

Exhibit A-1 – Metes and Bounds

LEGAL DESCRIPTION

WHEREAS, TWIN CREEKS PROSPER, LLC., CHRISTOPHER & SARAH HEASLIP & DILLON LIVING TRUST are the owners of a tract of land situated in the W.T. Horn Survey, Abstract No. 376 and the W.T Horn Survey, Abstract No. 419, being all of a 37.069 acre tract, as described in Doc. No. 20200427000603670, in the Deed Records of Collin County, Texas, being more particularly described as follows:

COMMENCING, at a 5/8 inch iron rod found at the northeast corner of said 37.069 acre tract and being in the south line of F.M. 1461 (Variable R.O.W.);

THENCE, South 00°13'55" East, along the east line of said 37.069 acre tract, for a distance of 690.26 feet, to a 1#2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the POINT OF BEGINNING;

THENCE, South 00°13'55" East, continuing along said east line, for a distance of 536.96 feet, to a point in a creek;

THENCE, along said creek for the following fifteen (15) calls:

South 53°14'00" West, for a distance of 44.60 feet;
South 79°46'30" West, for a distance of 50.68 feet;
South 76°03'52" West, for a distance of 48.43 feet;
South 66°43'35" West, for a distance of 65.94 feet;
South 52°56'05" West, for a distance of 56.06 feet;
South 59°44'12" West, for a distance of 16.26 feet;
South 83°48'03" West, for a distance of 48.69 feet;
North 72°39'13" West, for a distance of 15.86 feet;
South 85°35'54" West, for a distance of 25.86 feet;
South 59°49'09" West, for a distance of 132.04 feet;
South 72°43'45" West, for a distance of 26.54 feet;
South 66°51'25" West, for a distance of 123.30 feet;
South 39°13'28" West, for a distance of 51.61 feet;
South 55°10'20" West, for a distance of 126.64 feet;

South 43°49'50" West, for a distance of 179.49 feet, being the most westerly corner of Lot 25R, Block A out of Amberwood Farms Phase Two, an addition to the Town of Prosper, as described in Doc. No. 2012-267 in said Plat Records and being in the north line of Lot 24R, Block A out of Amberwood Farms Phase Two, an addition to the Town of Prosper, as described in Vol. M, Pg. 3 in said Plat Records, and being in the south line of said 37.069 acre tract;

North 77°38'52" West, along the north line of said Lot 24R, Block A and the south line of said 37.069

acre tract, for a distance of 44.37 feet at the southwest corner of said 37.069 acre tract and the most westerly northwest corner of said Lot 24R, Block A same being in the east line of Gentle Creek Estates Phase I, an addition to the Town of Prosper, as described in Vol. M, Pg. 24 in the Plat Records of Collin County, Texas also being the intersection of another creek;

THENCE, North 26°37'34" West, along the east line of said Gentle Creek Estates Phase I and with said creek same being the west line of said 37.069 acre tract, for a distance of 230.46 feet;

THENCE, continuing along said east and west lines and with said creek for the following five (5) calls:
North 23°03'52" West, for a distance of 342.00 feet;
North 16°23'43" East, for a distance of 353.50 feet;
North 27°22'48" West, for a distance of 153.30 feet;
North 78°54'50" West, for a distance of 114.55 feet;
North 41°12'49" West, for a distance of 94.08 feet;

THENCE, North 64°23'48" East, departing said creek and said lines, for a distance of 496.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 36°49'03" West, for a distance of 65.32 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 350.00 feet, a central angle of 36°05'08";

THENCE, along said curve to the right for an arc distance of 220.43 feet (Chord Bearing North 18°46'29" West - 216.81 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 00°43'55" West, for a distance of 54.47 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 47°58'44" West, for a distance of 34.05 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00°43'55" West, for a distance of 49.91 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of said 37.069 acre tract and the south line of said F.M. 1461;

THENCE, North 89°16'05" East, along the north line of said 37.069 acre tract and the south line of said F.M. 1461, for a distance of 150.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00°43'55" East, departing said north and south lines, for a distance of 40.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 44°16'05" West, for a distance of 35.36 feet, to a 1/2 inch iron rod set with a yellow

cap stamped "Corwin Eng. Inc.";

THENCE, South $00^{\circ}43'55''$ East, for a distance of 87.74 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 250.00 feet, a central angle of $35^{\circ}05'08''$;

THENCE, along said curve to the left for an arc distance of 157.45 feet (Chord Bearing South $18^{\circ}46'29''$ East - 154.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency;

THENCE, South $36^{\circ}49'03''$ East, for a distance of 91.35 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 535.00 feet, a central angle of $23^{\circ}50'44''$;

THENCE, along said curve to the right for an arc distance of 222.66 feet (Chord Bearing South $24^{\circ}53'41''$ East - 221.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South $12^{\circ}58'19''$ East, for a distance of 231.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North $68^{\circ}12'02''$ East, for a distance of 309.46 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North $89^{\circ}16'06''$ East, for a distance of 303.10 feet, to the POINT OF BEGINNING and containing 22.345 acres of land.