

LINE	E TABLE		LIN	E TABLE		LINE	E TABLE		LINE	TABLE		LINE	TABLE	
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S28°30'00"W	111.84'	L26	S33°30'00"W	286.52'	L51	S62°22'50"W	74.71'	L76	N41°16'31"W	44.92'	L101	S55°15'13"W	49.81'
L2	S37°30'00"E	160.31'	L27	S49°00'00"W	92.68'	L52	S63°16'30"W	46.88'	L77	N79°16'21"W	46.36'	L102	S75°22'27"W	44.43'
L3	S20°00'00"E	146.57'	L28	N86°30'00"W	86.67'	L53	S60°27'30"W	36.25'	L78	S61°42'18"W	42.39'	L103	S69°07'42"W	44.61'
L4	S33°30'00"W	125.24'	L29	S51°00'00"W	46.11'	L54	S59°53'21"W	29.79'	L79	S00°00'15"E	45.45'	L104	S49°23'46"W	41.71'
L5	S77°00'00"W	163.96'	L30	S12°00'00"W	183.60'	L55	S56°31'23"W	28.94'	L80	S21°42'40"E	44.11'	L105	S06°59'20"E	46.31'
L6	N70°00'00"W	159.08'	L31	S61°00'00"W	125.65'	L56	S53°35'37"W	60.89'	L81	S33°02'14"E	45.17'	L106	S35°52'00"E	46.30'
L7	N20°00'00"W	145.13'	L32	N62°00'00"W	117.81'	L57	S50°17'02"W	31.83'	L82	S46°40'29"E	44.26'	L107	S32°07'08"E	49.72'
L8	N64°00'00"W	105.82'	L33	S74°30'00"W	83.62'	L58	S46°18'29"W	31.30'	L83	S31°27'40"E	38.89'	L108	S14°51'13"E	44.18'
L9	S46°00'00"W	137.91'	L34	S32°30'00"W	99.40'	L59	S44°23'27"W	33.07'	L84	S13°15'46"W	44.03'	L109	S28°25'05"W	42.52'
L10	S03°30'00"E	88.33'	L35	S03°00'00"W	103.89'	L60	S40°37'06"W	32.29'	L85	S26°26'42"W	49.23'	L110	S67°49'28"W	46.70'
L11	S36°30'00"E	126.60'	L36	S46°00'00"E	51.34'	L61	S78°39'26"W	42.01'	L86	S24°34'46"W	57.69'	L111	S79°32'24"W	40.33'
L12	S46°00'00"W	143.43'	L37	N78°30'00"E	112.64'	L62	N68°40'40"W	41.63'	L87	S32°19'05"W	44.83'	L112	S81°36'49"W	49.95'
L13	S03°30'00"E	96.44'	L38	S83°30'00"E	109.64'	L63	S71°30'22"W	47.59'	L88	S45°22'04"W	49.31'	L113	S78°01'15"W	36.49'
L14	S39°30'00"E	67.58'	L39	S20°30'00"E	123.94'	L64	S39°08'53"W	42.46'	L89	S15°04'50"W	44.34'	L114	S05°35'28"E	47.80'
L15	N82°30'00"E	89.32'	L40	S37°00'00"W	84.31'	L65	S21°42'51"W	42.39'	L90	S12°20'13"W	47.05'		•	•
L16	S73°30'00"E	61.35'	L41	S75°30'00"W	201.74'	L66	S27°16'51"W	36.07'	L91	S51°32'28"E	47.72'			
L17	S03°30'00"E	80.35'	L42	S44°30'00"W	137.72'	L67	S35°37'20"W	35.68'	L92	S55°22'11"E	46.41'			
L18	S44°30'00"W	98.69'	L43	S86°30'00"W	242.05'	L68	S32°14'30"W	37.49'	L93	S49°57'31"E	45.99'			
L19	S68°00'00"W	162.38'	L44	S62°30'00"W	215.47'	L69	S25°12'19"W	85.30'	L94	S55°16'13"E	45.45'			
L20	S42°30'00"W	146.51'	L45	N89°00'00"W	124.44'	L70	S46°44'43"W	42.18'	L95	S49°03'34"E	25.79'			
L21	S05°30'00"E	79.52'	L46	S77°30'00"W	146.53'	L71	S71°49'19"W	42.89'	L96	S23°24'33"E	45.63'			
L22	S53°30'00"E	96.87'	L47	S33°00'00"W	105.98'	L72	S87°47'15"W	47.42'	L97	S10°19'26"W	47.19'			
L23	S18°00'00"E	161.60'	L48	S23°30'00"E	103.84'	L73	N78°43'04"W	45.72'	L98	S25°15'31"W	48.85'			
L24	S20°00'00"W	148.19'	L49	N00°13'47"E	40.46'	L74	N57°26'44"W	44.71'	L99	S21°39'38"W	44.51'	r.		
L25	S15°00'00"W	172.18'	L50	S41°38'20"W	25.71'	L75	N47°21'40"W	45.17'	L100	S28°24'12"W	26.50'	r.		

