

**Exhibit A-1**  
**ZONE-24-0002**

**WINDROSE**  
LAND SURVEYING | PLATTING

**DESCRIPTION OF**  
**0.6428 ACRES OR 28,000 SQ. FT.**

BEING A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LANDS, ABSTRACT NUMBER (NO.) 147, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, HAIMAN ADDITION, AN ADDITION TO THE TOWN OF PROSPER, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 20150511010001530, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), SAME BEING TRACT OF LAND DESCRIBED TO HAIMAN FAMILY LEGACY WEALTH TRUST IN SPECIAL WARRANTY DEED RECORDED IN 20160310000287060, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015271):


BEGINNING AT 1/2 INCH REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SEVENTH STREET (60 FOOT RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 45 MINUTES 39 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SEVENTH STREET, A DISTANCE OF 200.00 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, NORTH 00 DEGREES 03 MINUTES 21 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY;

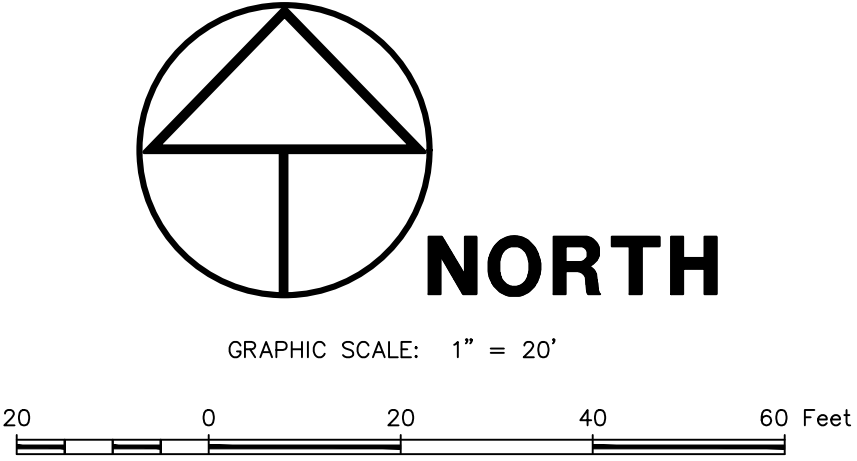
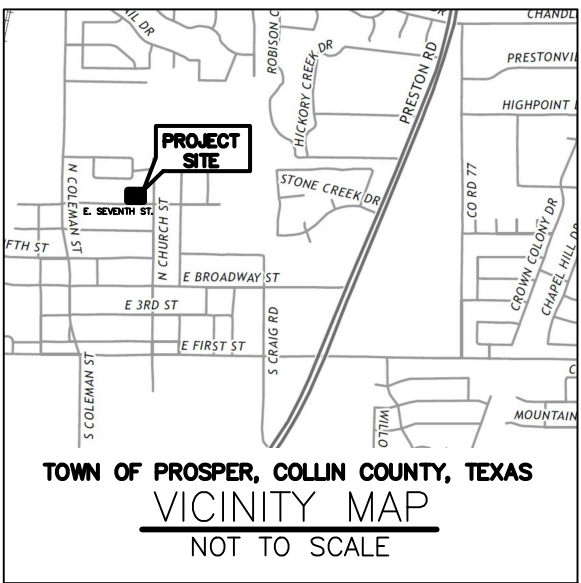
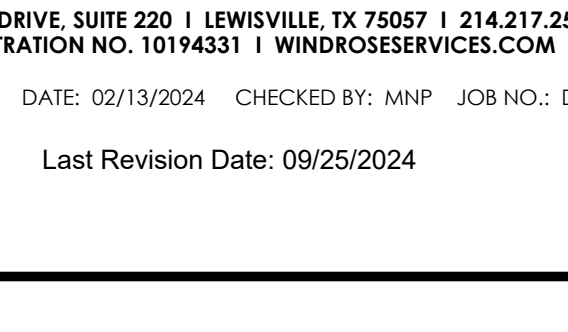
