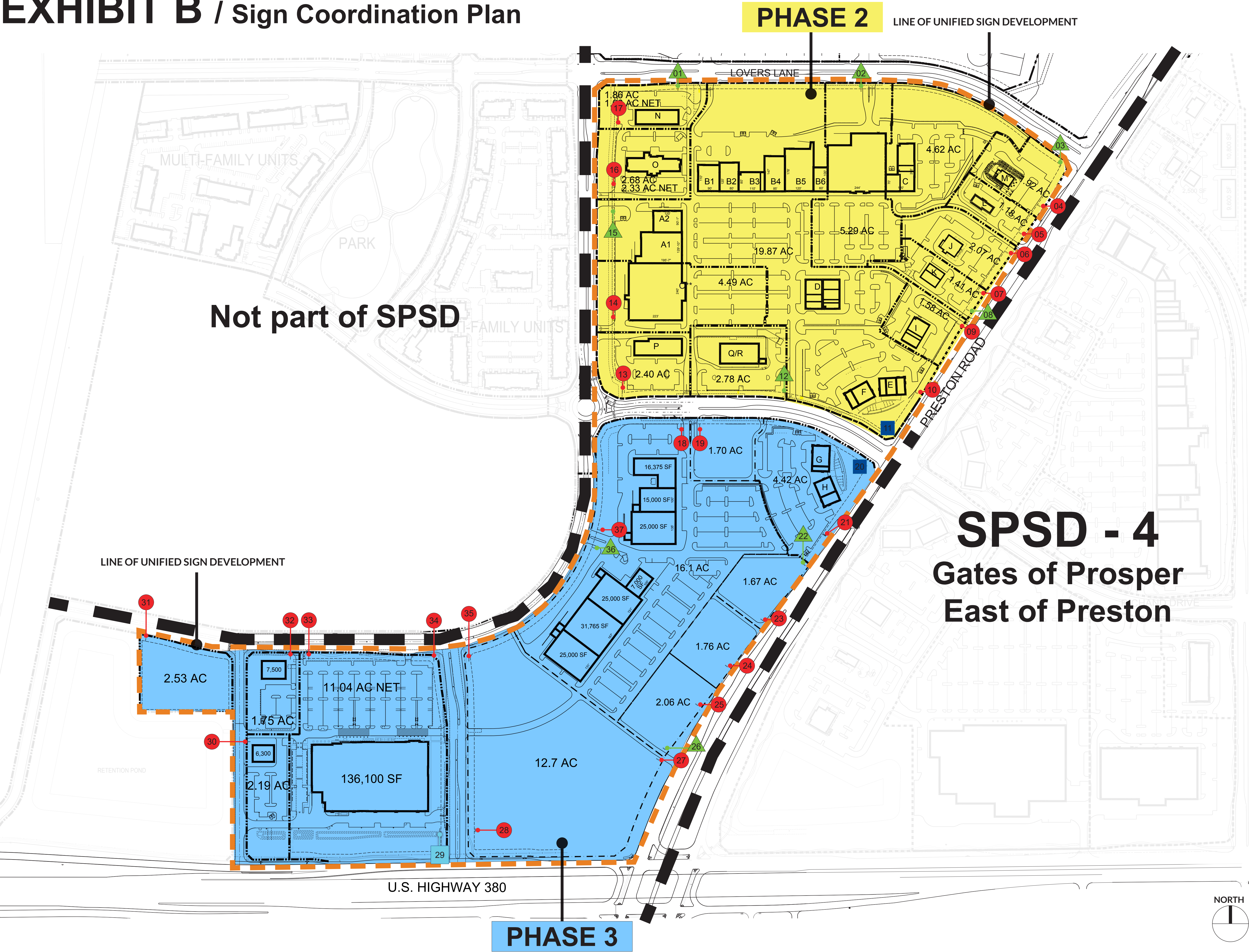


EXHIBIT B / Sign Coordination Plan



TYPE A @ 12'-0"
- UNIFIED DEVELOPMENT MONUMENT SIGN

Total Proposed Signs: **9**
PHASE 2: 01, 02*, 03*, 08*, 12*, 15*
PHASE 3: 22, 26, 36
*Existing

