

Basis of bearing: State Plane  
Coordinate System, Texas North  
Central Zone 4202, North American  
Datum of 1983. Adjustment  
Realization 2011.

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Jamison Survey, Abstract No. 480, Town of Prosper, Collin County, Texas, being all of a called "Tract 1" conveyed to Hub 380 P II, LLC, by deed recorded in Document No. 2023000023495 of the Official Public Records, Collin County, Texas (OPRCCT), and being all of Lot 11, Block A, Hunter Gateway Centre, recorded in Cabinet 2019, Page 12, Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at 5/8" iron rod with plastic cap found at a point bearing S 89°30'08" W - 12.26' from the SW corner of Lot 14, Block 23 of Lakes of La Cima, Phase One, recorded in Cabinet P, Page 962 PRCCT;

THENCE N 89°30'08" E, 777.01 feet along the south line of Lakes of La Cima, Phase One to a 1/2" iron rod with plastic cap found for the northeast corner of Lot 11 and the northwest corner of Tract 1;

THENCE N 89°30'25" E, 986.53 feet continuing along the south line of Lakes of La Cima, Phase One, to a 5/8" iron rod with plastic cap found for the southwest corner of Lot 1R, Block A, The Estates and Mansions of Prosper, recorded in Cabinet 2010, Page 346 PRCCT, being on the north line of that portion of Richland Boulevard created by right-of-way deed to the Town of Prosper, recorded in Document No. 20191025001347940 OPRCCT;

THENCE S 00°29'22" E, 45.00 feet to a 5/8" iron rod with plastic cap, found at the midway point between the 90 foot Right-Of-Way of Proposed Richland Boulevard, Doc. NO. 20190108010000090, along said bearing;

THENCE around a non-tangent curve to the left having a central angle of 17°34'44", a radius of 1355.21 feet, a chord of S 80°42'38" W - 414.16 feet, an arc length of 415.79 feet to a 5/8" iron rod with plastic cap found;

THENCE S 71°53'43" W, 404.70 feet to a 5/8" iron rod with plastic cap found;

THENCE around a non-tangent curve to the right having a central angle of 14°15'50", a radius of 1221.99 feet, a chord of S 79°25'54" W - 303.43 feet, an arc length of 304.22 feet to a 5/8" iron rod with plastic cap found;

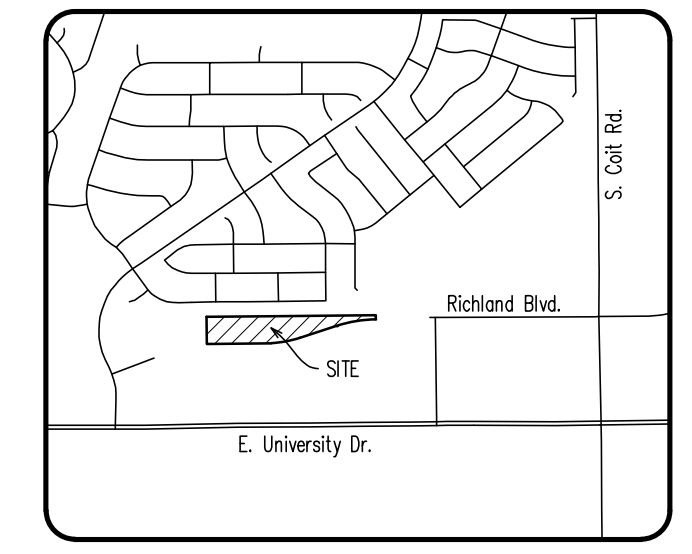
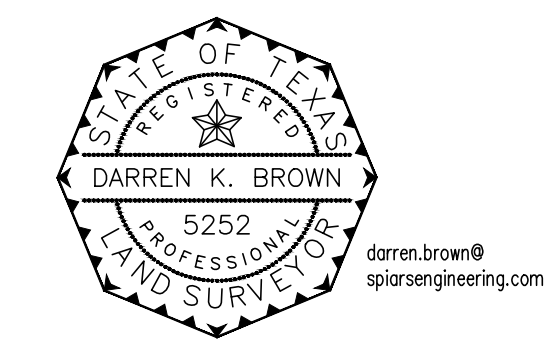
THENCE S 89°22'26" W, 669.99 feet to a 5/8" iron rod with plastic cap found;

THENCE N 00°26'50" W, 285.35 feet along the common line thereof to a point on the south line of Lakes of La Cima, Phase One, recorded in Cabinet P, Page 962 PRCCT;

to the POINT OF BEGINNING with the subject tract containing 361,820 square feet or 8.306 acres of land.

