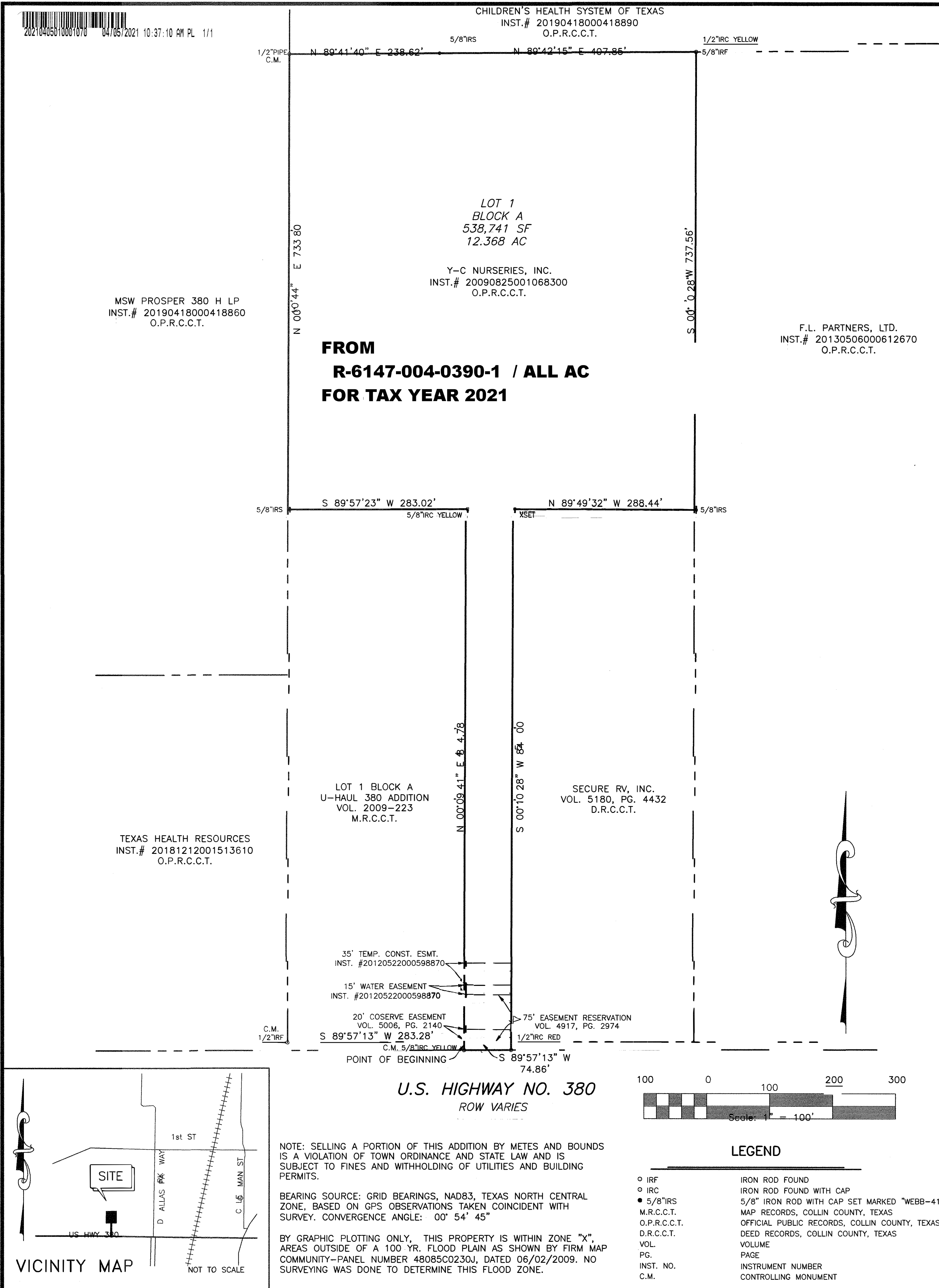


Exhibit A



STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Y-C Nurseries, Inc., is the owner of that certain tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas, being all of that certain tract of land conveyed to Y-C Nurseries, Inc., Inc. by Special Warranty Deed dated January 10, 2009, and recorded in Instrument No. 20090825001068300, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found with yellow cap for the most southerly southwest corner of said Y-C Nurseries, Inc., tract, same being on the north right-of-way line of U.S. Highway No. 380 (right-of-way varies), and being the southeast corner of Lot 1, Block A, U-Haul 380 Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2009-223, Map Records, Collin County, Texas;

