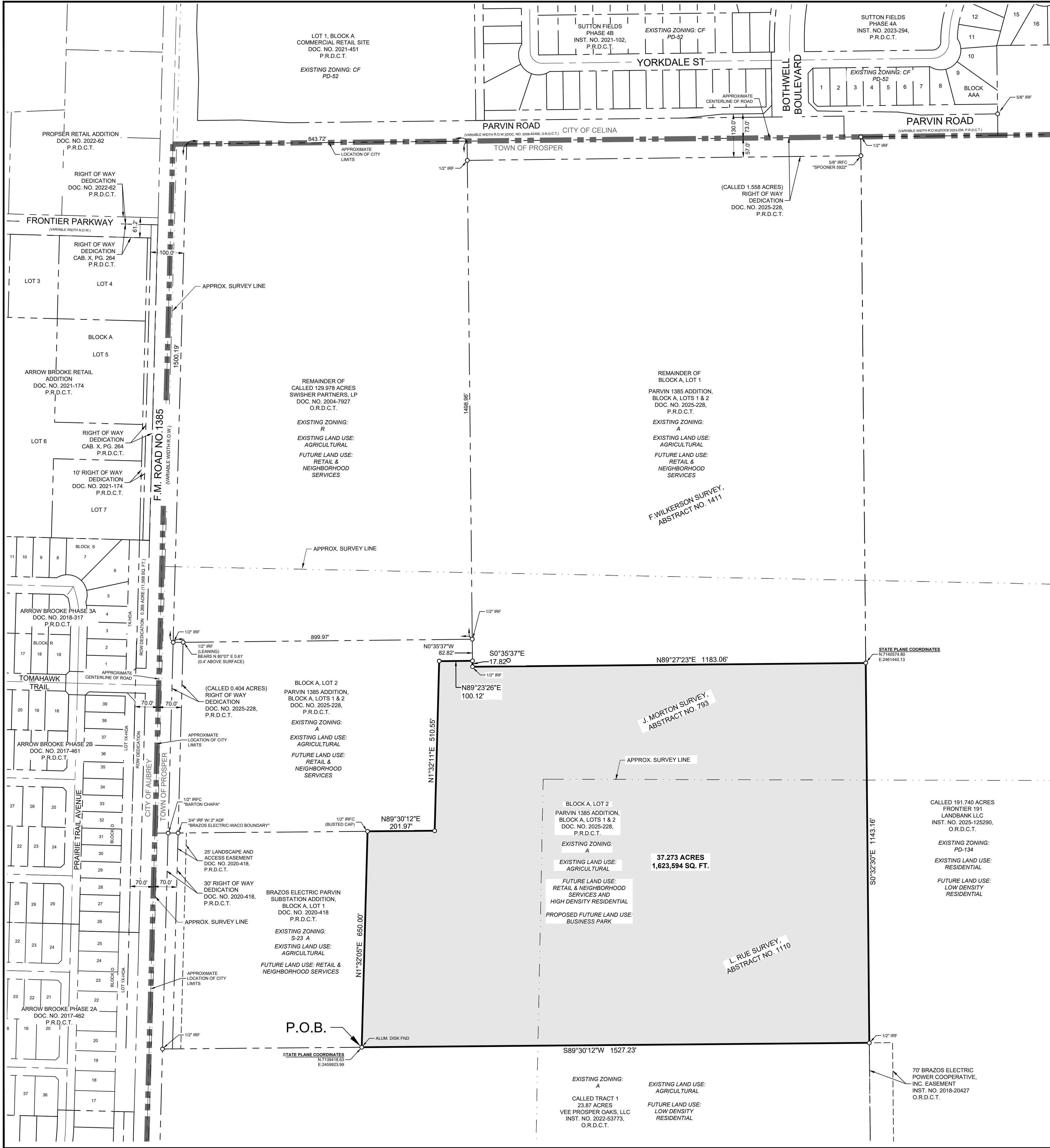




DESCRIPTION OF PROPERTY:

BEING a tract of land situated in the J. Morton Survey, Abstract No. 793 and the L. Rue Survey, Abstract No. 1110, Town of Prosper, Denton County, Texas, and being a portion of Block A, Lot 2 of Parvin 1385 Addition, according to the plat thereof recorded in Document No. 2025-228 of the Plat Records of Denton County, Texas, and being a portion of that tract of land described in a deed to D9-1 Assets, LLC, as recorded in Instrument No. 2026-12329 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod with 2 inch diameter aluminum disk stamped "Brazos Electric-Waco Boundary" found for the southerly southwest corner of said Block A, Lot 2, common to the southeast corner of Brazos Electric Parvin Substation Addition, Block A, Lot 1, according to the plat thereof recorded in Document No. 2020-418 of the Plat Records of Denton County, Texas, same being on the northerly line of a called 23.87 acre tract of land described as Tract 1 in a deed to Vee Prosper Oaks, LLC, as recorded in Instrument No. 2022-53773 of the Official Records of Denton County, Texas;

