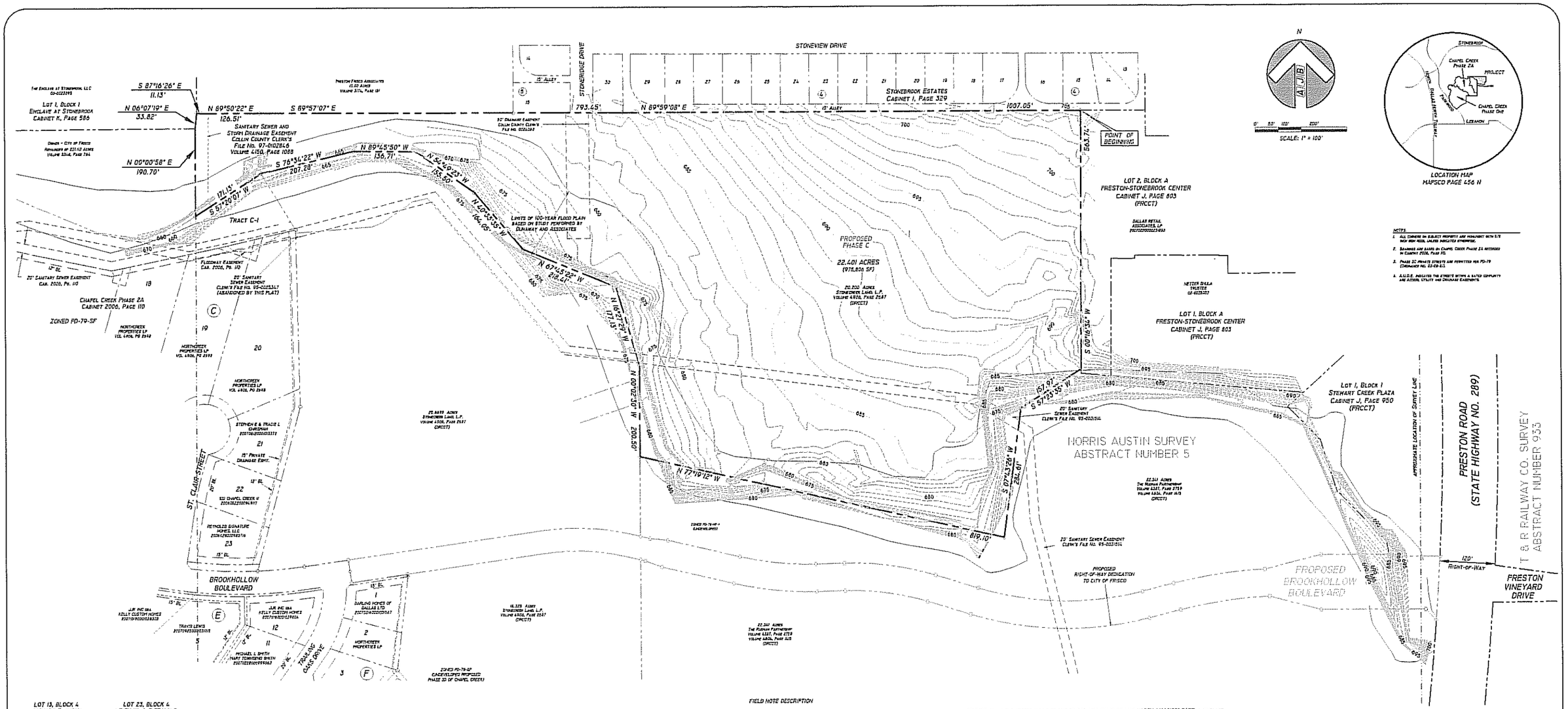


LOT 13, BLOCK 4 RICHARD E. KIRBY 99-0048883	LOT 23, BLOCK 4 KEITH W. & TIFFANY S. FELDERHOFF 20060817000179570
LOT 14, BLOCK 4 ZACHARY & HALEY DIRKELBACH VOL. 5226, PG. 653	LOT 24, BLOCK 4 ROBERT & CLOTIE GRAHAM 20061012000172760
LOT 15, BLOCK 4 RICHARD & TERESA WILKINSON VOL. 4158, PG. 1621	LOT 25, BLOCK 4 ROBERT D. & PATRICIA O'BANNON 99-0005297
LOT 16, BLOCK 4 THOMAS & REBECCA AMIDON 01-0059364	LOT 26, BLOCK 4 JOSEPH DEUTSCH ET UX 98-0035755
LOT 17, BLOCK 4 BRAD L. HARRIS & DIANA C. CANSECO HARRIS VOL. 5415, PG. 3530	LOT 27, BLOCK 4 MANOSH CHAUDHURI VOL. 5535, PG. 4971
LOT 18, BLOCK 4 SANDRA ROBBINS 01-0079768	LOT 28, BLOCK 4 WILLIAM HERRERA ET UX VOL. 5391, PG. 5263
LOT 19, BLOCK 4 JAMES J. SCHROMEN 97-0025030	LOT 29, BLOCK 4 JERRY & BECKY RUSSELL VOL. 5913, PG. 218
LOT 20, BLOCK 4 JING QIAN 20071115001545760	LOT 30, BLOCK 4 JOSE M. CORTES 20061127001670540
LOT 21, BLOCK 4 DOUG & IDA R CARPENTER VOL. 5803, PG. 1315	LOT 14, BLOCK 5 MARK LENZER VOL. 5496, PG. 2810
LOT 22, BLOCK 4 AUSTIN CHARLES BISBEY & KATHRYN MARY ORR 20060713000973060	LOT 15, BLOCK 5 ABIOLA R. OGUNSOLA VOL. 5466, PG. 906

