

**Exhibit A-1: Written Metes and Bounds  
ZONE-24-0013**

**120.525 ACRES**

Collin County School Land Survey, Abstract No. 147  
Town of Prosper, Collin County, Texas

DESCRIPTION, of a 120.525-acre (5,250,083-square-foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to Legacy Frontier, LLC recorded in Instrument No. 20150203000121210 of the Official Public Records of Collin County, Texas; said 120.525-acre-tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a point for corner at the intersection of the apparent centerline of Legacy Drive (a variable-width public right-of-way) and the south right-of-way line of Frontier Parkway (a variable-width public right-of-way); said point being the northwest corner of said Legacy Frontier tract and, the northeast corner of that certain tract of land described in Right-of-Way Warranty Deed to City of Celina recorded in Instrument No. 2022-24205 of the Official Records of Denton County, Texas, and the southeast corner of that certain tract of land described in Right-of-Way Dedication to the City of Celina recorded in Instrument No. 2008-9821 of said Official Records of Denton County;

THENCE, North 89 degrees 17 minutes 48 seconds East, departing the apparent centerline of said Legacy Drive and with the said south right-of-way line of Frontier Parkway, a distance of 1,507.92 feet to a point for corner; said point being a northeast corner of said Legacy Frontier tract and the northwest corner of a called 99.522-acre tract of land described as Tract 1 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records of Collin County;

THENCE, South 00 degrees 00 minutes 38 seconds East, departing the said south right-of-way line of Frontier Parkway and with a west line of said Tract 1, a distance of 1,155.80 feet to a point for corner; said point an interior corner of said Legacy Frontier tract and a southwest corner of said Tract 1;

THENCE, North 89 degrees 11 minutes 50 seconds East, with a south line of said Tract 1, a distance of 1,532.96 feet to a point for corner; said point being a northeast corner of said Legacy Frontier tract and an interior corner of said Tract 1;

THENCE, South 01 degrees 14 minutes 54 seconds East, with a west line of said Tract 1, a distance of 1,151.46 feet to a point for corner in the north line of a called 221.617-acre tract of land described in Special Warranty Deed to BGY Prosper 221 LLC in Instrument No. 20171121001544530 of said Official Public Records of Collin County; said point being the southeast corner of said Legacy Frontier tract and the southwest corner of said Tract 1;

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THENCE, South 89 degrees 13 minutes 16 seconds West, with the said north line of BGY Prosper 221 tract, a distance of 1,063.46 feet to a point for corner; said point being an angle point for said Legacy Frontier tract, the northwest corner of said BGY Prosper 221 tract, and the northeast corner of a called 37.554-acre tract of land described as Tract 2 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records of Collin County;

THENCE, South 89 degrees 44 minutes 50 seconds West, with the north line of said Tract 2 and the north line of that called 38.572-acre tract of land described in Special Warranty Deed to Prosper Independent School District recorded in Instrument No. 20200817001344070 of said Official Public Records of Collin County, at a distance of 645.55 feet passing a point for the northwest corner of said Tract 2 and the northeast corner of said Prosper Independent School District tract and continuing for a total distance of 2,022.01 feet to a point for corner in the said apparent centerline of Legacy Drive and in the east line of that called 26.822-acre tract described in Special Warranty Deed to Merritt Crossing Development LLC recorded in Instrument No. 213963 of said Official Records of Denton County; said point being the southwest corner of said Legacy Frontier tract and the northwest corner of said Prosper Independent School District tract;

THENCE, North 00 degrees 29 minutes 02 seconds East, with the said apparent centerline of Legacy Drive and the east line of said Merritt Crossing Development tract, a distance of 1,781.29 feet to a point for corner; said point being a northwest corner of said Legacy Frontier tract, the northeast corner of said Merritt Crossing Development tract, the southwest corner of that certain tract of land described in Right-of-Way Warranty Deed to the Town of Prosper recorded in 20100518000498080 of said Official Public Records of Collin County, and the southeast corner of that certain tract of land described in General Warranty Deed to Denton County, Texas recorded in Instrument No. 2010-62874 of said Official Records of Denton County;

THENCE, South 89 degrees 49 minutes 05 seconds East, departing the apparent centerline of said Legacy Drive and with the south line of said Town of Prosper tract, a distance of 40.90 feet to a point for corner; said point being an interior corner of said Legacy Frontier tract and the southeast corner of said Town of Prosper tract;

THENCE, North 00 degrees 10 minutes 55 seconds East, with the east line of said Town of Prosper tract, a distance of 320.00 feet to a point for corner; said point being an interior corner of said Legacy Frontier tract and the northeast corner of said Town of Prosper tract;

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THENCE, North 89 degrees 49 minutes 05 seconds West, with the north line of said Town of Prosper tract, a distance of 39.21 feet to a point for corner in the said apparent centerline of said Legacy Drive and in the east line of those certain tracts of land described in Special Warranty Deeds to Merritt/Thornton Farm Partnership, L.P. recorded in Instrument No. 99-096577, 99-096578, and 99-096579 of the Deed Records of Denton County, Texas;

THENCE, North 00 degrees 30 minutes 57 seconds East, with the apparent centerline of said Legacy Drive, the east line of said Merritt/Thornton Farm Partnership tract, a distance of 189.17 feet to the POINT OF BEGINNING and containing 120.525 acres or 5,250,083 square feet of land, more or less.

Bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone (4202), with an applied combined scale factor of 1.000152710. Distances and areas shown are surface values in U.S. Survey Feet.

This document was prepared under 22 Texas Annotated Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 13th day of August, 2024.



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Gregory Mark Peace  
RPLS No. 6608

