



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 20, 2026
6:30 PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Planning and Zoning Commission:

Those wishing to address the Planning and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town Staff for further assistance.

Citizens and other visitors attending Planning and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

1. Call to Order / Roll Call.
2. Pledge of Allegiance

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

- 3a. Consider and act upon the minutes from the December 16, 2025, Planning and Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the December 16, 2025, Planning and Zoning Commission regular meeting.

- [3c.](#) Consider and act upon a request for a Site Plan for Office/Retail and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0036)
- [3d.](#) Consider and act upon a request for a Final Plat of Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0038)
- [3e.](#) Consider and act upon a request for a Revised Conveyance Plat of St. Martin de Porres Addition, Block A, Lot 1 and Replat of St. Martin de Porres Addition, Block A, Lot 2R, on 51.9± acres, located on the north side of University Drive (US 380) between Windsong Parkway and Teel Parkway. (DEVAPP-25-0081)
- [3f.](#) Consider and act upon a request for a Site Plan for Additions to a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the northeast corner of Coleman Street and Gorgeous Road. (DEVAPP-25-0119)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a “Public Comment Request Form” and present it to a staff member prior to the meeting. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a “Public Comment Request Form” and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

- [4.](#) Consider and act upon a request for a Preliminary Site Plan for Restaurant and Retail Buildings on Frontier Gateway, Block A, Lots 1-11, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)
- [5.](#) Conduct a Public Hearing and consider and act upon a request to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive. (ZONE-25-0006)
- 6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 7. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Tuesday, January 13, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

NOTICE

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Planning and Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, December 16, 2025
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners Present: Vice Chair Josh Carson, Secretary Glen Blanscet, Brett Butler, John Hamilton, Matt Furay, and Deborah Daniel

Commissioner(s) Absent: Chair Damon Jackson

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Michelle Crowe (Senior Administrative Assistant)

Items for Individual Consideration:

1. Discuss items on the December 16, 2025, Planning and Zoning Commission agenda.

Town Staff provided a brief overview of Consent Agenda Items 3a – 3g.

The Commission inquired about Item 3b, specifically lacking variety of the proposed uses, the walkability and connectivity to the adjacent residential subdivision, and the plan's alignment with the overall vision for the Dallas North Tollway.

Town Staff explained that the uses had the potential to be altered on the following site plans, that trails were provided along the roadways and the interior of the site, and that the site's current zoning inhibited the ability to tailor the site completely to the overall vision for the Dallas North Tollway.

The Commission inquired about Item 3e, specifically the possibility of enhancing the south façade.

Town Staff explained that different forms of brick patterning were used on the south façade to make it more aesthetically appealing.

The Commission stated that the description of Item 3g needed to be revised from "the east side of Preston Road" to "the west side of Preston Road".

Town Staff stated that the correction would be made.

Town Staff provided a brief overview of Regular Agenda Item 4.

The Commission inquired about the proposed permitted uses and the effect of parking stalls being located in front of the roll-up doors on the proposed buildings.

Town Staff explained that the permitted uses had been reduced down from the previous zoning and that the required number of parking stalls would fluctuate depending on the square footage of

office versus warehouse use in each building. The installation of roll-up doors would be dependant upon the end user.

2. Adjourn.

The work session was adjourned at 6:50 p.m.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, December 16, 2025
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:53 P.M.

Commissioners Present: Vice Chair Josh Carson, Secretary Glen Blanscet, John Hamilton, Matt Furay, Brett Bulter, and Deborah Daniel

Commissioner(s) Absent: Chair Damon Jackson

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), Michelle Crowe (Senior Administrative Assistant)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a.** Consider and act upon the minutes from the December 2, 2025, Planning and Zoning Commission regular meeting.
- 3b.** Consider and act upon a request for a Preliminary Site Plan for Restaurant and Retail Buildings on Frontier Gateway, Block A, Lots 1-11, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)
- 3c.** Consider and act upon a request for a Revised Conveyance Plat of Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-25-0071)
- 3d.** Consider and act upon a request for a Site Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0177)
- 3e.** Consider and act upon a request for a Facade Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0176)
- 3f.** Consider and act upon a request for a Final Plat of Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0175)
- 3g.** Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 5 and a Replat of Victory at Frontier, Block A, Lot 7R, on 2.9± acres, located on the east side of Preston Road and the south side of Frontier Parkway. (DEVAPP-25-0091) *

*** Correction: Location is on the west side of Preston Road.**

Commissioner Furay made a request to pull Item 3a from the Consent Agenda to abstain from the vote as he was not present during that meeting, and Commissioner Blanscet made a request to pull Item 3b from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 3c through 3g, noting that the location referenced in Item 3g should state the west side of Preston Road. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

Commissioner Hamilton made a motion to approve Item 3a. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 5-0 (Commissioner Furay abstained).

Mr. Hicks presented Item 3b.

Commissioner Blanscet expressed that the location was a vital entry point into the Town and questioned the proposal's alignment with the goal of placemaking for the site.

Delanie Powell with Spiars Engineering, the applicant's consultant, explained that the applicant and consultant had worked with Town Staff to provide an enhanced open space and walking trails, because they also recognized the site as a prominent entry point into the Town.

Commissioner Blanscet stated the proposed walking trails may not be sufficient in terms of walkability as the development is very spread out like other shopping centers in the metroplex.

Ms. Powell explained that there is not a big box tenant proposed on the property at this time; it would require a Specific Use Permit. The building will be broken into multiple tenants. The original proposal had the buildings closer together; however, it was decided to place the buildings closer to the streets to shield the parking areas and open space from adjacent thoroughfares. The buildings will have a front-looking façade on all four sides to increase the appeal. There was additional discussion regarding the enhancements on the plan.

Commissioner Hamilton inquired about the potential for alternative uses other than restaurant and retail, such as multistory offices.

Ms. Powell stated that there had been no conversations pertaining to other uses or multistory buildings; however, the southern portion of the site was a second phase of the development and could potentially be altered.

Commissioner Hamilton asked if there were any prospective tenants for any of the buildings on the proposal.

Ms. Powell stated that either CVS or Walgreens were intended to occupy the building on Lot 5 and that the other tenants were unknown.

Commissioner Butler inquired about the use of the buildings on Lot 1 and Lot 3.

Ms. Powell stated that the two buildings were intended to be restaurants.

Vice Chair Carson acknowledged the consultant's efforts regarding the open space and stated he would like to see more emphasis on placemaking due to the location being a vital entry point into the Town. He suggested leaving the second/southern half of the development for future approval to allow for the opportunity of more density.

The Commission requested that the applicant amend the plan with focus on the diversification of the proposed uses, walkability of the site, and landscaping.

Ms. Powell stated that the main purpose of the proposal was to finalize the layout of the site. The infrastructure would be installed first, and then each lot would receive site plan approval. Lot 8 could have up to two tenants and Lot 7 could have three or four tenants.

After discussion amongst Commissioners, Mr. Hoover, Director of Development Services, requested that the Commission provide specific feedback to allow Town Staff to better direct the applicant and consultant in amending the proposal. Commissioners responded with the suggestions of providing a variety of density or something other than single story retail, providing something special with character, enhancing walkability, drawing pedestrians into the development, and placemaking.

Commissioner Daniel made a motion to table to Item 3b to January 20, 2026. The motion was seconded by Commissioner Hamilton. The motion was carried 5-1 with Commissioner Furay in opposition.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 4. Conduct a Public Hearing and consider and act upon a request to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of 10.8± acres on the south side of Prosper Trail and 815± feet east of Mike Howard Lane. (ZONE-25-0012)**

Mr. Hicks presented Item 4.

The Commission inquired about the proposed landscaping, the minimum square footage allotted to a given tenant, and parking stalls being in front of bay doors.

Clayton Brian and Nathan Forney introduced themselves as the applicants for this proposal and discussed the proposal with the Commissioners. A building could accommodate four tenants. Landscaping will be maintained by them or whomever will own the property in the future. Screening and buffers around the property and the truck wells were discussed. The overhead doors can be removed to become full glass depending on the need of the tenant. The conceptual plan was designed with the allotment of more square footage for office use than warehouse use. It was explained that office uses require a higher parking ratio than warehouse uses and that a decrease in the amount of office use could result in the reduction of the amount of required parking spaces.

Commissioner Blanscet noted that the open space provided is 11.3% and asked the applicants if they were open to changing the open space requirement from the standard 7% to 11.3% to match the plan.

Mr. Brian responded that they were open to this.

Vice Chair Carson requested clarification on whether concrete tilt wall was classified as a masonry product.

Mr. Hoover stated that concrete tilt wall was considered a masonry product.

Vice Chair Carson opened the public hearing.

No comments were made.

Vice Chair Carson closed the public hearing.

Commissioner Blanscet made a motion to approve Item 4 subject to increasing the required open space percentage from seven percent to 11.3 percent. The motion was seconded by Commissioner Hamilton. The motion was carried by a vote of 5-1 with Commissioner Furay in opposition stating the need for a minimum square footage requirement for tenant spaces.

5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Mr. Hicks informed the Commissioners of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration.

6. Adjourn

Commissioner Furay made a motion to adjourn the meeting. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

The meeting was adjourned at 7:59 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary



PLANNING

To: Planning and Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Teel 380 Addition, Block A, Lot 9

Meeting: January 20, 2025

Item No. 3c

Agenda Item:

Consider and act upon a request for a Site Plan for Office/Retail and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0036)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-40 (Mixed Use).

Conformance:

The Site Plan conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The Site Plan consists of an office/retail building and a restaurant/retail building totaling 19,033 square feet.

A Preliminary Site Plan (DEVAPP-25-0058) was approved by the Planning and Zoning Commission on November 4, 2025. The Site Plan conforms to the approved Preliminary Site Plan.

Access:

Access is provided from Teel Parkway and University Drive.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

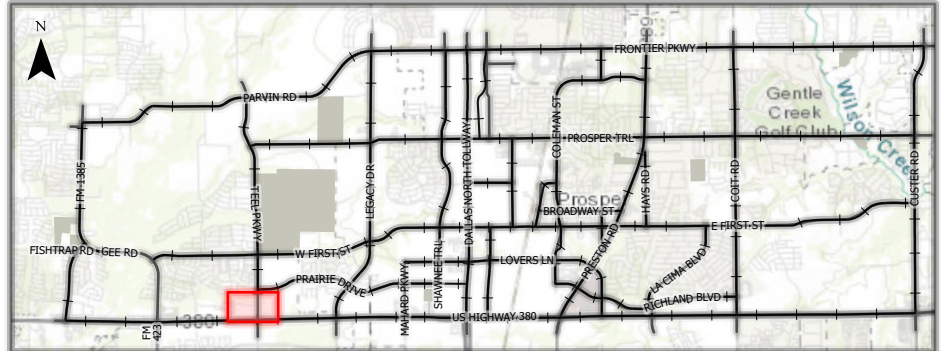
As a companion item, a Final Plat (DEVAPP-25-0038) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (DEVAPP-25-0058)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.

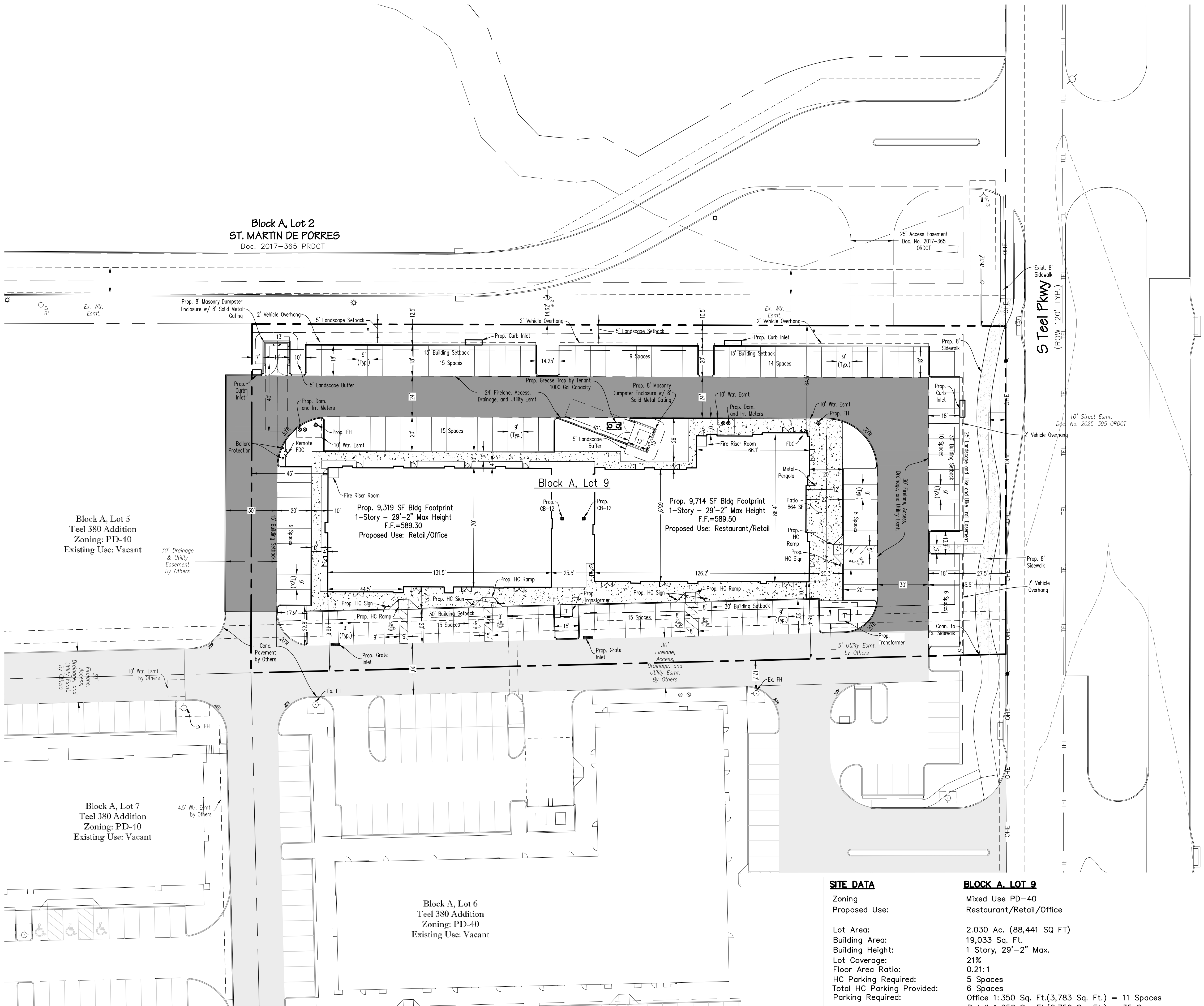


This map for illustration purposes only

DEVAPP-25-0036

Teel Addition Block A, Lot 9

Site Plan



SITE DATA

Zoning
Proposed Use:

Lot Area: 2,030 Ac. (88,441 SQ FT)
Building Area: 19,033 Sq. Ft.
Building Height: 1 Story, 29'-2" Max.
Lot Coverage: 21%
Floor Area Ratio: 0.21:1
HC Parking Required: 5 Spaces
Total HC Parking Provided: 6 Spaces
Parking Required:

Total Parking Provided: 116 Spaces Incl. 6 HC
Required Open Space (7%): 6,191 SQ FT
Provided Open Space: 6,320 SQ FT
Interior Landscape Required: 1,755 SQ FT
Interior Landscape Provided: 3,021 SQ FT
Impervious Surface: 79,521 SQ FT

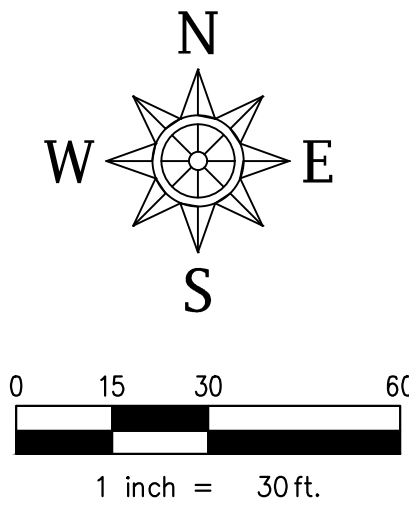
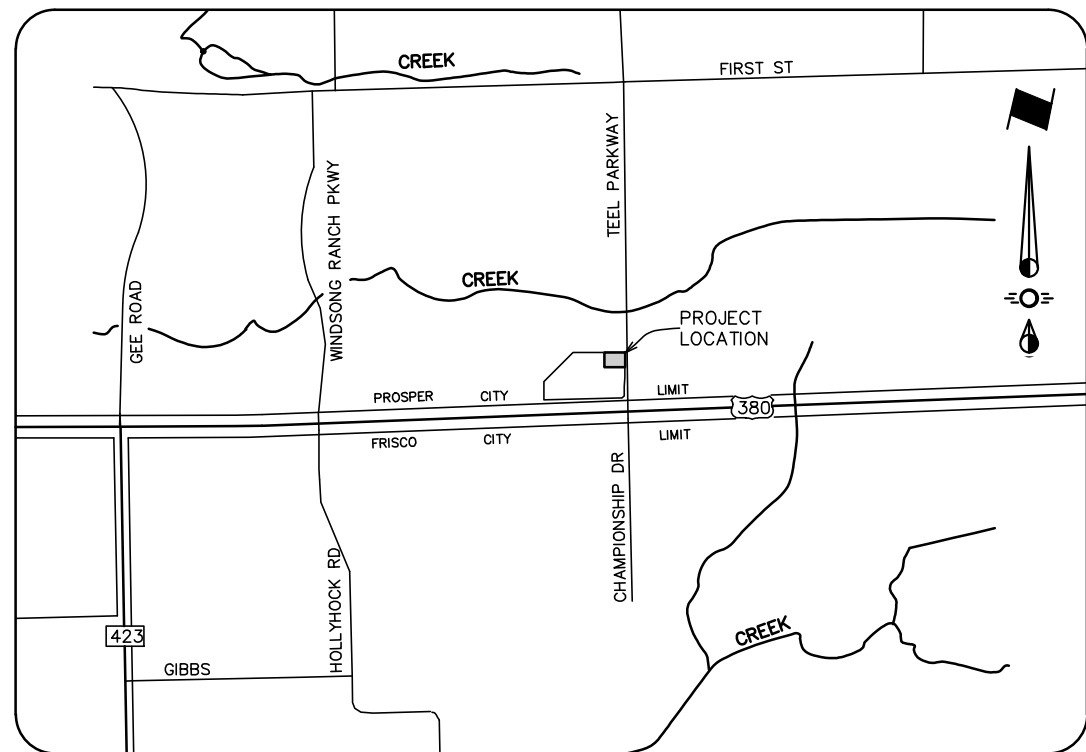
BLOCK A LOT 9

Mixed Use PD-40
Restaurant/Retail/Office

Office 1:350 Sq. Ft.(3,783 Sq. Ft.) = 11 Spaces
Retail 1:250 Sq. Ft.(8,750 Sq. Ft.) = 35 Spaces
Restaurant 1:100 Sq. Ft.(6,500 Sq. Ft.) = 65 Spaces
Patio 1:200 Sq. Ft.(864 Sq. Ft.) = 5 Spaces

Total Required: 116 Spaces

116 Spaces Incl. 6 HC
6,191 SQ FT
6,320 SQ FT
1,755 SQ FT
3,021 SQ FT
79,521 SQ FT



Town of Prosper Site Plan Notes:

- 1) All development standards shall follow Town Standards.
- 2) Landscaping shall conform to landscape plans approved by the Town of Prosper.
- 3) All development standards shall follow Fire Requirements per the Town of Prosper.
- 4) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 5) All signage is subject to Building Official approval.
- 6) Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- 7) The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- 8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- 9) No trees on site.

LEGEND

- EXISTING FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
- PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSSENG" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING METER
- EXISTING LIGHT
- EXISTING IRR. CONTROL VALVE
- EXISTING LIGHT POLE

Water Meter Schedule

I.D.	Type	Size	No.	Type
①	Irrig.	1.5"	2	Prop.
②	Domestic	2"	2	Prop.