TYPE B @ 20'-0"
- UNIFIED DEVELOPMENT MONUMENT SIGN

Total Proposed Signs: **1**
PHASE 3: 29

TYPE C @ 8'-0"
- MONUMENT SIGN

Total Proposed Signs: **25**
PHASE 2: 04, 05*, 06, 07*, 09*, 10*, 13, 14, 16, 17
PHASE 3: 18, 19, 21, 23, 24, 25, 27, 28, 30, 31, 32, 33, 34, 35, 37
*Existing

TYPE D @ 5'-0"
- DEVELOPMENT IDENTITY "GATES OF PROSPER" SIGN

Total Proposed Signs: **2**
PHASE 2: 11*
PHASE 3: 20*
*Existing

Per currently adopted Sign Ordinance:
1. One (1) sign per street frontage of the UDZ
2. 75' separation between signs of single or multi tenant or unified development sign within an adjacent UDZ.
3. 750' per street frontage, from an additional unified development sign within the same UDZ.

DISTANCES		01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14	14 - 15	15 - 16	16 - 17	17 - 01	15 - 01
PHASE 2	750'	896'	181'	137'	95'	200'	87'	75'	336'	158'	418'	681'	300'	465'	83'	258'	300'	785'	
	18 - 19	19 - 20	20 - 21	21 - 22	22 - 23	23 - 24	24 - 25	25 - 26	26 - 27	27 - 28	28 - 29	29 - 30	30 - 31	31 - 32	32 - 33	33 - 34	34 - 35	35 - 36	36 - 37
PHASE 3	76'	670'	270'	149'	290'	243'	203'	229'	75'	805'	150'	1178'	602'	611'	75'	524'	145'	696'	76'

- LEGEND**
- PHASE 2
 - PHASE 3
 - LINE OF UNIFIED SIGN DEVELOPMENT

EXHIBIT B / Metes and Bounds

PROPERTY DESCRIPTION

52.114 Acres

BEING a tract of land situated in the Collin County School Land No. 12 Survey, Abstract No. 147, and the Ben Renison Survey, Abstract No. 755 County, Texas, Town of Prosper, Collin County, Texas, and being all of Gates of Prosper, Phase 2, Block A, Lots 1-14, an Addition to the Town of Prosper, Collin County, Texas, according to the Final Plat thereof recorded in Volume 2020, Page 560 of the Plat Records of Collin County, Texas, all of Gates of prosper, Phase 2, Block A, Lot 7R, an Addition to the Town of Prosper, Collin County, Texas, according to the Replat thereof recorded in Volume 2020, Page 260 of the Plat records of Collin County, Texas, and being all of Gates of Prosper, Phase 2. Block A, Lots 2, 3, & 14, an Addition to the Town of Prosper, Collin County, Texas, according to the Replat thereof recorded in Volume 2021, Page 94 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped “KHA” set for the north end of a corner clip at the intersection of the easterly right-of-way line of South Coleman Street, a variable width right-of-way, with the southerly right-of-way line of Lovers Lane, a variable width right-of-way, both as created in the Gates of Prosper, Phase 2, Block A, Lot 1, an Addition to the Town of Prosper, according to the Conveyance Plat thereof recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, same being the northerly northwest corner of said Gates of Prosper, Phase 2, Block A, Lots 1-14;

THENCE along the southerly right-of-way line of said Lovers Lane, the northerly line of said Gates of Prosper, Phase 2, Block A, Lots 1-14 and the northerly line of said Gates of Prosper, Phase 2, Block A, Lots 2, 3, & 14, the following courses and distances:

- North 90°00'00" East, a distance of 150.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;
- North 86°11'09" East, a distance of 150.33 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;
- North 90°00'00" East, a distance of 923.53 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set at the beginning of a tangent curve to the right with a radius of 805.00 feet, a central angle of 34°09'35", and a chord bearing and distance of South 72°55'13" East, 472.86 feet;
- In a southeasterly direction, with said tangent curve to the right, an arc distance of 479.94 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;
- South 55°50'25" East, a distance of 56.69 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;
- South 52°01'34" East, along said corner clip, a distance of 150.33 feet to a point for corner;