DESCRIPTION OF PROPERTY:

BEING a tract of land situated in the L. Rue Survey. Abstract No. 1110. the H. Rue Survey Abstract No. 1111, the B. Rue Survey, Abstract No. 1113, the P.R. Rue Survey, Abstract No. 1555, the C. Jackson Survey, Abstract No. 1546, the F. Wilkerson Survey, Abstract No. 1411, the J. Morton Survey, Abstract No. 793, and the J. Teeter Survey, Abstract 1262, Denton County, Texas and being all of a called 189.695-acre tract of land described in a deed to Prosper Oaks LP, as recorded in Instrument No. 2021-120739, Official Records, Denton County, Texas, and all of a called 155.903-acre tract of land described in a deed to Prosper Oaks LP. as recorded in Instrument No. 2021-187834, said Official Records, and all of a called 5.00-acre tract of land, described in a deed to Jo Lynn Carey Ninemire & Laura Jean Carey Varner, recorded in Instrument No. 2014-16824 said Official Records, and all of a called 5.3266-acre tract of land, described in a deed to Mark and Cathi Carey, recorded in Instrument No. 2007-985, said Official Records, and all of a called 17.070 acre tract of land described in a deed to Prosper Oaks LP, described in a deed to Prosper Oaks LP, recorded in Instrument No. 2024-93696, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in Parvin Road (a public road) for the northwest corner of said 189 695-acre tract and the northeast corner of a called

91.001-acre tract of land described in a deed to Jaianjaneya Real Estate Services LLC, recorded in Instrument No. 2022-120979, said Official Records, also being on the south line of Sutton Fields Phase 4A, recorded in Instrument No, 2023-294, Plat Records, Denton County, Texas;

THENCE North 89°18'40" East, along the northerly line of said 189.695-acre tract and said Parvin Road, a distance of 1,610.43 feet to the southeast corner of said Sutton Fields Phase 4A, same being the westernmost southwest corner of said 155.903-acre tract;

THENCE North 00°39'42" West, departing said northerly line, along the westerly line of said 155.903-acre tract, the easterly line of said Sutton Fields Phase 4A, the easterly line of a called 1.000 acre tract of land described in a deed to Dale & Vicki Travis, as recorded in Instrument No. 2019-53525, said Official Records, the easterly line of a called 1.398 acre tract of land described in a deed to Claude and Kathleen Adams, as recorded in Instrument No. 2011-67775, said Official Records, the easterly line of a called 0.366 acre tract of land described as Tract 2 in a deed to Michael Bohn and Lori Bohn, as recorded in Instrument No. 2020-19369, said Official Records, and continuing along said Parvin Road, a distance of 944.52 feet to the northwest corner of said 155.903-acre tract, common to the southwest corner of Sutton Fields Phase 3D, recorded in Instrument No. 2022-44, said Plat Records;

