

EXHIBIT A-1: WRITTEN METES AND BOUNDS – ZONE-24-0021

BEING A TRACT OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, BLOCK A, FRONTIER RETAIL CENTER REVISED, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT, RECORDED IN VOLUME 2024, PAGE 145, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "EAGLE SURVEYING" IN THE EAST RIGHT-OF-WAY LINE OF NORTH DALLAS PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO TREJAX, LP, RECORDED IN INSTRUMENT NUMBER 20121206001558000, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.);

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH DALLAS PARKWAY AND THE WEST LINES OF SAID LOTS 1 AND 2 AS FOLLOWS:

- 1) N 01°32'44" E, A DISTANCE OF 211.14 FEET TO A POINT;
- 2) NORTHERLY, AT A AN ARC LENGTH OF 54.23 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "EAGLE SURVEYING", BEING THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2, CONTINUING IN ALL A TOTAL ARC LENGTH OF 229.67 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5744.58 FEET, A DELTA ANGLE OF 02°17'26", AND A CHORD BEARING OF N 00°24'01" E, 229.65 FEET TO A POINT;
- 3) N 00°44'43" W, AT A DISTANCE OF 21.67 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "EAGLE SURVEYING", AND CONTINUING IN ALL A TOTAL DISTANCE OF 27.09 FEET TO A POINT, BEING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK A OF SAID FRONTIER RETAIL CENTER REVISED;

THENCE N 89°39'12" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID NORTH DALLAS PARKWAY, ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 256.28 FEET TO A POINT IN THE WEST LINE OF LOT 6, BLOCK A OF SAID FRONTIER RETAIL CENTER REVISED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE S 00°29'31" E, ALONG THE WEST LINE OF SAID LOT 6 AND THE EAST LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 466.14 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "EAGLE SURVEYING" IN THE NORTH LINE OF SAID TREJAX TRACT, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE S 89°18'34" W, ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID TREJAX TRACT, A DISTANCE OF 267.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.787 ACRES (121,386 SQUARE FEET) OF LAND, MORE OR LESS.



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LOTS 1 & 2, BLOCK A, FRONTIER RETAIL CENTER REVISED
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

DRAWN BY: ALS
APPROVED: ALS

SHEET NO. 1 OF 1

REV.