DEVAPP 25-0036

SITE PLAN

TEEL LOT 9

Teel 380 Addition, Block A, Lot 9

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ABSTRACT NO. 1684

88,442 Sq. Ft./2.030 Acres

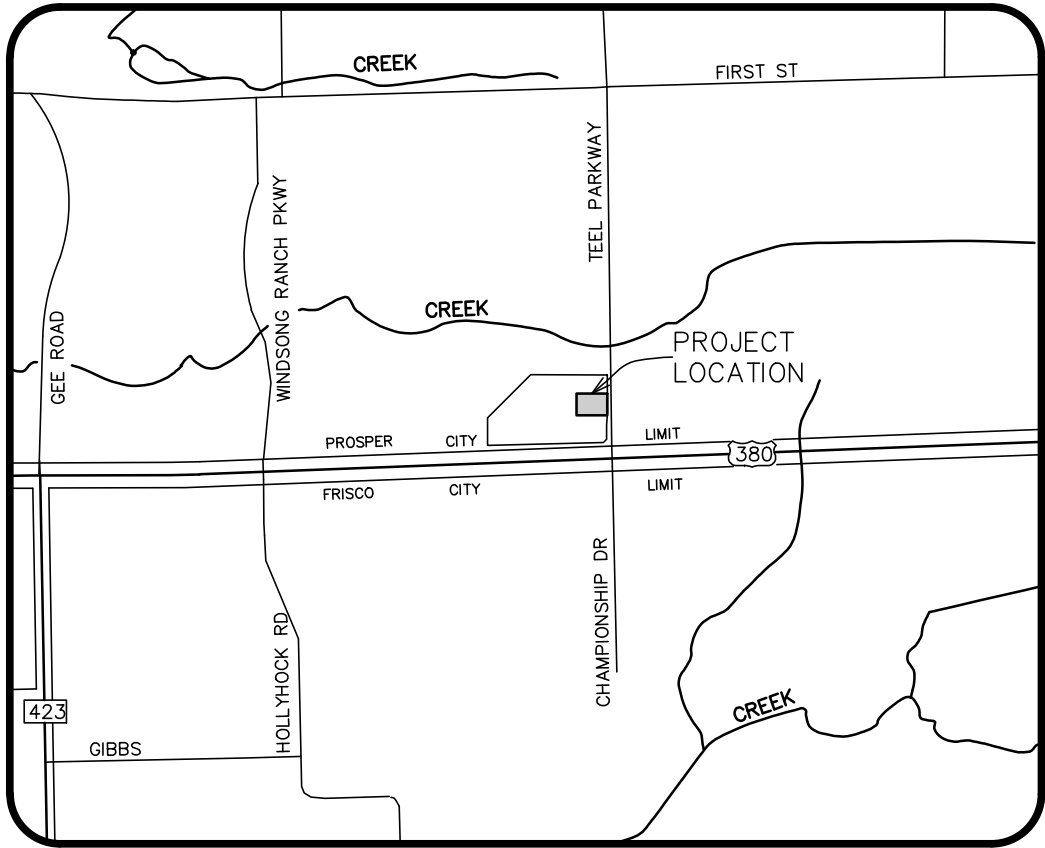
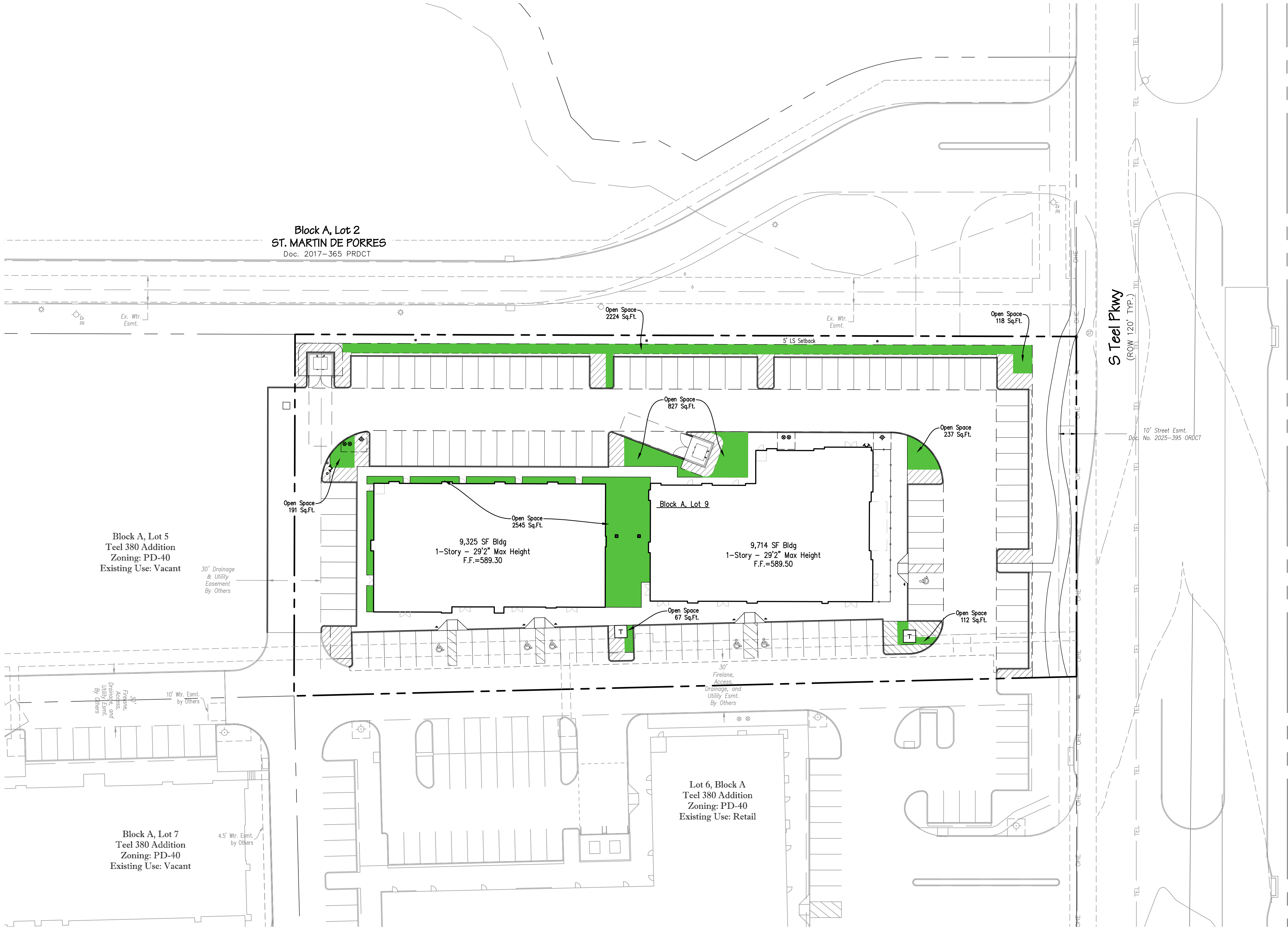
ENGINEER / SURVEYOR / APPLICANT

Spiors Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Karis Smith, P.E.

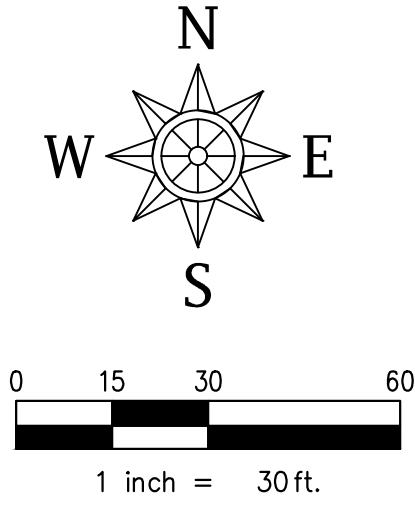
OWNER/DEVELOPER

Alpha J9 LLC
440 Louisiana St, Suite 952
Houston, TX 77002
Telephone: (210) 412-4622
Contact: Varun Sharma

Drawing: G:\2024_0085\24-162 Teel Lots 9 & 10\CAD\Open Space Plan.dwg Saved By: Scaddwell Date: 12/16/2025 5:18:00 PM
Plotted By: scaddwell Plot Date: 12/16/2025 5:19 PM



Vicinity Map
NTS



SITE DATA		BLOCK A, LOT 9
Lot Area	2,030 Ac.	(88,441 Sq. Ft.)
Required Open Space (7%)	6,191 SQ FT	
Provided Open Space	6,320 SQ FT	
Required Interior Landscape Area	1,755 SQ FT	
Provided Interior Landscape Area	3,021 SQ FT	

LEGEND

- INTERIOR LANDSCAPE AREA PROVIDED
- OPEN SPACE PROVIDED

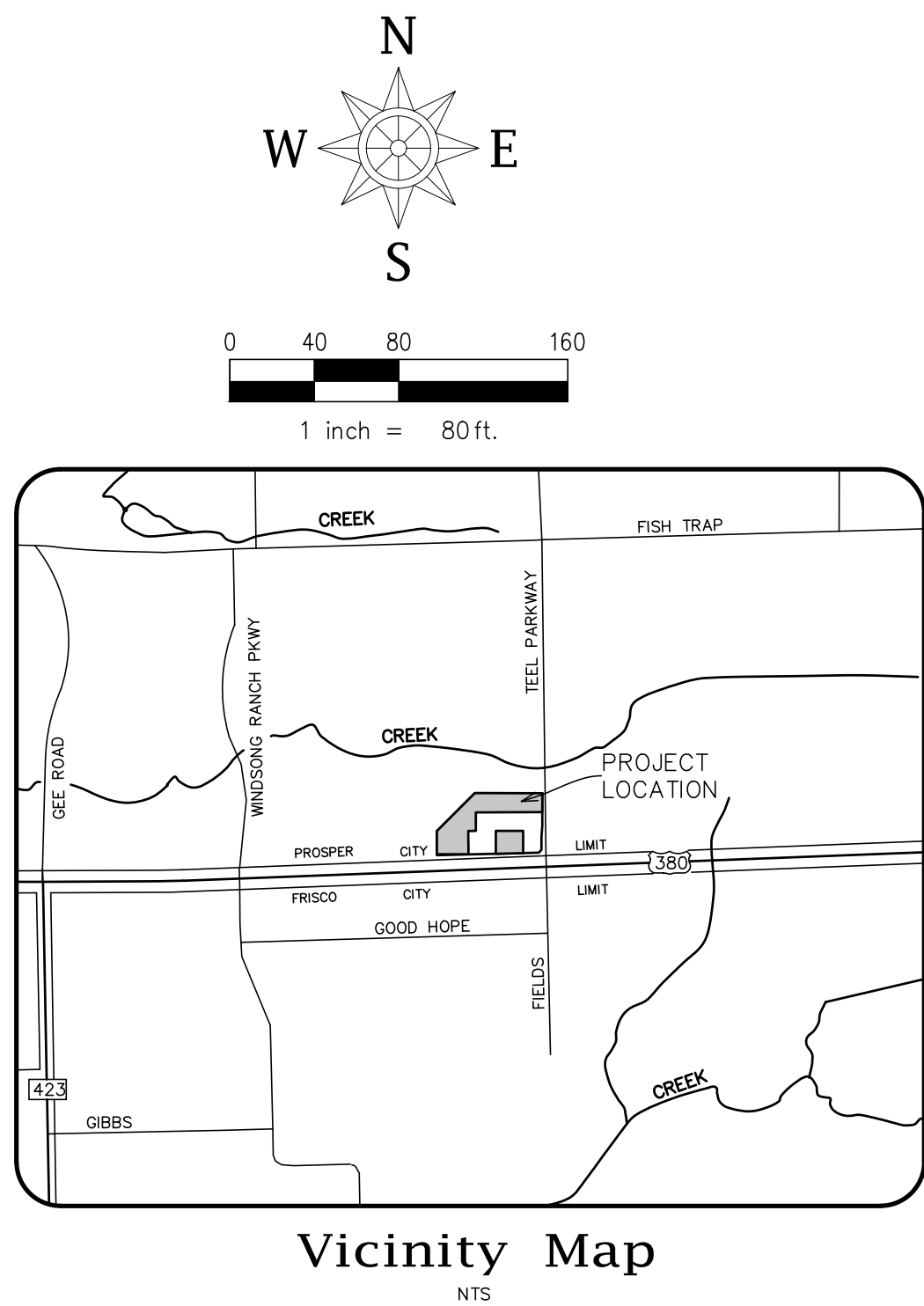
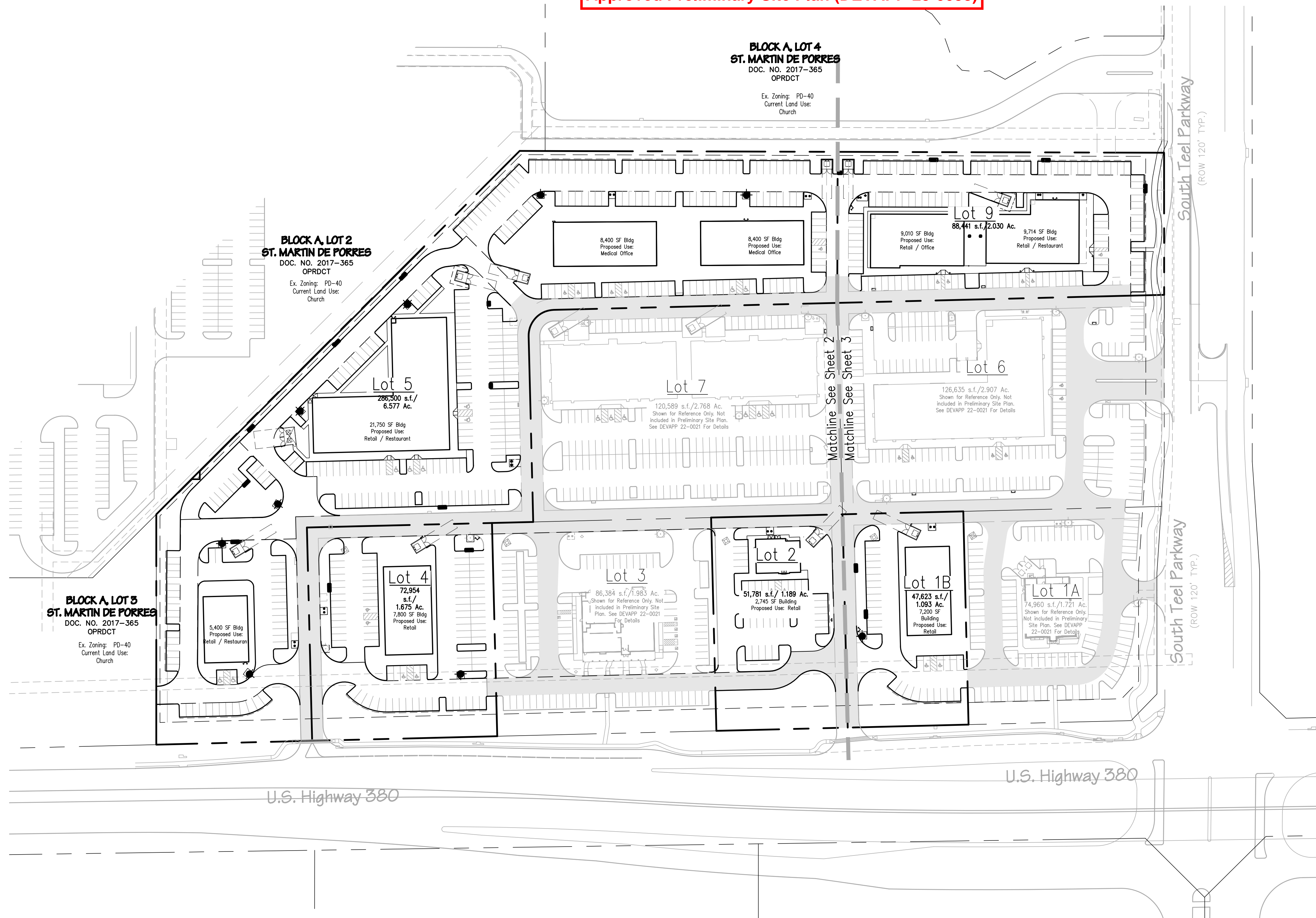
OPEN SPACE PLAN

TEEL LOT 9

Teel 380 Addition, Block A, Lot 9
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ABSTRACT NO. 1684
88,441 Sq. Ft./2.030 Acres

ENGINEER / SURVEYOR / APPLICANT	OWNER/DEVELOPER
Spiors Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Karis Smith	Blid9 Realty 500 N Central Expressway, Suite 500 Plano, TX 75074 Telephone: (210) 412-4622 Contact: Varun Sharma

Approved Preliminary Site Plan (DEVAPP-25-0058)



TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:

- 1) All development standards shall follow Town Standards.
- 2) Landscaping shall conform to landscape plans approved by the Town of Prosper.
- 3) All development standards shall follow Fire Requirements per the Town of Prosper.
- 4) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 5) All signage is subject to Building Official approval.
- 6) Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- 7) The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning and Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- 8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- 9) No Trees on Site.
- 10) At site plan stage, grease trap locations shall be identified for each commercial kitchen and/or food facility. Grease traps shall be at minimum 1,000 gallons and installed in ground exterior to the building. Grease traps shall not be located within parking stalls or fire lanes.