Date of Plat or Map: 2/3/25

*D.K.B.*  
Darren K. Brown, RPLS 5252



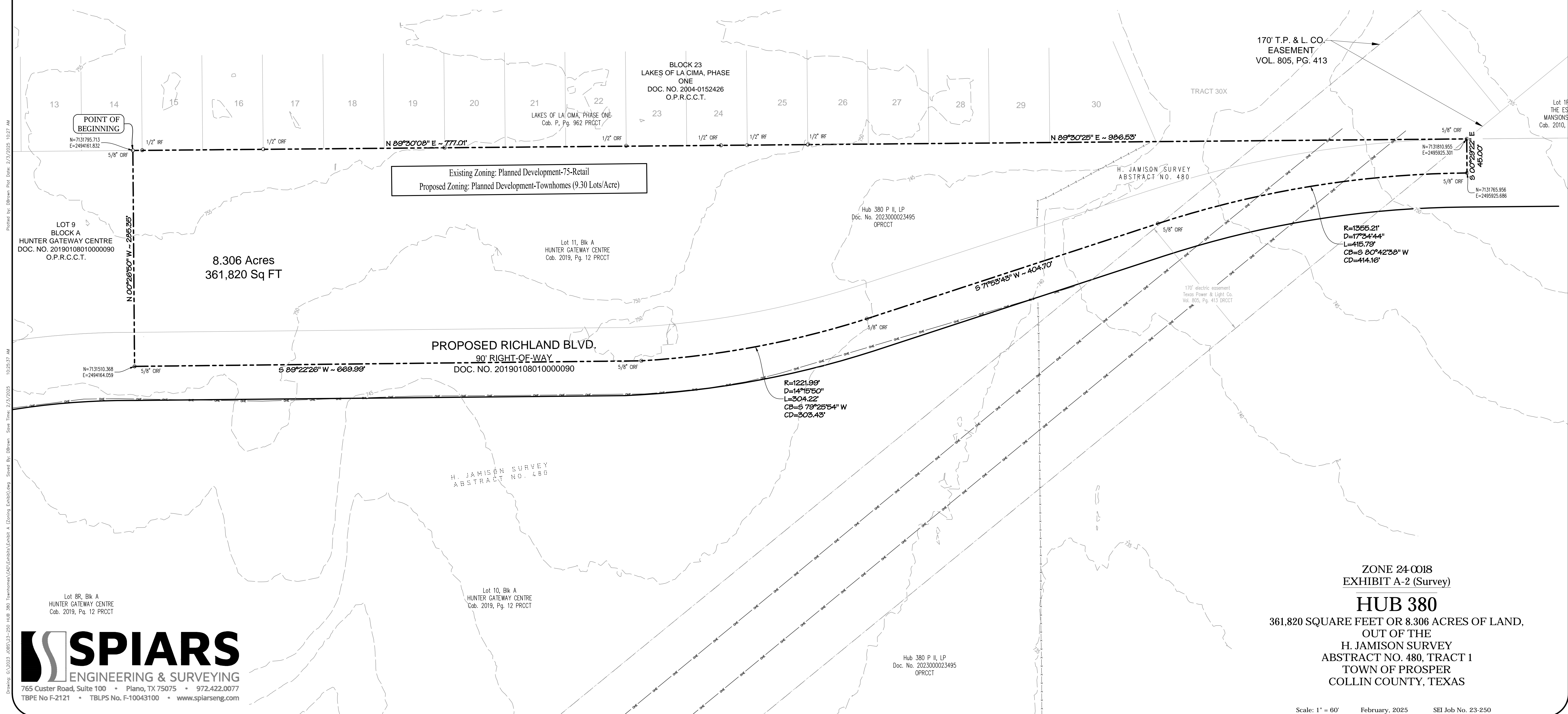
LOCATION MAP  
1" = 2000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⋈	LIGHT POLE/STANDARD
⋈	GUY WIRE ANCHOR
⊙	BOLLARD
⋈	SIGNPOST
⋈	FIRE HYDRANT
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
⋈	WATER VALVE
⋈	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—○—○—	CHAIN LINK FENCE
—x—x—	BARBED WIRE FENCE
—○—○—	WOOD FENCE
—○—○—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 And No. F-10043100  
Contact: (Tristan Poore)

OWNER / APPLICANT  
Capitalize Ventures  
5 Cowboys Way, #300  
Frisco, TX 75034  
Telephone: (630) 987-9275  
Contact: Krishna Nimmagadda

Note:  
1)The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.  
2)No FEMA Floodplain exists on this site. FEMA Panel 48085C023J



ZONE 24-C018  
EXHIBIT A-2 (Survey)

HUB 380

361,820 SQUARE FEET OR 8.306 ACRES OF LAND,  
OUT OF THE  
H. JAMISON SURVEY  
ABSTRACT NO. 480, TRACT 1  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