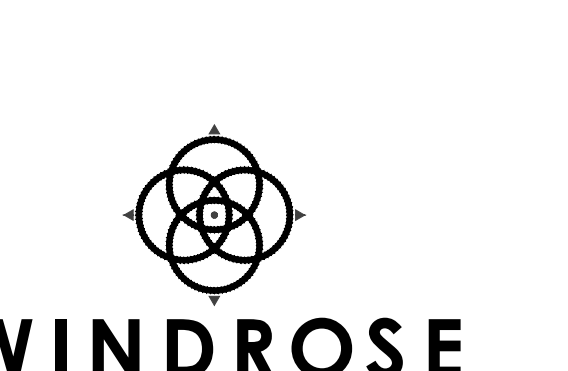
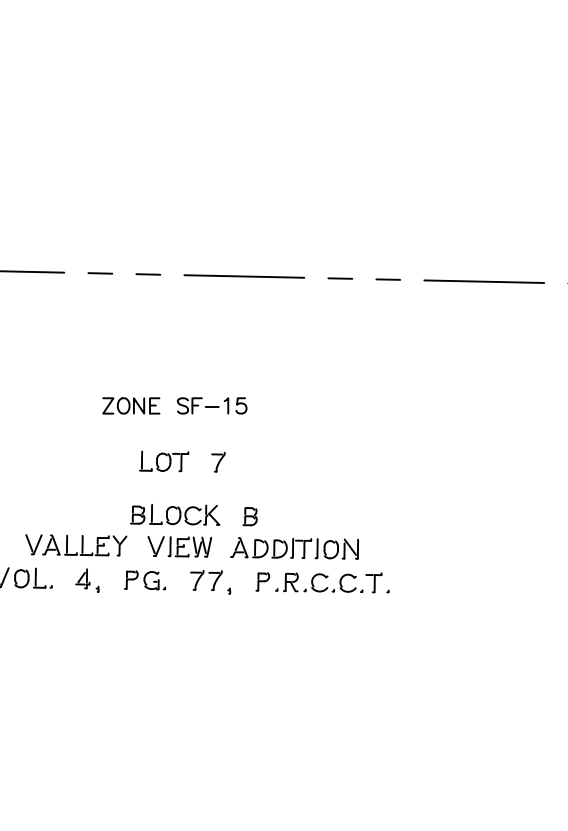
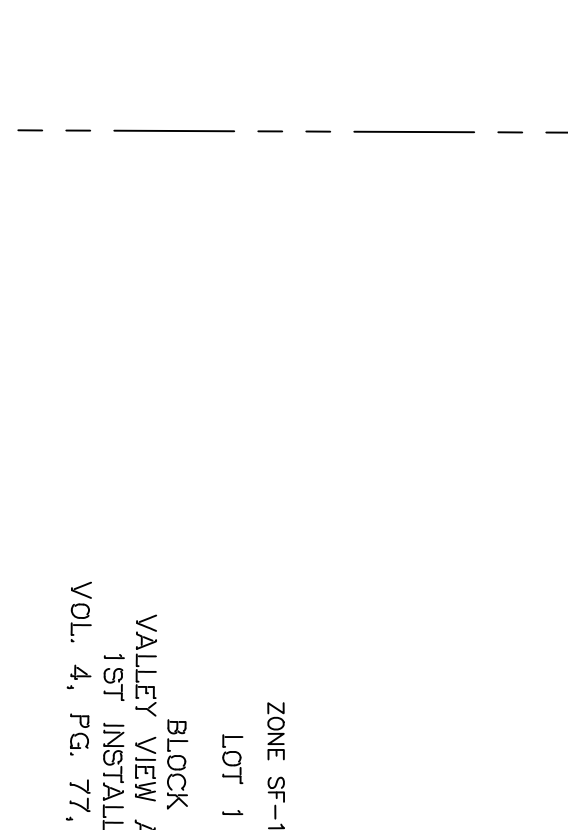
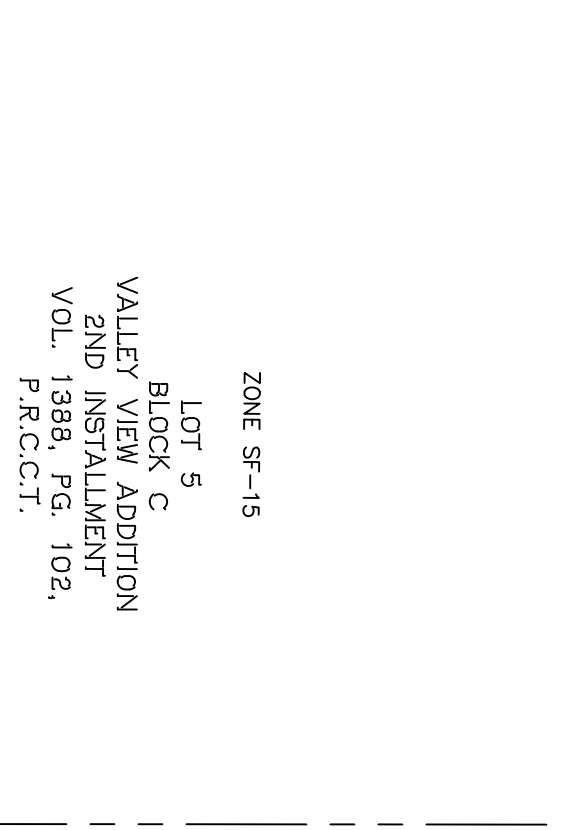
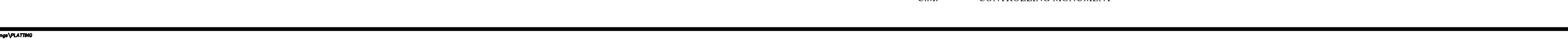
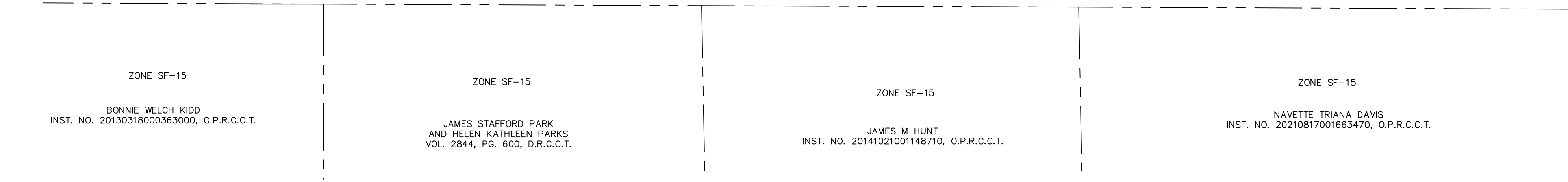
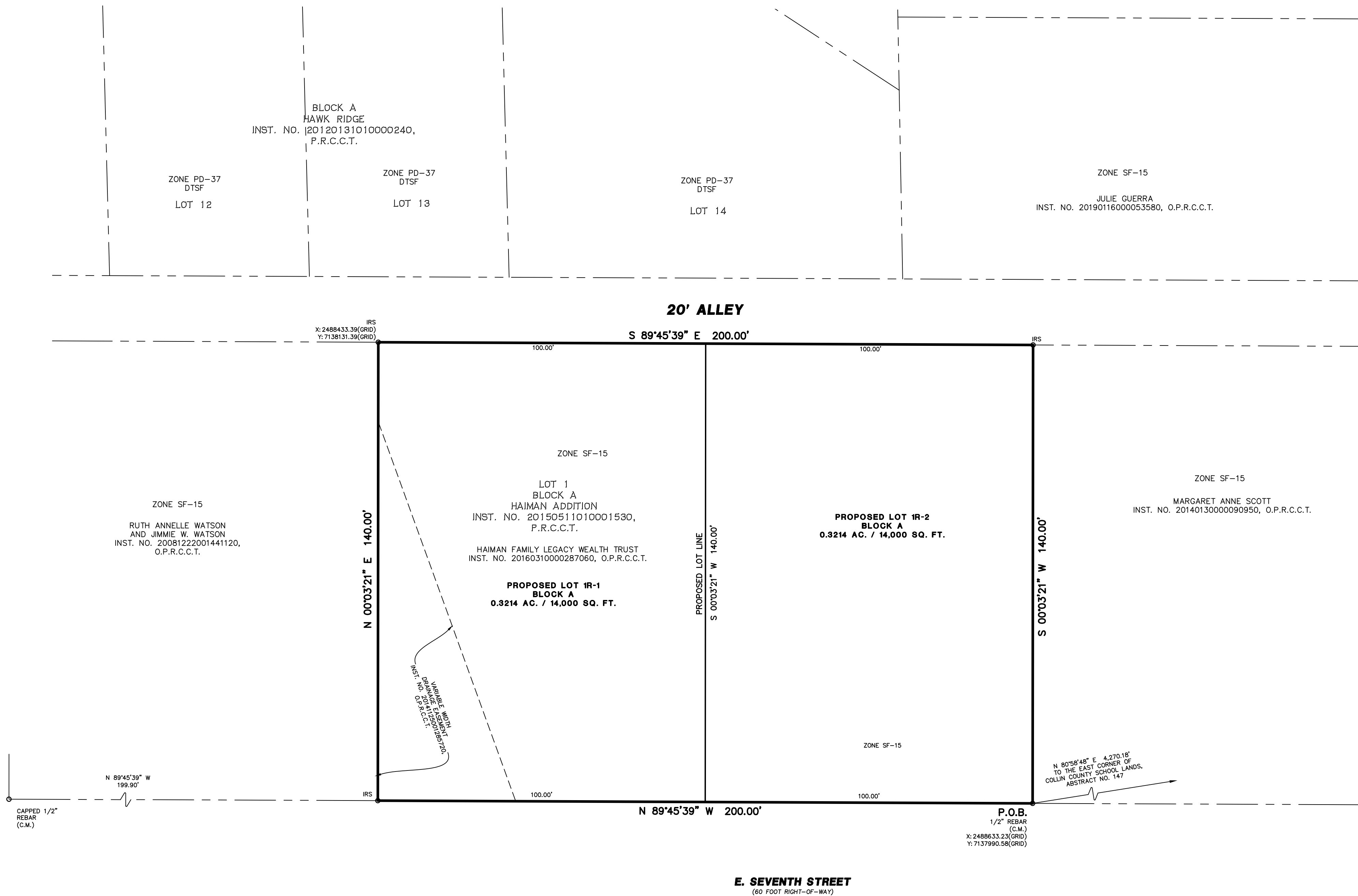
THENCE, SOUTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 20 FOOT ALLEY, A DISTANCE OF 200.00 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 00 DEGREES 03 MINUTES 21 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6428 ACRES OR 28,000 SQUARE FEET OF LAND, MORE OR LESS.