THENCE North 89°30'12" East, crossing said Block A, Lot 2, a distance of 201.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°32'11" East, continuing across said Block A, Lot 2, a distance of 510.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°23'26" East, continuing across said Block A, Lot 2, a distance of 100.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said Block A, Lot 2, and the westerly line of Block A, Lot 1 of Parvin 1385 Addition;

THENCE South 00°35'37" East, along the easterly line of said Block A, Lot 2 and the westerly line of said Block A, Lot 1, a distance of 17.82 feet to a 1/2 inch iron rod found for the southwest corner of said Block A, Lot 1, common to an ell corner of said Block A, Lot 2;

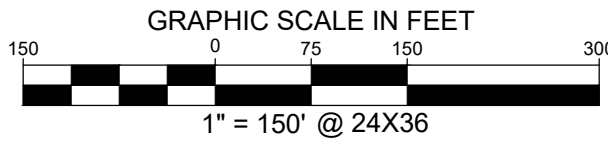
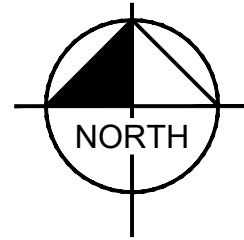
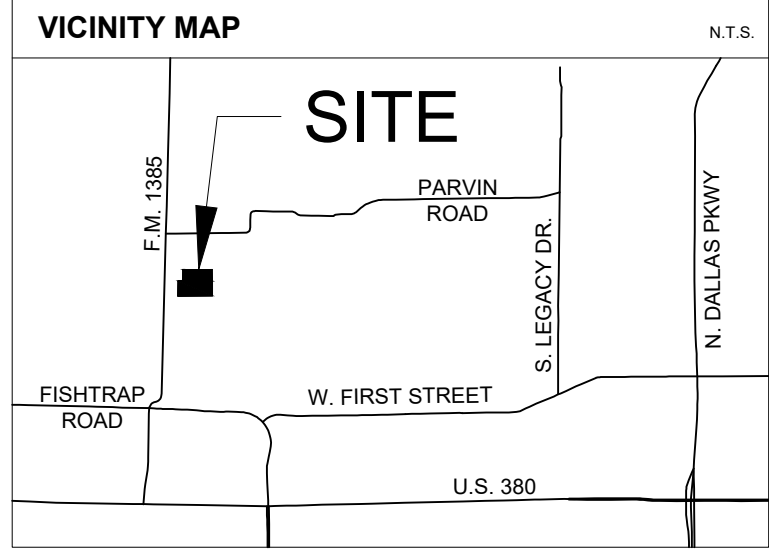
THENCE North 89°27'23" East, along the northerly line of said Block A, Lot 2 and the southerly line of said Block A, Lot 1, a distance of 1,183.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Block A, Lot 2, common to the southeast corner of said Block A, Lot 1, same being on the westerly line of a called 191.740 acre tract of land described in a deed to Frontier 191 Landbank LLC, as recorded in Instrument No. 2025-125290 of the Official Records of Denton County, Texas;

THENCE South 00°32'30" East, along the easterly line of said Block A, Lot 2 and the westerly line of said 191.740 acre tract, a distance of 1,143.16 feet to a 1/2 inch iron rod found for the southeast corner of said Block A, Lot 2, common to the northeast corner of aforesaid Tract 1;

THENCE South 89°30'12" West, departing the westerly line of said 191.740 acre tract, along the southerly line of said Block A, Lot 2 and the northerly line of said Tract 1, a distance of 1,527.23 feet to the **POINT OF BEGINNING** and containing 37.273 acres (1,623,594 square feet) of land, more or less.

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493926859797.
- According to Map No. 48121C0270G and 48121C0410G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
XF = "X" CUT FOUND
INST. = INSTRUMENT
DOC. = DOCUMENT
NO. = NUMBER
VOL. = VOLUME
PG. = PAGE
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS,
DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORD, DENTON
COUNTY, TEXAS

EXHIBIT A 37.273 ACRES

CASE NO. COMP-26-0001

THE J. MORTON SURVEY, ABSTRACT NO. 793
THE L. RUE SURVEY, ABSTRACT NO. 1110
TOWN OF PROSPER, DENTON COUNTY, TEXAS
DATE PREPARED: 06/24/2026

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	SG	KHA	06/24/2026	068625036	1 OF 1

OWNER:
D9-1 Assets, LLC
8794 Markham Drive
Frisco, Texas 75035
Ph: 469-939-5405
Contact: Srinivas Maram

ENGINEER:
Kimley-Horn and Associates, Inc.
200 N. Travis Street
Sherman, Texas 75090
Ph: 469-353-6061
Contact: Michael Carlisle, P.E.