FIELD NOTE DESCRIPTION

BEING A 22.401 ACRE TRACT OF LAND SITUATED IN THE NORRIS AUSTIN SURVEY, ABSTRACT NO. 5, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 20.200 ACRE TRACT OF LAND CONVEYED TO STONECREEK LAND, L.P. RECORDED IN VOLUME 4906, PAGE 2687 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 CORNER AT THE NORTHEAST CORNER OF SAID 20.200 ACRE TRACT OF LAND AND BEING THE NORTHWEST CORNER OF LOT 2, BLOCK A, OF PRESTON-STONEBROOK CENTER, AN ADDITION TO THE CITY OF FRISCO, ACCORDING TO THE PLAT RECORDED IN CABINET J, PAGE 803 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING LOCATED IN THE SOUTHERLY LINE OF A 15 FOOT WIDE ALLEY DEDICATED BY THE PLAT OF STONEBROOK ESTATES, RECORDED IN CABINET I, PAGE 329 (PRCCT);

THENCE DEPARTING THE SOUTHERLY LINE OF SAID 15 FOOT ALLEY AND ALONG THE EASTERLY LINE OF SAID 20.200 ACRE TRACT OF LAND AS FOLLOWS:

ALONG THE WESTERLY LINE OF SAID LOT 2 SOUTH 00°16'34" WEST, A DISTANCE OF 563.74 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT;

SOUTH 57°23'35" WEST, A DISTANCE OF 157.97 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT;

SOUTH 07°43'26" WEST, A DISTANCE OF 284.61 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER AT THE MOST SOUTHERLY CORNER OF SAID 20.200 ACRE TRACT OF LAND;

THENCE ALONG THE SOUTHERLY LINE OF SAID 20.200 ACRE TRACT OF LAND AS FOLLOWS:

NORTH 77°19'12" WEST, A DISTANCE OF 819.10 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT;

NORTH 00°02'30" WEST, A DISTANCE OF 200.50 FEET TO A POINT AT AN ANGLE POINT;

NORTH 16°27'29" WEST A DISTANCE OF 177.13 FEET TO A POINT AT AN ANGLE POINT;

NORTH 67°43'22" WEST, A DISTANCE OF 218.41 FEET TO A POINT AT AN ANGLE POINT;

NORTH 40°33'35" WEST, A DISTANCE OF 164.05 FEET TO A POINT AT AN ANGLE POINT;

NORTH 54°49'23" WEST, A DISTANCE OF 155.50 FEET TO A POINT AT AN ANGLE POINT;

NORTH 89°45'50" WEST, A DISTANCE OF 136.71 FEET TO A POINT AT AN ANGLE POINT;

SOUTH 76°34'22" WEST, A DISTANCE OF 207.28 FEET TO A POINT FOR CORNER AT THE MOST NORTHERLY NORTHEAST CORNER OF TRACT C-1 OF CHAPEL CREEK PHASE 2A, AN ADDITION TO THE CITY OF FRISCO, ACCORDING TO THE PLAT RECORDED IN CABINET 2008, PAGE 110 (PRCCT);

SOUTH 57°20'07" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT C-1, A DISTANCE OF 171.13 FEET TO A POINT FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 20.200 ACRE TRACT OF LAND;

THENCE ALONG THE WESTERLY LINE OF SAID 20.200 ACRE TRACT OF LAND NORTH 00°00'58" EAST, A DISTANCE OF 190.70 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF ENCLAVE AT STONEBROOK, AN ADDITION TO THE CITY OF FRISCO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, PAGE 586 (PRCCT);

THENCE ALONG THE EASTERLY LINE OF SAID ENCLAVE AT STONEBROOK NORTH 06°07'19" EAST, A DISTANCE OF 33.82 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWESTERLY CORNER OF SAID 20.200 ACRE TRACT OF LAND AND BEING THE SOUTHWESTERLY CORNER OF PRESTON FRISCO ASSOCIATES, RECORDED IN VOLUME 3174, PAGE 181 (DRCCT);