THENCE South 89°11'31" East, departing the easterly line of said Sutton Fields Phase 4A, and along the northerly line of said 155.903-acre tract, said 5.00-acre tract, said 5.3266-acre tract, and the southerly line of said Sutton Fields Phase 3D, and a called 109.926-acre tract of land described in a deed to Sutton Fields East. LLC, recorded in Instrument No. 2021-192973, said Official Records, a distance of 1,163.72 feet to the northernmost northeast corner of said 5.3266-acre tract;

THENCE South 89°13'09" East, continuing along the northerly line of said 155.903-acre tract, along the northerly line of said 5.00-acre tract, said 5.3266-acre tract, and the southerly line of said 109.926-acre tract, a distance of 740.89 feet to the northernmost northeast corner of said 5.3266-acre tract;

THENCE South 56°15'56" East, continuing along the northerly line of said 5.3266-acre tract and the southerly line of said 109.926-acre tract, and along the northerly line of said 155.903-acre tract, a distance of 180.59 feet to a point at the beginning of a tangent curve to the left with a radius of 350.00 feet, a central angle of 33°01'08", and a chord bearing and distance of South 72°46'30" East, 198.92 feet;

THENCE in an easterly direction, continuing along the northerly line of said 155.903-acre tract and the southerly line of said 109.926-acre tract, with said tangent curve to the left, an arc distance of 201.70 feet to a point for corner;

THENCE South 89°17'04" East, continuing along said northerly line, and the southerly line of said 109.926-acre tract, a distance of 505.80 feet to a mag nail found for the southeast corner of said 109.926-acre tract, common to the southwest corner of a called 101.60-acre tract of land described in a deed to MM Celina Parvin 101, LLC, recorded in Instrument No. 2023-32350, said Official Records;

THENCE South 89°13'57" East, continuing along said northerly line, and along the southerly line of said 101.60-acre tract, a distance of 697.72 feet to an "X" cut in concrete found for the northeast corner of said 155,903-acre tract, common to the northernmost northwest corner of a called 48.323-acre tract of land described in a deed to VP Windsong Investments LLC, recorded In Instrument No. 2021-74160, said Official Records:

THENCE departing the southerly line of said 101.60-acre tract, and along the easterly line of said 155.903-acre tract and the west line of said 48.323-acre tract, Windsong Ranch Phase 6D, recorded in Instrument No. 2023-390, said Plat Records, Windsong Ranch Phase 7D&7H, recorded in Instrument No. 2022-232, said Plat Records, the following courses and distances:

South 28°30'00" West, a distance of 111.84 feet to a point for corner; South 37°30'00" East, a distance of 160.31 feet to a point for corner South 20°00'00" East, a distance of 146.57 feet to a point for corner; South 33°30'00" West, a distance of 125.24 feet to a point for corner; South 77°00'00" West, a distance of 163.96 feet to a point for corner; North 70°00'00" West, a distance of 159.08 feet to a point for corner; North 20°00'00" West, a distance of 145.13 feet to a point for corner; North 64°00'00" West, a distance of 105.82 feet to a point for corner; South 46°00'00" West, a distance of 137.91 feet to a point for corner; South 03°30'00" East, a distance of 88.33 feet to a point for corner; South 36°30'00" East, a distance of 126.60 feet to a point for corner South 46°00'00" West, a distance of 143.43 feet to a point for corner; South 03°30'00" East, a distance of 96.44 feet to a point for corner; South 39°30'00" East, a distance of 67.58 feet to a point for corner; North 82°30'00" East, a distance of 89.32 feet to a point for corner; South 73°30'00" East, a distance of 61.35 feet to a point for corner; South 03°30'00" East, a distance of 80.35 feet to a point for corner; South 44°30'00" West, a distance of 98.69 feet to a point for corner; South 68°00'00" West, a distance of 162.38 feet to a point for corner; South 42°30'00" West, a distance of 146.51 feet to a point for corner; South 05°30'00" East, a distance of 79.52 feet to a point for corner; South 53°30'00" East, a distance of 96.87 feet to a point for corner; South 18°00'00" East, a distance of 161.60 feet to a point for corner South 20°00'00" West, a distance of 148.19 feet to a point for corner: South 15°00'00" West, a distance of 172.18 feet to a point for corner; South 33°30'00" West, a distance of 286.52 feet to a point for corner: South 49°00'00" West, a distance of 92.68 feet to a point for corner; North 86°30'00" West, a distance of 86.67 feet to a point for corner; South 51°00'00" West, a distance of 46.11 feet to a point for corner; South 12°00'00" West, a distance of 183.60 feet to a point for corner; South 61°00'00" West, a distance of 125.65 feet to a point for corner; North 62°00'00" West, a distance of 117.81 feet to a point for corner; South 74°30'00" West, a distance of 83.62 feet to a point for corner;