LEGEND

- Proposed Firelane, Access, Drainage, and Utility Easement
- Existing Firelane, Access, Drainage, and Utility Easement
- Match Line



P&Z Approved
11/4/2025

Town Case No. DEVAPP-25-0058
PRELIMINARY SITE PLAN

TEEL 380 ADDITION

Block A, Lots 1B, 2, 4, 5 and 9
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
437,229 Sq. Ft./12.56 Acres

OWNER / APPLICANT
Lots 1B, 2, & 4
TEEL 380 LP
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

OWNER / APPLICANT
Lot 5
380 Teel Retail LLC
5867 Alyworth Dr
Frisco, Texas 75035
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

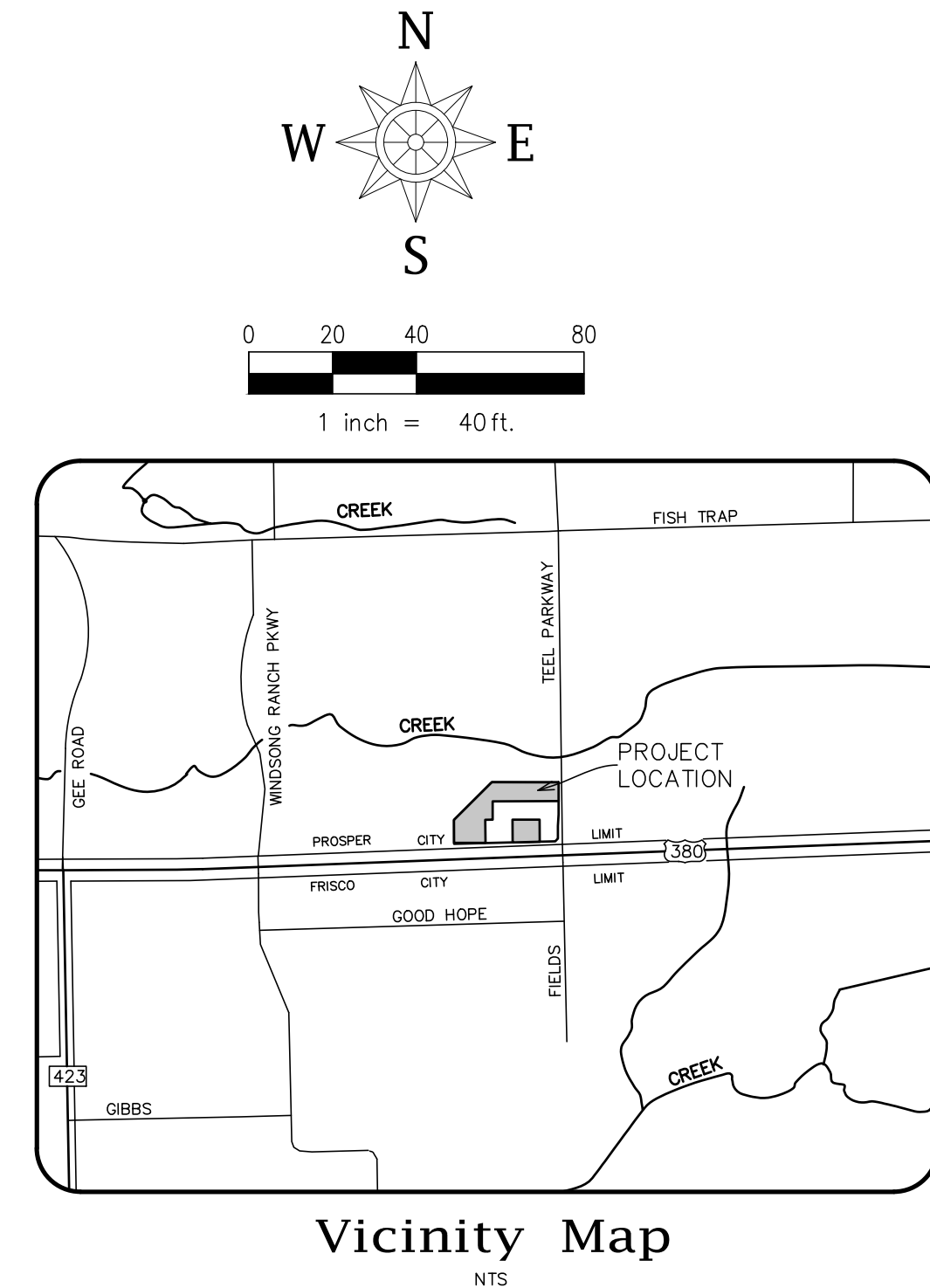
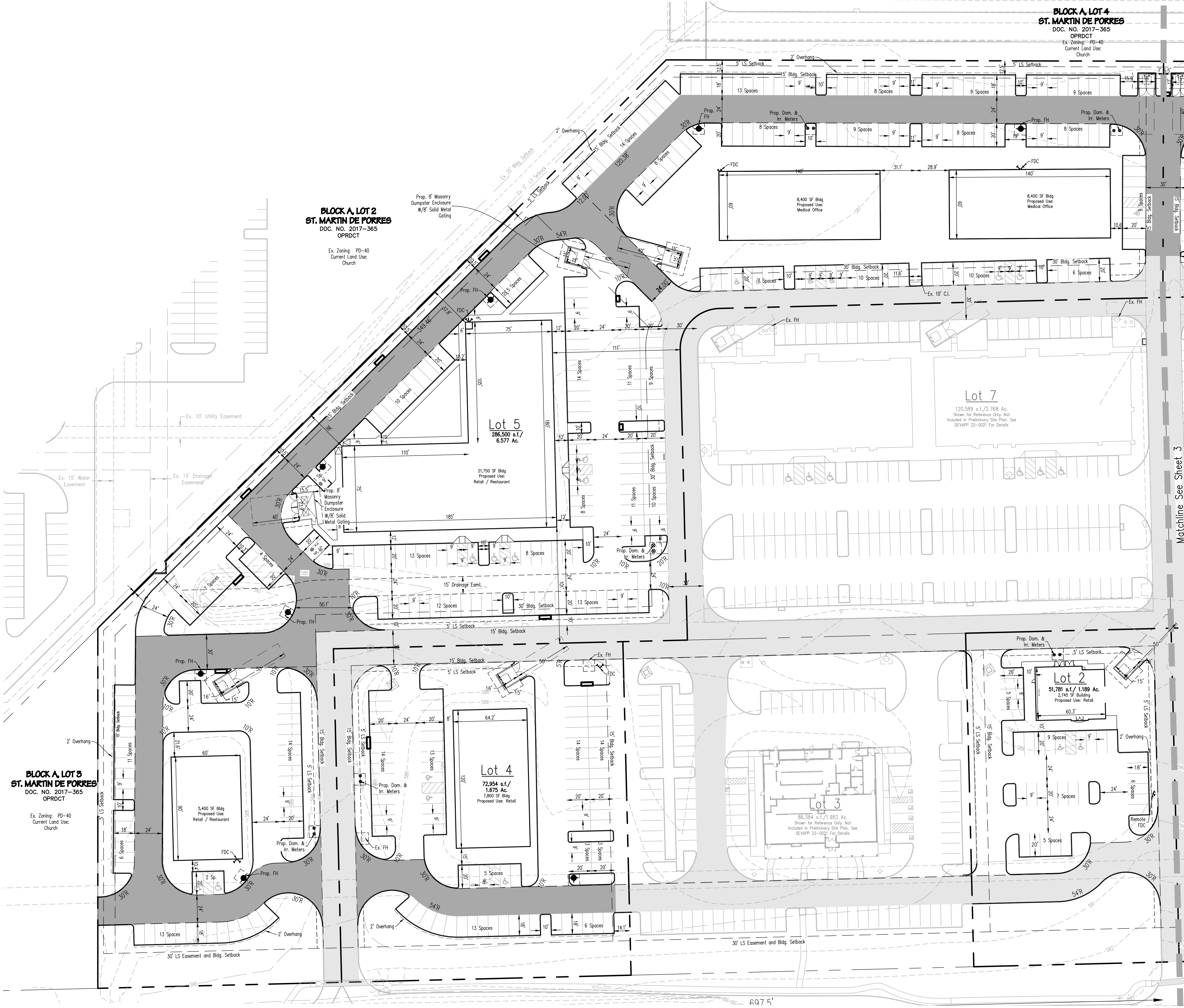
OWNER / APPLICANT
Lot 5
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, TX 75035
Telephone: (469) 500-3393
Contact: Kalyan Reddy

OWNER / APPLICANT
Lot 9
Alpha 19 LLC
440 Louisiana St, Suite 952
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma

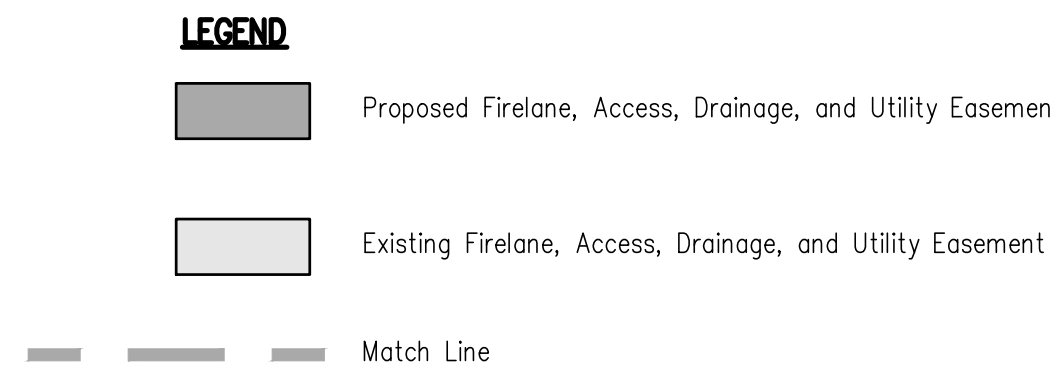
OWNER / APPLICANT
Lot 5
VCSR PCA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala

OWNER / APPLICANT
Lot 5
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (203) 893-6915
Contact: Rajiv Chalasani

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPES No. F-2121 And No. F-10043100
Contact: Karis Smith

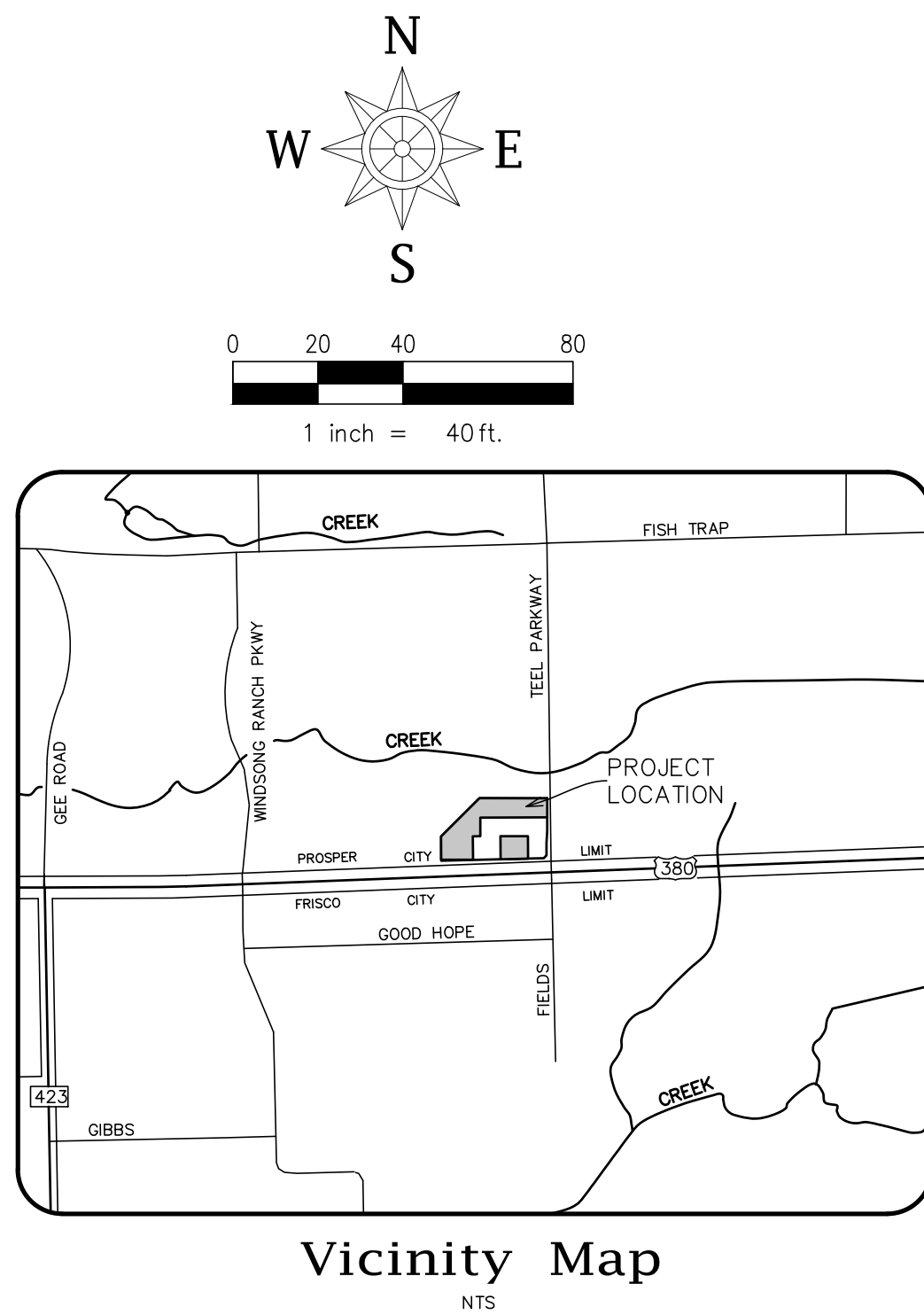
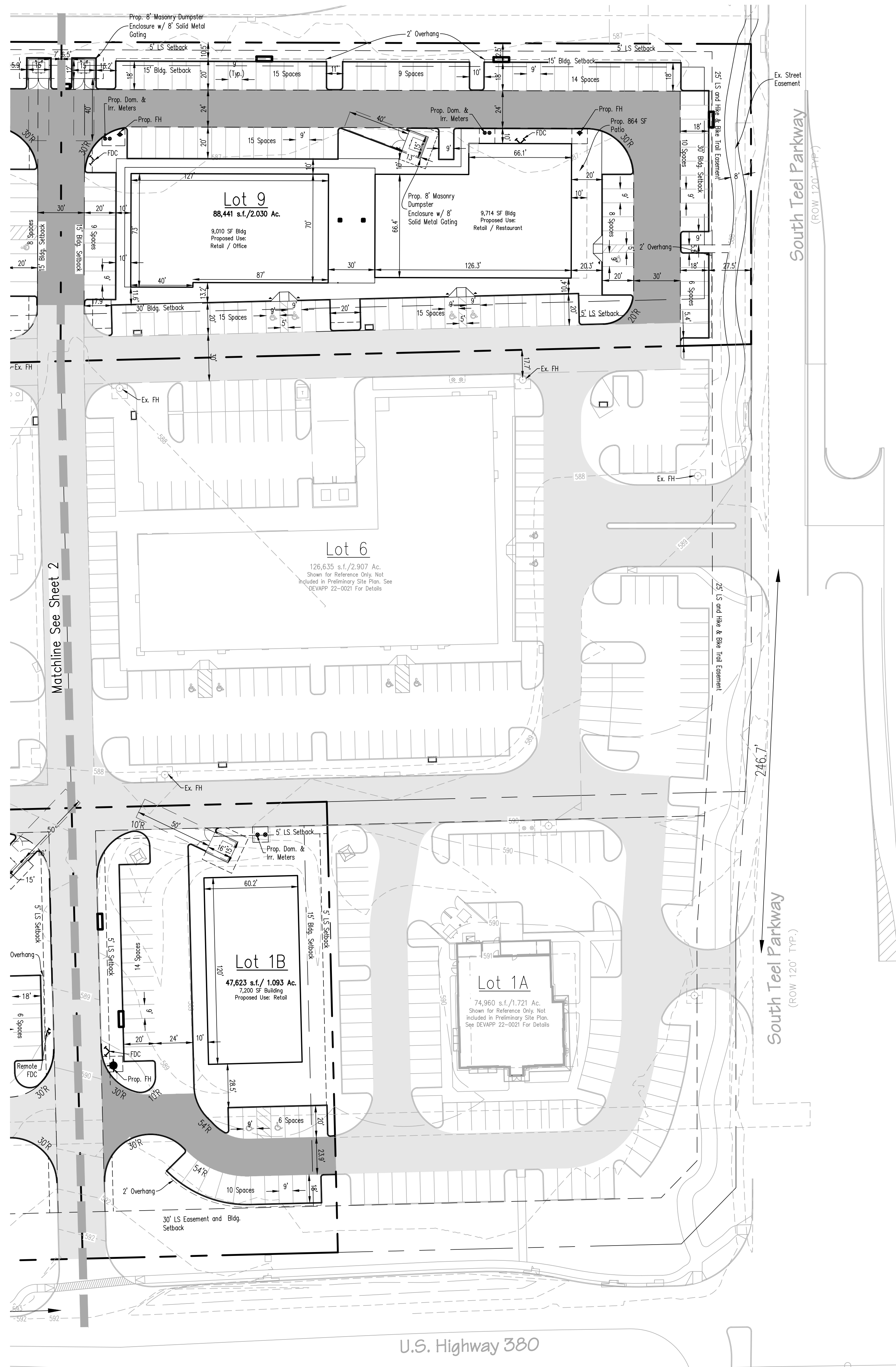


- TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:**
- 1) All development standards shall follow Town Standards.
 - 2) Landscaping shall conform to landscape plans approved by the Town of Prosper.
 - 3) All development standards shall follow Fire Requirements per the Town of Prosper.
 - 4) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
 - 5) All signage is subject to Building Official approval.
 - 6) Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
 - 7) The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning and Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
 - 8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
 - 9) No Trees on Site.

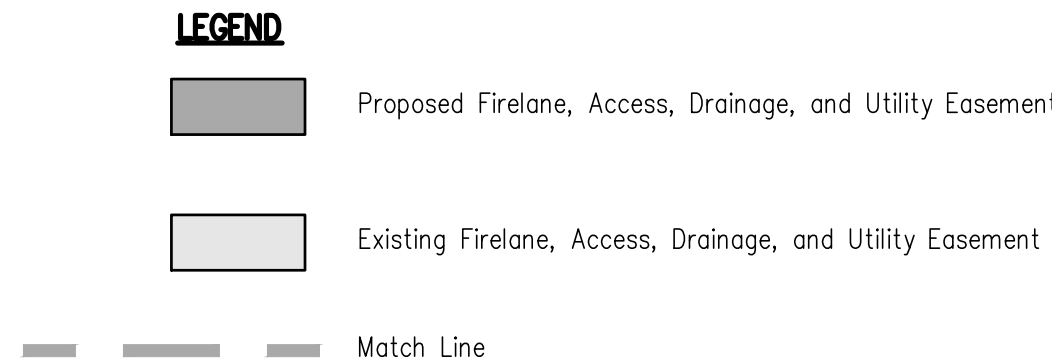


Town Case No. DEVAPP-25-0058
PRELIMINARY SITE PLAN
TEEL 380 ADDITION
Block A, Lots 1B, 2, 4, and 9
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
437,229 Sq. Ft./12.56 Acres

OWNER / APPLICANT Lots 1B, 2, & 4 TEEL 380 LP 8668 John Hickman Parkway Suite 907 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	OWNER / APPLICANT Lot 5 380 Teel Retail LLC 5867 Alworthy Dr Frisco, Texas 75035 Telephone (302) 494-3699 Contact: Srikanth Krothapalli	OWNER / APPLICANT Lot 9 Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, TX 75035 Telephone: (469) 500-3393 Contact: Kalyan Reddy	OWNER / APPLICANT Lot 9 Alpha 19 LLC 440 Louisiana St, Suite 952 Houston, Texas 77002 Telephone (210) 412-4622 Contact: Varun Sharma
OWNER / APPLICANT Lot 5 VCSR PCA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	OWNER / APPLICANT Lot 5 VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (203) 893-6915 Contact: Rajiv Chalasani	ENGINEER / SURVEYOR Spiars Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Karis Smith	



- TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:**
- 1) All development standards shall follow Town Standards.
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 - 9) No Trees on Site.



Town Case No. DEVAPP-25-0058
PRELIMINARY SITE PLAN
TEEL 380 ADDITION
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IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
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PLANNING

To: Planning and Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Teel 380 Addition, Block A, Lot 9

Meeting: January 20, 2025

Item No. 3d

Agenda Item:

Consider and act upon a request for a Final Plat of Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0038)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-40 (Mixed Use).

Conformance:

The Final Plat conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The purpose of the Final Plat is to dedicate and abandon easements necessary for the development of Lot 9.

A Conveyance Plat (DEVAPP-25-0072), that created Lot 9, was approved by the Planning and Zoning Commission on September 2, 2025.

Companion Item:

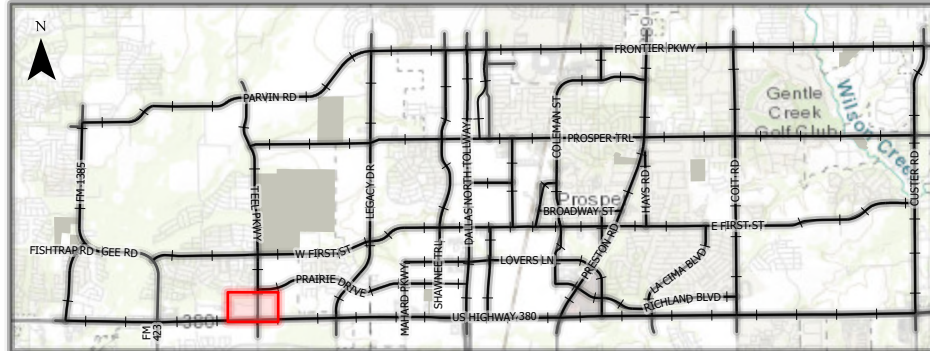
As a companion item, the Site Plan (DEVAPP-25-0036) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Final Plat
3. Approved Conveyance Plat (DEVAPP-25-0072)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.