  
MARK N. PEEPLES  
R.P.L.S. NO. 6443  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10194331



12-19-2023  
DATE:



**GENERAL NOTES**

- ALL BEARINGS AND DISTANCES ARE SURFACE, AND WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NAD 83 USING A SCALE FACTOR OF 1.00015271
- THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J, DATED JUNE 02, 2009, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.

**DESCRIPTION**

WHEREAS HAIMAN FAMILY LEGACY WEALTH TRUST IS THE OWNER OF A 0.642 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LANDS, ABSTRACT NUMBER (NO.) 147, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, HAIMAN ADDITION, AN ADDITION TO THE TOWN OF PROSPER, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 20160511010001530, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), SAME BEING TRACT OF LAND DESCRIBED TO HAIMAN FAMILY LEGACY WEALTH TRUST IN SPECIAL WARRANTY DEED RECORDED IN 20160310000287060, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015271):

BEGINNING AT 1/2 INCH REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SEVENTH STREET (60 FOOT RIGHT-OF-WAY);

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THENCE, SOUTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 20' FOOT ALLEY, A DISTANCE OF 200.00 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 00 DEGREES 03 MINUTES 21 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6428 ACRES OR 28,000 SQUARE FEET OF LAND, MORE OR LESS.

**WINDROSE**  
LAND SURVEYING | PLATTING  
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2844  
FRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM  
DRAWN BY: SS DATE: 02/13/2024 CHECKED BY: MNP JOB NO.: D59045  
Last Revision Date: 09/25/2024

**ZONE-24-0002**  
**EXHIBIT A-2**  
**HAIMAN ADDITION**  
**BLOCK A, LOT 1,**  
**SITUATED IN THE**  
**COLLIN COUNTY SCHOOL LANDS SURVEY,**  
**ABSTRACT NO. 147**  
**IN THE TOWN OF PROSPER,**  
**COLLIN COUNTY, TEXAS**

- LEGEND OF ABBREVIATIONS**
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - IRS 1/2 INCH RED CAPPED REBAR STAMPED "WINDROSE" SET
  - C.M. CONTROLLING MONUMENT

**OWNER/DEVELOPER**  
FREDERICK HAIMAN  
5300 TOWN & COUNTRY SUITE 200  
FRISCO, TEXAS 75034,  
PH.# 214-618-3160  
Collin County, Texas

**OWNER/DEVELOPER**  
DEANA L. SHUTES-HAIMAN  
305 E 7TH ST.  
PROSPER, TEXAS 75078,  
PH.# 915-474-0177  
Collin County, Texas

**Exhibit B**  
**ZONE-24-0002**

**Statement of Intent and Purpose**

The purpose of this zoning request is to change the current zoning from Single Family-15 to a Planned Development to be able to comply with the Town of Prosper's platting requirements in order to subdivide the property into two lots. The future plan for the property will be to sell the lots.

## **ZONE-24-0002**

### **Exhibit C**

#### **Development Standards**

This tract shall develop under the regulation of the Single Family – 15 District (SF-15) as outlined in the Town's Zoning Ordinance, as it exists or may be amended with the following conditions:

1. Permitted Uses

The permitted uses are as follows:

- Single Family Residence, Detached
- Accessory Buildings

2. District Regulations

The district regulation requirements within this Planned Development are as follows:

- Size of Yards
  - Minimum Front Yard — 35 feet.
  - Minimum Side Yard — 10 feet; 15 feet on corner adjacent to side street.
  - Minimum Rear Yard — 25 feet.
- Size of Lots:
  - Minimum Lot Area — 14,000 square feet.
  - Minimum Lot Width — 100 feet.
  - Minimum Lot Depth — 135 feet.

