

Exhibit A-1: Metes and Bounds  
ZONE-25-0004

BEING a 22.277 acre tract of land situated in the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas, and being all of a called 22.28 acre tract of land described in the deed to Prosper-Legacy-Fishtrap, LP recorded under County Clerk's File Number 2020-208905 of the Real Property Records Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east line of said 22.28 acre tract, from which a found yellow capped 5/8" iron rod stamped "TNP SURVEYING", bears N 00° 15' 29" E, 73.68 feet and North 89° 42' 06" West, 70.03 feet;

THENCE S 00° 15' 29" W, 73.68 feet;

THENCE S 66° 48' 27" W, 899.19 feet;

THENCE N 22° 58' 25" W, 75.00 feet;

THENCE N 68° 30' 48" W, 35.52 feet;

THENCE N 23° 30' 09" W, 39.92 feet to the beginning of a curve to the right;

THENCE 129.32 feet, with said curve to the right, through a central angle of 13° 21' 02", having a radius of 555.00 feet, and whose long chord bears N 16° 14' 31" W, 129.03 feet to the beginning of a reverse curve to the left;

THENCE 126.63 feet, with said reverse curve to the left, through a central angle of 11° 22' 51", having a radius of 637.50 feet, and whose long chord bears N 16° 14' 31" W, 126.42 feet;

THENCE N 68° 35' 33" E, 121.65 feet;

THENCE N 00° 07' 44" E, 625.08 feet;

THENCE S 89° 52' 25" E, 499.83 feet;

THENCE N 00° 07' 52" E, 540.09 feet;

THENCE S 89° 52' 05" E, 367.80 feet;

THENCE S 00° 15' 29" W, 1148.01 feet to the POINT OF BEGINNING and containing 970,382 square feet or 22.277 acres of land, more or less.



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