

PROPERTY LEGAL DESCRIPTION

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 202200101825, Official Public Records, Collin County, Texas, Special Warranty Deed recorded in Instrument Number 202200072416, Official Public Records, Collin County, Texas, and Special Warranty Deed recorded in Instrument Number 2022000152235, 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 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.

NOTE: This document was prepared under 22 TAC §663.21, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Timothy R. Mankin  
Registered Professional Land Surveyor No. 6122

ZONE-25-0008

EXHIBIT A-2: BOUNDARY EXHIBIT  
MSW PROSPER 380 ADDITION  
BLOCK A, LOT 1

BEING 5.920 ACRES OUT OF THE COLLIN COUNTY  
SCHOOL LAND #112, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
MARCH 2024

JOB NO.: 22-0105_ZE	DATE: 7/8/2025	FIELD DATE: 2/11/2025	SCALE: 1" = 40'	FIRM: PEISER & MANKIN SURVEYING, LLC	SHEET: 1
DRAWN: J.M.N.	CHECKED: T.R.M.	FIRM No. 100999-00	Member Since 1977		

**LEGEND**

INST. NO. - INSTRUMENT NUMBER	---	BOUNDARY LINE
VOL. - VOLUME	---	ADJOINER LINE
P.G. - PAGE	---	EASEMENT LINE
RCRIF - IRON ROD FOUND WITH RED CAP	---	BUILDING LINE
IRS - IRON ROD SET W/ "PEISER & MANKIN SURV" RED PLASTIC CAP	---	STREET CENTERLINE
	---	630' CONTOUR LINE

**LINETYPE TABLE**

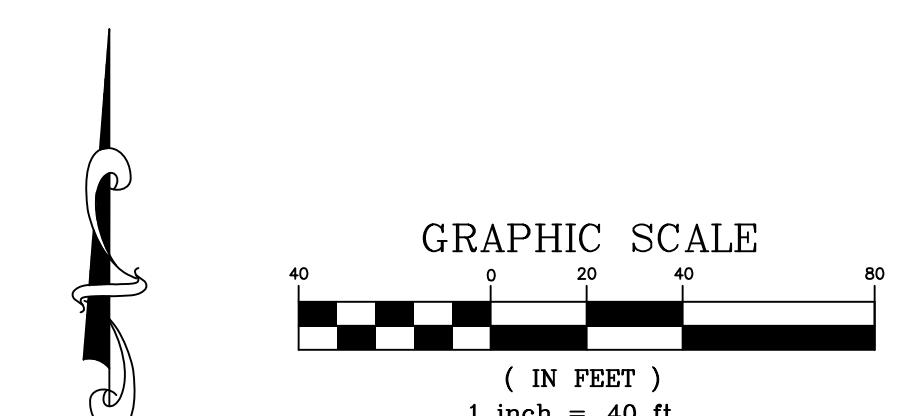
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE
---	630' CONTOUR LINE

ENGINEER:  
ANIL RAM  
ADR-DESIGNS LLC  
601 SADDLE HILL DR  
GRAND PRAIRIE, TX 75050  
972-262-1333  
ADRDESIGNSLLC@ADRDESIGNS.COM

OWNER:  
PEACH TREE GROUP OF INVESTMENT INC  
WILSON PARMAR  
1043 ELK MOUND DRIVE  
FRISCO, TEXAS 75033  
620-253-0286  
PARMARWS@GMAIL.COM

- NOTES:
- Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001485 was used to scale grid coordinates and distances to surface.
  - Basis of Elevations - Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - No 100-year floodplain exists on the site.
  - 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.
  - Property is subject to Reciprocal Easement and temporary Construction Easement Agreement filed in Instrument Number 20020329000498600, Official Public Records, Collin County, Texas, and Second Amendment to Reciprocal Easement and Temporary Construction Easement Agreement filed in Instrument Number 2022000152236, said Official Public Records.

FLOOD CERTIFICATE  
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 48085C0230J subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.



GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.