SYLVIANA GUNAWAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6461 6160 WARREN PKWY., SUITE 210 FRISCO, TEXAS 75034 PH. 972-335-3580 sylviana.gunawan@kimley-horn.com

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SYLVIANA GUNAWAN

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South 32°30'00" West, a distance of 99.40 feet to a point for corner; South 03°00'00" West, a distance of 103.89 feet to a point for corner; South 46°00'00" East, a distance of 51.34 feet to a point for corner; North 78°30'00" Fast a distance of 112 64 feet to a point for corner South 83°30'00" East, a distance of 109.64 feet to a point for corner; South 20°30'00" East, a distance of 123.94 feet to a point for corner; South 37°00'00" West, a distance of 84.31 feet to a point for corner; South 75°30'00" West, a distance of 201.74 feet to a point for corner; South 44°30'00" West, a distance of 137.72 feet to a point for corner; South 86°30'00" West, a distance of 242.05 feet to a point for corner; South 62°30'00" West, a distance of 215.47 feet to a point for corner; North 89°00'00" West, a distance of 124.44 feet to a point for corner; South 77°30'00" West, a distance of 146.53 feet to a point for corner;

South 33°00'00" West, a distance of 105.98 feet to a point for corner;

South 23°30'00" East, a distance of 103.84 feet to the southeast corner of said 155.903 acre tract, being on the northerly line of called Tract 2, described In a deed to VP Windsong Operations LLC, recorded in Instrument No. 2018-142926, said Official Records;

THENCE South 88°59'25" West, departing the westerly line of said Windsong Ranch Phase 7D&7H, along the southerly line of said 155.903 acre tract and the northerly line of said Tract 2, a distance of 713.52 feet to the southerly southwest corner of said 155.903 acre tract. common to an ell corner of said Tract 2. from which, a 1/2 inch iron rod (bent) found for witness bears South 32°24' East, 3.95 feet;

THENCE North 00°13'47" East, along the westerly line of said 155.903 acre tract and the easterly line of said Tract 2, a distance of 40.46 feet to the northernmost southeast corner of aforesaid 17.070 acre tract

THENCE departing the westerly line of said 155.903 acre tract and the easterly line of said Tract 2, and along the easterly line of said 17.070 acre tract, the following courses and distances:

South 41°38'20" West, a distance of 25.71 feet to a point for corner; South 62°22'50" West, a distance of 74.71 feet to a point for corner; South 63°16'30" West, a distance of 46.88 feet to a point for corner; South 60°27'30" West, a distance of 36.25 feet to a point for corner; South 59°53'21" West, a distance of 29.79 feet to a point for corner; South 56°31'23" West, a distance of 28.94 feet to a point for corner; South 53°35'37" West, a distance of 60.89 feet to a point for corner; South 50°17'02" West, a distance of 31.83 feet to a point for corner; South 46°18'29" West, a distance of 31.30 feet to a point for corner; South 44°23'27" West, a distance of 33.07 feet to a point for corner; South 40°37'06" West, a distance of 32.29 feet to a point for corner; South 78°39'26" West, a distance of 42.01 feet to a point for corner: North 68°40'40" West, a distance of 41.63 feet to a point for corner; South 71°30'22" West, a distance of 47.59 feet to a point for corner: South 39°08'53" West, a distance of 42.46 feet to a point for corner: South 21°42'51" West, a distance of 42.39 feet to a point for corner; South 27°16'51" West, a distance of 36.07 feet to a point for corner; South 35°37'20" West, a distance of 35.68 feet to a point for corner; South 32°14'30" West, a distance of 37.49 feet to a point for corner; South 25°12'19" West, a distance of 85.30 feet to a point for corner; South 46°44'43" West, a distance of 42.18 feet to a point for corner; South 71°49'19" West, a distance of 42.89 feet to a point for corner; South 87°47'15" West, a distance of 47.42 feet to a point for corner North 78°43'04" West, a distance of 45.72 feet to a point for corner; North 57°26'44" West, a distance of 44.71 feet to a point for corner North 47°21'40" West, a distance of 45.17 feet to a point for corner; North 41°16'31" West, a distance of 44.92 feet to a point for corner; North 79°16'21" West, a distance of 46.36 feet to a point for corner; South 61°42'18" West, a distance of 42.39 feet to a point for corner; South 00°00'15" East, a distance of 45.45 feet to a point for corner; South 21°42'40" East, a distance of 44.11 feet to a point for corner; South 33°02'14" East, a distance of 45.17 feet to a point for corner; South 46°40'29" East, a distance of 44.26 feet to a point for corner; South 31°27'40" East, a distance of 38.89 feet to a point for corner; South 13°15'46" West, a distance of 44.03 feet to a point for corner; South 26°26'42" West, a distance of 49.23 feet to a point for corner; South 24°34'46" West, a distance of 57.69 feet to a point for corner;

South 32°19'05" West, a distance of 44.83 feet to a point for corner; South 45°22'04" West, a distance of 49.31 feet to a point for corner; South 15°04'50" West, a distance of 44.34 feet to a point for corner; South 12°20'13" West, a distance of 47.05 feet to a point for corner; South 51°32'28" East, a distance of 47.72 feet to a point for corner; South 55°22'11" East, a distance of 46.41 feet to a point for corner; South 49°57'31" East, a distance of 45.99 feet to a point for corner; South 55°16'13" East, a distance of 45.45 feet to a point for corner; South 49°03'34" East, a distance of 25.79 feet to a point for corner; South 23°24'33" East, a distance of 45.63 feet to a point for corner; South 10°19'26" West, a distance of 47.19 feet to a point for corner; South 25°15'31" West, a distance of 48.85 feet to a point for corner; South 21°39'38" West, a distance of 44.51 feet to a point for corner; South 28°24'12" West, a distance of 26.50 feet to a point for corner; South 55°15'13" West, a distance of 49.81 feet to a point for corner; South 75°22'27" West, a distance of 44.43 feet to a point for corner; South 69°07'42" West, a distance of 44.61 feet to a point for corner; South 49°23'46" West, a distance of 41.71 feet to a point for corner; South 06°59'20" East, a distance of 46.31 feet to a point for corner; South 35°52'00" East, a distance of 46.30 feet to a point for corner; South 32°07'08" East, a distance of 49.72 feet to a point for corner; South 14°51'13" East, a distance of 44.18 feet to a point for corner; South 28°25'05" West, a distance of 42.52 feet to a point for corner; South 67°49'28" West, a distance of 46.70 feet to a point for corner; South 79°32'24" West, a distance of 40.33 feet to a point for corner; South 81°36'49" West, a distance of 49.95 feet to a point for corner; South 78°01'15" West, a distance of 36.49 feet to a point for corner; South 05°35'28" East, a distance of 47.80 feet to the southernmost southeast corner of said 17.070 acre tract, being on the westerly line of said Tract 2 and the easterly line of aforesaid 189.695 acre tract;

THENCE North 85°37'47" East, along the westerly line of said Tract 2 and the easterly line of said 189.695 acre tract, a distance of 193.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Tract 2, common to a northeast corner of said 189.695 acre tract;

THENCE South 03°33'27" East, continuing along the westerly line of said Tract 2 and the easterly line of said 189.695 acre tract, a distance of 516.01 feet to the northerly southeast corner of said 189.695 acre tract, common to the north corner of a called 1.84-acre tract of land described in a certified copy of probate to Walter C. Fain, recorded in Document No. 2004-95008, said Official Records;