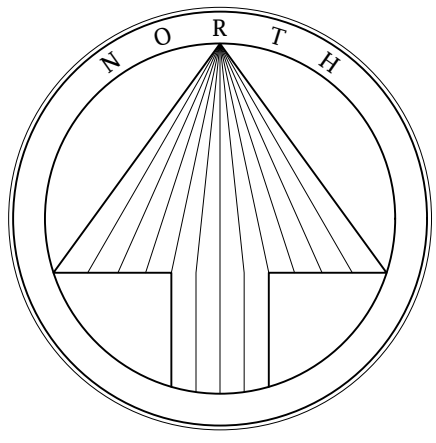


This map for illustration purposes only

DEVAPP-25-0038

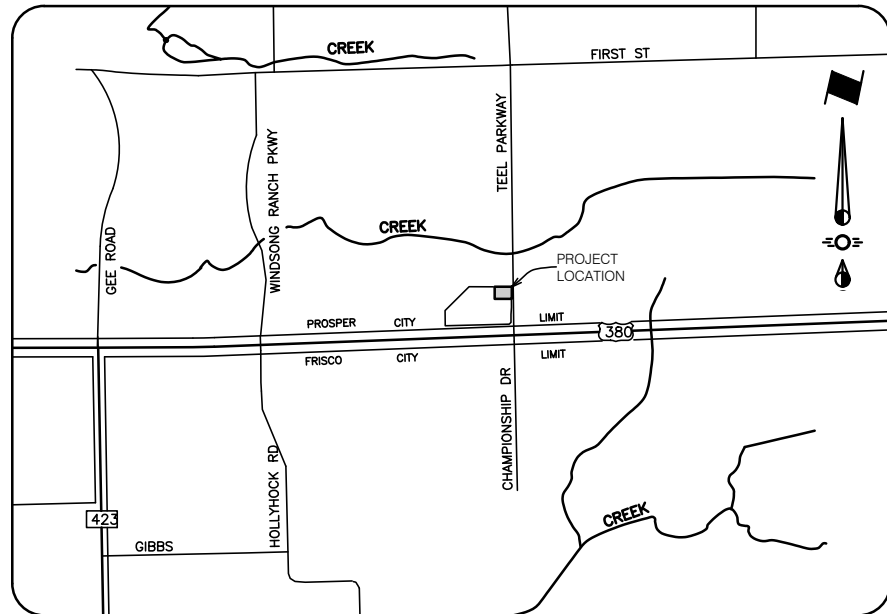
Teel Addition Block A, Lot 9

Final Plat

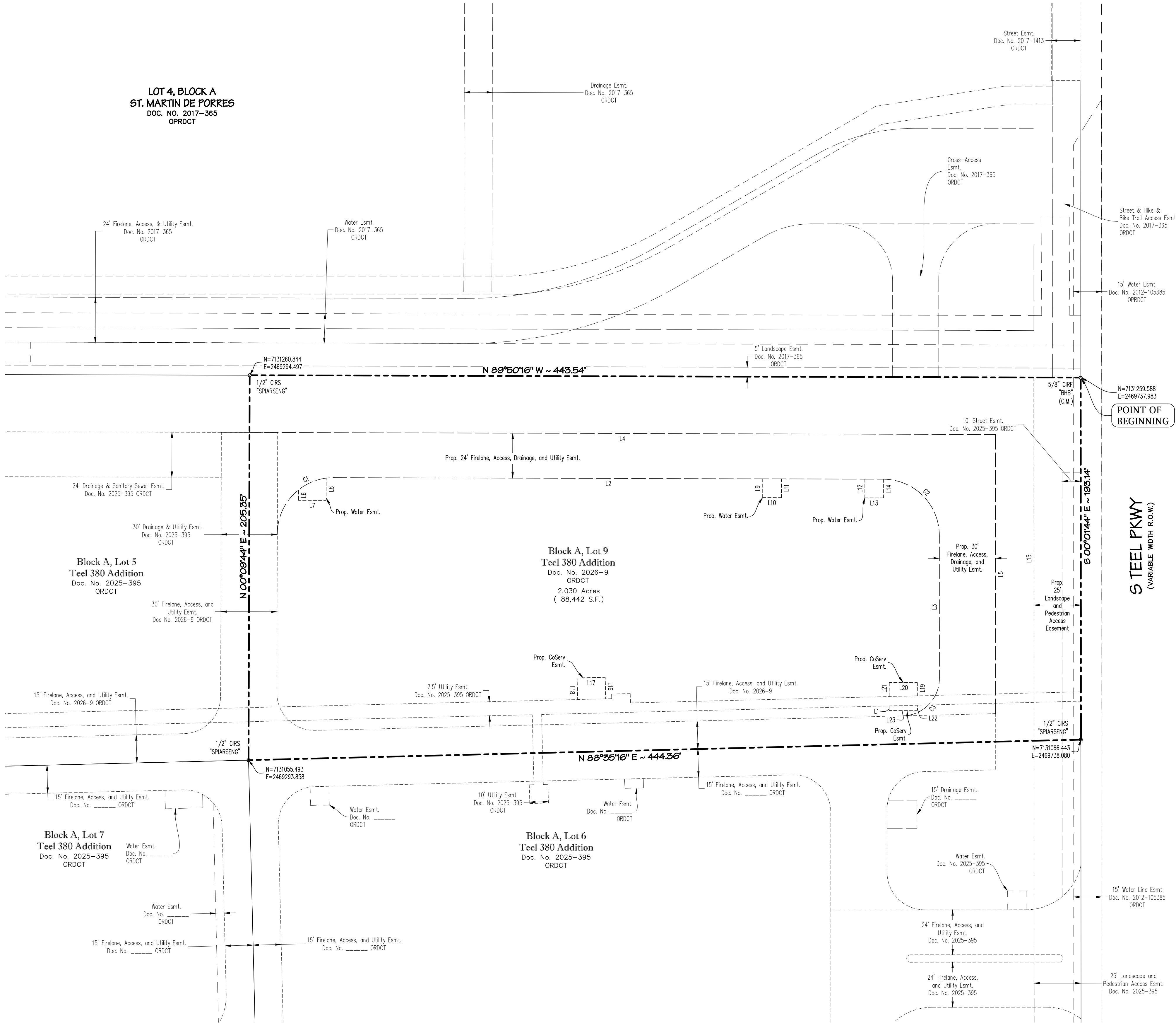


30 0 15 30 60
1 inch = 30 ft.

Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.



LOT 4, BLOCK A
ST. MARTIN DE PORRES
DOC. NO. 2017-365
ORDCT



LEGEND	
o	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
XF	STAMPED "X" FOUND

Line Table		
Line #	Bearing	Distance
L1	S00°11'38"W	2.49'
L2	N89°50'16"W	293.33'
L3	N00°01'44"W	76.29'
L4	N89°50'16"W	398.25'
L5	S00°01'44"E	148.89'
L6	N00°09'44"E	5.57'
L7	N89°50'16"W	14.74'
L8	S00°09'44"W	12.07'
L9	N00°09'44"E	10.00'
L10	N89°50'16"W	10.00'
L11	S00°09'44"W	10.00'
L12	N00°09'44"E	10.00'
L13	N89°50'16"W	10.00'
L14	S00°09'44"W	10.00'
L15	N00°01'43"W	193.19'
L16	N01°24'44"W	11.50'
L17	S88°35'16"W	15.00'

Line Table		
Line #	Bearing	Distance
L18	S01°24'44"E	11.50'
L19	N00°11'38"E	7.08'
L20	N89°48'22"W	15.00'
L21	S00°11'38"W	7.50'
L22	N00°11'38"E	2.91'
L23	S89°48'22"E	15.00'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	47.12'	30.00'	90°00'03"	S45°09'43"W	42.43'
C2	47.02'	30.00'	89°48'32"	N44°56'00"W	42.36'
C3	30.93'	20.00'	88°37'00"	N44°16'46"E	27.94'

DEVAPP-25-0038
FINAL PLAT

TEEL 380 ADDITION

BLOCK A, LOT 9
TEEL 380 ADDITION
DOC. NO. 2026-9
SITUATED IN THE C.L. SMITH SURVEY,
ABSTRACT NO. 1681 IN THE TOWN OF PROSPER,
DENTON COUNTY, TEXAS
88,442 Sq. Ft./2.030 Acres

PURPOSE STATEMENT

The purpose of this Final Plat is to dedicate and abandon easements necessary for the development of Lot 9.

NOTES:

- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No floodplain exists on the site.
- Landscape easements are exclusive of other easements unless approved by the Town on this plat.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

OWNER / APPLICANT
Alpha 19 LLC
440 Louisiana St, Suite 952
Houston, TX 77002
Telephone: (210) 412-4622
Contact: Varun Sharma

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, Texas 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith, P.E.

Drawing: 01/20/24, 09:55:24-162 Teel Lot 9 & 10 (SUBJECT) DMS, 24-162 Final Plat.dwg, Saved By: Kenneth, Save Time: 1/20/2026 4:30:34 PM
Plotted by: Kenneth, Plot Date: 1/20/2026 4:31 PM

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION
Block A, Lot 9
METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the C.L. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, being a called 2.030 acre tract of land described in a Special Warranty Deed (with vendor's lien) to Alpha I9 LLC, recorded in Document No. 2024-98685, of the Official Records of Denton County, Texas (ORDCT), being all of Lot 9 described in Doc. No. 2026-9, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod found stamped "BHB" on the west right-of-way line of Teel Parkway (a variable width right-of-way), and the southeast corner of Lot 4, Block A, of St. Martin De Porres, an Addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2017-365, ORDCT;

THENCE S 00°01'44" E, 193.14 feet along the west right-of-way line of said Teel Parkway to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner at the northeast corner of Block A, Lot 6, a called 2.907 acre tract of land described in a deed to TEEL PLAZA 1 LLC & COITZONORTH 10313 LLC, recorded in Document No. 2023-94701, ORDCT;

THENCE S 88°35'16" W, 444.36 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner at the northwest corner of said 2.907 acre tract Block A, Lot 6, and the northeast corner of Block A, Lot 7, a called 2.768 acre tract of land described in a deed to Westside Retail LLC, recorded in Document No. 2024-14588, ORDCT;

THENCE N 00°09'44" E, 205.35 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner on the south line of said Block A, Lot 4 of the St Martin De Porres Addition;

THENCE S 89°50'16" E, 443.54 feet to the POINT OF BEGINNING and containing 88,442 square feet or 2.030 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Alpha I9 LLC, do hereby adopt this plat designating the hereinabove described property as **TEEL 380 ADDITION, BLOCK A, LOT 9**, an Addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Alpha I9 LLC does herein certify the following:

1. The streets and alleys are dedicated for street purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Prosper, Texas.

WITNESS my hand this _____ day of _____, 2026.

ALPHA I9 LLC

By: _____
AUTHORIZED SIGNATURE PRINTED NAME AND TITLE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the ____ day of _____, 2026.

**PRELIMINARY. THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE**

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

Certificate of Approval

APPROVED THIS _____ DAY OF _____, 2026, by
the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

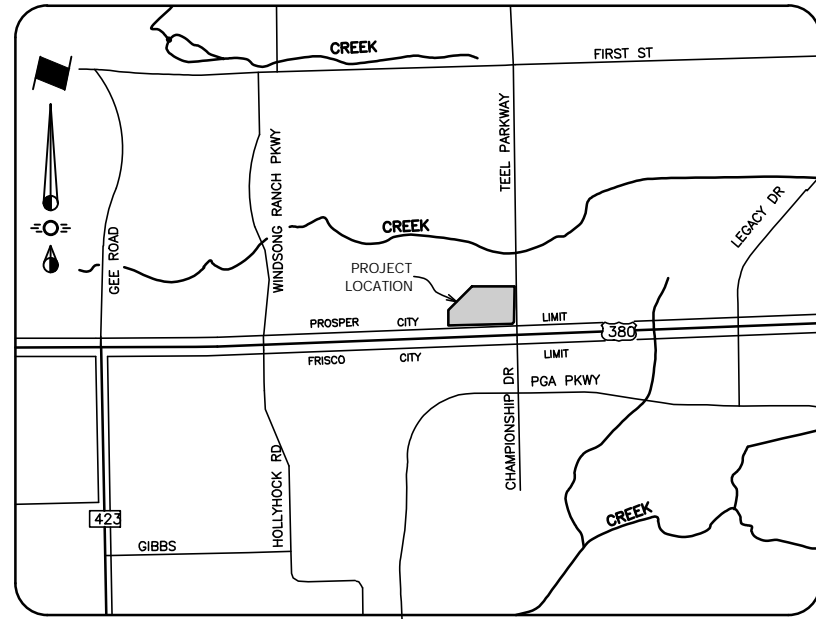
DEVAPP-25-0038
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TEEL 380 ADDITION

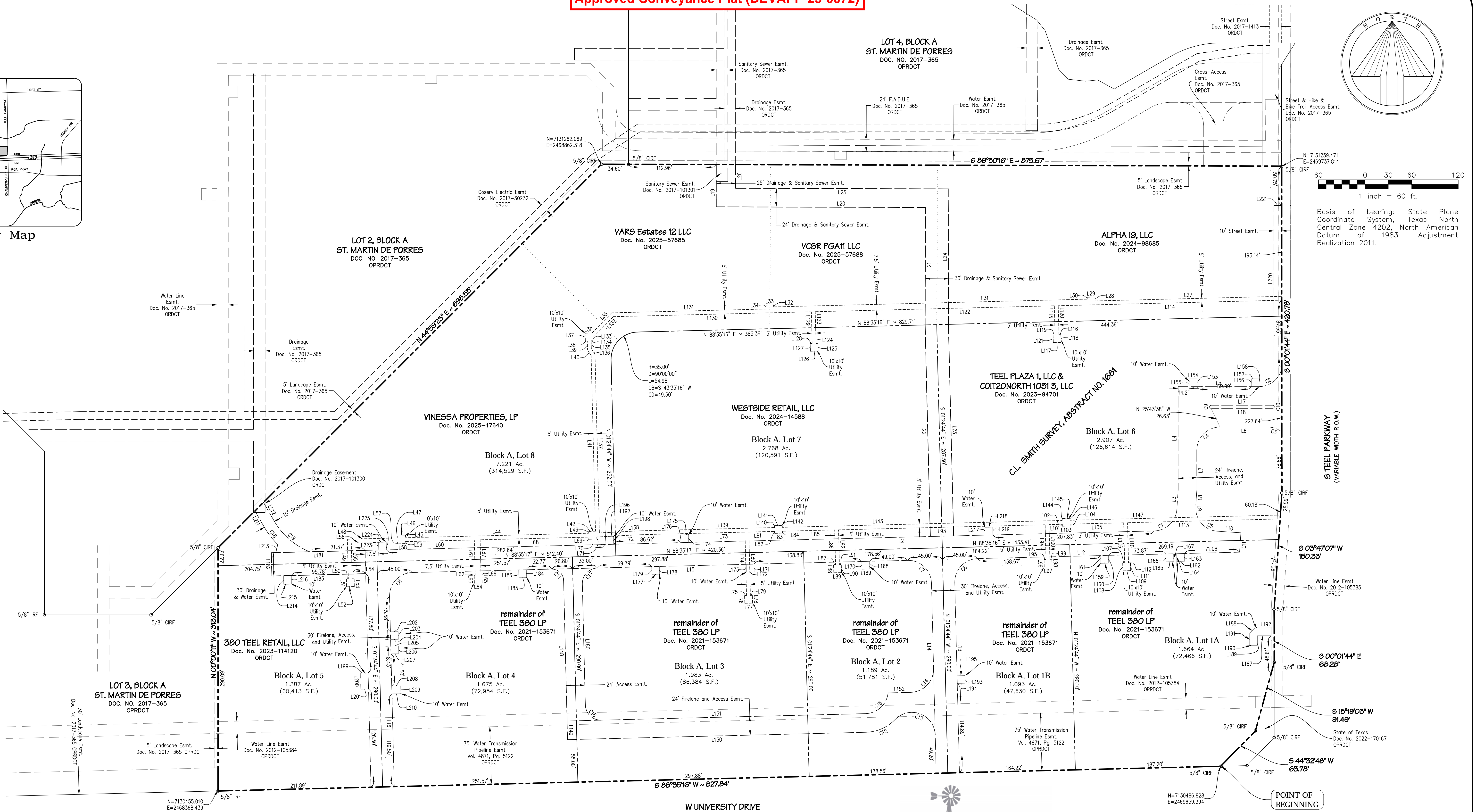
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TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith, P.E.



Vicinity Map



LEGEND

(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARS-SE-5" SET, UNLESS OTHERWISE NOTED
	NOTE: IF AVAILABLE, SET TO ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARS-SE-5" O/S PC."
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONCRETE MONUMENT
Emst.	EASEMENT
UTI	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
	NO. NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCDT	DEED RECORDS, DENTON COUNTY, TEXAS
PRCDT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORCDT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
-----	DEED LINE

NOTICE:

A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

NOTES:

1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. No floodplain exists on the site.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface driveway, sidewalk, or other paved surface, and shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions that may impede or obstruct the free and unobstructed travel of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall be responsible for the maintenance of the fire lane. The fire lane, and conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause any person or persons to be removed from the fire lane, and to remove any unobstructed at all times for fire department and emergency use.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper ("Colled Town") its successors and assigns, for the purpose of maintaining, repairing, improving, widening, and/or replacing, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across the property owned by Gray Group, Inc. ("Gray Group") and its successors and assigns. The easement includes, but is not limited to, such things as, traffic signs, traffic signals with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise lines. The easement shall extend to and include all property and interests maintained by the Owners of the tract or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the Street Easement, Gray Group shall restore the surface of the Street Easement shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable. The easement shall terminate within the term of the Street Easement that were removed as a result of such work.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

OWNER / APPLICANT
 Lots 1A, 1B, 2, 3, 4
 TEEL 380 LP
 3668 John Hickman Parkway
 Suite 907
 Frisco, Texas 75034
 Telephone (248) 345-3800
 Contact: Shiva Kondru

OWNER / APPLICANT
Lot 8
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, Texas 75035
Telephone (469) 500-3333
Contact: Ashwini Bhimani

OWNER / APPLICANT
Lot 5
380 Teel Retail LLC
5867 Alyworth Dr
Frisco, Texas 75035
Telephone (302) 494-369
Contact: Srikanth Krothapalli

OWNER / APPLICANT
Lot 7
Westside Retail LLC
310 San Marcos Dr
Irving, Texas 75039
Telephone (302) 494-3699
Contact: Srikanth Krothapa

OWNER / APPLICANT
Lot 6
COIT20NORTH 1031 3 L
6541 Doonberg Dr
Frisco, Texas 75035
Telephone (248) 345-38
Contact: Shiva Kondru

OWNER / APPLICANT
Lot 8
Alpha I9 LLC
440 Louisiana St, Suite 900
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S No. F-2121 and No. F-10043100
Contact: David Bond

1 of 2 Scale: 1"=60' 8/20/2025 SEI Job No. 21-152



PLANNING

To: Planning and Zoning Commission **Item No. 3e**

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Revised Conveyance Plat of St. Martin de Porres Addition, Block A, Lot 1
and Replat of St. Martin de Porres Addition, Block A, Lot 2R

Meeting: January 20, 2026

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of St. Martin de Porres Addition, Block A, Lot 1 and Replat of St. Martin de Porres Addition, Block A, Lot 2R, on 51.9± acres, located on the north side of University Drive (US 380) between Windsong Parkway and Teel Parkway. (DEVAPP-25-0081)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US 380 District.

Zoning:

The property is zoned Planned Development-40 (Mixed Use).

Conformance:

The Revised Conveyance Plat/Replat conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The purpose of the plat is twofold. It modifies the boundaries of Lot 1 to reflect the property owned by Cooks Children's Health Care System. The remainder of the property is developed for St. Martin de Porres, but it is divided into several lots. The proposed plat will replat it into one lot (Lot 2R). There are some modifications to easements related to the recent expansion of the private school and the abandonment of a cross-access easement to the non-residential development, as it is not required.

