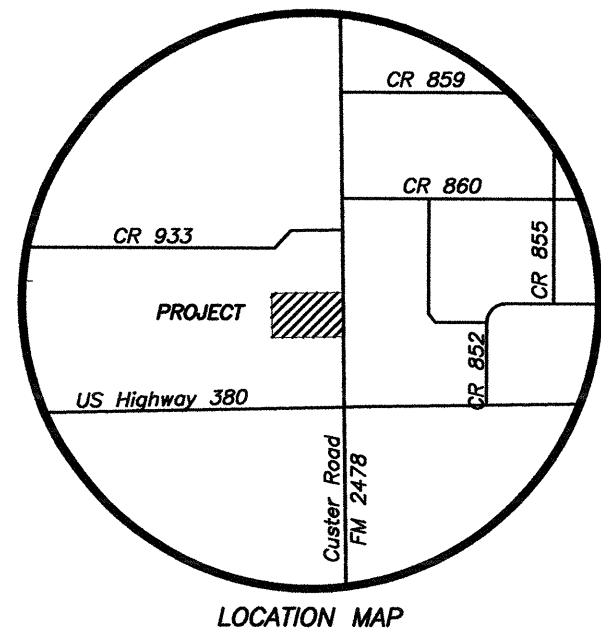


0' 25' 50' 100'  
SCALE: 1" = 50'

LEGEND

- IRF Iron Rod Found
- IRS Iron Rod Set
- PP Power Pole
- GW Guy Wire
- FH Fire Hydrant
- WV Water Valve
- WM Water Meter
- SS Sanitary Sewer
- MH Manhole
- DRDCT Deed Records of Dallas County, Texas



12.344 Acres  
City of Prosper  
Volume 6022, Page 4349  
(DRCCT)

A PORTION OF 65.593 ACRES  
VOLUME 4189, PAGE 1138  
(DRCCT)

Field Note Description

BEING a 14.000 acre tract of land situated in the Jeremiah Horn Survey Abstract Number 411, Collin County, Texas and be a portion of a 65.593 acre tract described by deed recorded in Volume 4189, Page 1138 of the Deed Records of Collin County Texas (DRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the easterly southeast corner of a 12.344 acre tract of land described by deed to the City of Prosper recorded in Volume 6022, Page 4349 (DRCCT) and being located in the westerly line of F.M. 2478 (Custer Road);

THENCE along the westerly line of said F.M. 2478 (Custer Road), SOUTH 00°50'00" EAST a distance of 615.09 feet to a 5/8 inch iron rod set for the northeast corner of a 26.000 acre tract of land described by deed recorded in Volume 5995, Page 7329 (DRCCT);

THENCE departing the westerly line of said F.M. 2478 (Custer Road), SOUTH 89°10'00" WEST a distance of 989.77 feet to a 5/8 inch iron rod set for the westerly southeast corner of said 12.344 acre tract of land to the City of Prosper;

THENCE with the east line of said 12.344 acre tract of land, NORTH 01°08'56" WEST a distance of 615.10 feet to a 5/8 inch iron rod set for an "L" corner in the east line of said 12.344 acre tract of land;

THENCE NORTH 89°10'00" EAST a distance of 993.16 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 14.000 acres or 609,840 square feet of land more or less all according to that survey prepared by A.J. Bedford Group, Inc.

Surveyor's Certification

I, Austin J. Bedford, a Registered Professional Land Surveyor in the State of Texas do hereby certify that an on the ground survey of the property shown was made under my supervision and that this map correctly represents the facts found at the time of survey and that this survey conforms to the current Minimum Standard Detail Requirements for a Category IA, Condition II, Land Title Survey as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas".

5-08-08  
Dated  
  
Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
4222 Rosehill Road, Suite 2  
Garland, Texas 75043

FLOOD STATEMENT: According to Community Panel No. 48085C0280-G, dated January 19, 1996 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is not within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. This note is for informational purposes shall not create liability on the part of the Surveyor as to its accuracy.

Notes:

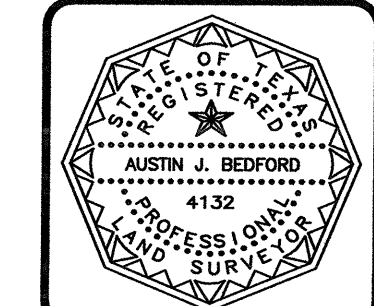
- o Bearing source is the west deed line of the 65.593 acre tract of land recorded in Volume 4189, Page 1138.
- o Site subject to mineral estate and interest reserved in Volume 1089, Page 673.
- o Site subject to mineral estate and interest reserved in Volume 319, Page 301 and Volume 4031, Page 1326.
- o Site subject to mineral estate and interest reserved in Volume 1236, Page 445 and Volume 3113, Page 855.