South 55°50'25" East, a distance of 112.94 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set at the north of a corner clip at the intersection of the southerly right-of-way line of said Lovers Lane with the westerly right-of-way line of State Highway 289 (Preston Road), as dedicated in a Deed to the State of Texas, recorded in Instrument No. 20110818000872270 of the Official Public Records of Collin County, Texas, same being the northerly northeast corner of said Gates of Prosper, Phase 2, Block A, Lots 2, 3, & 14;

THENCE South 13°11'56" East, departing the southerly right-of-way line of said Lovers Lane, along the northerly line of said Gates of Prosper, Phase 2, Block A, Lots 2, 3, &14 and along said corner clip, a distance of 36.78 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for the south end of said corner clip, same being the easterly northeast corner of said Gates of Prosper, Phase 2, Block A, Lots 2, 3, & 14, same also being on the westerly right-of-way line of said State Highway 289 (Preston Road);

THENCE along the westerly right-of-way line of said State Highway 289 (Preston Road), The easterly line of said Gates of prosper, Phase 2, Block A, Lots 2, 3, & 14, and along the easterly line of said Gates of prosper, Phase 2, Block A, Lots 1-14, the following courses and distances:

- South 29°26'34" West, a distance of 146.91 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;
- South 35°04'16" West, a distance of 385.16 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;
- South 33°38'20" West, a distance of 300.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;
- South 30°18'02" West, a distance of 324.41 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;
- South 33°39'32" West, a distance of 189.85 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for the east end of a corner clip at the intersection of the westerly right-of-way line of said State Highway 289 (Preston Road) with the northerly right-of-way line of Richard Boulevard, a Variable width right-of-way, as created in said Gates of Prosper, Block A, Lot 1, same being the easterly southeast corner of said Gates of Prosper, Phase 2, Block A, Lots 1-14;

THENCE South 78°54'33" West, departing the westerly right-of-way line of said State Highway 289 (Preston Road), along the easterly line of said Gates of Prosper, Phase 2, Block A, Lots 1-14 and along said corner clip, a distance of 35.20 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for the west end of said corner clip, same being the southerly southeast corner of said Gates of Prosper, Phase 2, Block A, Lots 1-14, same also being on the northerly right-of-way line of said Richard Boulevard;

EXHIBIT B / Metes and Bounds

THENCE along the northerly right-of-way line of said Richard Boulevard, the southerly line of said Gates of Prosper, Phase 2, Block A, Lots 1-14, and along the southerly line of said Gates of Prosper, Phase 2, Block A, Lot 7R, the following courses and distances:

North 55°50'25" West, a distance of 61.66 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set at the beginning of a tangent curve to the left with a radius of 905.00 feet, a central angle of 04°00'12", and a chord bearing and distance of North 57°50'31" West, 63.22 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 63.24 feet to a point for corner;

North 68°25'22" West, a distance of 150.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set at the beginning of a non-tangent curve to the left with a radius of 895.00 feet, a central angle of 20°37'01", and a chord bearing and distance of North 79°41'29" West, 320.32 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 322.05 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;

North 90°00'00" West, a distance of 431.35 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set at the beginning of a tangent curve to the left with a radius of 546.00 feet, a central angle of 06°58'57", and a chord bearing and distance of South 86°30'31" West, 66.50 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 66.54 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;

South 83°01'03" West, a distance of 35.50 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set at the beginning of a tangent curve to the right with a radius of 83.00 feet, a central angle of 35°41'21", and a chord bearing and distance of North 79°08'17" West, 50.87 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 51.70 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for a corner at the intersection of the northerly right-of-way line of said Richland Boulevard with the easterly right-of-way line of aforesaid South Coleman Street, same also being at the southwesterly corner of said Gates of Prosper, Phase 2, Block A, Lots 1-14;

THENCE along the easterly right-of-way line of said South Coleman Street and along the westerly line of said Gates of prosper, Phase 2, Block A, Lots 1-14, the following courses and distances:

North 61°17'36" West, a distance of 36.82 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set at the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of North 41°18'00" West, 25.99 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set at the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of North 10°39'12" West, 124.97 feet;