THENCE THE NORTHERLY LINE OF SAID 20.200 ACRE TRACT OF LAND AS FOLLOWS:

SOUTH 87°16'26" EAST ALONG THE SOUTHERLY LINE OF SAID PRESTON FRISCO ASSOCIATES TRACT, A DISTANCE OF 11.13 FEET TO 5/8 INCH IRON ROD SET FOR AN ANGLE POINT FOR CORNER;

NORTH 89°50'22" EAST, CONTINUING ALONG LAST MENTIONED SOUTH LINE, A DISTANCE OF 126.51 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT;

SOUTH 89°57'07" EAST, CONTINUING ALONG LAST MENTIONED SOUTH LINE, PASSING AT 554.52 FEET A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER THEREOF, AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID STONEBROOK ESTATES FOR A TOTAL DISTANCE OF A DISTANCE OF 793.45 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID STONEBROOK ESTATES AND SAID 15 FOOT WIDE ALLEY NORTH 89°59'08" EAST, A DISTANCE OF 1007.05 FEET TO THE POINT OF BEGINNING;

CONTAINING WITHIN THESE METES AND BOUNDS 22.401 ACRES OR 975,806 SQUARE FEET OF LAND MORE OR LESS.

EXISTING ZONING: PD-79-SF3/SF4/SF5/PH
REQUESTED ZONING: PD-79-SF3/SF4/SF5/PH.

EXHIBIT A: ZONING CASE# Z09-0001
CHAPEL CREEK PHASE 3C
22.401 ACRES

NORRIS AUSTIN SURVEY, ABSTRACT NO. 5
CITY OF FRISCO, COLLIN COUNTY, TEXAS

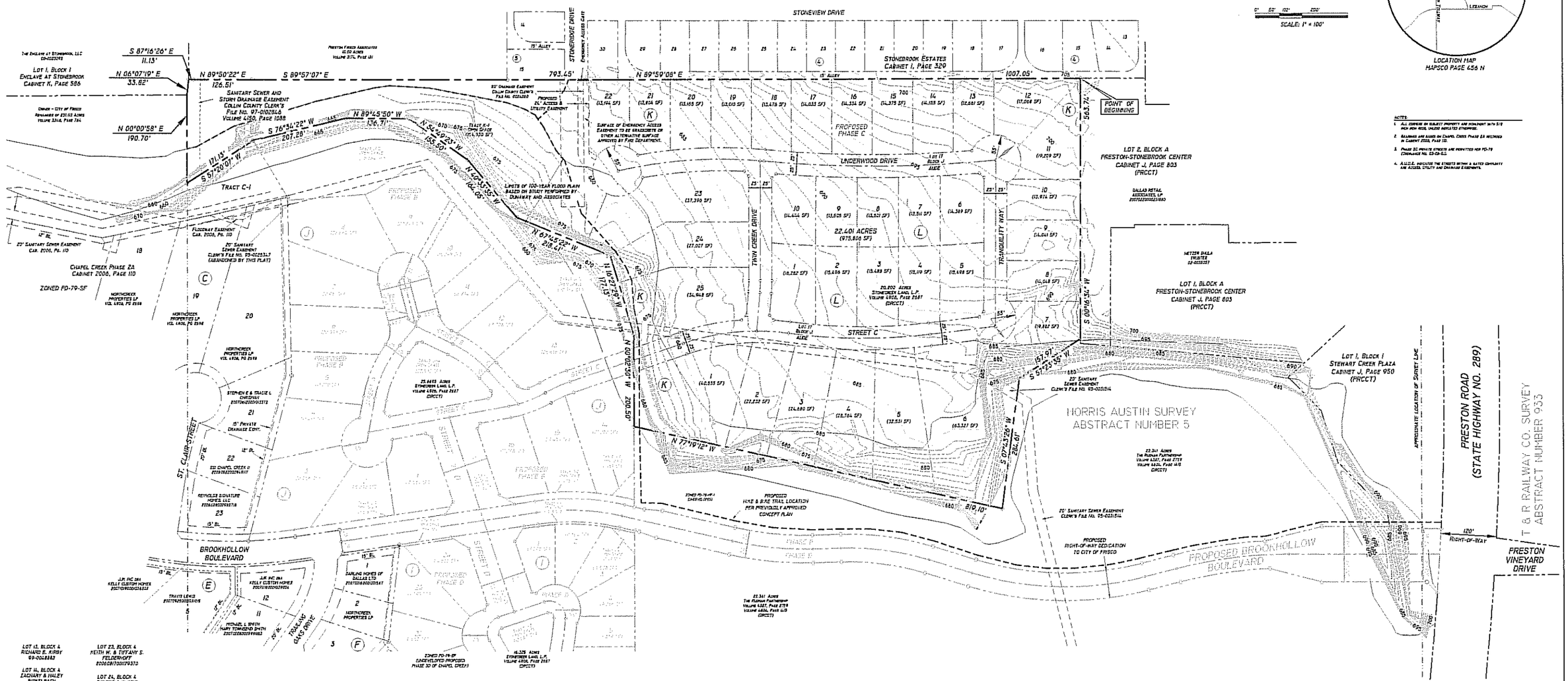
OWNER/APPLICANT: STONECREEK LAND, L.P.
5400 NORTH DALLAS PARKWAY
FRISCO, TEXAS 75034
(214) 618-3600

