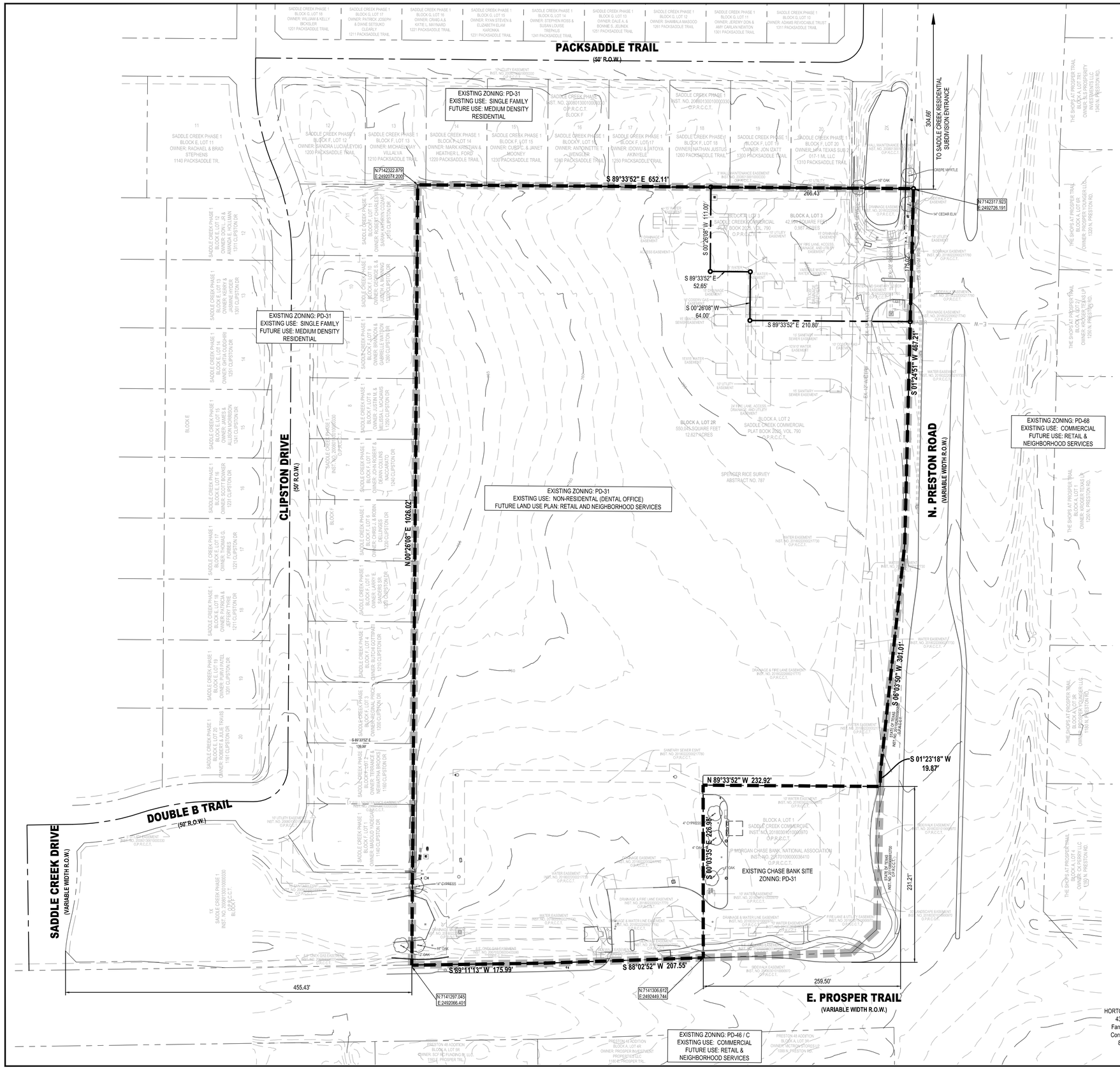

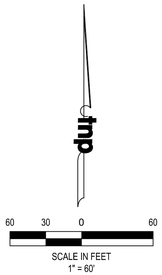

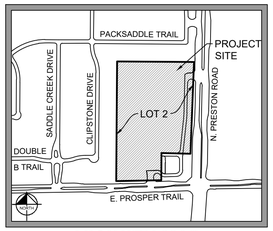

VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LIMITS

SITE INFORMATION	
TOTAL LAND AREA:	13.614 AC. (593,039 S.F.)
CURRENT ZONING:	PD-31 - MIXED USE
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING USE:	DENTAL OFFICE WITH REMAINING PROPERTY VACANT
PROPOSED USE:	MIXED USE - RETAIL, OFFICE, AND RESTAURANT
FUTURE LAND USE:	RETAIL & NEIGHBORHOOD SERVICES DISTRICT

NOTE: THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the Spencer Rice Survey, Abstract Number 787, Town of Prosper, Collin County, Texas, said tract being all of Block A, Lot 2R and Block A, Lot 3 of the replat of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2025010000403 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAA" found on the west right-of-way of Preston Road, a variable width right-of-way, for the southeast corner of Tract 1X, Block F of Saddle Creek Phase One, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2008013010000330 of the Official Public Records of Collin County, Texas, same being the northeast corner of said Block A, Lot 3;

THENCE along the west right-of-way of said Preston Road same being the east line of said Block A, the following courses and distances;

South 01 degrees 24 minutes 51 seconds West, a distance of 467.21 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 06 degrees 03 minutes 50 seconds West, a distance of 301.01 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 01 degrees 23 minutes 18 seconds West, a distance of 19.87 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most easterly southeast corner of said Block A, Lot 2R, same being the northeast corner of Block A, Lot 1 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2018030101000970 of the Official Public Records of Collin County, Texas

THENCE North 89 degrees 33 minutes 52 seconds West along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 232.92 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of said Block A, Lot 1, same being an ell corner of said Block A, Lot 2R;

