

LEGAL DESCRIPTION

BEING a 10.809 acre (470,846 square foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of Lot 1, Block A of PLM Addition, an addition to the Town of Prosper, Collin County, Texas, according to the plat recorded in Document No. 2010628010001150 of the Official Public Records of Collin County, Texas, said 10.809 acre (470,846 square foot) tract of land being more particularly described by metes and bounds as follows:

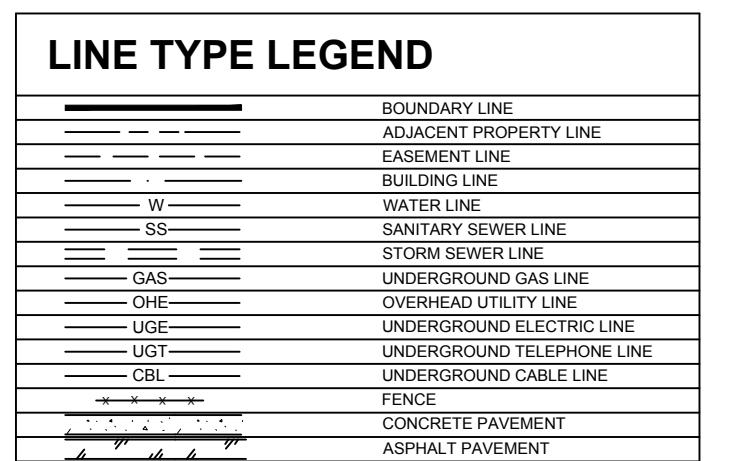
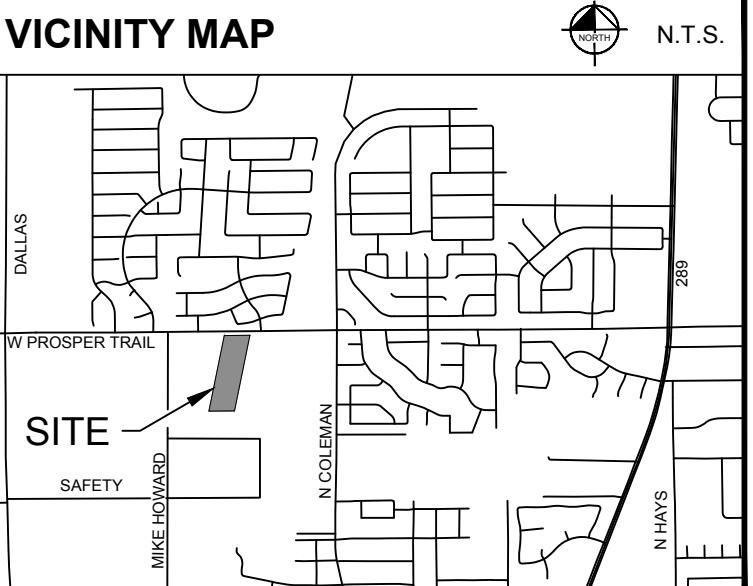
BEGINNING at a 1/2-inch iron rod with cap (illegible) found for the northeast corner of said Lot 1 and the northwest corner of a called 19.648 acre tract of land described in the Special Warranty Deed to Pro-Build Real Estate Holdings, LLC recorded in Document No. 20060804001112910 of said Official Public Records of Collin County, Texas, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of Prosper Trail (90' right-of-way);

THENCE South 11 degrees 31 minutes 22 seconds West, with the east line of said Lot 1 and the west line of said 19.648 acre tract of land, a distance of 1,203.52 feet to a 1/2-inch iron rod with cap (illegible) found for the southeast corner of said Lot 1 and the southwest corner of said 16.648 acre tract of land;

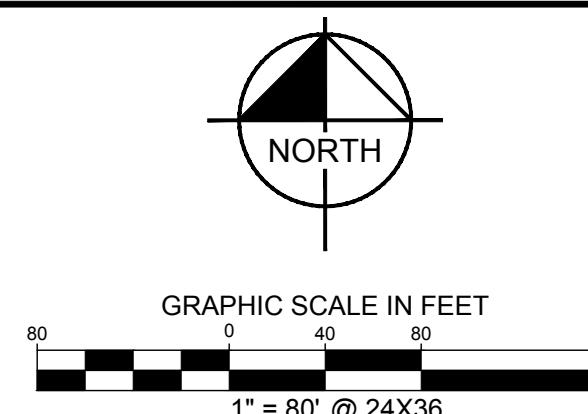
THENCE South 89 degrees 27 minutes 49 seconds West, with the south line of said Lot 1, a distance of 400.48 feet to a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the southwest corner of said Lot 1 and the southeast corner of Lot 1, Block A of All Storage Prosper Addition, an addition to the Town of Prosper, Collin County, Texas recorded in Document No. 202102610000220 of said Official Public Records of Collin County, Texas;

THENCE North 11 degrees 33 minutes 32 seconds East, with the west line of said Lot 1, Block A of PLM Addition and the east line of said Lot 1, Block A of All Storage Prosper Addition, passing at a distance of 347.72 feet, a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the northeast corner of said Lot 1, Block A of All Storage Prosper Addition and the southeast corner of a called 14.0 acre tract of land described in the General Warranty Deed to PTCLP, LLC recorded in Document No. 20220308000381710 of said Official Public Records of Collin County, Texas, continuing with the west line of said Lot 1, Block A of PLM Addition and the east line of said 14.0 acre tract of land, in all, a distance of 1,203.46 feet to a 1/2-inch iron rod with cap (illegible) found for the northwest corner of said Lot 1 and the northeast corner of said 14.0 acre tract of land, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of said Prosper Trail;

THENCE North 89 degrees 25 minutes 57 seconds East, with the north line of said Lot 1 and the south right-of-way line of said Prosper Trail, a distance of 399.75 feet to the POINT OF BEGINNING and containing 470,846 square feet or 10.809 acres of land.



LEGEND
P.O.B.
O.P.R.C.C.T. POINT OF BEGINNING
OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS



SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
110 W. INTERSTATE 20 FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
SHAWN MARVIN PIEPKORN, RPLS
TEL. NO. 682-235-9512
shawn.piepkorn@kimley-horn.com

OWNER
PROSPER TRAIL COMMERCIAL LP
10210 N CENTRAL EXPY STE 300
DALLAS, TX 75231
CASE VAN LARE
TEL. NO. 972-385-4164
CVANLARE@PROVIDENTREALTY.NET

Kimley » Horn
110 W. Interstate 20 Frontage Road, Suite 140
Weatherford, Texas 76086 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale: 1" = 80' Drawn by: BSG Checked by: SMP Date: 09/18/2025 Project No.: 064492135 Sheet No.: 1 OF 1

DWG NAME: KUFTW_SURVEY064492135-PROSPER TRAIL SITE DWG
LAST SAVED: 9/23/2025 1:31 PM
BY: GARVEY, BRIAN 10/23/2025 1:31 PM
DWG NUMBER: 064492135-ZONING EXHIBIT DWG



I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, do hereby attest that the metes and bounds and exhibit are prepared from a survey performed on the ground under my direct supervision.

Shaun Marvin Piepkorn
Registered Professional Land Surveyor No. 6432
Kimley-Horn and Associates, Inc.
110 W. Interstate 20 Frontage Road, Suite 140
Weatherford, Texas 76086
Ph. 682-235-9512
shawn.piepkorn@kimley-horn.com

ZONING EXHIBIT A-2
ZONE-25-0012
PROSPER FLEX PARK
10.809 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT No. 147
TOWN OF PROSPER
COLLIN COUNTY, TEXAS