In a northwesterly direction, with said compound curve to the right, an arc distance of 125.69 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;

North 00°00'00" East, a distance of 848.25 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;

North 03°48'51" East, a distance of 150.33 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for corner;

North 00°00'00" East, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for the south corner of aforesaid corner clip at the intersection of the easterly right-of-way line of said South Coleman Street with the southerly right-of-way line of said Lovers Lane, same also being the westerly northwest corner of said Gates of prosper, Phase 2, Block A, Lots 1-14;

THENCE North 45°00'00" East, departing the easterly right-of-way line of said South Coleman Street, along the easterly line of said Gates of Prosper, Phase 2, Block A, lots 1-14, and along said corner clip, a distance of 35.36 feet; to the **POINT OF BEGINNING** and containing 52.114 acres (2,270,076 square feet) of land, more or less.

PROPERTY DESCRIPTION

BLOCK B, LOT 1

BEING a tract of land situated in the Ben Renison (Rennison) Survey, Abstract No. 755, Town of Prosper, Collin County, Texas, and being all of Block B, Lot 1 of Gates of Prosper, Phase 2, Block B, Lot 1, and Addition to the Town of Prosper, Collin County, Texas, according to the Final Plat thereof recorded in Volume 2021, Page 92 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

EXHIBIT B / Metes and Bounds

PROPERTY DESCRIPTION

32.875 Acres

BEING a tract of land situated in the John Yarnel Survey, Abstract No. 1038 and the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas, and being a portion of Lot 2, Block B of Gates of Prosper, Phase 2, Block B, Lot 2 & Block C, Lot 1, an Addition to the Town of Prosper, Collin County, Texas, according to the revised Conveyance Plat thereof recorded in Volume 2022, Page 755 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped “KHA” found at the intersection of the northwesterly right-of-way line of State Highway No. 289 (also known as Preston Road)(variable width right-of-way) with the northerly right-of-way line of U.S. Highway No. 380 (also known as University Drive)(variable width right-of-way), same being the southerly southeast corner of said Lot 2;

THENCE South 89°12'09" West, along the northerly right-of-way line of said U.S. Highway No. 380 and along the southerly line of said Lot 2, a distance of 102.62 feet to a point at the beginning of a non-tangent curve to the left with a radius of 233.10 feet, a central angle of 11°42'36", and a chord bearing and distance of North 85°16'11" West, 47.56 feet;

THENCE departing the northerly right-of-way line of said U.S. Highway No. 380 and the southerly line of said Lot 2, crossing said Lot 2, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 47.64 feet to a point for corner;

South 89°11'05" West, a distance of 219.97 feet to a point for corner;

North 45°24'28" West, a distance of 35.10 feet to a point for corner;

North 00°00'00" East, a distance of 540.55 feet to a point at the beginning of a tangent curve to the left with a radius of 695.00 feet, a central angle of 00°46'22", and a chord bearing and distance of North 00°23'11" West, 9.37 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 9.37 feet to a point for corner;

North 01°22'45" West, a distance of 149.48 feet to a point for corner;

North 06°35'33" West, a distance of 125.00 feet to a point for corner;

North 35°37'22" East, a distance of 37.03 feet to a point at the beginning of a non-tangent curve to the left with a radius of 695.00 feet, a central angle of 76°48'27", and a chord bearing and distance of North 38°24'14" East, 863.47 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 931.68 feet to a point for corner;

THENCE North 00°00'00" East, continuing across said Lot 2, a distance of 67.89 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner on the northerly line of said Lot 2, being on the easterly right-of-way line of South Coleman Street, a variable width right-of-way, as created in the Gates of Prosper, Phase 2, Block A, Lot 1, an Addition to the Town of Prosper, according to the Conveyance Plat thereof recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, same being at the beginning of a tangent curve to the left with a radius of 546.00 feet, a central angle of 06°58'57", and a chord bearing and distance of North 03°29'29" West, 66.50 feet;

THENCE in a westerly direction, along the northerly line of said Lot 2 and along the easterly right-of-way line of said South Coleman Street, with said tangent curve to the left, an arc distance of 66.54 feet to a 5/8 inch iron rod with plastic cap stamped KHA found for corner;

