

**\* LEGEND \***

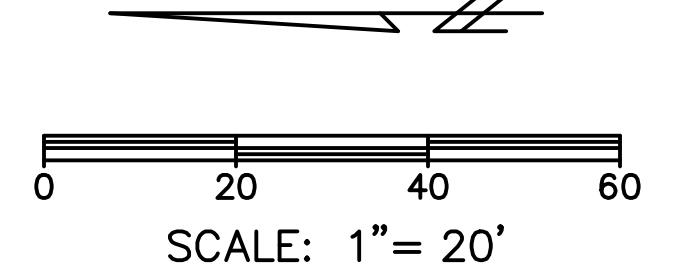
BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EVLT	ELECTRIC VAULT
FH	FIRE HYDRANT
FO	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GW	GWY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPPT	POWER POLE W/LIGHT POLE
PPR	POWER POLE W/TRANSFORMER
RCB	REINFORCED CONCRETE BOX
RFZ	REVERSE FLOW PROTECTION
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNG	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TBX	TELEPHONE BOX
TMB	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
WL	WATER LINE
WSL	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
UG	UNDERGROUND GAS
UFO	UNDERGROUND FIBER OPTIC
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
HACK	HACKSBERRY
CTNWD	COTTONWOOD
565.97 T	TOP OF CURB SPOT SHOT
565.47 G	GUTTER SPOT SHOT
X	CONCRETE PAVEMENT

VERTICAL DATUM NOTE:  
 REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAVD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA SYSTEMS INC.

BM A - AN "X" CUT IN THE WEST CONCRETE CURBLINE OF NORTHBOND NORTH DALLAS PARKWAY +900 FT. SOUTH OF THE INTERSECTION OF NORTH DALLAS PARKWAY AND FRONTIER PARKWAY  
 ELEVATION = 621.42 FT.

BM B - AN "X" CUT IN THE SOUTHWEST CORNER OF A CONCRETE STORM INLET #65 FEET EAST OF THE EAST CURBLINE OF NORTHBOND NORTH DALLAS PARKWAY, +1050 FEET SOUTH OF THE INTERSECTION OF NORTH DALLAS PARKWAY AND FRONTIER PARKWAY  
 ELEVATION = 620.48 FT.

BM C - AN "X" CUT IN THE WEST CONCRETE CURBLINE OF NORTHBOND NORTH DALLAS PARKWAY, +55 FEET NORTHWEST OF A POWER POLE AND +1275 FEET SOUTH OF THE INTERSECTION OF NORTH DALLAS PARKWAY AND FRONTIER PARKWAY  
 ELEVATION = 621.39 FT.



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**\*FIELD NOTES\***

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.C.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 BEING THE BEGINNING OF A CURVE TO THE LEFT;
- 2) NORTHERLY, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5744.58 FEET, AT 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, 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 SAID LOT 7, BLOCK A OF SAID FRONTIER RETAIL CENTER REVISED;

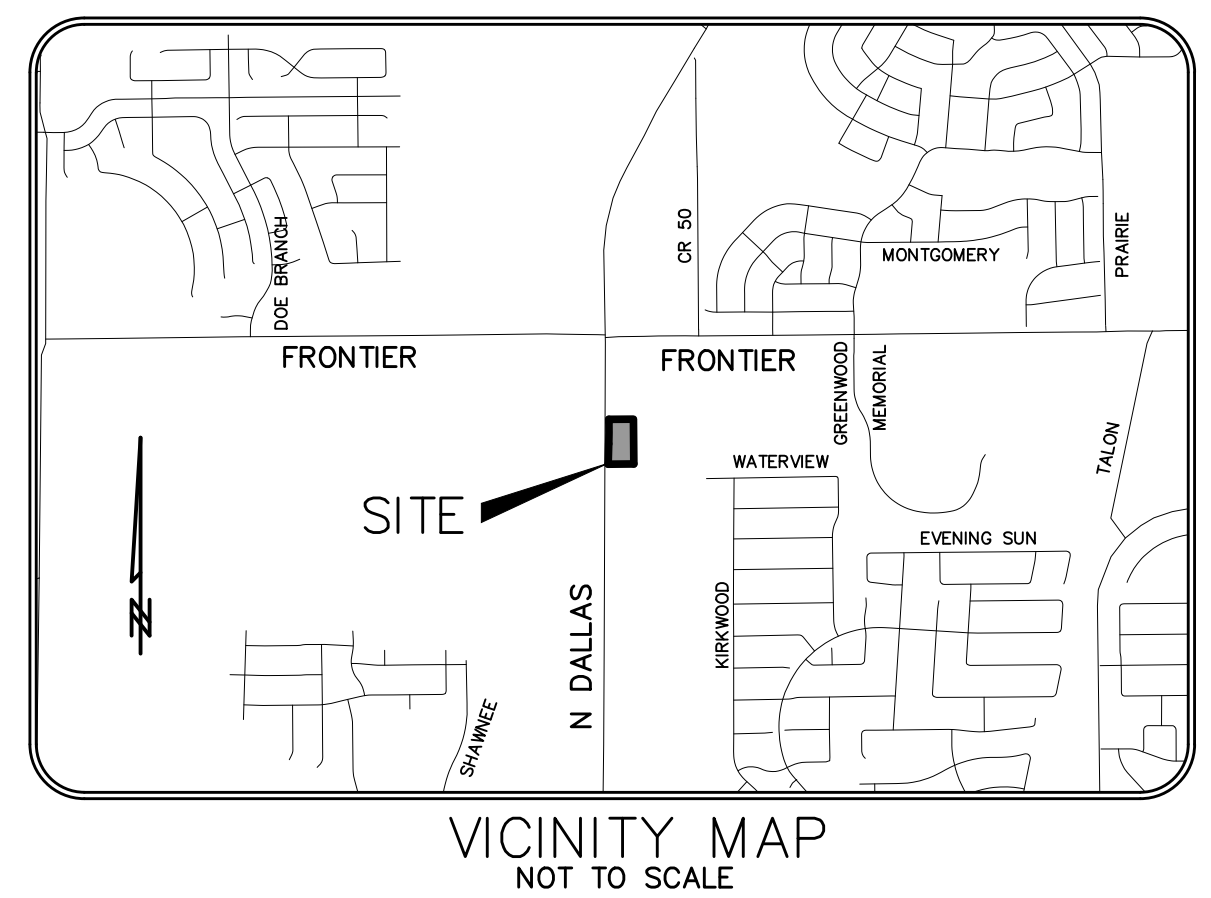
THENCE N 89°39'12" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID NORTH DALLAS PARKWAY, ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 256.28 FEET TO A POINT IN THE WEST LINE OF LOT 6, BLOCK A OF SAID FRONTIER RETAIL CENTER REVISED, SAID POINT BEING THE NORTHEAST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

**\*NOTES\***

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



**EXHIBIT "A-2": BOUNDARY EXHIBIT FOR PROPERTY ZONE-24-0021 FRONTIER RETAIL CENTER REVISED BLOCK A, LOTS 1 AND 2**

AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 2.787 GROSS ACRES OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 Date of Preparation: October 30, 2024

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