

**FRONTIER RETAIL CENTER  
BEING PART OF 70.91 ACRES OF LAND  
OUT OF COLLIN COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 147  
PROSPER, TEXAS**

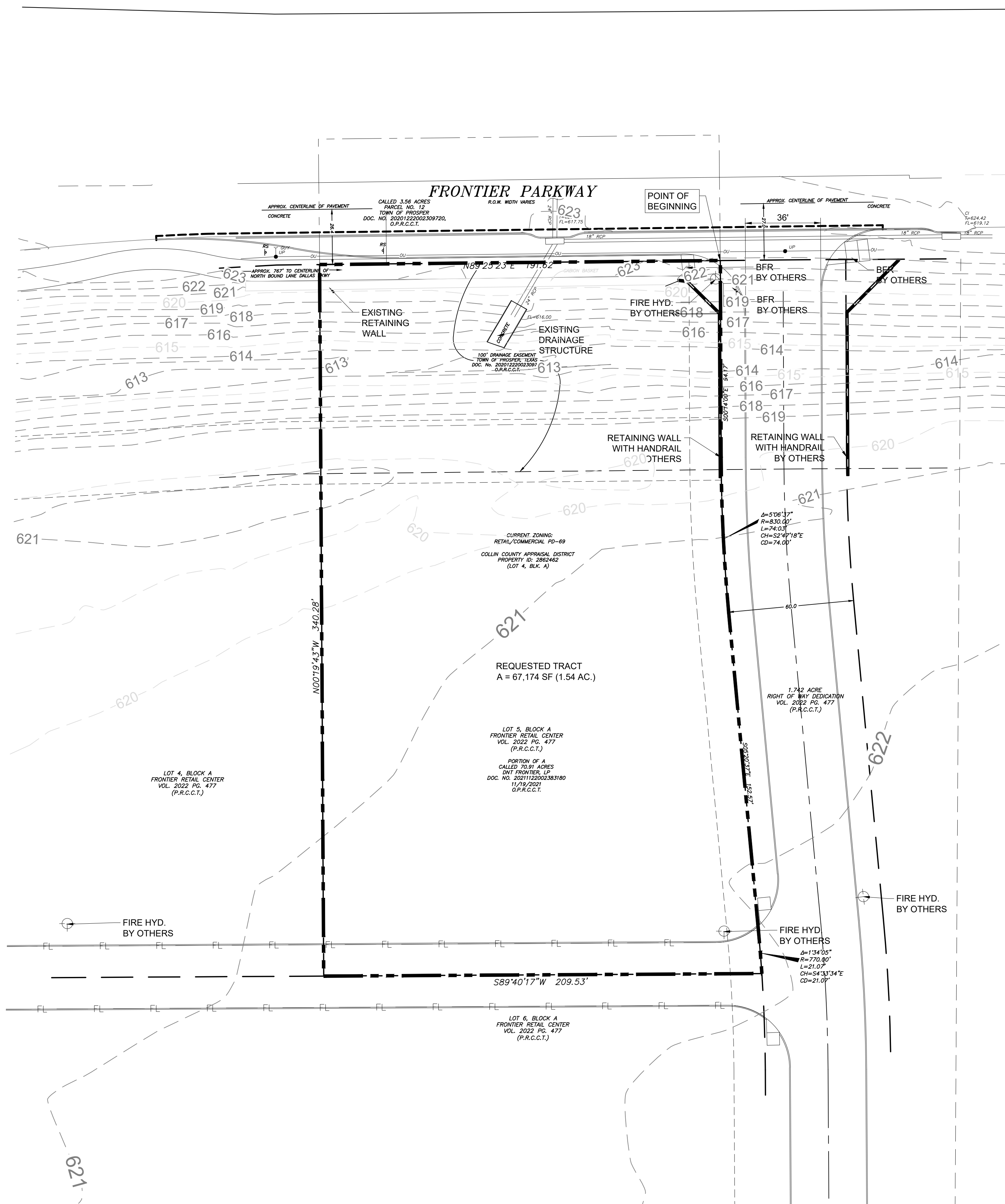
No.	DATE	REVISION	BY

## PROPERTY BOUNDARY

DESIGN:	MAM
DRAWN:	DC
CHECKED:	MAM
DATE:	7/17/2023

EXH-A

CASE NO.	2022-029
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All that certain tract or parcel of land located in the Collin County School Land Survey, Section No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas, and being a part of a called 70.91 acre tract described by deed to DNT Frontier, L.P. dated November 19, and recorded in County Clerk's Document Number 201112202383180 in the Official Public Records of Collin County, Texas, same being a part of Lot 5, Block A as shown on the Conveyance Plat of Frontier Retail Center recorded in Volume 2022 Page 477 in the Plat Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at the northeast corner of the above referenced Lot 5, Block A, same being at the intersection of the south right of way line Frontier Parkway with the west right of way line of a called 1.742 acre right of way dedication as shown on the aforementioned Conveyance Plat;

**THENCE** South 00 deg. 14 min. 00 sec. East with the east line of said Lot 5 and with said west right of way line, a distance of 94.17 feet to a point for corner in same and being the beginning of a curve to the left;

**THENCE** continuing with said common line and along said curve to the left, having a Delta of 05 deg. 06 min. 37 sec., a Radius of 830.00 feet, a Chord which bears South 02 deg. 47 min. 18 sec. East – 74.00 feet, and an Arc length of 74.03 feet to a point for corner in same at the end of said curve,

**THENCE** South 05 deg. 20 min. 37 sec. East continuing with said common line, a distance of 152.57 feet to a point for corner in same and being the beginning of a curve to the right;

**THENCE** continuing with said common line and along said curve to the right, having a Delta of 01 deg. 34 min. 05 sec., a Radius of 770.00 feet, a Chord which