Sylviana Gunawan
SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



70' BRAZOS ELECTRIC
POWER COOPERATIVE,
INC. EASEMENT
INST. NO. 2018-20427
O.R.D.C.T.

EXISTING ZONING:
A
CALLED TRACT 1
23.87 ACRES
VEE PROSPER OAKS, LLC
INST. NO. 2022-53773,
O.R.D.C.T.

EXISTING LAND USE:
AGRICULTURAL
FUTURE LAND USE:
LOW DENSITY
RESIDENTIAL

CALLLED 191.740 ACRES
FRONTIER 191
LANDBANK LLC
INST. NO. 2025-125290,
O.R.D.C.T.

EXISTING ZONING:
PD-134
EXISTING LAND USE:
RESIDENTIAL
FUTURE LAND USE:
LOW DENSITY
RESIDENTIAL

BLOCK A, LOT 2
PARVIN 1385 ADDITION,
BLOCK A, LOTS 1 & 2
DOC. NO. 2025-228,
P.R.D.C.T.
EXISTING ZONING:
A
EXISTING LAND USE:
AGRICULTURAL
FUTURE LAND USE:
RETAIL & NEIGHBORHOOD
SERVICES AND
HIGH DENSITY RESIDENTIAL
PROPOSED FUTURE LAND USE:
BUSINESS PARK

37.273 ACRES
1,623,594 SQ. FT.

L. RUE SURVEY,
ABSTRACT NO. 1110

J. MORTON SURVEY,
ABSTRACT NO. 793

LOT 1, BLOCK A
COMMERCIAL RETAIL SITE
DOC. NO. 2021-451
P.R.D.C.T.
EXISTING ZONING: CF
PD-52

SUTTON FIELDS
PHASE 4B
INST. NO. 2021-102,
P.R.D.C.T.

EXISTING ZONING: CF
PD-52

SUTTON FIELDS
PHASE 4A
INST. NO. 2023-294,
P.R.D.C.T.

EXISTING ZONING: CF
PD-52

APPROXIMATE
CENTERLINE OF ROAD

(CALLED 1.558 ACRES)
RIGHT OF WAY
DEDICATION
DOC. NO. 2025-228,
P.R.D.C.T.

REMAINDER OF
CALLED 129.978 ACRES
SWISHER PARTNERS, LP
DOC. NO. 2004-7927
O.R.D.C.T.

EXISTING ZONING:
R
EXISTING LAND USE:
AGRICULTURAL
FUTURE LAND USE:
RETAIL &
NEIGHBORHOOD
SERVICES

REMAINDER OF
BLOCK A, LOT 1

PARVIN 1385 ADDITION,
BLOCK A, LOTS 1 & 2
DOC. NO. 2025-228,
P.R.D.C.T.

EXISTING ZONING:
A
EXISTING LAND USE:
AGRICULTURAL
FUTURE LAND USE:
RETAIL &
NEIGHBORHOOD
SERVICES

F. WILKERSON SURVEY,
ABSTRACT NO. 1411

BLOCK A, LOT 2
PARVIN 1385 ADDITION,
BLOCK A, LOTS 1 & 2
DOC. NO. 2025-228,
P.R.D.C.T.

EXISTING ZONING:
A
EXISTING LAND USE:
AGRICULTURAL
FUTURE LAND USE:
RETAIL &
NEIGHBORHOOD
SERVICES

(CALLED 0.404 ACRES)
RIGHT OF WAY
DEDICATION
DOC. NO. 2025-228,
P.R.D.C.T.

APPROXIMATE
LOCATION OF CITY
LIMITS

1/2" IRFC
"BARTON CHAPA"

3/4" IRF W/ 2" ADF
"BRAZOS ELECTRIC-WACO BOUNDARY"

25' LANDSCAPE AND
ACCESS EASEMENT
DOC. NO. 2020-418,
P.R.D.C.T.

30' RIGHT OF WAY
DEDICATION
DOC. NO. 2020-418,
P.R.D.C.T.

BRAZOS ELECTRIC PARVIN
SUBSTATION ADDITION,
BLOCK A, LOT 1
DOC. NO. 2020-418
P.R.D.C.T.

EXISTING ZONING:
S-23 A
EXISTING LAND USE:
AGRICULTURAL
FUTURE LAND USE: RETAIL &
NEIGHBORHOOD SERVICES

P.O.B.

STATE PLANE COORDINATES
N: 7130416.63
E: 2459923.99

STATE PLANE COORDINATES
N: 7140578.80
E: 2461440.13

N132°11'E 510.55'

N132°11'E 510.55'

N132°05'E 660.00'

S89°30'12"W 1527.23'

S03°32'30"E 1143.16'

N0°35'37"W 82.82'

S0°35'37"E 17.82'

N89°23'26"E 100.12'

N89°27'23"E 1183.06'

N89°30'12"E 201.97'

N132°11'E 510.55'

N132°11'E 510.55'

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