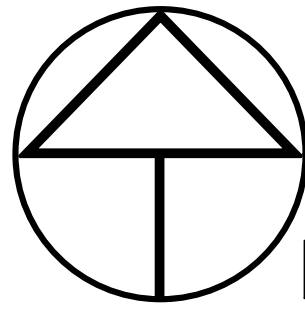
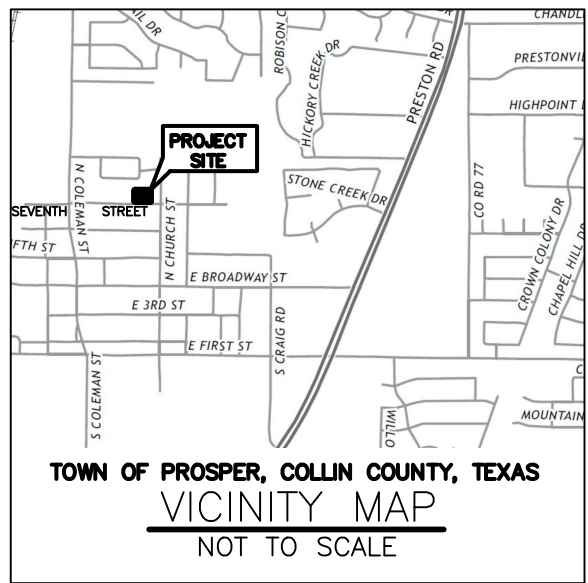
3. Architectural Standards

The architectural standards within this Planned Development are as follows:

- Building materials requirements
  - The exterior facades shall be constructed of 100 percent masonry (clay fired brick, natural and manufactured stone, granite, marble, and stucco). Other materials may be approved by the Director of Development Services.
  - Stucco on structures shall be traditional 3-coat process cement plaster stucco.
  - Cementitious materials may constitute up to twenty percent (20%) of the area for stories other than the first story.
  - On side and rear elevations, cementitious materials may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story.

- The exterior cladding of chimneys shall be brick, natural or manufactured stone, or stucco.
  - Cementitious materials may be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers, columns, or other architectural features approved by the Building Official.
- Existing Structures
  - Exterior alterations not related to maintenance shall be approved by the Director of Development Services or his/her designee.
- New Structures
  - The architectural style of the building shall be compatible with the neighboring properties.
  - Exterior elevations shall be submitted to the Planning Division and are subject to the approval of the Director of Development Services or his/her designee.
  - Shall incorporate covered porches into the front façade, a multiplicity of roof forms, and high pitch roof lines. Recommended architectural styles are Craftsman, Folk Traditional, and Victorian.





GRAPHIC SCALE: 1" = 20'

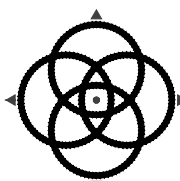
20 0 20 40 60 Feet

SITE DATA SUMMARY
ZONING: SF-15
PROPOSED ZONING: PD
LOT 1R-1 AREA: 14,000 SQ. FT.
LOT 1R-2 AREA: 14,000 SQ. FT.
BUILDING(ONLY) AREA: 1,963 SQ. FT.
BUILDING STORIES: 1 STORY (1R-1)
PARKING: 2 CAR DRIVEWAY (1R-1)
ADDITIONAL BUILDINGS: NO (1R-1)

SURVEYOR'S NOTES:

- THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J, DATED JUNE 02, 2009, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
- NO 100-YEAR FLOODPLAIN EXIST ON THE SITE.

EXHIBIT D  
CASE NO. ZONE-24-0002  
HAIMAN ADDITION  
BLOCK A, LOT 1  
PROPOSED: LOTS 1R-1 AND 1R-2  
0.6428 ACRES  
SITUATED IN THE  
COLLIN COUNTY SCHOOL LANDS SURVEY,  
ABSTRACT NO. 147  
IN THE TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS



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LEGEND

- //— WOOD FENCE
- [ ] WROUGHT IRON FENCE
- ⊙ CONTROL MONUMENT
- CHAINLINK FENCE
- PP POWER POLE
- SP SERVICE POLE
- P— OVERHEAD POWER LINE
- X— WIRE FENCE
- ⊕ TEMPORARY BENCH MARK
- V— HIGHBANK

OWNER/DEVELOPER  
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