bears South 04 deg. 33 min. 34 sec. East – 21.07 feet, and an Arc length of 21.07 feet to a point for corner at the southeast corner of said Lot 5, same being the easternmost northeast corner of Lot 6, Block A;

**THENCE** South 89 deg. 40 min. 17 sec. West with the south line of said Lot 5 and the north line of said Lot 5, a distance of 209.53 feet to a point for corner in same;

**THENCE** North 00 deg. 19 min. 43 sec. West across said Lot 5, a distance of 340.28 feet to a point corner in the north line of same and being in the south right of way line of said Frontier Parkway;

**THENCE** North 89 deg. 25 min. 23 sec. East with the north line of said Lot 5 and with said south right of way line, a distance of 191.62 feet to the **PLACE OF BEGINNING**, containing 1.542 acres (67,174 sq. ft.) of land.

<h1 style="text-align: center;">EXHIBIT "A"</h1> <p style="text-align: center;">PROPERTY BOUNDARY - McDONALDS TOWN CASE NO.: ZONE-23-0013</p>		
<p style="text-align: center;"><u>OWNER:</u></p> <p>DNT FRONTIER, LP 4215 W LOVERS LANE, SUITE 250 DALLAS, TX 75209 PH: 817.201.6982</p> <p style="text-align: right;">CONTACT NAME: DAVID FOGEL</p>		
<p style="text-align: center;"><u>APPLICANT/ENGINEER:</u></p> <p>CLAYMOORE ENGINEERING, INC. 301 S COLEMAN, SUITE 40 PROSPER, TX 75078 PH: 817.201.6982</p> <p style="text-align: right;">CONTACT NAME: MATT MOORE</p>		
<p style="text-align: center;"><u>ARCHITECT</u></p> <p>JAW ARCHITECTS PH: 817.705.3387</p> <p style="text-align: right;">CONTACT NAME: JERAMY WILLIAMS</p>		
<p style="text-align: center;"><u>LEGAL DESCRIPTION:</u></p> <p>BEING PART OF 70.91 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS CITYING: PLANNED DEVELOPMENT-69 (PD-69)</p>		
<p style="text-align: center;">CITY: _____ STATE: _____</p> <p style="text-align: center;">TOWN OF PROSPER                      TEXAS</p>		
COUNTY COLLIN	SURVEY: COLLIN COUNTY SCHOOL	ABSTRACT NO. 147

DAN CABALLERO  
PLOTTED BY: 7/17/2023 5:32 PM  
PLOT DATE:  
LOCATION: Z:\PROJECTS\PROJECTS\2022-029 HEB PROSPER\CADD\SHEETS\WCDS PSP\EXH-A.DWG  
LAST SAVED: 7/12/2023 10:24 AM