Companion Item:

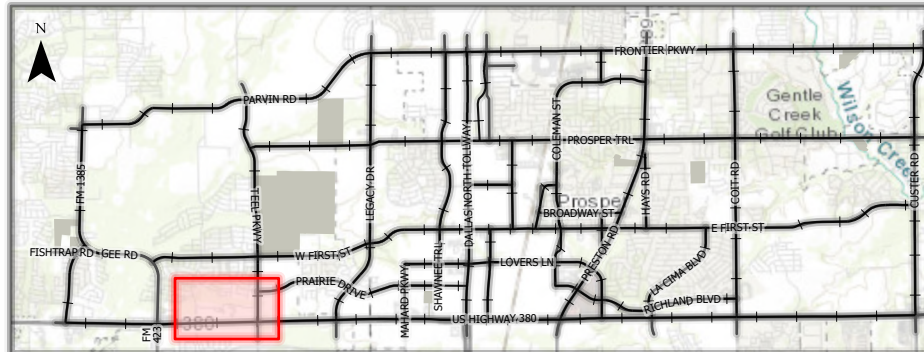
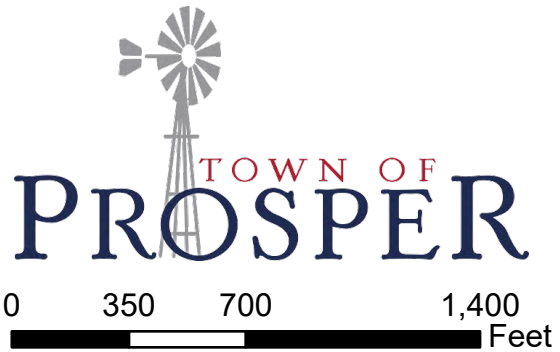
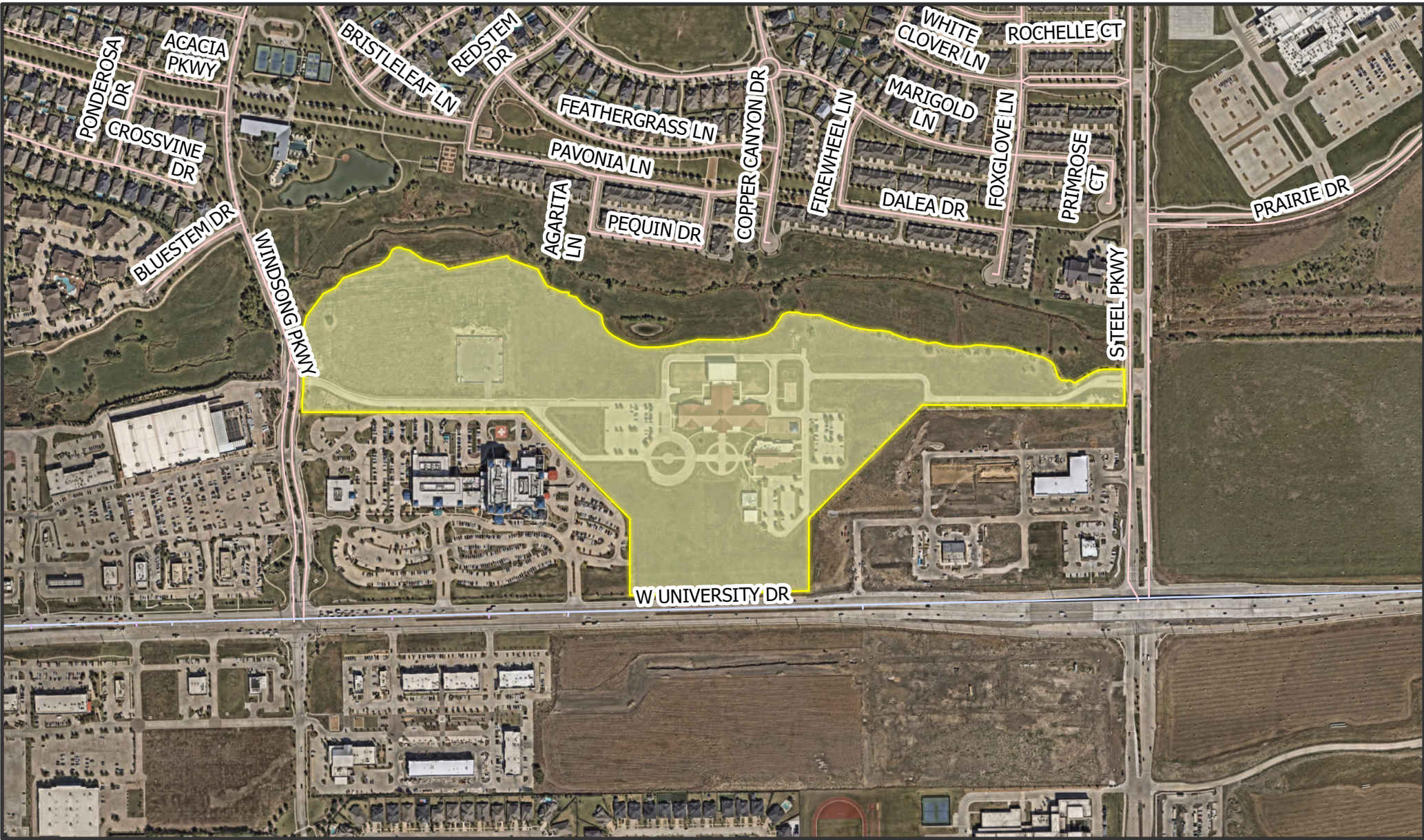
There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat/Replat

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat/Replat.

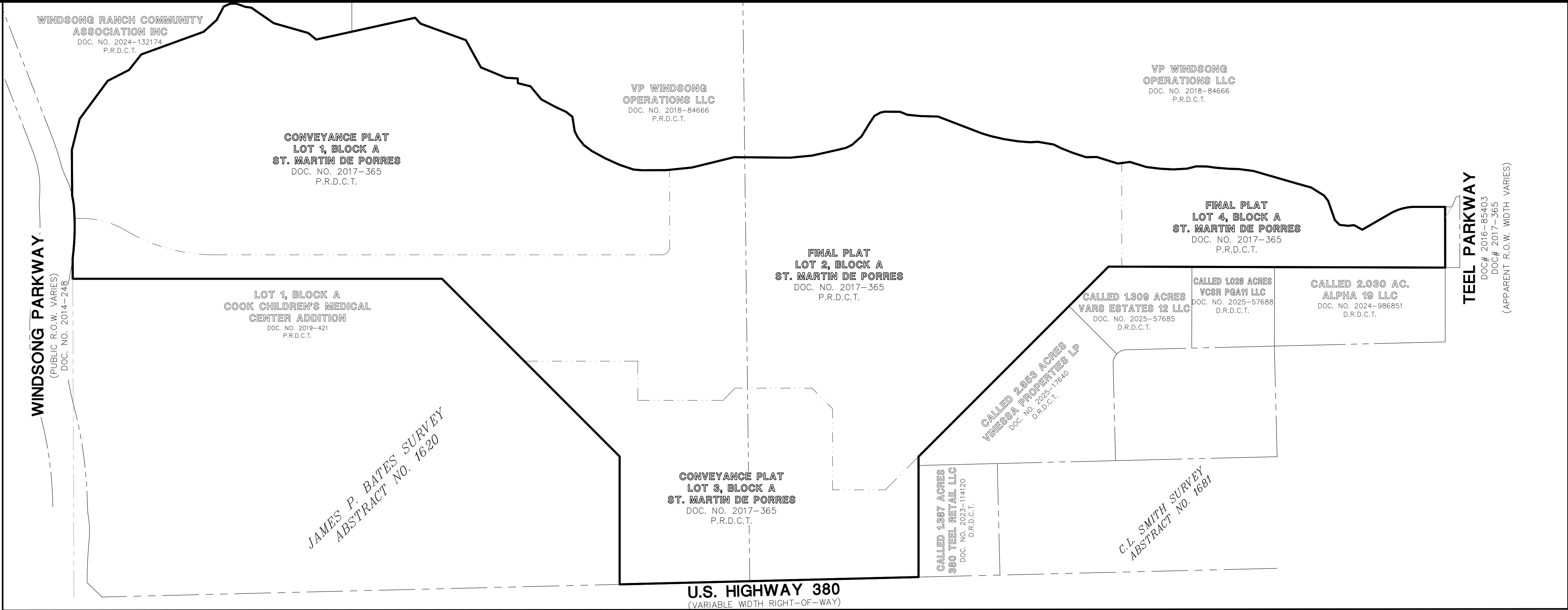


This map for illustration purposes only

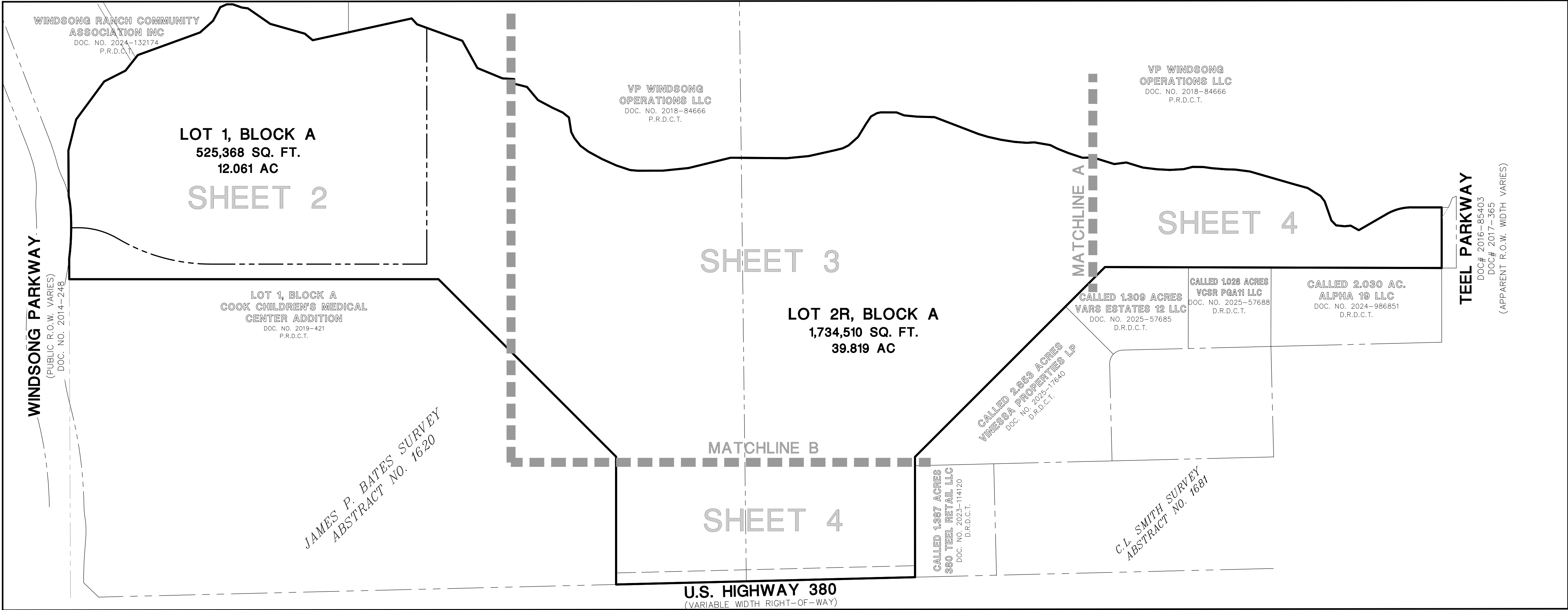
DEVAPP-25-0081

St. Martin de Porres Addition,
Block A, Lots 1 and 2R

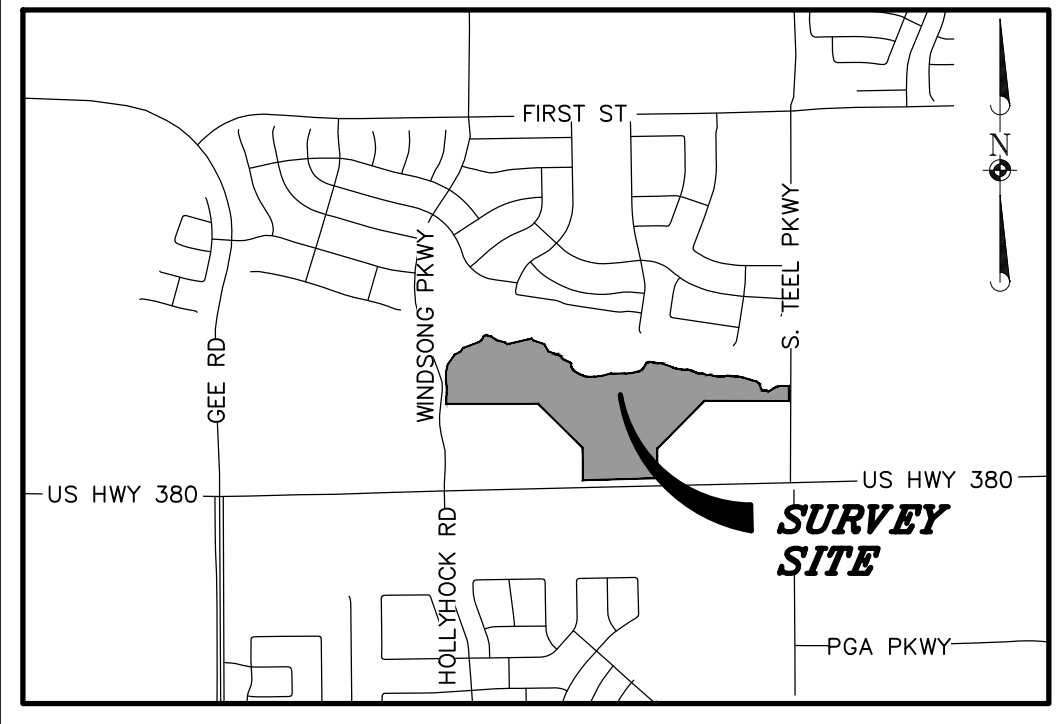
Revised Conveyance Plat / at



OLD LOT CONFIGURATION



NEW LOT CONFIGURATION

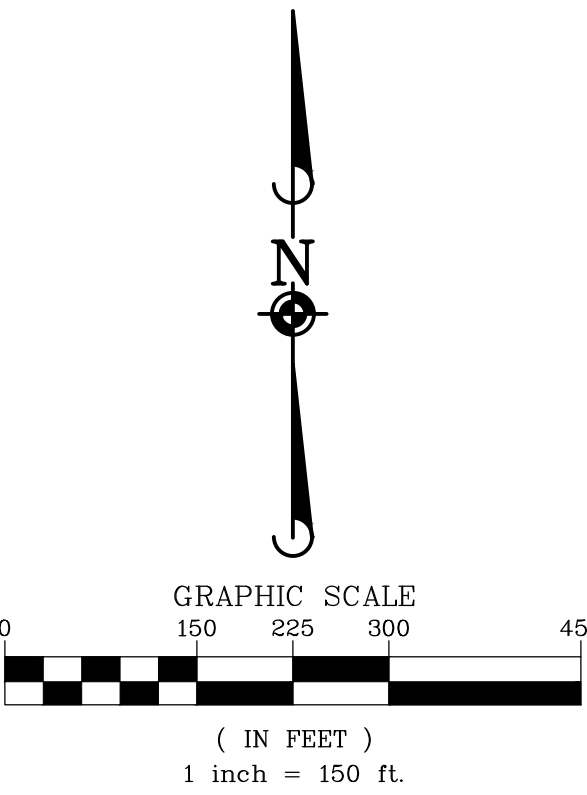


VICINITY MAP

1" = 2000'

LEGEND

- PROPERTY LINE
- ABSTRACT SURVEY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE MODIFIED BY THIS PLAT
- PROPOSED LOT LINE
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING" UNLESS NOTED OTHERWISE
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"
- CIRF = FOUND CAPPED IRON ROD STAMPED AS NOTED
- W.L.E. = WATER LINE EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.E. = LANDSCAPE EASEMENT
- F.A.D.U.E. = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
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- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
- DOC#/DOC. NO. = DOCUMENT NUMBER



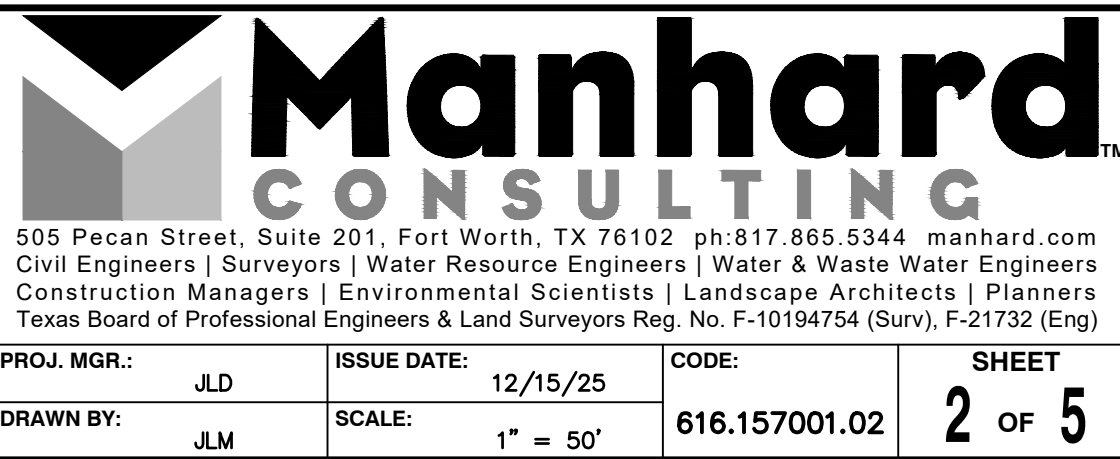
REVISED CONVEYANCE PLAT
**ST. MARTIN DE PORRES ADDITION
BLOCK A, LOT 1**
BEING A PORTION OF LOT 1, BLOCK A,
ST MARTIN DE PORRES ADDITION, OF
DOC. NO. 2017-365, PLAT RECORDS DENTON COUNTY, TEXAS

REPLAT
**ST. MARTIN DE PORRES ADDITION
BLOCK A, LOT 2R**
51.880 ACRES
BEING A REVISED CONVEYANCE PLAT OF LOT 1
AND A REPLAT BEING ALL OF LOTS 2, 3 AND 4
OF DOC. NO. 2017-365
IN THE J. BATES SURVEY, ABST. NO. 1620 &
C.L. SMITH SURVEY, ABST. NO. 1681
TOWN OF PROSPER, DENTON COUNTY, TEXAS
DECEMBER 15, 2025
CASE NO. DEVAPP-25-0081

Manhard CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph:817.865.5344 manhard.com
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PROJ. MGR.:	JLD	ISSUE DATE:	12/15/25	CODE:		SHEET	
DRAWN BY:	JLM	SCALE:	1" = 150'		616.157001.02	1	OF 5



SEE SHEET 3

COORDINATES (GRID) AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

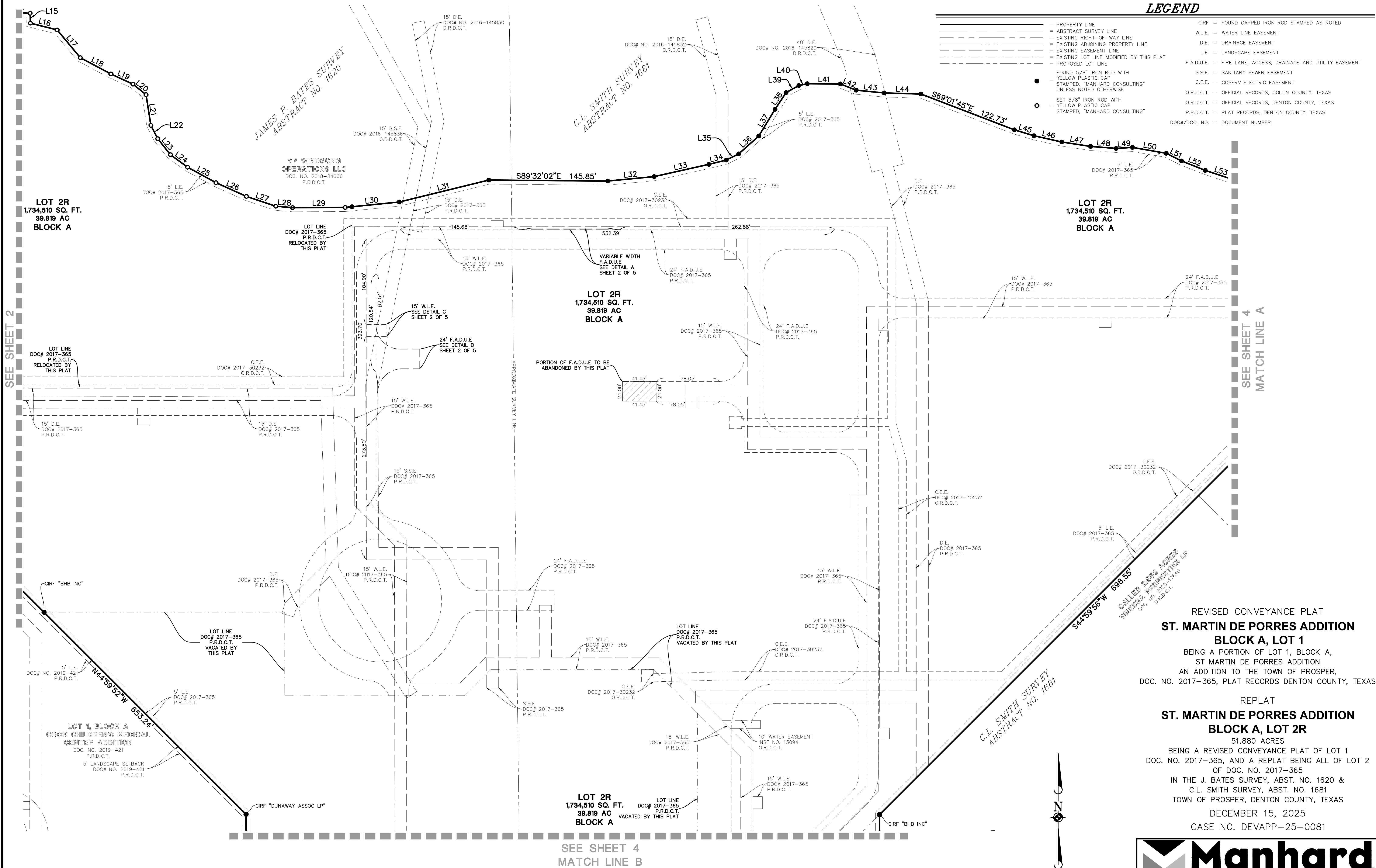
DETAIL A
1" = 20'

DETAIL B
1" = 30'

DETAIL C
1" = 20'

LEGEND

- == PROPERTY LINE
== ABSTRACT SURVEY LINE
== EXISTING RIGHT-OF-WAY LINE
== EXISTING ADJOINING PROPERTY LINE
== EXISTING EASEMENT LINE
== EXISTING LOT LINE MODIFIED BY THIS PLAT
== PROPOSED LOT LINE
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING" UNLESS NOTED OTHERWISE
○ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"
- CIRF = FOUND CAPPED IRON ROD STAMPED AS NOTED
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DOC#/DOC. NO. = DOCUMENT NUMBER



BASIS OF BEARINGS

COORDINATES(GRID) AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

REVISED CONVEYANCE PLAT
**ST. MARTIN DE PORRES ADDITION
BLOCK A, LOT 1**
BEING A PORTION OF LOT 1, BLOCK A,
ST MARTIN DE PORRES ADDITION
AN ADDITION TO THE TOWN OF PROSPER,
DOC. NO. 2017-365, PLAT RECORDS DENTON COUNTY, TEXAS

REPLAT
**ST. MARTIN DE PORRES ADDITION
BLOCK A, LOT 2R**
51.880 ACRES
BEING A REVISED CONVEYANCE PLAT OF LOT 1
DOC. NO. 2017-365, AND A REPLAT BEING ALL OF LOT 2
OF DOC. NO. 2017-365
IN THE J. BATES SURVEY, ABST. NO. 1620 &
C.L. SMITH SURVEY, ABST. NO. 1681
TOWN OF PROSPER, DENTON COUNTY, TEXAS
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PROJ. MGR.: JLD	ISSUE DATE: 12/15/25	CODE: 616.157001.02	SHEET 3 OF 5
DRAWN BY: JLM	SCALE: 1" = 50'		

SEE SHEET 3
MATCH LINE A

LOT 2R
1,734,510 SQ. FT.
39.819 AC
BLOCK A

BASIS OF BEARINGS

COORDINATES (GRID) AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	656.00'	11°24'51"	130.69'	N01°34'16"E	130.47'
C2	226.50'	8°26'52"	33.40'	N08°27'49"W	33.37'
C5	30.00'	12°31'32"	6.56'	N83°43'24"E	6.55'
C6	54.00'	11°11'10"	10.54'	S83°03'13"W	10.53'
C7	54.00'	12°20'29"	11.63'	N83°48'13"W	11.61'
C8	30.00'	12°32'03"	6.56'	S83°54'00"E	6.55'
C9	30.00'	89°57'57"	47.11'	S45°01'02"E	42.41'
C10	30.00'	90°00'00"	47.12'	S45°00'00"W	42.43'
C11	29.50'	15°00'00"	7.72'	N07°30'00"W	7.70'
C12	29.50'	15°00'00"	7.72'	S07°30'00"E	7.70'

LEGEND

— = PROPERTY LINE
- - - = ABSTRACT SURVEY LINE
- - - = EXISTING RIGHT-OF-WAY LINE
- - - = EXISTING ADJOINING PROPERTY LINE
- - - = EXISTING EASEMENT LINE
- - - = EXISTING LOT LINE MODIFIED BY THIS PLAT
- - - = PROPOSED LOT LINE

● FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING" UNLESS NOTED OTHERWISE
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DOC#/DOC. NO. = DOCUMENT NUMBER

GRAPHIC SCALE
0 50 75 100 150
(IN FEET)
1 inch = 50 ft.

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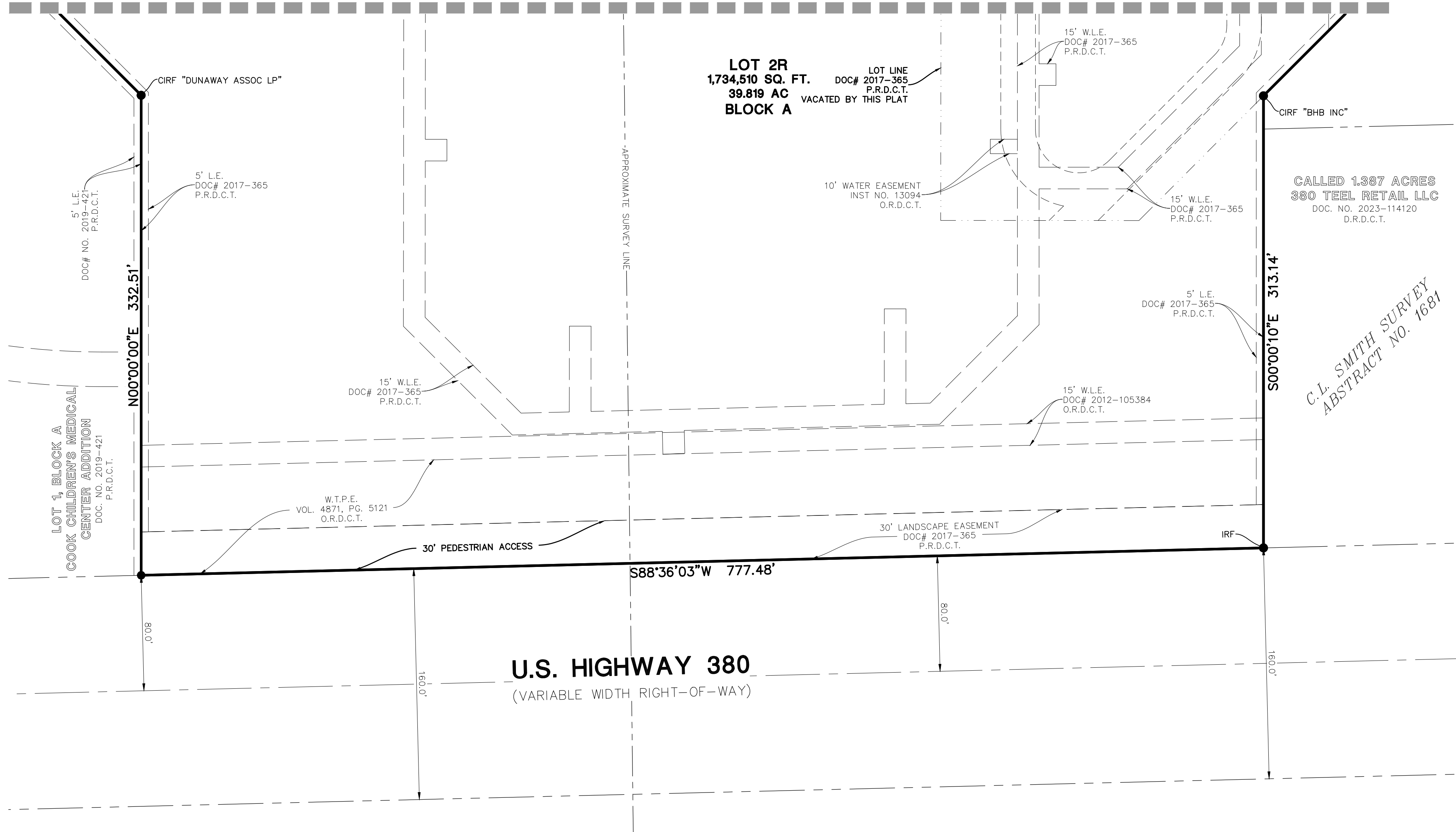
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PROJ. MGR.: JLD	ISSUE DATE: 12/15/25	CODE: 616.157001.02	SHEET 4 OF 5
DRAWN BY: JLM	SCALE: 1" = 50'		

LINE	BEARING	LENGTH
L1	N27°59'58"E	40.16'
L2	N66°02'31"E	18.53'
L3	S89°51'37"E	15.62'
L4	S70°26'59"E	24.93'
L5	S82°07'55"E	15.81'
L6	S55°16'31"E	70.84'
L7	S74°10'10"E	93.31'
L8	S50°24'15"E	26.68'
L9	N77°35'49"E	263.50'
L10	S42°38'33"E	20.94'
L11	S70°03'22"E	125.09'
L12	S28°52'04"E	81.03'
L13	S67°37'26"E	70.47'
L14	S86°09'39"E	30.78'
L15	S01°24'18"E	12.06'
L16	S75°48'28"E	33.88'
L17	S39°49'49"E	44.34'
L18	S61°58'35"E	42.40'
L19	S65°08'42"E	29.94'
L20	S51°21'53"E	20.55'
L21	S08°55'22"E	38.22'
L22	S27°16'33"E	18.32'
L23	S38°29'20"E	25.14'
L24	S53°54'59"E	25.98'
L25	S61°22'56"E	39.67'
L26	S65°46'32"E	40.90'
L27	S71°27'46"E	38.03'
L28	S85°07'34"E	20.74'
L29	N89°46'50"E	64.46'
L30	N84°14'51"E	66.71'

LINE	BEARING	LENGTH
L31	N76°14'53"E	113.15'
L32	N84°32'06"E	57.26'
L33	N77°22'12"E	68.85'
L34	N76°17'20"E	21.86'
L35	N63°27'16"E	17.12'
L36	N48°21'07"E	32.92'
L37	N31°21'51"E	38.44'
L38	N33°33'12"E	24.58'
L39	N60°57'59"E	17.80'
L40	N77°54'55"E	10.61'
L41	S89°39'04"E	40.51'
L42	S68°35'31"E	20.96'
L43	S84°15'14"E	34.50'
L44	S88°23'25"E	45.13'
L45	S73°15'15"E	25.19'
L46	S77°20'07"E	34.93'
L47	S81°15'42"E	35.73'
L48	S85°30'07"E	31.46'
L49	N86°28'14"E	20.04'
L50	S80°08'57"E	42.04'
L51	S63°27'19"E	20.98'
L52	S68°17'59"E	31.37'
L53	S71°41'56"E	37.72'
L54	N88°59'12"E	27.91'
L55	S72°40'07"E	57.37'
L56	N82°22'56"E	31.65'
L57	S72°58'53"E	44.69'
L58	S82°51'48"E	36.91'
L59	S87°03'23"E	33.63'
L60	N86°51'58"E	36.11'

LINE	BEARING	LENGTH
L61	N75°32'30"E	23.72'
L62	S89°30'09"E	28.40'
L63	S81°41'49"E	22.21'
L64	S85°30'16"E	35.61'
L65	S88°20'00"E	25.45'
L66	S82°33'33"E	38.11'
L67	S74°26'49"E	35.89'
L68	S57°56'26"E	39.05'
L69	S38°10'54"E	17.58'
L70	S19°20'21"E	52.98'
L71	S44°27'29"E	17.63'
L72	S83°39'56"E	22.37'
L73	N83°53'06"E	15.58'
L74	S61°03'14"E	24.25'
L75	N60°00'00"E	84.00'
L76	N90°00'00"E	78.20'
L77	N89°09'57"E	15.68'
L78	S89°58'28"E	88.82'
L79	N90°00'00"W	123.83'
L80	N90°00'00"E	23.59'
L81	S00°00'00"E	24.00'
L82	N90°00'00"W	21.58'
L83	N00°00'00"E	10.41'
L84	N00°00'00"E	58.30'
L85	N90°00'00"W	23.80'
L86	N00°00'00"E	15.00'
L87	N90°00'00"E	23.80'
L88	S00°00'00"E	15.00'



SEE SHEET 3
MATCH LINE B

OWNER’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, CATHOLIC DIOCESE OF FORT WORTH, AND COOK CHILDREN'S HEALTH CARE SYSTEM ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. BATES SURVEY, ABSTRACT NO. 1620 & THE C.L. SMITH SURVEY, ABSTRACT NO. 1681, DENTON COUNTY, TEXAS AND BEING ALL OF FINAL PLAT, LOT 2 AND LOT 4, BLOCK A, ST. MARTIN DE PORRES AND CONVEYANCE PLAT, LOT 1 AND LOT 3, BLOCK A, ST. MARTIN DE PORRES, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2017-365, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW CAP STAMPED "BHB INC" (BHB INC CAP) FOUND AT THE MOST WESTERLY AND SOUTH CORNER OF SAID LOT 2, BLOCK A, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2019-421, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00°13'32" WEST, A DISTANCE OF 52.83 FEET ALONG THE WEST LINE OF SAID LOT 2, BLOCK A, AND THE EAST RIGHT-OF-WAY LINE OF GOOD HOPE ROAD, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WINDSONG PARKWAY ACCORDING TO THE FINAL PLAT WINDSONG RANCH PHASE 1A, RECORDED IN DOCUMENT NUMBER 2014-248, PLAT RECORDS, DENTON COUNTY, TEXAS, BEING A FOUND BHB INC CAP FOR THE BEGINNING OF A NON-TANGENT CURVE;

THENCE ALONG SAID WEST LINES OF SAID LOT 2, BLOCK A, SAID LOT 1, BLOCK A, AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDSONG PARKWAY, WITH SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 656.00 FEET, A CENTRAL ANGLE OF 11°24'51", AN ARC LENGTH OF 130.69 FEET, THE CHORD OF WHICH BEARS NORTH 01°34'16" EAST, A DISTANCE OF 130.47 FEET TO A SET MANHARD CAP WITH YELLOW PLASTIC CAP STAMPED "MANHARD CONSULTING" (MANHARD CAP) FOR THE BEGINNING OF A NON-TANGENT CURVE;

THENCE ALONG SAID WEST LINE OF SAID LOT 1, BLOCK A, WITH SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 226.50 FEET, A CENTRAL ANGLE OF 08°26'52", AN ARC LENGTH OF 33.40 FEET, THE CHORD OF WHICH BEARS NORTH 08°27'49" WEST, A DISTANCE OF 33.37 FEET TO A SET MANHARD CAP FOR THE BEGINNING OF A NON-TANGENT LINE;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, CONTINUING ALONG THE WESTERLY AND NORTHERLY LINE OF SAID LOT 1, BLOCK A, THE FOLLOWING THIRTY-SIX(36) CALLS:

1. NORTH 00°21'42" WEST, A DISTANCE OF 118.64 FEET TO A SET MANHARD CAP;
2. NORTH 14°07'17" EAST, A DISTANCE OF 83.38 FEET TO A SET MANHARD CAP;
3. NORTH 36°24'42" EAST, A DISTANCE OF 122.80 FEET TO A SET MANHARD CAP;
4. NORTH 63°00'07" EAST, A DISTANCE OF 62.17 FEET TO A SET MANHARD CAP;
5. NORTH 38°13'44" EAST, A DISTANCE OF 51.46 FEET TO A SET MANHARD CAP;
6. NORTH 70°01'53" EAST, A DISTANCE OF 172.36 FEET TO A SET MANHARD CAP;
7. NORTH 48°06'12" EAST, A DISTANCE OF 45.28 FEET TO A SET MANHARD CAP;
8. NORTH 27°59'58" EAST, A DISTANCE OF 40.16 FEET TO A SET MANHARD CAP;
9. NORTH 66°02'31" EAST, A DISTANCE OF 18.53 FEET TO A SET MANHARD CAP;
10. SOUTH 89°51'37" EAST, A DISTANCE OF 15.62 FEET TO A SET MANHARD CAP;
11. SOUTH 70°26'59" EAST, A DISTANCE OF 24.93 FEET TO A SET MANHARD CAP;
12. SOUTH 82°07'55" EAST, A DISTANCE OF 15.81 FEET TO A SET MANHARD CAP;
13. SOUTH 55°16'31" EAST, A DISTANCE OF 70.84 FEET TO A SET MANHARD CAP;
14. SOUTH 74°10'10" EAST, A DISTANCE OF 93.31 FEET TO A SET MANHARD CAP;
15. SOUTH 50°24'15" EAST, A DISTANCE OF 26.68 FEET TO A SET MANHARD CAP;
16. NORTH 77°35'49" EAST, A DISTANCE OF 263.50 FEET TO A SET MANHARD CAP;
17. SOUTH 42°38'33" EAST, A DISTANCE OF 20.94 FEET TO A SET MANHARD CAP;
18. SOUTH 70°03'22" EAST, A DISTANCE OF 125.09 FEET TO A SET MANHARD CAP;
19. SOUTH 28°52'04" EAST, A DISTANCE OF 81.03 FEET TO A SET MANHARD CAP;
20. SOUTH 67°37'26" EAST, A DISTANCE OF 70.47 FEET TO A SET MANHARD CAP;
21. SOUTH 86°09'39" EAST, A DISTANCE OF 30.78 FEET TO A SET MANHARD CAP;
22. SOUTH 01°24'18" EAST, A DISTANCE OF 12.06 FEET TO A SET MANHARD CAP;
23. SOUTH 75°48'28" EAST, A DISTANCE OF 33.88 FEET TO A SET MANHARD CAP;
24. SOUTH 39°49'49" EAST, A DISTANCE OF 44.34 FEET TO A SET MANHARD CAP;
25. SOUTH 61°58'35" EAST, A DISTANCE OF 42.40 FEET TO A SET MANHARD CAP;
26. SOUTH 65°08'42" EAST, A DISTANCE OF 29.94 FEET TO A SET MANHARD CAP;
27. SOUTH 51°21'53" EAST, A DISTANCE OF 20.55 FEET TO A SET MANHARD CAP;
28. SOUTH 08°55'22" EAST, A DISTANCE OF 38.22 FEET TO A SET MANHARD CAP;
29. SOUTH 27°16'33" EAST, A DISTANCE OF 18.32 FEET TO A SET MANHARD CAP;
30. SOUTH 38°29'20" EAST, A DISTANCE OF 25.14 FEET TO A SET MANHARD CAP;
31. SOUTH 53°54'59" EAST, A DISTANCE OF 25.98 FEET TO A SET MANHARD CAP;
32. SOUTH 61°22'56" EAST, A DISTANCE OF 39.67 FEET TO A SET MANHARD CAP;
33. SOUTH 65°46'32" EAST, A DISTANCE OF 40.90 FEET TO A SET MANHARD CAP;
34. SOUTH 71°27'46" EAST, A DISTANCE OF 38.03 FEET TO A SET MANHARD CAP;
35. SOUTH 85°07'34" EAST, A DISTANCE OF 20.74 FEET TO A SET MANHARD CAP;
36. NORTH 89°46'50" EAST, A DISTANCE OF 64.46 FEET TO A SET MANHARD CAP;

THENCE NORTH 84°14'51" EAST, A DISTANCE OF 66.71 FEET, ALONG THE NORTHERLY LINES OF SAID LOT 1, BLOCK A, AND SAID LOT 2, BLOCK A, TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MANHARD CONSULTING" (MANHARD CAP);

