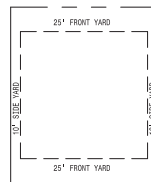


TYPICAL SF LOT



**SURVEYOR'S NOTES:**  
1. BEARING SYSTEM FOR THIS SURVEY BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202)  
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

**FLOODPLAIN NOTE:**  
Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, number 48085C0415J, dated June 02, 2009.

**DETENTION POND NOTE:**  
Detention pond shall be maintained by the HOA.

**EMERGENCY EXIT GATES NOTE:**  
Emergency Exit Gates shall be maintained by the HOA.

Applicant:  
Toll Southwest, LLC  
2555 SW Grapevine Parkway, Suite 100  
Grapevine, TX 76051  
(214) 801-8412  
Contact: Sam Welty  
swelty@tollbrothers.com

5900 S Lake Forest Dr, Ste 300  
McKinney, TX 75007  
(972) 554-1100  
john@civiltpt.com

Engineer:



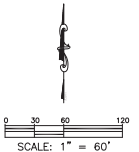
**PRELIMINARY**  
NOT FOR  
CONSTRUCTION  
  
JOHN H BEZNER  
PE # 98469

Surveyor:  
GeoNav Surveying  
3410 Midcourt Rd, Ste 110  
Carrollton, TX 75006  
(972) 243-2409  
TBPLS Firm No. 10194205  
chris.howard@geo-nav.com

Developer / Owner:  
College Park, LLC  
5411 Kingston Dr  
Richardson, TX 75082  
(469) 870-6020  
Contact: Dr Abdul Lateef Khan

## ZONING EXHIBIT COLLEGE PARK

Block A, Lots 1-18, Lot 19X; Block B, Lots 1-28, 29X;  
Block C, Lots 1-21, 22X;  
Block D, Lot 1  
Being 25.037 Acres in the  
George W. Gunnell Survey, Abstract No. 351,  
in the City of Wylie, Collin County, Texas  
November 12, 2025  
Sheet 1 (of 2)



PROJECT SITE



LOCATION MAP  
(NOT TO SCALE)

LEGAL DESCRIPTION

BEING a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP as recorded in Instrument Number 20180530000658260 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.), and all tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150608000672830, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 20181105001376830, 20181106001376890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set at the northeast corner of said Wylie Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylie as recorded in Volume G, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;

THENCE South 00 degrees 30 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;

THENCE Along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and an arc length of 154.95 feet to a 1/2-inch iron rod set, for corner

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TX001", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;

THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-inch iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract a distance of 198.02 feet to a 5/8-inch iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25.0372 acres of land, more or less.

GENERAL NOTES:

1. ALL USES PERMITTED BY THE CITY OF WYLIE, TEXAS.
2. ALL THE SURFACE MATERIALS OF PUBLIC ROADS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL FOLLOW THE MINIMUM CITY STANDARDS & SPECIFICATIONS.
3. FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLIE, TEXAS.
4. LANDSCAPING SHALL COMPLY WITH THE CITY OF WYLIE, TEXAS.
5. A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY OF WYLIE.

SITE DATA TABLE			
	SF - 10/24 (SINGLE FAMILY)	COMMUNITY COMMERCIAL	COMMON AREAS (HOA OPEN SPACE)
TOTAL LAND AREA	21.21 ACRES	2.24 ACRES	1.55 ACRES
TOTAL HOMES	67	20,000 SF BUILDING	
MIN. LOT AREA	10,000 SF		
MIN. LOT WIDTH	75 FT		
MIN. LOT DEPTH	100 FT		
MAX. LOT COVERAGE	45%		
MIN. DWELLING SIZE	2,400 SF		
FRONT YARD	25 FEET MIN.		
SIDE YARD	10 FEET MIN.		
REAR YARD	25 FEET MIN.		
BUILDING HEIGHT	40 FEET	29 FT - 11 IN	
2 CAR GARAGE AREA	500 SF		
EX ZONING: PD 2024-10			

Applicant:  
Toll Southwest, LLC  
2555 SW Grapevine Parkway, Suite 100  
Grapevine, TX 76051  
(214) 801-8412  
Contact: Sam Welty  
swelty@tollbrothers.com

Engineer:



**CIVIL POINT**  
ENGINEERS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

JOHN H BEZNER  
PE # 98469

5900 S Lake Forest Dr, Ste 300  
McKinney, TX 75070  
(972) 554-1100  
john@civilpt.com

Surveyor:  
GeoNav Surveying  
3410 Midcourt Rd, Ste 110  
Carrollton, TX 75006  
(972) 243-2409  
TBPLS Firm No. 10194205  
chris.howard@geo-nav.com

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