THENCE North 06°58'57" West, continuing along the northerly line of said Lot 2 and the easterly right-of-way line of said South Coleman Street, a distance of 35.50 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the right with a radius of 83.00 feet, a central angle of 35°41'21", and a chord bearing and distance of North 10°51'43" East, 50.87 feet;

THENCE in a northeasterly direction, continuing along the northerly line of said lot 2 and the easterly right-of-way line of said South Coleman Street, with said tangent curve to the right, an arc distance of 51.70 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the intersection of the easterly right-of-way line of said South Coleman Street with the southerly right-of-way line of Richard Boulevard, a variable width right-of-way, as created in said Gates of Prosper, Block A, Lot 1;

THENCE continuing along the northerly line of said Lot 2 and along the southerly right-of-way line of said Richard Boulevard, the following courses and distances:

North 28°42'24" East, a distance of 36.82 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of North 48°42'00" East, 25.99 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of North 79°20'48" East, 124.97 feet;

In a northeasterly direction, with said compound curve to the right, an arc distance of 125.69 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

North 90°00'00" East, a distance of 494.22 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the right with a radius of

EXHIBIT B / Metes and Bounds

805.00 feet, a central angle of 03°19'52", and a chord bearing and distance of South 88°20'04" East, 46.80 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 46.80 feet to the northwest corner of Lot 1, Block B of Gates of Prosper, Phase 2, Block B, Lot 1, an Addition to the Town of Prosper, Collin County, Texas, according to the Final Plat thereof recorded in Volume 2021, Page 92 of the Plat Records of Collin County, Texas, common to a northeast corner of said Lot 2;

THENCE departing the southerly right-of-way line of said Richard Boulevard, along the easterly line of said Lot 2 and along the westerly line of said Lot 1, the following courses and distances:

- South 00°00'00" East, a distance of 27.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 42.00 feet, a central angle of 54°54'25", and a chord bearing and distance of South 27°50'53" West, 38.73 feet;
- In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 40.25 feet to a point for corner the beginning of a reverse curve to the left with a radius of 42.00 feet, a central angle of 55°17'38", and a chord bearing and distance of South 27°39'16" West, 38.98 feet;
- In a southwesterly direction, with said reverse curve to the left, an arc distance of 40.53 feet to a point for corner;
- South 00°00'00" West, a distance of 166.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
- North 90°00'00" East, a distance of 18.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 632.50 feet, a central angle of 27°58'38", and a chord bearing and distance of South 22°38'40" East, 305.78 feet;
- In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 308.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
- South 00°00'00" East, a distance of 30.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 1;

THENCE North 90°00'00" East, continuing along the easterly line of said Lot 2 and along the southerly line of said Lot 1, a distance of 43.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 52°46'40" East, continuing along the easterly line of said Lot 2 and the southerly line of said Lot 1, a distance of 64.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southeast corner of said Lot 1, being on the northwesterly right-of-way line of state Highway 289 (Preston Road), as dedicated in a Deed to the State of Texas,

recorded in Instrument No. 20110818000872270 of the Official Public Records of Collin County, Texas;

THENCE continuing along the easterly line of said Lot 2 and along the northwesterly right-of-way line of said State Highway 289 (Preston Road), the following courses and distances:

- South 37°09'28" West, a distance of 348.81 feet to a point for corner;
- South 44°07'24" West, a distance of 418.54 feet to a point for corner;
- North 60°08'40" West, a distance of 32.61 feet to a point for corner;
- North 16°37'20" West, a distance of 93.29 feet to a 5/8 inch iron rod found for corner;
- South 89°43'04" West, a distance of 59.48 feet to a 5/8 inch iron rod found for corner;
- South 10°42'09" West, a distance of 261.71 feet to an aluminum TxDot right-of-way monument found for corner;
- South 42°38'30" West, a distance of 436.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
- South 13°02'09" West, a distance of 142.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
- South 51°12'09" West, a distance of 62.97 feet to the **POINT OF BEGINNING** and containing 32.857 acres (1,431,263 square feet) of land, more or less.