

ZONE-25-0008

EXHIBIT A-1: WRITTEN METES AND BOUNDS

WHEREAS, PEACH TREE GROUP OF INVESTMENT INC. is the sole owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of those certain tracts of land conveyed to Peach Tree Group of Investment Inc., a Texas corporation, by Special Warranty Deed recorded in Instrument Number 20220329000498590, Official Public Records, Collin County, Texas, Correction Special Warranty Deed recorded in Instrument Number 2022000101825, Official Public Records, Collin County, Texas, Special Warranty Deed recorded in Instrument Number 2022000072416, Official Public Records, Collin County, Texas, and Special Warranty Deed recorded in Instrument Number 20220000152235, Official Public Records, Collin County, Texas, and being all of Block A, Lot 1, MSW Prosper 380 Addition, an addition to the Town of Prosper, by plat recorded in Instrument Number 2023-837, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the southeast corner of said Lot 1, same being the northeast corner of Lot 2, Block A, MSW of MSW Prosper 380 Addition, an addition to the Town of Prosper, by plat recorded in Instrument Number 2023-839, Official Public Records, Collin County, Texas, same being in the west line of Lot 3, said Block A of MSW Prosper 380 Addition (Instrument Number 2023-837);

THENCE along the common line of said Lot 1 and said Lot 2 as follows:

North 89 deg. 33 min. 00 sec. West, a distance of 567.07 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the beginning of a curve to the left having a radius of 65.00 feet, a delta angle of 45 deg. 32 min. 43 sec., and a chord bearing and distance of South 67 deg. 40 min. 39 sec. West, 50.32 feet;

In a southwesterly direction, and along said curve to the left, an arc distance of 51.67 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the beginning of a reverse curve to the right having a radius of 65.00 feet, a delta angle of 45 deg. 01 min. 37 sec., and a chord bearing and distance of South 67 deg. 25 min. 06 sec. West, 49.78 feet;

In a southwesterly direction, and along said reverse curve to the right, an arc distance of 51.08 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the end of said curve;

North 89 deg. 33 min. 13 sec. West, a distance of 38.23 feet to an 'X' cut found in concrete for the southwest corner of said Lot 1, same being the northwest corner of said Lot 2, same being in the east right-of-way line of Mahard Parkway (a 130 foot right-of-way);

THENCE North 00 deg. 26 min. 47 sec. East, along the common line of said Lot 1 and the east right-of-way line of said Mahard Parkway, a distance of 403.95 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the northwest corner of said Lot 1, same being the most westerly southwest corner of aforesaid Lot 3;

THENCE South 89 deg. 33 min. 00 sec. East, along the common line of said Lot 1, and said Lot 3, a distance of 697.52 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the northeast corner of said Lot 1, same being in internal corner of said Lot 3;

THENCE South 00 deg. 27 min. 00 sec. West, continuing along the common line of said Lot 1, and said Lot 3, a distance of 365.00 feet to the POINT OF BEGINNING and containing 257,863 square feet or 5.920 acres of computed land, more or less.




Timothy R. Mankin
Registered Professional Land Surveyor No. 6122