CURRENT TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY; THEREFORE, IT IS POSSIBLE THAT ALL EASEMENTS OF RECORD MAY NOT BE SHOWN

**BOUNDARY AND IMPROVEMENT SURVEY**  
14.000 ACRES

**JEREMIAH HORN SURVEY**  
ABSTRACT NUMBER 411  
COLLIN COUNTY, TEXAS

Client: **JBL PARTNERS, LP**  
909 LAKE CAROLYN PARKWAY SUITE 960  
IRVING, TEXAS 75039 (214) 271-8484

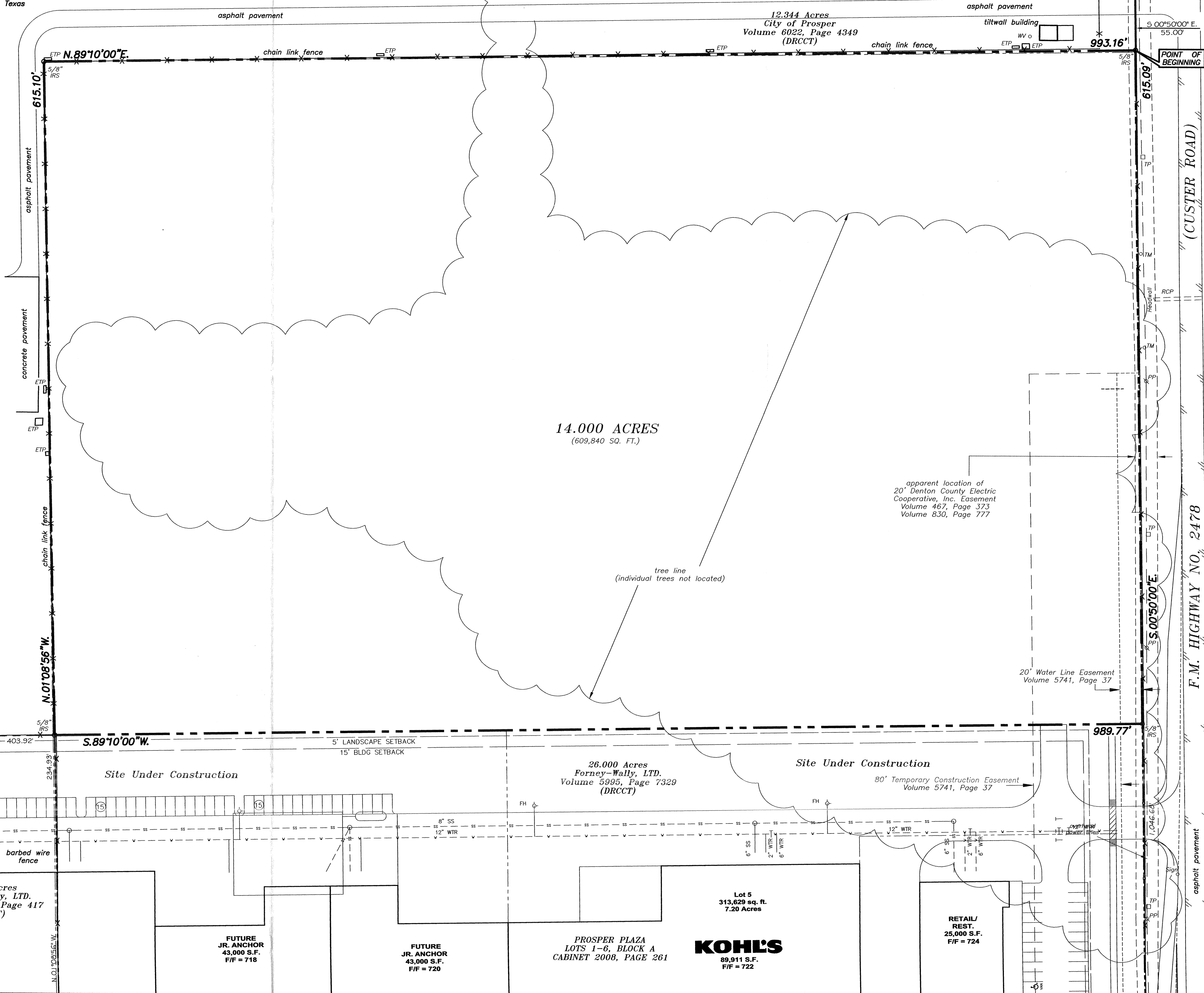


Scale: 1" = 50'  
Date: May 07, 2008  
Checked By: A.J. Bedford  
P.C.: D. Cryer  
Technician: L. Spradling  
File: Custer-14Acres  
Drawn By: L. Spradling  
Job. No. 344-

4222 Rosehill Road, Suite 2 \* Garland, Texas 75043  
(972) 240-5999, Fax (972) 240-4466

Sheet:  
**1**  
Of: **1**

**A J BEDFORD GROUP, INC.**  
Registered Professional Land Surveyors



12.344 Acres  
City of Prosper  
Volume 6022, Page 4349  
(DRCCT)

14.000 ACRES  
(609,840 SQ. FT.)

apparent location of  
20' Denton County Electric  
Cooperative, Inc. Easement  
Volume 467, Page 323  
Volume 830, Page 777

tree line  
(individual trees not located)

20' Water Line Easement  
Volume 5741, Page 37

Site Under Construction

26.000 Acres  
Forney-Wally, LTD.  
Volume 5995, Page 7329  
(DRCCT)

Site Under Construction  
80' Temporary Construction Easement  
Volume 5741, Page 37

13.852 Acres  
Forney-Wally, LTD.  
Volume 6050, Page 417  
(DRCCT)

FUTURE  
ANCHOR  
88,000 S.F.  
FIF = 716

FUTURE  
JR. ANCHOR  
43,000 S.F.  
FIF = 718

FUTURE  
JR. ANCHOR  
43,000 S.F.  
FIF = 720

PROSPER PLAZA  
LOTS 1-6, BLOCK A  
CABINET 2008, PAGE 261

**KOHL'S**  
89,911 S.F.  
FIF = 722

RETAIL/  
REST.  
25,000 S.F.  
FIF = 724

Lot 5  
313,629 sq. ft.  
7.20 Acres

N:\ALL FILES\LANDPLAN\PROSPER\Tracts\CLUSTER-14ACRES.dwg, 5/8/2008 11:31:39 AM