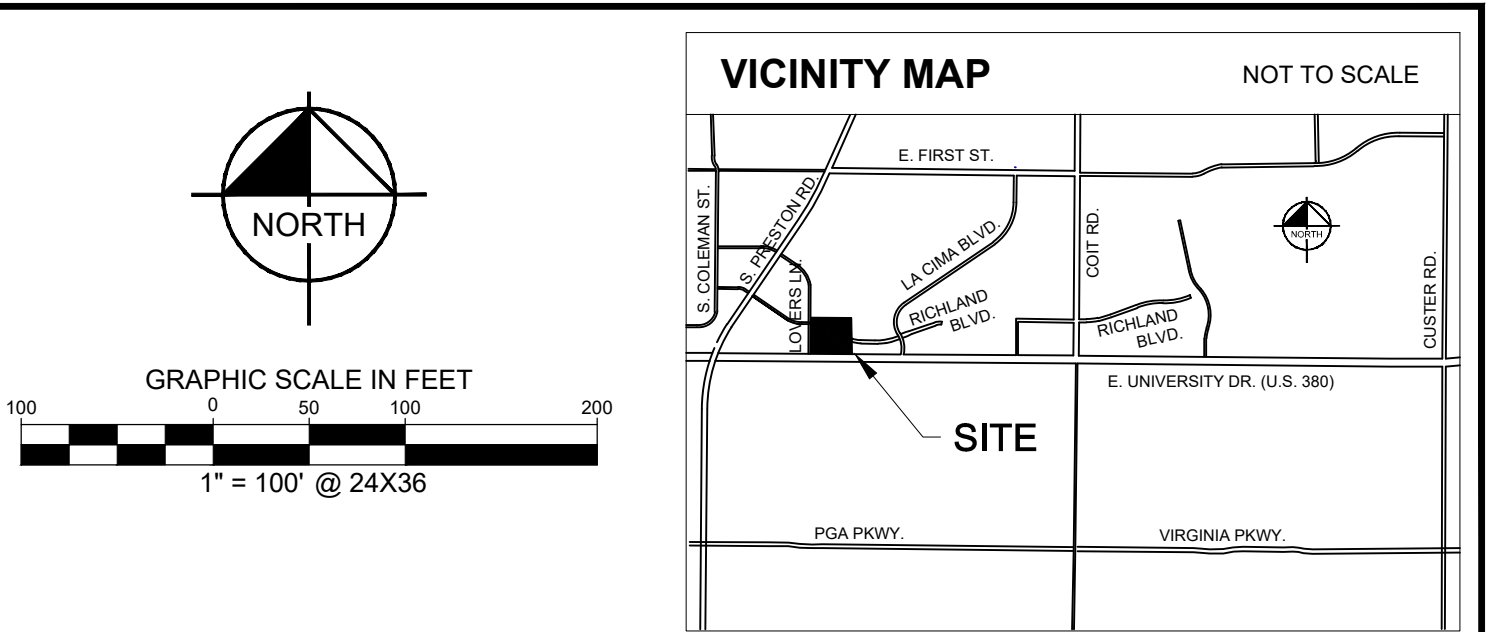
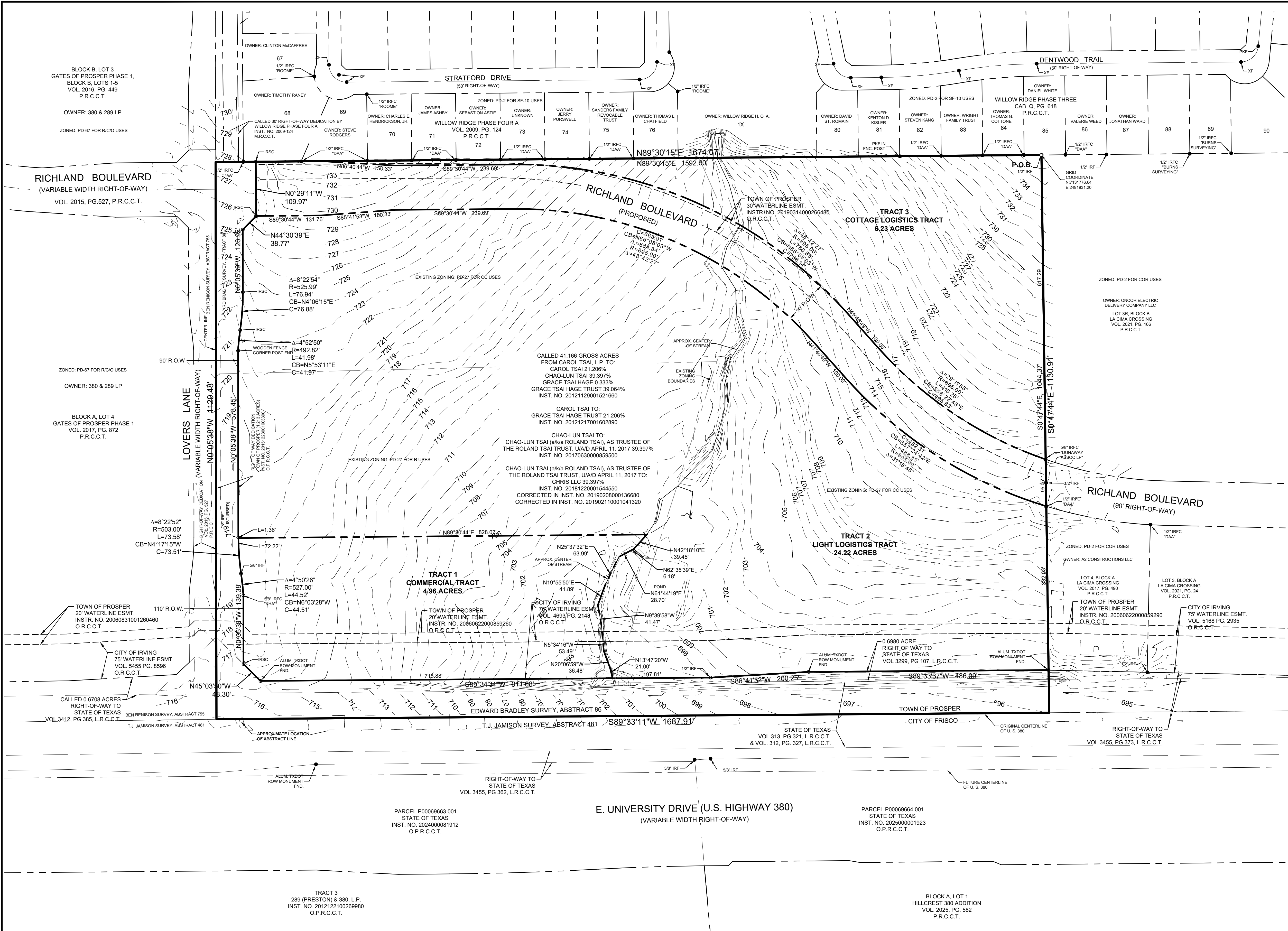




BEING a tract of land situated in the Edward Bradley Survey, Abstract No. 86, Town of Prosper, Collin County, Texas, and being a portion a called 41.166-gross acre tract of land, described in a deed from Carol Tsai, L.P. to Carol Tsai (21.206% interest), Chao-Lun Tsai (39.397% interest), Grace Tsai Hage (0.333% interest), and Grace Tsai Hage Trust (39.064% interest), recorded in Instrument No. 20121129001521660, that tract of land described in a deed from Carol Tsai to Grace Tsai Hage Trust (21.206% interest), recorded in Instrument No. 20121217001602890, that tract of land described in a deed from Chao-Lun Tsai to Chao-Lun Tsai (a/k/a Roland Tsai), as Trustee of the Roland Tsai Trust, U/A/D April 11, 2017 (39.397% interest), recorded in Instrument No. 20170630000859500, that tract of land described in a deed from Chao-Lun Tsai (a/k/a Roland Tsai), as Trustee of the Roland Tsai Trust, U/A/D April 11, 2017 to Chris LLC (39.397% interest), recorded in Instrument No. 20181220001544550, corrected in Instrument No. 20190208000136680, further corrected in Instrument No. 201902110001041320, all of the Official Public Records of Collin County, Texas, and being the current north half of E. University Drive (U. S. Highway 380) and the east half of Lovers Lane, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 41.166-gross acre tract, same being the northwest corner of Lot 3R, Block B of La Cima Crossing, an addition to the Town of Prosper, according to the Plat recorded in Volume 2021, Page 166 of the Plat Records of Collin County, Texas, same being on the south line of Willow Ridge Phase Three, an addition to the Town of Prosper, according to the Plat recorded in Cabinet Q, Page 618 of the Plat Records of Collin County, Texas;

THENCE South 00°47'44" East, along the east line of said 41.166-gross acre tract, the west line of said Lot 3R, Block B, passing at a distance of 617.29 feet, a 5/8-inch iron rod with a yellow plastic cap, stamped "DUNAWAY ASSOC LP" found for the southwest corner of said Lot 3R and the north corner of the west terminus of Richland Boulevard, a 90' wide right of way as dedicated in aforesaid Volume 2017, Page 490, Plat Records, Collin County, Texas, passing at a distance of 712.34 feet a 1/2-inch iron rod with a yellow plastic cap, stamped "DAA" found for the south corner of said Richland Boulevard and the northwest corner of Lot 4, Block A of La Cima Crossing, an addition to the Town of Prosper, according to the plat recorded in Volume 2017, Page 490 of the Plat Record of Collin County, Texas, continuing along the west line of said Lot 4, passing at distance of 1,044.37 feet, an aluminum TXDOT right of way disk found on the east line of said 41.166-gross acre tract, for the southwest corner of said Lot 4, Block A, same being on the north right of way line of E. University Drive (U. S. Highway 380), a variable width right of way, described in a 0.6980-acre deed to the State of Texas, recorded in Volume 3299, Page 107 of the Land Records of Collin County, Texas, continuing a cross said E. University Drive (U. S. Highway 380), a total distance of 1,130.91 feet to the center of existing E. University Drive (U. S. Highway 380), same being the south town limit line of the Town of Prosper and the north city limit line of the City of Frisco;

THENCE South 89°33'11" West, along the current centerline of E. University Drive (U. S. Highway 380), and the common boundaries of the Town of Prosper and the City of Frisco, a distance of 1,687.91 feet to the intersection of said line with the centerline of Lovers Lane;

THENCE North 00°05'38" West, along the centerline of said Lovers Lane, a distance of 1,129.48 feet to a point for corner;

THENCE North 89°30'15" East, departing the centerline of said Lovers Lane, crossing said Lovers Lane, passing a 1/2-inch iron rod with a plastic cap, stamped "DAA" found for the southwest corner of Block B, Lot 68 of Willow Ridge Phase Four A, an addition to the Town of Prosper, according to the Plat recorded in Volume 2009, Page 124 of the Plat Records of Collin County, Texas, passing the northwest corner of aforesaid 41.166-gross acre tract, continuing along the north line of said 41.166-gross acre tract, the south line of said Willow Ridge Phase Four A and the south line of aforesaid Willow Ridge Phase Three, a total distance of 1,674.07 feet to the **POINT OF BEGINNING** and containing 43.61 acres of land, more or less.

LEGEND
Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
IRFC = IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- No 100-year floodplain exists on the property. See Flood Statement.
- The thoroughfare alignment(s) are shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0235J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Phone: (972) 335-3580
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
200 N. Travis St., Suite 500
Sherman, TX 75090
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

OWNER:
Hage Grace Tsai Trust
3208 Caruth Blvd.
Dallas, TX 75225
Phone: (214) 678-3418
Contact: Andrew Prine

DEVELOPER:
Creation Equity
1280 E. Levee St.
Dallas, TX 75207
Phone: (602) 600-6363
Contact: Mr. Taylor Mitcham

ARCHITECT:
LGE Design Build
1280 E. Levee St.
Dallas, TX 75207
Phone: (469) 498-0998
Contact: Mark Cone

CASE NO.: ZONE-26-0006
EXHIBIT "A-2"
43.61 ACRES

EDWARD BRADLEY SURVEY, ABSTRACT NO. 86
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED ON: JUNE 08, 2026

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	06/08/2026	060085800	1 OF 1