

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

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 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 a portion 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 a portion 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 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 point 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, a distance of 911.02 feet to a point for corner;

THENCE departing said northerly line and crossing said 189.695-acre tract and said 155.903-acre tract, the following courses and distances;

South 23°39'44" East, a distance of 588.25 feet to a point for corner;

tract, common to an ell corner of said Tract 2;

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:

N.T.S.

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°10'32"E	40.89'	L24	S87°47'30"W	47.42'	L47	S49°03'19"E	25.79'
L2	S41°38'35"W	25.32'	L25	N78°42'49"W	45.72'	L48	S23°24'18"E	45.63'
L3	S62°23'05"W	74.71'	L26	N57°26'29"W	44.71'	L49	S10°19'41"W	47.19'
L4	S63°16'45"W	46.88'	L27	N47°21'25"W	45.17'	L50	S25°15'46"W	48.85'
L5	S60°27'45"W	36.25'	L28	N41°16'16"W	44.92'	L51	S21°39'53"W	44.51'
L6	S59°53'36"W	29.79'	L29	N79°16'06"W	46.36'	L52	S28°24'27"W	26.50'
L7	S56°31'38"W	28.94'	L30	S61°42'33"W	42.39'	L53	S55°15'28"W	49.81'
L8	S53°35'52"W	60.89'	L31	S00°00'00"E	45.45'	L54	S75°22'42"W	44.43'
L9	S50°17'17"W	31.83'	L32	S21°42'25"E	44.11'	L55	S69°07'57"W	44.61'
L10	S46°18'44"W	31.30'	L33	S33°01'59"E	45.17'	L56	S49°24'01"W	41.71'
L11	S44°23'42"W	33.07'	L34	S46°40'14"E	44.26'	L57	S06°59'05"E	46.31'
L12	S40°37'21"W	32.29'	L35	S31°27'25"E	38.89'	L58	S35°51'45"E	46.30'
L13	S78°39'41"W	42.01'	L36	S13°16'01"W	44.03'	L59	S32°06'53"E	49.72'
L14	N68°40'25"W	41.63'	L37	S26°26'57"W	49.23'	L60	S14°50'58"E	44.18'
L15	S71°30'37"W	47.59'	L38	S24°35'01"W	57.69'	L61	S28°25'20"W	42.52'
L16	S39°09'08"W	42.46'	L39	S32°19'20"W	44.83'	L62	S67°49'43"W	46.70'
L17	S21°43'06"W	42.39'	L40	S45°22'19"W	49.31'	L63	S79°32'39"W	40.33'
L18	S27°17'06"W	36.07'	L41	S15°05'05"W	44.34'	L64	S81°37'04"W	49.99'
L19	S35°37'35"W	35.68'	L42	S12°20'28"W	47.05'	L65	S78°01'30"W	36.45'
L20	S32°14'45"W	37.49'	L43	S51°32'13"E	47.72'	L66	S05°35'13"E	47.57'
L21	S25°12'34"W	85.30'	L44	S55°21'56"E	46.41'	L67	N85°47'35"E	194.03'
L22	S46°44'58"W	42.18'	L45	S49°57'16"E	45.99'			
L23	S71°49'34"W	42.89'	L46	S55°15'58"E	45.45'			

South 59°52'20" East, a distance of 1,016.72 feet to a point for corner;

South 30°44'18" East, a distance of 1,544.90 feet to being on the southerly line of said 155.903-acre tract and 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, along the southerly line of said 155.903 acre tract and the northerly line of said Tract 2, a distance of 611.51 feet to the southerly southwest corner of said 155.903 acre

THENCE North 00°10'32" East, along the westerly line of said 155.903 acre tract and the easterly line of said Tract 2, a distance of 40.89 feet to the northernmost southeast corner of aforesaid 17.070 acre

South 41°38'35" West, a distance of 25.32 feet to a point for corner;

South 62°23'05" West, a distance of 74.71 feet to a point for corner;

South 63°16'45" West, a distance of 46.88 feet to a point for corner;

South 60°27'45" West, a distance of 36.25 feet to a point for corner;

South 59°53'36" West, a distance of 29.79 feet to a point for corner;

South 56°31'38" West, a distance of 28.94 feet to a point for corner;

South 53°35'52" West, a distance of 60.89 feet to a point for corner;

South 50°17'17" West, a distance of 31.83 feet to a point for corner;

South 46°18'44" West, a distance of 31.30 feet to a point for corner;

South 44°23'42" West, a distance of 33.07 feet to a point for corner;

South 40°37'21" West, a distance of 32.29 feet to a point for corner;

South 78°39'41" West, a distance of 42.01 feet to a point for corner;

North 68°40'25" West, a distance of 41.63 feet to a point for corner; South 71°30'37" West, a distance of 47.59 feet to a point for corner;

South 39°09'08" West, a distance of 42.46 feet to a point for corner; South 21°43'06" West, a distance of 42.39 feet to a point for corner:

South 27°17'06" West, a distance of 36.07 feet to a point for corner; South 35°37'35" West, a distance of 35.68 feet to a point for corner;

South 32°14'45" West, a distance of 37.49 feet to a point for corner;

South 25°12'34" West, a distance of 85.30 feet to a point for corner: South 46°44'58" West, a distance of 42.18 feet to a point for corner;

South 71°49'34" West, a distance of 42.89 feet to a point for corner;

South 87°47'30" West, a distance of 47.42 feet to a point for corner;

North 78°42'49" West, a distance of 45.72 feet to a point for corner; North 57°26'29" West, a distance of 44.71 feet to a point for corner;

North 47°21'25" West, a distance of 45.17 feet to a point for corner;

North 41°16'16" West, a distance of 44.92 feet to a point for corner; North 79°16'06" West, a distance of 46.36 feet to a point for corner;

South 61°42'33" West, a distance of 42.39 feet to a point for corner;

South 00°00'00" East, a distance of 45.45 feet to a point for corner;

South 21°42'25" East, a distance of 44.11 feet to a point for corner; South 33°01'59" East, a distance of 45.17 feet to a point for corner;

South 46°40'14" East, a distance of 44.26 feet to a point for corner;

South 31°27'25" East, a distance of 38.89 feet to a point for corner; South 13°16'01" West, a distance of 44.03 feet to a point for corner; South 26°26'57" West, a distance of 49.23 feet to a point for corner;

South 24°35'01" West, a distance of 57.69 feet to a point for corner; South 32°19'20" West, a distance of 44.83 feet to a point for corner; South 45°22'19" West, a distance of 49.31 feet to a point for corner;

South 15°05'05" West, a distance of 44.34 feet to a point for corner;



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

South 12°20'28" West, a distance of 47.05 feet to a point for corner; South 51°32'13" East, a distance of 47.72 feet to a point for corner; South 55°21'56" East, a distance of 46.41 feet to a point for corner; South 49°57'16" East, a distance of 45.99 feet to a point for corner; South 55°15'58" East, a distance of 45.45 feet to a point for corner; South 49°03'19" East, a distance of 25.79 feet to a point for corner; South 23°24'18" East, a distance of 45.63 feet to a point for corner; South 10°19'41" West, a distance of 47.19 feet to a point for corner; South 25°15'46" West, a distance of 48.85 feet to a point for corner; South 21°39'53" West, a distance of 44.51 feet to a point for corner; South 28°24'27" West, a distance of 26.50 feet to a point for corner; South 55°15'28" West, a distance of 49.81 feet to a point for corner; South 75°22'42" West, a distance of 44.43 feet to a point for corner; South 69°07'57" West, a distance of 44.61 feet to a point for corner; South 49°24'01" West, a distance of 41.71 feet to a point for corner; South 06°59'05" East, a distance of 46.31 feet to a point for corner; South 35°51'45" East, a distance of 46.30 feet to a point for corner; South 32°06'53" East, a distance of 49.72 feet to a point for corner; South 14°50'58" East, a distance of 44.18 feet to a point for corner; South 28°25'20" West, a distance of 42.52 feet to a point for corner; South 67°49'43" West, a distance of 46.70 feet to a point for corner;

South 79°32'39" West, a distance of 40.33 feet to a point for corner;

South 81°37'04" West, a distance of 49.99 feet to a point for corner;

South 78°01'30" West, a distance of 36.45 feet to a point for corner;

South 05°35'13" East, a distance of 47.57 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°47'35" East, along the westerly line of said Tract 2 and the easterly line of said 189.695 acre tract, a distance of 194.03 feet to an ell corner of said Tract 2, common to a northeast corner of said 189.695 acre tract;

THENCE South 03°27'59" East, continuing along the westerly line of said Tract 2 and the easterly line of said 189.695 acre tract, a distance of 515.78 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 552.51 feet 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 said southerly line, a distance of 1,002.31 feet to 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°17'30" West, continuing along said southerly line, and along the northerly line of said Middle School #9 Addition, a distance of 363.42 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°13'22" East, a distance of 978.26 feet to an ell corner of said Tract 2, common to the southernmost northwest corner of said 189.695-acre tract;

North 89°01'33" East, a distance of 470.85 feet to an ell corner of said 189.695-acre tract;

North 00°28'00" West, a distance of 720.06 feet to the northeast corner of said Tract 2, common to the southeast corner of said Tract 1;

North 00°32'18" West, a distance of 486.36 feet to the northeast corner of said Tract 1, common to the southeast corner of said 91.001-acre tract;

North 00°32'33" West, a distance of 2,725.96 feet to the **POINT OF BEGINNING** and containing 8,350,022 square feet or 191.690 acres of land, more or less.

EXHIBIT A-1 PROSPER OAKS 191.690 ACRES

CASE NO. COMP-24-0002

L. RUE SURVEY, ABSTRACT NO. 1110; H. RUE SURVEY, ABSTRACT NO. 1111; 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 PREPARATION DATE: JUNE 12, 2025

	(im	ley	»Ж	lorn	
	rren Parkway, S exas 75034		Tel. No. (972) 335-35800193822Fax No. (972) 335-3779		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	Date	Project No.	Sheet No.
1" = 300'	GGL	KHA	06/12/2025	068625036	1 OF 1
DEVELOPER: Toll Southwest, 2555 SW Grap					-

Grapevine, TX 76051 Ph: (817) 329-7973 contact: Mike Boswell ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034

Ph: 972.335.3580

Contact: Casey Ross, P.E.