THENCE along the east line of said Lot 1, Block A, U-Haul 380 Addition, North 00 degrees 09 minutes 41 seconds East, a distance of 844.78 feet to a 5/8" iron rod found with yellow cap for the northeast corner of said Lot 1, Block A, U-Haul 380 Addition

THENCE along the north line of said Lot 1, Block A, U-Haul 380 Addition, South 89 degrees 57 minutes 23 seconds West, a distance of 283.02 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northwest corner of said Lot 1, Block A, U-Haul 380 Addition, same being on the east line of that certain tract of land conveyed to MSW Prosper 380 H LP by Instrument No. 20190418860, Official Public Records, Collin County, Texas;

THENCE along the east line of said MSW Prosper 380 H LP tract, North 00 degrees 10 minutes 44 seconds East, a distance of 733.80 feet to a 1/2" iron pipe for the northwest corner of said Y-C Nurseries, Inc., tract, same being the most westerly southwest corner of that certain tract of land conveyed to Children's Health System of Texas by Instrument No. 20190418000418890, Official Public Records, Collin County, Texas;

THENCE along the north line of said Y-C Nurseries, Inc., tract, same being an interior line of said Children's Health System tract, the following two (2) courses:

North 89 degrees 41 minutes 40 seconds East, a distance of 238.62 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

North 89 degrees 42 minutes 15 seconds East, a distance of 407.85 feet to a 1/2" iron rod found with yellow cap for the northeast corner of said Y-C Nurseries, Inc., tract, same being the northwest corner of that certain tract of land conveyed to F.L. Partners, Ltd., by Instrument No. 20130506000612670, Official Public Records, Collin County, Texas;

THENCE along the west line of said F.L. Partners, Ltd., tract, South 00 degrees 10 minutes 28 seconds West, a distance of 737.56 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner of that certain tract of land conveyed to Secure RV, Inc. by Volume 5180, Page 4432, Deed Records, Collin County, Texas;

THENCE along the north line of said Secure RV, Inc. tract, North 89 degrees 49 minutes 32 seconds West, a distance of 288.44 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northwest corner of said Secure RV, Inc. tract;

THENCE along the west line of said Secure RV, Inc. tract, South 00 degrees 10 minutes 28 seconds West, a distance of 845.00 feet to a 1/2" iron rod found with red cap for the southwest corner of said Secure RV, Inc. tract, same being the most southerly southeast corner of said Y-C Nurseries, Inc., tract, and being on the north right-of-way line of U.S. Highway No. 380;

THENCE along the north right-of-way line of U.S. Highway No. 380, South 89 degrees 57 minutes 13 seconds West, a distance of 74.86 feet to the POINT OF BEGINNING hereof and containing 12.368 acres or 538,741 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Kurtis R. Webb, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this 12th day of March 2021

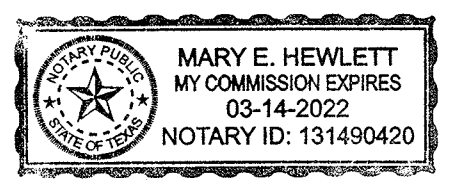
Kurtis R. Webb
Kurtis R. Webb
Reg. Professional Land Surveyor
Texas Registration No. 4125

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kurtis R. Webb, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 2021.

Mary E. Hewlett
Mary E. Hewlett
Notary Public, State of Texas



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Y-C Nurseries, Inc., acting herein by and through its duly authorized agent, does hereby certify and adopt this plat designating the herein above described property as Y-C NURSERIES ADDITION, LOT 1, BLOCK A, an addition in the ETJ of the Town of Prosper, Texas, and does hereby certify the following:

- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- Town of Prosper permits are required for building construction, on-site sewage facilities and driveway culverts.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the 23rd day of March 2021.

BY: Y-C Nurseries, Inc.
Christine Sterling
Authorized Signature
Christine Sterling V.P.
Printed Name and Title

Filed and Recorded
Official Public Records
Stacy Kemp, County Clerk
Collin County, TEXAS
04/05/2021 10:37:10 AM
\$31.00 DPOSTER
20210405010001070

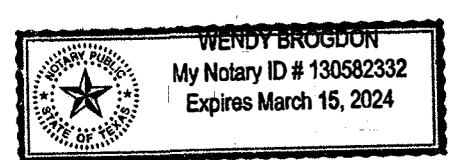


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared *Christine Sterling*, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23rd day of March 2021.

Wendy Brogdon
Wendy Brogdon
Notary Public, State of Texas



All lots must utilize alternative type On-Site Sewage Facilities. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (Per State regulations).