THENCE South 40°46'41" West, departing said westerly line, and along the northwesterly line of said 1.84-acre tract, same being the southeasterly line of said 189.695-acre tract, a distance of 552.59 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the southerly southeast corner of said 189.695-acre tract, common to the southwest corner of said 1.84-acre tract, also being on the northerly line of a called 23.507 acre tract of land described as Tract 3 in a deed to Town of Prosper, as recorded in Instrument No. 2022-69025, said Official Records;

THENCE South 89°21'41" West, along the northerly line of said Tract 3, and the southerly line of said 189.695-acre tract, a distance of 1,002.42 feet to a 1/2 inch iror rod found for the northwest corner of said Tract 3 and the easternmost northeast corner of the Middle School #9 Addition recorded in Instrument No 2023-375 said Plat Records:

THENCE South 89°18'00" West, continuing along said southerly line, and along the northerly line of said Middle School #9 Addition a distance of 363 44 feet to the southwest corner of said 189.695-acre tract, common to an ell corner of said Middle School #9 Addition:

THENCE along the westerly line of said 189.695-acre tract, and the easterly line of said Middle School addition, and a called Tract 1 and a called Tract 2, described in a deed to VEE Prosper Oaks, LLC, recorded in Instrument No. 2022-53773, said Official Records, and the aforesaid 91.001-acre tract, the following courses and distances

North 00°12'17" East, a distance of 978.51 feet to an ell corner of said Tract 2 common to the southernmost northwest corner of said 189.695-acre tract, from which, a 5/8 inch iron rod found for witness bears North 11°17' West, 1.16 feet; North 89°06'26" East, a distance of 471.46 feet to a 4 inch metal post found for

an ell corner of said 189.695-acre tract, from which, a 1/2 inch iron rod found for witness bears North 02°24' East, 1.67 feet;

North 00°29'54" West, a distance of 720.64 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 2, common to the southeast corner of said

North 00°32'01" West, a distance of 486.46 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1, common to the southeast corner of said 91.001-acre tract;

North 00°32'30" West, a distance of 2,726.37 feet to the POINT OF **BEGINNING** and containing 16,266,607 square feet or 373.430 acres of land, more or less

EXHIBIT A-2: BOUNDARY EXHIBIT ZONE-24-0022 373.430 ACRES

L. RUE SURVEY, ABSTRACT NO. 1110; H. RUE SURVEY, ABSTRACT NO. 1111; B. RUE SURVEY, ABSTRACT NO. 1113; P.R. RUE SURVEY, ABSTRACT NO. 1555; C. JACKSON SURVEY, ABSTRACT NO. 1546; F. WILKERSON SURVEY, ABSTRACT NO. 1411; J. MORTON SURVEY, ABSTRACT NO. 793; J. TEETER SURVEY, ABSTRACT 1262 TOWN OF PROSPER, DENTON AND COLLIN COUNTY, TEXAS DATE PREPARED: 05/28/2025

_	DATET NET ANED: 05/20/2025									
	6160 Wa	Arren Parkway, S exas 75034		Horn Tel. No. (972) 335-3580 Fax No. (972) 335-3779						
	<u>Scale</u>	Scale Drawn by		<u>Date</u>	Project No.	Sheet No.				
	1" = 300'	1" = 300' GGL/SG		05/28/2025	068625036	1 OF 1				
	•	evine Parkway 76051 7973 Boswell nd Associates, Inc. Parkway, Suite 210 5034 80								

OWNER: Mark & Cathi Carey 15080 Parvin Road Prosper, Texas 75078 Ph: (214)-535-9452

OWNER: Sammie Carey 401 Navajo Trail Gainesville, Texas 76240 Ph: (972)-658-1069 OWNER:

Prosper Oaks LP 9111 Cypress Waters Blvd. Suite 140 Coppell, Texas 75019 Ph: (937)-219-4987 Contact: Vijay Borra

Contact: Casey Ross, P.E.