

EXHIBIT A-1: WRITTEN METES AND BOUNDS
ZONE-26-0007

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 01°32'05" East, departing the northerly line of said Tract 1, along the westerly line of said Block A, Lot 2 and the easterly line of said Brazos Electric Parvin Substation Addition, a distance of 650.00 feet to a 1/2 inch iron rod with busted plastic cap found for the northeast corner of said Brazos Electric Parvin Substation Addition, common to an ell corner of said Block A, Lot 2;

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;

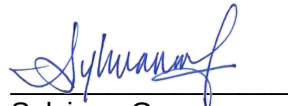
THENCE South 00°35'37" East, along the easterly line of said Block A, Lot 2 and the westerly line of said Block A, Lot 1, a distance of 17.82 feet to a 1/2 inch iron rod found for the southwest corner of said Block A, Lot 1, common to an ell corner of said Block A, Lot 2;

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.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).



06/24/2026

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