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK A, THE FOLLOWING TWENTY-EIGHT(28) CALLS:

1. NORTH 84°14'51" EAST, A DISTANCE OF 66.71 FEET TO A FOUND MANHARD CAP;
2. NORTH 76°14'53" EAST, A DISTANCE OF 113.15 FEET TO A FOUND MANHARD CAP;
3. SOUTH 89°32'02" EAST, A DISTANCE OF 145.85 FEET TO A FOUND MANHARD CAP;
4. NORTH 84°32'06" EAST, A DISTANCE OF 57.26 FEET TO A FOUND MANHARD CAP;
5. NORTH 77°22'12" EAST, A DISTANCE OF 68.85 FEET TO A FOUND MANHARD CAP;
6. NORTH 76°17'20" EAST, A DISTANCE OF 21.86 FEET TO A FOUND MANHARD CAP;
7. NORTH 63°27'16" EAST, A DISTANCE OF 17.12 FEET TO A FOUND MANHARD CAP;
8. NORTH 48°21'07" EAST, A DISTANCE OF 32.92 FEET TO A FOUND MANHARD CAP;
9. NORTH 31°21'51" EAST, A DISTANCE OF 38.44 FEET TO A FOUND MANHARD CAP;
10. NORTH 33°33'12" EAST, A DISTANCE OF 24.58 FEET TO A FOUND MANHARD CAP;
11. NORTH 60°57'59" EAST, A DISTANCE OF 17.80 FEET TO A FOUND MANHARD CAP;
12. NORTH 77°54'55" EAST, A DISTANCE OF 10.61 FEET TO A FOUND MANHARD CAP;
13. SOUTH 89°39'04" EAST, A DISTANCE OF 40.51 FEET TO A FOUND MANHARD CAP;
14. SOUTH 68°35'31" EAST, A DISTANCE OF 20.96 FEET TO A FOUND MANHARD CAP;
15. SOUTH 84°15'14" EAST, A DISTANCE OF 34.50 FEET TO A FOUND MANHARD CAP;
16. SOUTH 88°23'25" EAST, A DISTANCE OF 45.13 FEET TO A FOUND MANHARD CAP;
17. SOUTH 69°01'45" EAST, A DISTANCE OF 122.73 FEET TO A FOUND MANHARD CAP;
18. SOUTH 73°15'15" EAST, A DISTANCE OF 25.19 FEET TO A FOUND MANHARD CAP;
19. SOUTH 77°20'07" EAST, A DISTANCE OF 34.93 FEET TO A FOUND MANHARD CAP;
20. SOUTH 81°15'42" EAST, A DISTANCE OF 35.73 FEET TO A FOUND MANHARD CAP;
21. SOUTH 85°30'07" EAST, A DISTANCE OF 31.46 FEET TO A FOUND MANHARD CAP;
22. NORTH 86°28'14" EAST, A DISTANCE OF 20.04 FEET TO A FOUND MANHARD CAP;
23. SOUTH 80°08'57" EAST, A DISTANCE OF 42.04 FEET TO A FOUND MANHARD CAP;
24. SOUTH 63°27'19" EAST, A DISTANCE OF 20.98 FEET TO A FOUND MANHARD CAP;
25. SOUTH 68°17'59" EAST, A DISTANCE OF 31.37 FEET TO A FOUND MANHARD CAP;
26. SOUTH 71°41'56" EAST, A DISTANCE OF 37.72 FEET TO A FOUND MANHARD CAP;
27. NORTH 88°59'12" EAST, A DISTANCE OF 27.91 FEET TO A FOUND MANHARD CAP;
28. SOUTH 72°40'07" EAST, A DISTANCE OF 57.37 FEET TO A FOUND MANHARD CAP;

THENCE NORTH 82°22'56" EAST, A DISTANCE OF 31.65 FEET, ALONG THE NORTHERLY LINES OF SAID LOT 2, BLOCK A, AND SAID LOT 4, BLOCK A, TO A SET MANHARD CAP;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, BLOCK A, THE FOLLOWING TWENTY-THREE(23) CALLS

1. NORTH 82°22'56" EAST, A DISTANCE OF 31.65 FEET TO A SET MANHARD CAP;
2. SOUTH 72°58'53" EAST, A DISTANCE OF 44.69 FEET TO A SET MANHARD CAP;
3. SOUTH 82°51'48" EAST, A DISTANCE OF 36.91 FEET TO A SET MANHARD CAP;
4. SOUTH 87°03'23" EAST, A DISTANCE OF 33.63 FEET TO A SET MANHARD CAP;
5. NORTH 86°51'58" EAST, A DISTANCE OF 36.11 FEET TO A SET MANHARD CAP;
6. NORTH 75°32'30" EAST, A DISTANCE OF 23.72 FEET TO A SET MANHARD CAP;
7. SOUTH 89°30'09" EAST, A DISTANCE OF 28.40 FEET TO A SET MANHARD CAP;
8. SOUTH 81°41'49" EAST, A DISTANCE OF 22.21 FEET TO A SET MANHARD CAP;
9. SOUTH 85°30'16" EAST, A DISTANCE OF 35.61 FEET TO A SET MANHARD CAP;
10. SOUTH 88°20'00" EAST, A DISTANCE OF 25.45 FEET TO A SET MANHARD CAP;
11. SOUTH 82°33'33" EAST, A DISTANCE OF 38.11 FEET TO A SET MANHARD CAP;
12. SOUTH 73°55'43" EAST, A DISTANCE OF 120.74 FEET TO A SET MANHARD CAP;
13. SOUTH 74°26'49" EAST, A DISTANCE OF 35.89 FEET TO A SET MANHARD CAP;
14. SOUTH 57°56'26" EAST, A DISTANCE OF 39.05 FEET TO A SET MANHARD CAP;
15. SOUTH 38°10'54" EAST, A DISTANCE OF 17.58 FEET TO A SET MANHARD CAP;
16. SOUTH 19°20'21" EAST, A DISTANCE OF 52.98 FEET TO A SET MANHARD CAP;
17. SOUTH 44°27'29" EAST, A DISTANCE OF 17.63 FEET TO A SET MANHARD CAP;

18. SOUTH 83°39'56" EAST, A DISTANCE OF 22.37 FEET TO A SET MANHARD CAP;
19. NORTH 83°53'06" EAST, A DISTANCE OF 15.58 FEET TO A SET MANHARD CAP;
20. SOUTH 61°03'14" EAST, A DISTANCE OF 24.25 FEET TO A SET MANHARD CAP;
21. NORTH 60°00'00" EAST, A DISTANCE OF 84.00 FEET TO A SET MANHARD CAP FOR THE BEGINNING OF A TANGENT A CURVE;
22. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 30°00'08", AN ARC LENGTH OF 67.55 FEET, THE CHORD OF WHICH BEARS NORTH 75°00'00" EAST, A DISTANCE OF 66.78 FEET TO A SET MANHARD CAP FOR THE BEGINNING OF A TANGENT LINE;
23. NORTH 90°00'00" EAST, A DISTANCE OF 78.20 FEET TO A SET MANHARD CAP BEING THE NORTHEAST CORNER OF SAID LOT 4, BLOCK A, AND BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF TEEL PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00°01'13" EAST, A DISTANCE OF 157.80 FEET, ALONG THE EAST LINE OF SAID LOT 4, BLOCK A AND SAID WEST RIGHT-OF-WAY LINE OF TEEL PARKWAY, TO A SET MANHARD CAP FOR THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK A, AND THE NORTHEAST CORNER OF A CALLED 2.030 ACRE TRACT OF LAND DESCRIBED BY DEED TO ALPHA 19 LLC., RECORDED IN DOCUMENT NUMBER 2024-986851, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89°49'59" WEST, A DISTANCE OF 875.50 FEET ALONG THE SOUTHERLY LINES OF SAID LOT 4, BLOCK A, AND LOT 2, BLOCK A, ALSO BEING THE NORTHERLY LINE OF SAID CALLED 2.030 ACRE TRACT OF LAND, ALSO BEING THE NORTHERLY LINE OF A CALLED 1.026 ACRE TRACT OF LAND DESCRIBED BY DEED TO VOSR POA11 LLC., RECORDED IN DOCUMENT NUMBER 2025-57688, DEED RECORDS, DENTON COUNTY, TEXAS, ALSO BEING THE NORTHERLY LINE OF A CALLED 1.309 ACRE TRACT OF LAND DESCRIBED BY DEED TO VARS ESTATE 11 LLC., RECORDED IN DOCUMENT NUMBER 2025-57685, DEED RECORDS, DENTON COUNTY, TEXAS, TO A FOUND 5/8" IRON ROD WITH ILLEGIBLE CAP FOR THE NORTHWEST CORNER OF SAID 1.309 ACRE TRACT OF LAND;

THENCE SOUTH 44°59'56" WEST, A DISTANCE OF 698.55 FEET ALONG THE WESTERLY LINE OF SAID 1.309 ACRE TRACT, ALSO BEING THE WESTERLY LINE OF A CALLED 2.853 ACRE TRACT OF LAND DESCRIBED BY DEED TO VINESSA PROPERTIES LP., RECORDED IN DOCUMENT NUMBER 2025-17640, DEED RECORDS, DENTON COUNTY, TEXAS, TO A FOUND "BHB INC" CAP FOR THE NORTHEAST CORNER OF SAID LOT 3, BLOCK A ALSO BEING A NORTHWESTERLY CORNER OF SAID CALLED 2.853 ACRE TRACT AND SAID 21.886 ACRE TRACT;

THENCE SOUTH 00°00'10" EAST, A DISTANCE OF 313.14 FEET ALONG THE EASTERLY LINE OF SAID LOT 3, BLOCK A, AND THE WESTERLY LINES OF SAID 2.853 ACRE TRACT, AND THE WESTERLY LINE OF A CALLED 1.387 ACRE TRACT OF LAND DESCRIBED BY DEED TO 380 TEEL RETAIL LLC., RECORDED IN DOCUMENT NUMBER 2023-114120, DEED RECORDS, DENTON COUNTY, TEXAS, TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK A, ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 1.387 ACRE TRACT, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 88°36'03" WEST, A DISTANCE OF 777.48 FEET, ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK A, AND THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 TO A SET MANHARD CAP FOR THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION;

THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°00'00" EAST, A DISTANCE OF 332.51 FEET ALONG THE WEST LINE OF SAID LOT 3, BLOCK A, AND THE EAST LINE OF SAID LOT 1, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION, TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY ASSOC LP";

THENCE NORTH 44°59'52" WEST, A DISTANCE OF 653.24 FEET ALONG THE WESTERLY LINES OF SAID LOT 3, BLOCK A, AND SAID LOT 2, BLOCK A, AND THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION, TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY ASSOC LP";

THENCE NORTH 89°59'52" WEST, A DISTANCE OF 960.12 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK A, AND THE NORTHERLY LINE OF SAID LOT 1, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 2,259,878 SQUARE FEET OR 51.880 ACRES, MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, CATHOLIC DIOCESE OF FORT WORTH AND COOK CHILDREN'S HEALTH CARE SYSTEM ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REVISED CONVEYANCE PLAT ST. MARTIN DE PORRES ADDITION BLOCK A, LOT 1, AND REPLAT ST. MARTIN DE PORRES ADDITION BLOCK A, LOT 2R, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE CATHOLIC DIOCESE OF FORT WORTH DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE HEREBY DEDICATED FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED WITHIN LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.
5. THE TOWN OF PROSPER SHALL NOT BE RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENT THAT ARE DAMAGED OR REMOVED DUE TO MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, UNLESS THE EASEMENT LIMITS USE TO PARTICULAR UTILITIES. SUCH USE BY THE PUBLIC UTILITIES SHALL BE SUBORDINATE TO THE PUBLIC'S AND THE TOWN OF PROSPER'S USE THEREOF.
7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE, AND KEEP REMOVED, ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENT OR GROWTH WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS WITHIN THE EASEMENTS.
8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY OF OBTAINING PERMISSION FROM ANYONE.
9. ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY PLAT AND APPROVED BY THE TOWN OF PROSPER.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS ____ DAY OF _____, 202__.

BY:

AUTHORIZED SIGNATURE _____ PRINTED NAME AND TITLE _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__.

NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS ____ DAY OF _____, 202__.

BY:

AUTHORIZED SIGNATURE _____ PRINTED NAME AND TITLE _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__.

NOTARY PUBLIC, STATE OF TEXAS

BASIS OF BEARINGS

COORDINATES(GRID) AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

TOWN OF PROSPER EASEMENT NOTES

ACCESS EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH TOWN STANDARDS AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCED TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING, OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO TOWN STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES, STATING FIRE LANE, NO PARKING. THE POLICE OR THEIR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

LANDSCAPE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY HOMEOWNERS' ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

STANDARD NOTES

1. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
2. NOTICE: SELLING A PORTION OF ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. THE PURPOSE OF THIS REVISED CONVEYANCE PLAT AND REPLAT IS TO CHANGE THE EXISTING LOT CONFIGURATION FOR ST. MARTIN DE PORRES BY REVISING LOT 1, BLOCK A AND COMBINING LOTS 2, 3, AND 4, BLOCK A INTO LOT 2R, BLOCK A. ABANDON DRAINAGE EASEMENTS, CROSS ACCESS EASEMENTS, AND A PORTION OF A FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT. CREATE ADDITIONAL FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENTS, A WATER LINE EASEMENT, AND A PEDESTRIAN EASEMENT.
4. ALL DISTANCES SHOWN ARE AT SURFACE, USING A COMBINED SCALE FACTOR OF 1.00015063.
5. AND COORDINATES SHOWN ARE AT GRID.
6. NOTICE: A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE TOWN OF PROSPER, TEXAS, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED AND PUBLIC IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER."

SURVEYOR’S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, JEREMY LUKE DEAL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE TOWN OF PROSPER, TEXAS.

DATED THIS ____ DAY OF _____, 202__.

NAME, TITLE & REGISTRATION NO. _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__.

NOTARY PUBLIC, STATE OF TEXAS

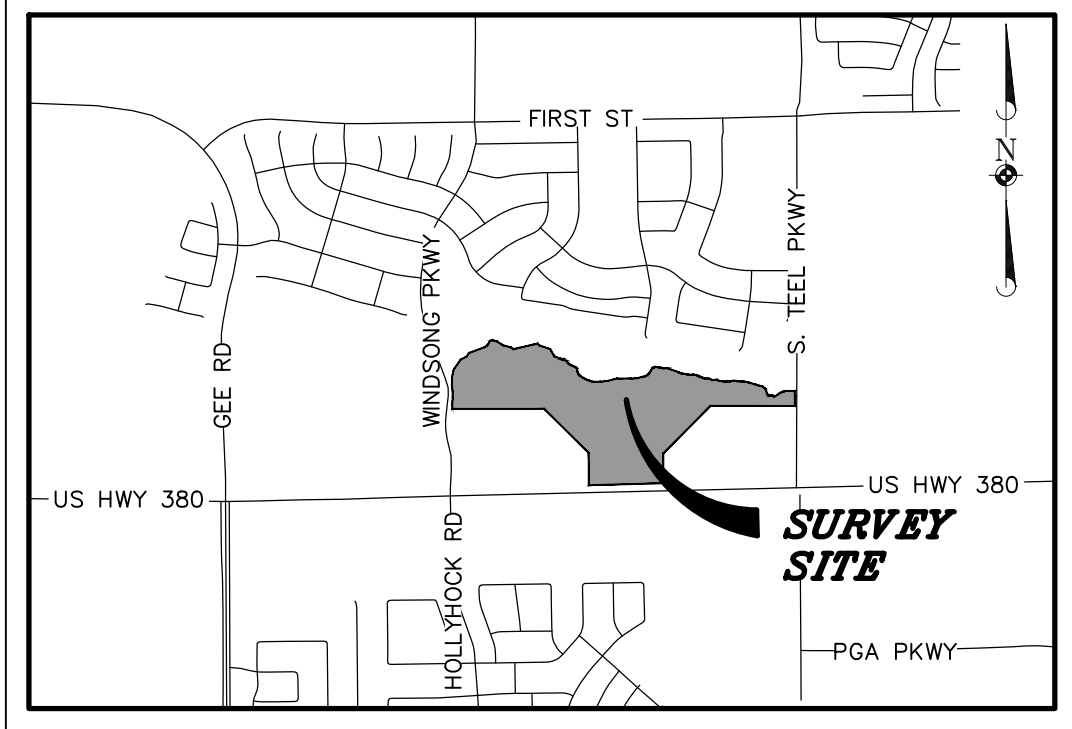
CERTIFICATE OF APPROVAL

APPROVED THIS ____ DAY OF _____, 202__ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT



VICINITY MAP

1" = 2000'

REVISED CONVEYANCE PLAT

ST. MARTIN DE PORRES ADDITION
BLOCK A, LOT 1

BEING A PORTION OF LOT 1, BLOCK A,
ST MARTIN DE PORRES ADDITION
AN ADDITION TO THE TOWN OF PROSPER,
DOC. NO. 2017-365, PLAT RECORDS DENTON COUNTY, TEXAS

REPLAT

ST. MARTIN DE PORRES ADDITION
BLOCK A, LOT 2R

51.880 ACRES
BEING A REVISED CONVEYANCE PLAT OF LOT 1
DOC. NO. 2017-365, AND A REPLAT BEING ALL OF LOT 2
OF DOC. NO. 2017-365

IN THE J. BATES SURVEY, ABST. NO. 1620 &
C.L. SMITH SURVEY, ABST. NO. 1681
TOWN OF PROSPER, DENTON COUNTY, TEXAS

DECEMBER 15, 2025

CASE NO. DEVAPP-25-0081

505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph:817.865.5344 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.: JLD	ISSUE DATE: 12/15/25	CODE: 616.157001.02	SHEET 5 OF 5
DRAWN BY: JLM	SCALE: N/A		



PLANNING

To: Planning and Zoning Commission **Item No. 3f**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Prosper High School and Middle School Addition, Block 1, Lot 1R-1

Meeting: January 20, 2025

Agenda Item:

Consider and act upon a request for a Site Plan for Additions to a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the northeast corner of Coleman Street and Gorgeous Road. (DEVAPP-25-0119)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Single Family-15.

Conformance:

The Site Plan conforms to the development standards of the Single Family-15 District.

Description of Agenda Item:

The Site Plan consists of two additions to an existing middle school totaling 1,655 square feet.