There were two (2) large ponds on the lot at the time of approval. The P.E. As-Built submitted with the plat shows required OSSF setbacks to the existing ponds were met at the time of approval. Careful planning will be required prior to any additions to the lot. A pre-planning meeting with P.E. and Development Services is recommended prior to any future development/construction.

There are no easements other than those noted on the final plat. There were several, existing structures (including a small office, an office/shop and a greenhouse) and two (2) associated OSSFs on the lot at the time of approval.

The P.E. As-Built submitted with the plat shows each existing OSSF to be tied to each of the office buildings, respectively, and no other structures and all OSSF components to be completely within the boundaries of the lot. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system(s) (after review and permitting through CCDS).

The existing OSSFs on the lot are alternative systems, suitable for the site and existing structures. Any changes to any existing structure must be reviewed by CCDS prior to construction for compliance with OSSF regulations.

Tree removal and/or grading for OSSF may be required on individual lots. There are two (2) existing water wells on the lot. No water wells are allowed without prior approval from Collin County Development Services.

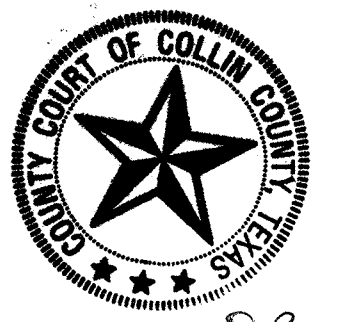
The P.E. As-Built submitted with the plat shows required OSSF setbacks to the existing wells were met at the time of approval.

Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

CERTIFICATE OF APPROVAL

Approved this 5th day of January 2021 by the Planning & Zoning Commission of the Town of Prosper, Texas.

[Signature] Town Secretary
[Signature] Engineer
[Signature] Development Services Department



S12339 FINAL PLAT
Y-C NURSERIES ADDITION
LOT 1, BLOCK A
BEING A 12.368 ACRES TRACT OF LAND SITUATED IN COLLIN COUNTY
SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS.
DATE: 3/2/2021 CASE NUMBER: D20-0099 SHEET 1 OF 1

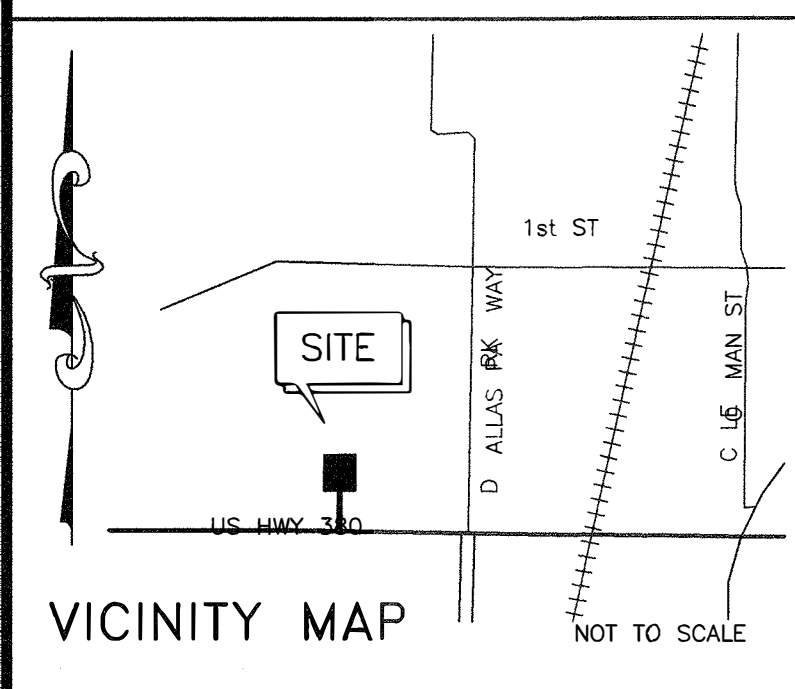
Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

[Signature]
Designated Representative for Collin County Development Services

OWNER:
Y-C Nurseries, Inc.
1530 W. University Drive
Prosper, Texas 75078
(972) 241-0324

SURVEYOR:
Webb Surveying, Inc.
3517 Darion Lane
Plano, Texas 75093
(469) 512-8370



NOTE: 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.

BEARING SOURCE: GRID BEARINGS, NAD83, TEXAS NORTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS TAKEN COINCIDENT WITH SURVEY. CONVERGENCE ANGLE: 00° 54' 45"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0230J, DATED 06/02/2009. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.