SCALE: 1" = 100'	CHECKED BY: A.J. BEDFORD
DATE: FEBRUARY, 2009	F.C.: D. CAYER
TECHNICIAN: T. MYERS	FILE: FHSC-EXHIBIT A
DRAWN BY: T. MYERS	JOB NO. 344-0148-06

4222 FRANKLIN ROAD, SUITE 2 * GARLAND, TEXAS 75043
(972) 240-5999 , FAX (972) 240-4480

SHEET 1 OF 2

A.J. BEDFORD GROUP, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS



NOTES:

1. ALL CORNERS ON SUBJECT PROPERTY ARE MONUMENT WITH 5/8 INCH IRON RODS, UNLESS INDICATED OTHERWISE.
2. BEARINGS AND BASIS OF CHAPEL CREEK PHASE 2A WERE MEASURED IN CABINET 2006, PAGE 110.
3. PHASE 3C PRIVATE STREETS ARE PERMITTED PER PD-79 ORDINANCE NO. 09-04-11.
4. A.U.E.S. INDICATE THE STREETS WITHIN A GATED COMMUNITY ARE ACCESS, UTILITY AND DRAINAGE EASEMENTS.

LOT 13, BLOCK 4 RICHARD E. KIRBY 99-0018883	LOT 23, BLOCK 4 KEITH W. & TIFFANY S. FELDERHOFF 20060817000375370
LOT 14, BLOCK 4 ZACHARY & HALEY BURNELBACH VOL. 5233, PG. 653	LOT 24, BLOCK 4 ROBERT & CLOTIE GRAHAM 20080220000427760
LOT 15, BLOCK 4 RICHARD & TERESA WILKINSON VOL. 4158, PG. 1621	LOT 25, BLOCK 4 ROBERT D. & PATRICIA O'BANNON 98-0055897
LOT 16, BLOCK 4 THOMAS & REBECCA JACKSON 01-0059364	LOT 26, BLOCK 4 JOSEPH DEUTSCH ET UX 96-0035755
LOT 17, BLOCK 4 BRAD L. HARRIS & DIANA C. CASSECO HARRIS VOL. 5415, PG. 3530	LOT 27, BLOCK 4 MANISH CHALEDHARI VOL. 5535, PG. 4471
LOT 18, BLOCK 4 SANDRA ROBBINS 01-0019768	LOT 28, BLOCK 4 WILLIAM HERRERA ET UX VOL. 5391 PG. 5253
LOT 19, BLOCK 4 JAMES J. SCHROEDER 97-0025050	LOT 29, BLOCK 4 JERRY & BECKY RUSSELL VOL. 5913, PG. 218
LOT 20, BLOCK 4 JING QIAN 20070103000045740	LOT 30, BLOCK 4 JOSE H. CORTES 20060127000470540
LOT 21, BLOCK 4 DOUG & GIA R CARPENTER VOL. 5302, PG. 1315	LOT 14, BLOCK 5 MARK LEHZER VOL. 5490, PG. 2310
LOT 22, BLOCK 4 AUSTIN CHARLES BIGBEY & KATHRYN MARY ORR 20080713000473060	LOT 15, BLOCK 5 ABIOLA R. OGUNSOLA VOL. 5488, PG. 900

EXHIBIT D: ZONING CASE# Z09-0001
CHAPEL CREEK PHASE 3C
NORRIS AUSTIN SURVEY, ABSTRACT NO. 5
CITY OF FRISCO, COLLIN COUNTY, TEXAS

OWNER/APPLICANT: STONECREEK LAND, L.P.
5400 NORTH DALLAS PARKWAY
FRISCO, TEXAS 75034
(214) 618-3900

SCALE: 1" = 100'	CHECKED BY: A.J. BEDFORD
DATE: FEBRUARY, 2009	P.C.: D. CARTER
TECHNICIAN: T. MYERS	FILE: PHSC-EXHIBIT D
DRAWN BY: T. MYERS	JOB. NO. 344-0248-08

4222 ROSWELL ROAD, SUITE B • GARLAND, TEXAS 75043
(972) 840-5999 , FAX (972) 840-4288

SHEET: 1 OF 2

A.J. BEDFORD GROUP, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS