**Mailing Address:** 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

**Property Location:** 0015175 FISHTRAP RD  
**Acres:** 2.711  
**Legal Description:** A0730A WM LUMPKINS  
 TR 48C  
 2.711 ACRES

### Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
0	1,180,910	0	1,180,910	0	0	0	1,180,910
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
DENTON ISD		0		1,180,910		1.159200	13689.11
DENTON COUNTY		0		1,180,910		0.189485	2237.65
						TO TAL BASE TAX	15,926.76

**Total Amount Due 15,926.76**

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184761

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2023 +Tax Statement  
 12/18/2023

Property Account Number  
 184761DEN

**Total Amount Due \$15,926.76**

IF PAID IN	AMOUNT DUE
JAN	15,926.76
FEB	17,041.64
MAR	17,360.17
APR	17,678.70
MAY	17,997.24
	18,315.78

**Please Make Checks Payable To:**  
**Michelle French, Tax A/C**

PROSE PROSPER OWNER LLC  
 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

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**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

## 2023+ Tax Statement

Property Account Number:  
**38625DEN**

**Statement Date:** 12/18/2023  
**Owner:** PROSE PROSPER OWNER LLC  
**Mailing Address:** 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

**Property Location:** FISHTRAP RD  
**Acres:** 2.644  
**Legal Description:** A0730A W/M LUMPKINS  
 TR 48  
 2.644 ACRES

### Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
0	1,151,730		1,151,730	0	0	0	1,151,730
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
DENTON ISD		0		1,151,730		1.159200	13350.85
DENTON COUNTY		0		1,151,730		0.189485	2182.36
						TOTAL BASE TAX	15,533.21

**Total Amount Due 15,533.21**

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38625

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2023 +Tax Statement  
 12/18/2023

Property Account Number  
 38625DEN

**Total Amount Due \$15,533.21**

### IF PAID IN AMOUNT DUE

JAN	15,533.21
FEB	16,620.53
MAR	16,931.21
APR	17,241.87
MAY	17,552.52
	17,863.20

**Please Make Checks Payable To:**  
**Michelle French, Tax A/C**

PROSE PROSPER OWNER LLC  
 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

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**MICHELLE FRENCH**  
**DENTON COUNTY TAX ASSESSOR/COLLECTOR**  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

## 2023+ Tax Statement

Property Account Number:  
**38620DEN**

**Statement Date:** 12/18/2023  
**Owner:** PROSE PROSPER OWNER LLC  
**Mailing Address:** 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

**Property Location:** FISHTRAP RD  
**Acres:** 0.356  
**Legal Description:** A0730A W/M LUMPKINS  
 TR 49  
 .356 ACRES

### Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
0	155,070	0	155,070	0	0	0	155,070
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
DENTON ISD		0		155,070		1.159200	1797.57
DENTON COUNTY		0		155,070		0.189485	293.83
						<b>TOTAL BASE TAX</b>	<b>2,091.40</b>

**Total Amount Due** 2,091.40

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38620

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2023 +Tax Statement  
 12/18/2023

Property Account Number  
 38620DEN

**Total Amount Due** \$2,091.40

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
JAN	2,091.40
FEB	2,237.80
MAR	2,279.63
APR	2,321.46
MAY	2,363.27
	2,405.11

**Please Make Checks Payable To:**  
**Michelle French, Tax A/C**

PROSE PROSPER OWNER LLC  
 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

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**MICHELLE FRENCH**  
**DENTON COUNTY TAX ASSESSOR/COLLECTOR**  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

## 2023+ Tax Statement

Property Account Number:  
**184763DEN**

**Statement Date:** 12/18/2023  
**Owner:** PROSE PROSPER OWNER LLC  
**Mailing Address:** 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

**Property Location:** FISHTRAP RD  
**Acres:** 0.289  
**Legal Description:** A0730A W/M LUMPKINS  
 TR 49D  
 .289 AC RES

### Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
0	125,890	0	125,890	0	0	0	125,890
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
DENTON ISD		0		125,890		1.159200	1459.32
DENTON COUNTY		0		125,890		0.189485	238.54
						<b>TO TAL BASE TAX</b>	<b>1,697.86</b>

**Total Amount Due 1,697.86**

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 Return With Payment



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184763

061

2023 +Tax Statement  
 12/18/2023

Property Account Number  
 184763DEN

**Total Amount Due \$1,697.86**

IF PAID IN	AMOUNT DUE
JAN	1,697.86
FEB	1,816.71
MAR	1,850.67
APR	1,884.63
MAY	1,918.58
	1,952.54

**Please Make Checks Payable To:**  
**Michelle French, Tax A/C**

PROSE PROSPER OWNER LLC  
 4925 GREENVILLE AVE STE 1270  
 DALLAS TX 75206-4026

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ORIGIN ID:MMRA (512) 637-4956  
CHRISTINA APARICIO-ESPINAL  
HAJAR PETERS, LLP  
3144 BEE CAVES ROAD

SHIP DATE: 21DEC23  
ACTWGHT: 1.00 LB  
CAD: 101674133/INET14535

AUSTIN, TX 78746  
UNITED STATES US

BILL SENDER

TO MICHELLE LEWIS SIRIANNI - SECRETARY  
TOWN OF PROSPER  
250 W FIRST STREET

PROSPER TX 75078

(512) 637-4956

REF: 6590.0000 PROSE PROSPER OWNER

PO:

DEPT:



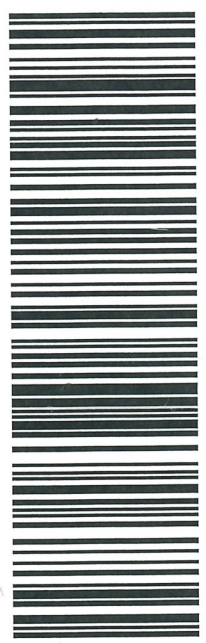
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