THENCE South 00 degrees 03 minutes 35 seconds East continuing along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 226.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found on the north right-of-way of Prosper Trail, a variable width right-of-way for the southwest corner of said Block A, Lot 1, same being the most southerly southeast corner of said Block A, Lot 2R;

THENCE South 88 degrees 02 minutes 52 seconds West along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 207.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 89 degrees 11 minutes 13 seconds West continuing along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 175.99 feet to a "X" Cut found for the southeast corner of Tract 1X, Block F of said Saddle Creek Phase One same being the southwest corner of said Block A, Lot 2R;

THENCE North 00 degrees 26 minutes 08 seconds East departing the north right-of-way of said Prosper Trail and along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 1026.02 feet to a 1/2 inch iron rod with cap stamped "DAA" found for the northwest corner of said Block A, Lot 2R, same being an inner ell corner of said Saddle Creek Phase One;

THENCE South 89 degrees 33 minutes 52 seconds East continuing along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 652.11 feet to the POINT OF BEGINNING containing 593,039 square feet, or 13.614 acres of land.

CASE NO. ZONE-25-0003

EXHIBIT A-2

PROPERTY EXHIBIT
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2R & 3

593,039 SQUARE FEET
13.614 ACRES

BEING ALL OF BLOCK A, LOT 2R AND BLOCK A LOT 3 OF THE REPLAT OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2025010000403 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
HORTON LIVING TRUST
436 Dixon Road
Farragut, TN 37934
Contact: Roy Horton
865.675.1255

OWNER
SADDLE CREEK INVESTMENTS, LTD.
17300 Dallas Parkway, Suite 3110
Dallas, Texas 75248
Contact: Brad Burns
972.931.9585

PROJECT INFORMATION
Project No.: BRB 23074
Date: MAY 29, 2026
Drawn By: CAS
Scale: 1"=60'

SHEET 1 of 1

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

ENGINEER
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Contact : Cameron Slown