

Being all of that certain tract of land situated in the John H. Collins Survey, Abstract No. 219, Collin County, Texas, and being all of a called 124.8 acre tract of land described as Tract One, and all of a called 6 acre tract of land described as Tract Two, as conveyed to Vowan Family LP by the following deeds:

Mary Elizabeth Vowan Dowdy to Vowan Family LP, Volume 4822, Page 1560, Land Records of Collin County, Texas;

Martha Ann Vowan Henry to Vowan Family LP, Volume 4822, Page 1564, said Land Records;

Charlotte Collins Vowan to Vowan Family LP, Volume 4822, page 1568, said Land Records;

And also being a all of a called 113.81 net acres described in the deed from Benjamin Harrison Vowan, Jr. and wife, Mary Ann Barlow Vowan to Vowan Family LP, recorded in Volume 4822, Page 1572, said Land Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said 113.81 acre tract at the intersection of Coit Road (a 60 foot wide right-of-way also known as County Road No. 71) running north-south, and the Rockhill Parkway (a 60 foot wide public right-of-way also known as County Road No. 25) running east-west, common to the southeast corner of a 115 acre tract of land described in the deed to Vowan Family, LP, recorded in Volume 4822, Page 1576, said Land Records, and also common to the southwest corner of a tract of land described as Planning Area 15 in the deed to D. R. Horton-Texas, Ltd., recorded in Volume 6051, Page 37, said Land Records, and also common to the northwest corner of a tract of land described as Planning Area 11A in the deed to D.R. Horton-Texas, Ltd., recorded in Volume 6051, Page 44, said Land Records;

THENCE South 00°18'38" East, along the easterly line of said 113.81 acre and along the westerly line of said Planning Area 11A and in Coit Road, passing en route at a distance of 2,692.27 feet a 1/2" iron rod with plastic cap stamped "JBI" found for witness at the southwest corner of said Planning Area 11A, common to the northwest corner of said 73.385 acre tract, and continuing on said course and along the easterly line of said 6 acre tract, a total distance of 2,663.02 feet to a 1/2 inch iron rod found at the southeast corner of said 6 acre tract, common to the northeast corner of a called 163.494 acre tract of land described in the deed to Prairie View Partners, Ltd., recorded in Instrument No. 20060925001379440, said Official Public Records, and on the westerly line of a called 73.385 acre tract of land described in the deed to First Texas Homes, Inc., recorded in Instrument No. 20121105001411010, said Official Public Records;

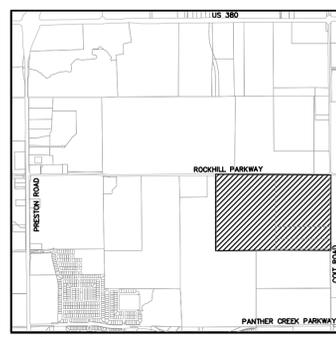
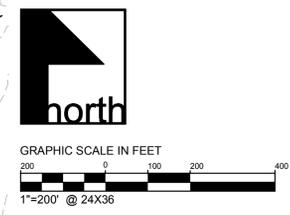
THENCE South 89°47'07" West, along the southerly line of said 6 acre tract and along the northerly line of said 163.494 acre tract, passing en route at a distance of 1,976.59 feet the southwest corner of said 6 acre tract, and continuing on said course and along the southerly line of said 124.8 acre tract a total distance of 2,684.79 feet to a 1/2 inch iron rod with plastic cap stamped "JE SMITH 3700" found for corner at the northwest corner of said 163.494 acre tract, common to the eastern-most north corner of a called 162.620 acre tract of land described in the deed to Beazer Homes Texas, LP, recorded in Instrument No. 2013071000961240, said Official Public Records;

THENCE South 89°14'45" West, continuing along the southerly line of said 124.8 acre tract, and along a northerly line of said 162.620 acre tract, a distance of 1,395.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southwest corner of said 124.8 acre tract, common to a re-entrant corner of said 162.620 acre tract;

THENCE North 00°15'37" West, along the westerly line of said 124.8 acre tract and along an easterly line of said 162.62 acre tract, a distance of 2,697.69 feet to a PK Nail set for corner in Rockhill Parkway (a 60 foot wide public right-of-way also known as County Road No. 25);

THENCE South 89°54'43" East, along the northerly line of said 124.8 acre tract and the northerly line of said 113.81 acre tract and in Rockhill Parkway, a distance of 4,077.79 feet to the POINT OF BEGINNING and enclosing 250.579 acres of land, more or less.

Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
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Firm # 10193822



**NOTE:**

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- Bearings shown hereon are based upon the Texas State Plane Coordinates, North Central Zone 4202 using the City of Frisco control monumentation network.
- FLOOD STATEMENT:** According to Community Panel No. 48085C0235J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Frisco, Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the surveyed property is within Non-Shaded Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain. For the portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- Rockhill Parkway (County Road 25) is within an existing 60 foot wide right-of-way per Collin County. No recorded right-of-way dedication found. Rockhill Parkway is classified as a Major Thoroughfare according to the City of Frisco Comprehensive Plan. The right-of-way width of a Major Thoroughfare according to the City of Frisco Comprehensive Plan is 120 feet.
- Coit Road is an existing 60 foot wide right-of-way per Collin County. No recorded right-of-way dedication found. Rockhill Parkway is classified as a Major Thoroughfare according to the City of Frisco Comprehensive Plan. The right-of-way width of a Major Thoroughfare according to the City of Frisco Comprehensive Plan is 120 feet.
- The surveyor relied solely upon the Title Commitment, GF, No. PL13-13515, with an effective date of February 17, 2014, and an issue date of March 6, 2014, provided by Old Republic National Title Insurance Company, countersigned by Benchmark Title, LLC. The surveyor did not perform a title abstract.
- The subject tract is vacant with no posted address.
- No buildings existing on the surveyed property.
- The surveyed property is shown to be outside the city limits of Frisco by City of Frisco GIS and Collin County GIS, however City of Frisco Ordinance No. 99-08-30, dated August 26, 1999 annexed the surveyed property as part of a larger 490.96 acre tract of land. No record of disannexation for the surveyed property has been found. The city limit lines shown hereon are based on Annexation Ordinance 99-08-30 and Annexation Ordinance 99-08-25 which annexed the property to the north of the surveyed property.
- Residential lots shown adjacent to the property (in the Prairie View Partners, LTD. and Beazer Homes Texas, LP tracts are preliminary only, from plans and concepts submitted to the City of Frisco, Texas.

ZONING CASE Z14-0021  
EXHIBIT "A"  
**Collinsbrook Farm**  
JOHN H. COLLINS SURVEY, ABSTRACT #219  
FEBRUARY, 2015

<b>OWNER</b> Vowan Family LP Contact: Dale Henry, Jr. 2902 Carlisle Street Suite 150 Dallas, TX 75204 P (214) 954-9700 E dhenry@henryandjones.com	<b>APPLICANT</b> First Texas Homes Contact: Tony Shaw 16950 Dallas Parkway, Ste 102 Dallas, TX 75248 P (214) 244-8809 E tshaw@tonyshawproperties.com	<b>ENGINEER / SURVEYOR</b> Kimley-Horn and Associates State of Texas Registration No. F-928 5750 Genesis Court, Suite 200 Frisco, TX 75034 P (972) 335-3580 F (972) 335-3779 Contact: Frank Abbott, P.E.
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**Kimley»Horn**

Plotted By: Christ, Justin Date: April 07, 2015 10:53:20am  
 File Path: \\FR-CIV\69315300 Vowan Property Frisco\Drawings\Preliminary\Exhibits\Zoning\_150406.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc.