

LEGAL DESCRIPTION:

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being a portion of Lot 2, Block D of Prosper Center, Block D, Lots 2, 3 and 4, according to the Revised Conveyance Plat thereof recorded in Volume 2018, Page 308 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 2, Block D, common to the southeast corner of Lot 2, Block B of Prosper Center, Block D, Lots 1R and 2, according to the plat thereof recorded in Volume 2016, Page 400 of the Plat Records of Collin County, Texas, being on the westerly line of a called 20,000 acre tract of land described in a deed to MSW Prosper 380, LP, as recorded in Instrument No. 20131226001678930 of the Official Public Records of Collin County, Texas;

THENCE South 0°28'47" West, along the easterly line of said Lot 2, Block D and the westerly line of said 20,000 acre tract, a distance of 735.00 feet to a point for corner;

THENCE North 89°40'36" West, departing the easterly line of said Lot 2, Block D and the westerly line of said 20,000 acre tract, and crossing said Lot 2, Block D, a distance of 340.00 feet to a point for corner;

THENCE North 0°28'47" West, continuing across said Lot 2, Block D, a distance of 735.00 feet to a point for corner on the northerly line of said Lot 2, Block D and the southerly line of said Lot 2, Block B;

THENCE South 89°40'36" East, along the northerly line of said Lot 2, Block D and the southerly line of said Lot 2, Block B, a distance of 340.00 feet to the **POINT OF BEGINNING** and containing 5.737 acres (249,901 square feet) of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in 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.

Sylviana Gunawan 08/28/19

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
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LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IPF = IRON PIPE 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
P.R.C.C.T. = PLAT RECORD, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
- According to Map No. 48121C0230J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration and Map No. 48085C0230J, dated June 2, 2009 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 within Zone "X-Unshaded", which is not a special flood hazard area. 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.
- 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.

EXHIBIT A
5.737 ACRES (GROSS)
4.639 ACRES (NET)

PORTION OF LOT 2, BLOCK D OF PROSPER CENTER,
BLOCK D, LOTS 2, 3 AND 4

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
CASE NO. Z19-0006

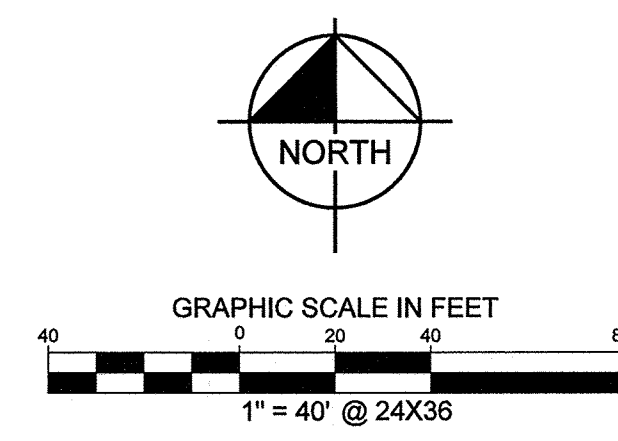
Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	KSL	KHA	AUG. 2019	067252018	1 OF 1

OWNER:
Prosper Villages at Legacy LLC
10950 Research Road
Frisco, Texas 75033
Ph: 214.387.3993
Contact: Clint Richardson

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph: 972.335.3580
Contact: Thomas Fletcher, P.E.



DWG NAME: K:\PL\BUREAU\2019\2019-PROSPER CENTER\BLOCK D LOT 1 CONVEYANCE PLAN\2019ZONING OFFICE EXHIBIT A.DWG PLOTTED BY: GUNAWAN, SYLVIANA 08/28/19 8:58 PM LAST SAVED: 01/13/2019 2:38 PM