Access:

Access is provided from Coleman Street, Gorgeous Road, Church Street, Seventh Street, and Eighth Street.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

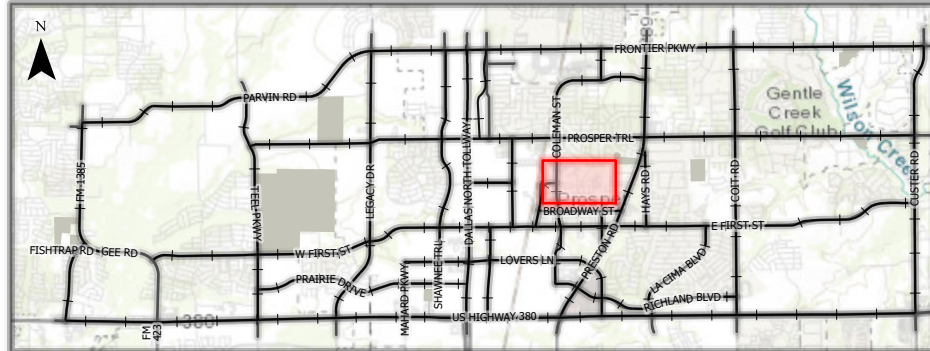
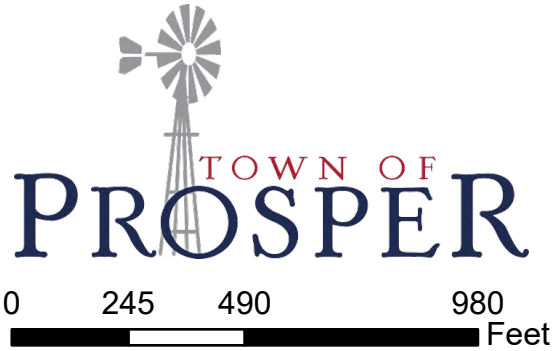
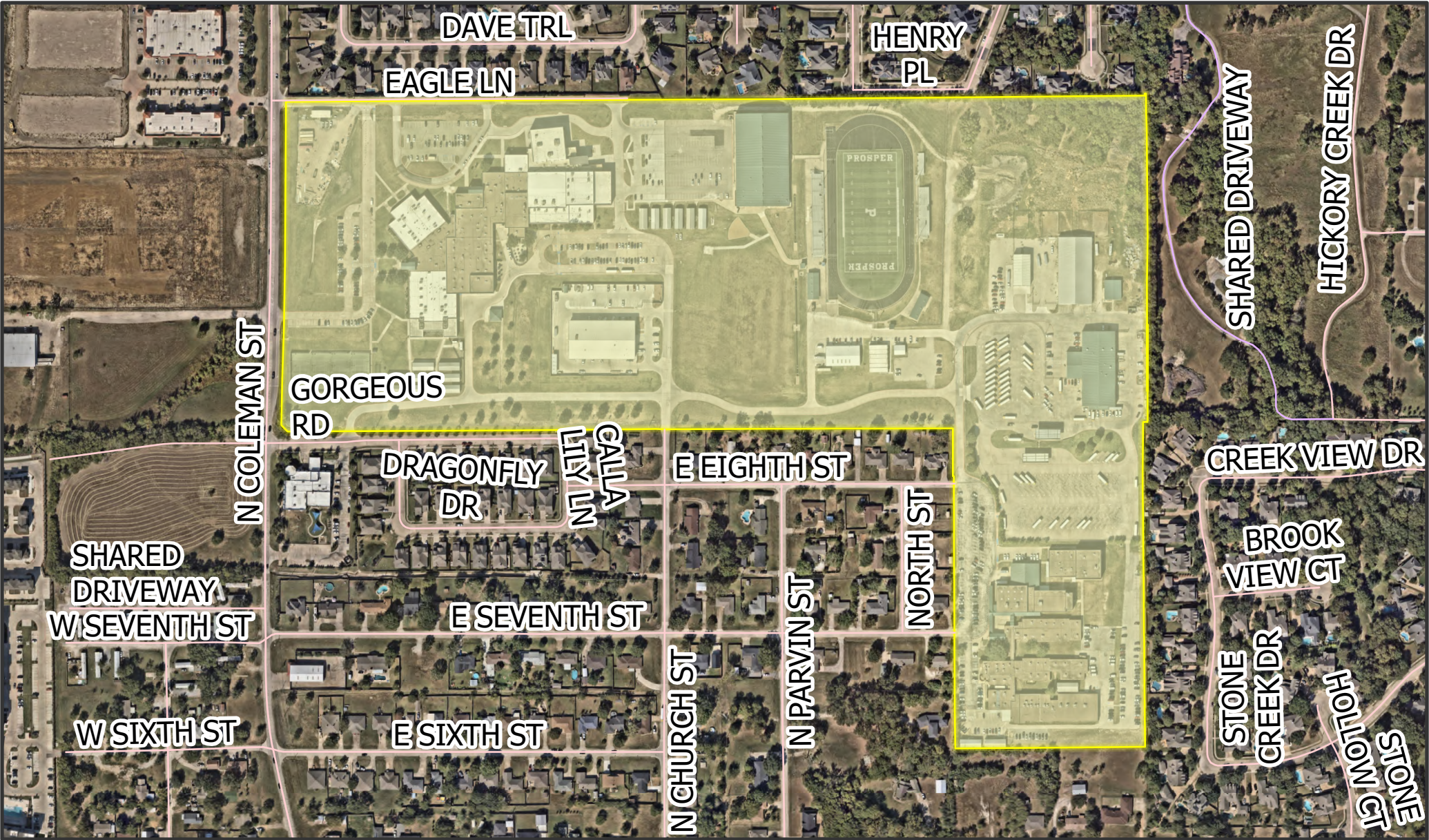
There is no companion item on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

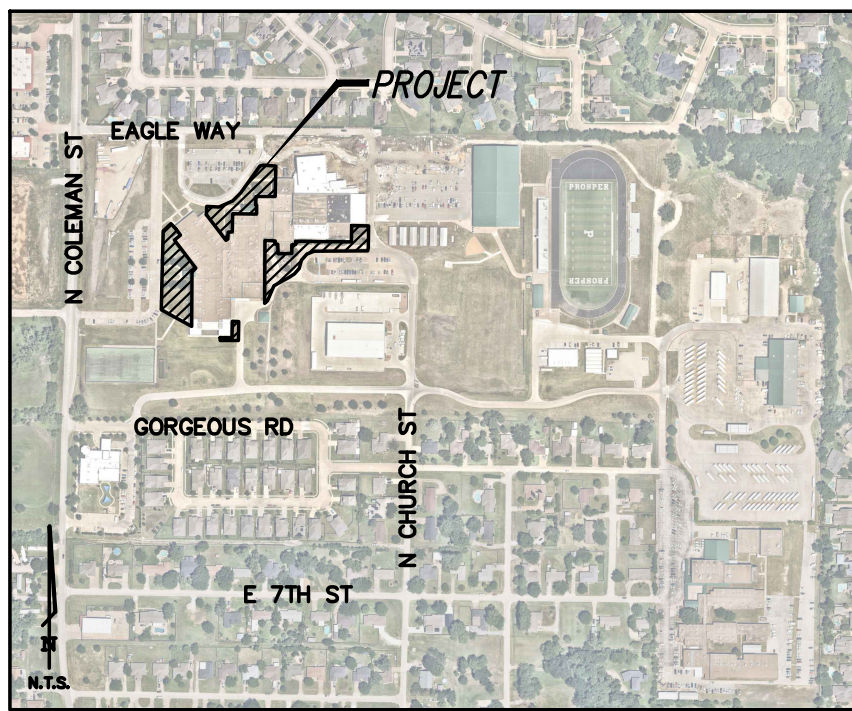
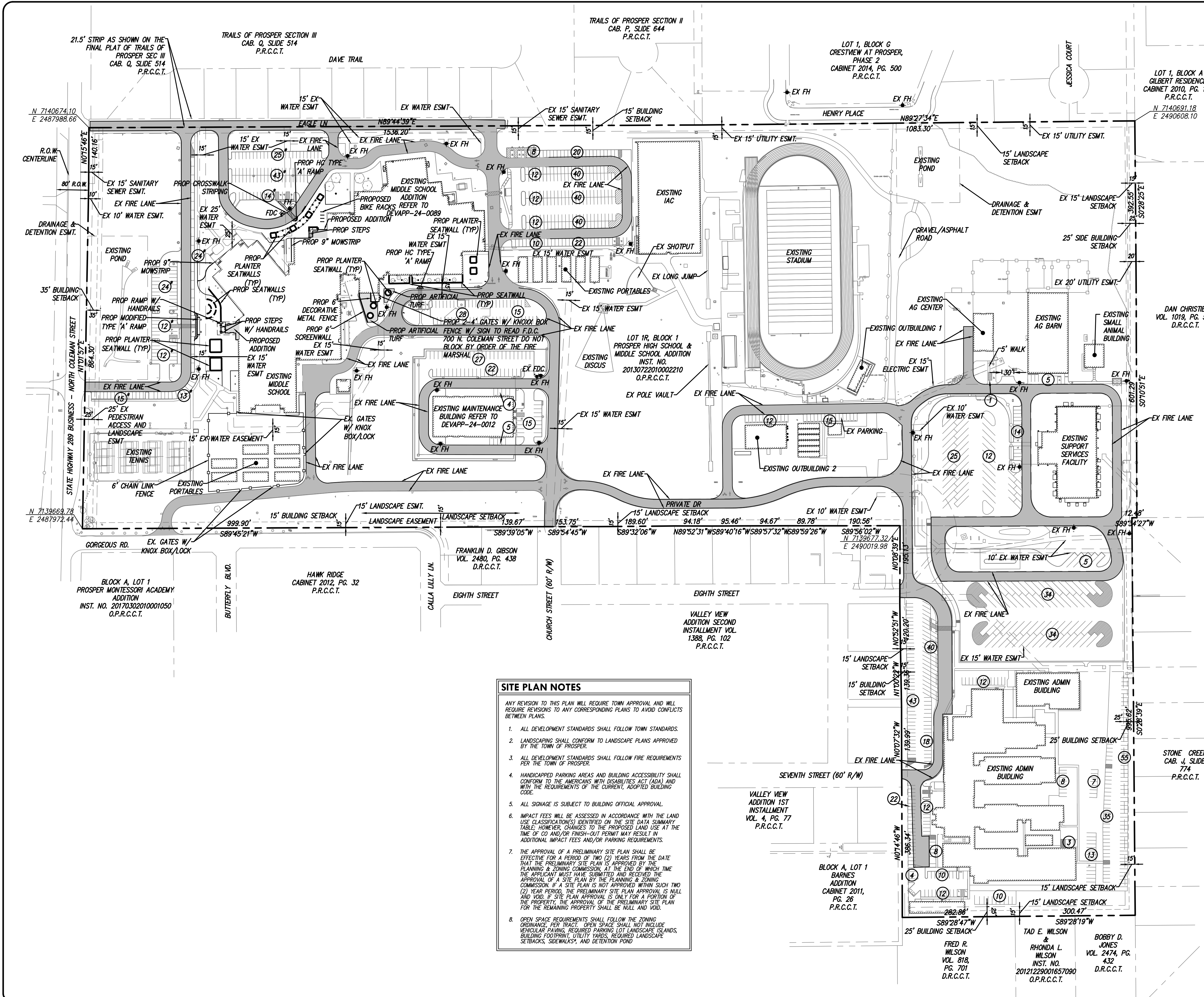
Town Staff recommends approval of the Site Plan.



DEVAPP-25-0119

Prosper HS & MS Addition,
Block 1, Lot 1R-1

Site Plan



LOCATION MAP
NOT TO SCALE

SITE DATA SUMMARY

ZONING:	SF-15
PROPOSED USE:	SCHOOL BUILDING
GROSS LOT AREA:	73.821 ACRES (3,215,622 SF)
BUILDING AREA:	PROPOSED SCHOOL ADDITIONS 1,655 SF* (180,425 TOTAL)
	EXISTING MIDDLE SCHOOL 179,495 SF
	EXISTING MAINTENANCE BLDG 24,587 SF
	EXISTING AGRICULTURAL CENTER 4,845 SF
	EXISTING AG BARN 20,535 SF
	EXISTING SUPPORT SERVICES FACILITY 27,000 SF
	EXISTING ADMIN BUILDING 109,327 SF
	EXISTING IAC 43,926 SF
	EXISTING OUT BUILDING 1 2,345 SF
	EXISTING OUT BUILDING 2 6,276 SF
	EXISTING PORTABLES 21,504 SF
BUILDING HEIGHT:	NORTH ADDITION 19'-04" WEST ADDITION 30'-00"
OPEN SPACE REQUIRED:	321,564 SF (10%)
PROVIDED:	1,288,084.23 SF (40.1%)
TOTAL IMPERVIOUS COVER:	1,927,538 SF (59.9%)
TOTAL LOT COVERAGE:	440,770 SF (13.7%) (ALL BLDGS)
*PROPOSED ADDITION SQUARE FOOTAGE INCLUDES AREA BEING RENOVATED WITHIN ORIGINAL BUILDING FOOTPRINT.	

LEGEND

	EXISTING FIRE LANE & UTILITY EASEMENT
	FIRE HYDRANT
	PARKING COUNT
	MIDDLE SCHOOL PARKING COUNT

PARKING DATA

PROVIDED PARKING	
TOTAL EX STANDARD PARKING	= 835 SPACES
TOTAL EX HANDICAP PARKING	= 37 SPACES
TOTAL BUS PARKING	= 110 SPACES
TOTAL EXISTING PARKING	= 872 SPACES
REYNOLDS MIDDLE SCHOOL PARKING	
CALCULATIONS:	
TOTAL CLASSROOMS:	= 64
TOTAL PARKING REQUIRED (1.5 SPACES/CLASSROOM)	= 96 SPACES
TOTAL PARKING PROVIDED	= 182 SPACES

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADE, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN" AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAPS NO. 481010400C, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

SITE PLAN

FOR PROSPER HIGH SCHOOL
& MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1,
TOWN OF PROSPER, COLLIN
COUNTY, TEXAS
CASE NO. DEVAPP-25-0119

DATE PREPARED: DECEMBER 2025

ARCHITECT:

HUCKABEE & ASSOCIATES, INC.
5830 GRANITE PARKWAY, STE. 750
PLANO, TEXAS 75024
972.292.7670
CONTACT: KRISTEN CULLEN

SURVEYOR:

TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.461.9918
CONTACT: BRIAN J. MADDOX II, R.P.L.S.

ENGINEER:

TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: AMANDA M. MULLEN P.E.

LANDSCAPE ARCHITECT:

TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: JOE MADRID, R.L.A.

OWNER/APPLICANT:

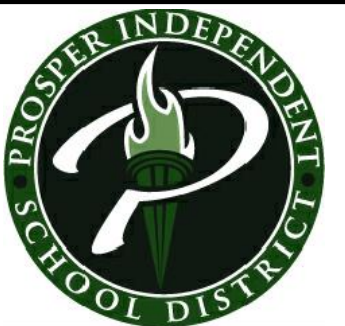
PROSPER I.S.D.
605 E. SEVENTH STREET
PROSPER, TEXAS 75078
PHONE: 469.219.2000
CONTACT: TODD SHIRLEY

SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
 - OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PARKING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS*, AND DETENTION POND.

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpsc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



Prosper
Independent
School
District

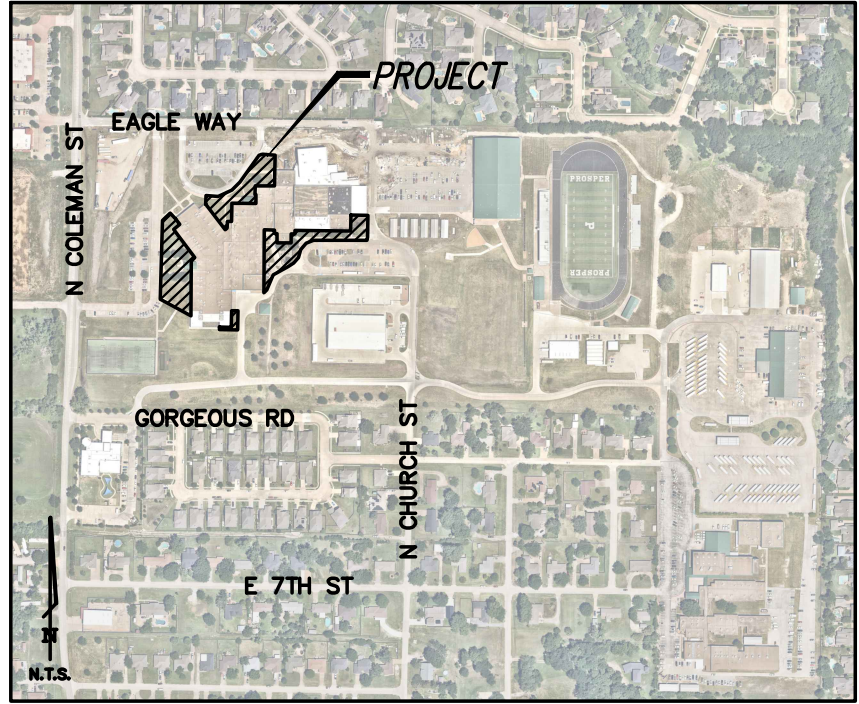
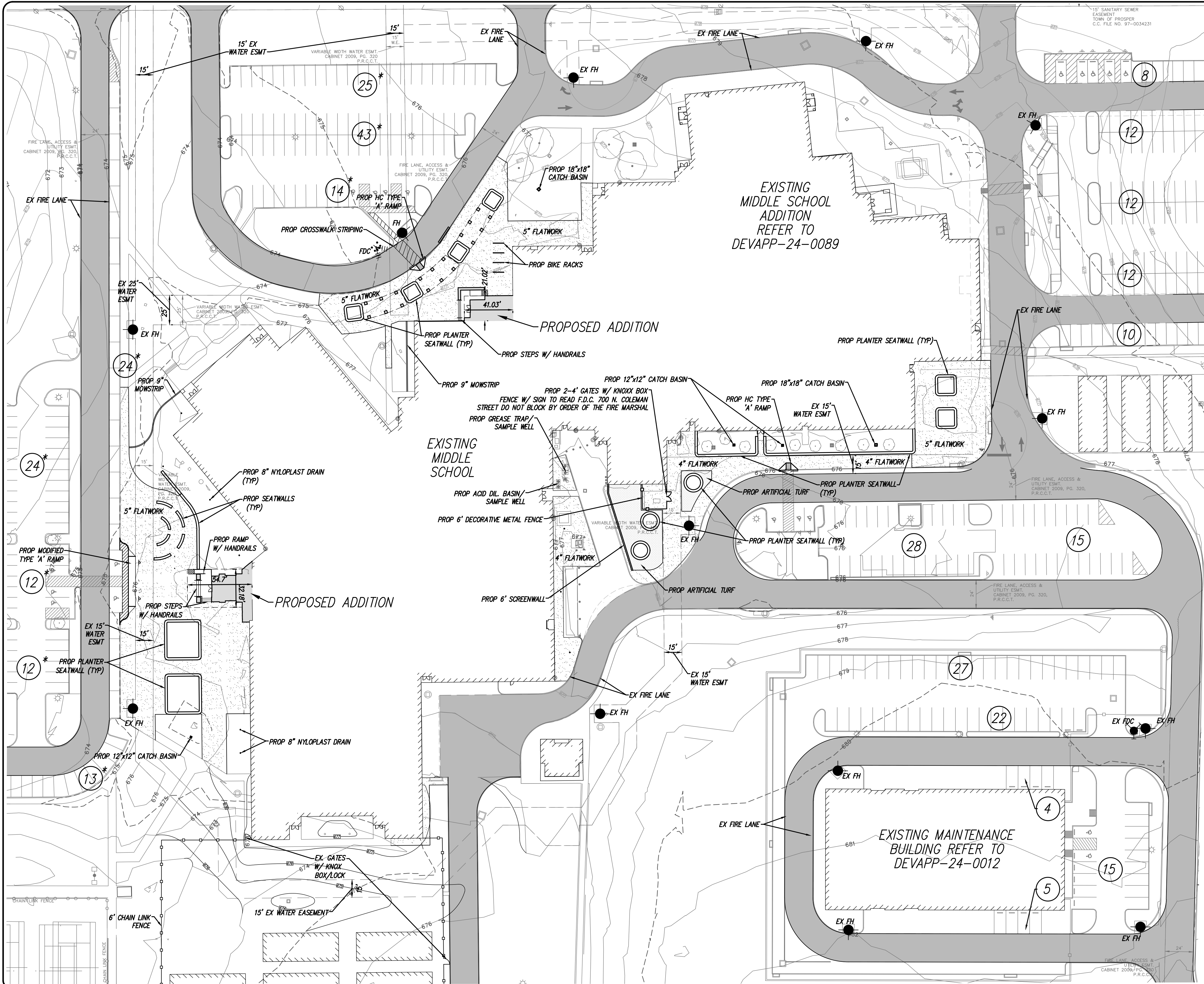
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date
DEC 2025



This document is for interim review and is not intended for construction, bidding or permit purposes.
AMANDA M. MULLEN, P.E. Date: DEC 2025
Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
REYNOLDS MIDDLE SCHOOL ADDITIONS & RENOVATIONS PHASE 4
OVERALL SITE PLAN

tnp project
HUC24384
sheet
01



LOCATION MAP
NOT TO SCALE

SITE DATA SUMMARY

ZONING:	SF-15
PROPOSED USE:	SCHOOL BUILDING
BUILDING AREA:	PROPOSED SCHOOL ADDITIONS NORTH ADDITION 930 SF WEST ADDITION (WITHIN ORIGINAL BUILDING FOOTPRINT) 725 SF
BUILDING HEIGHT:	NORTH ADDITION 19'-04" WEST ADDITION 30'-00"

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LEGEND

- EXISTING FIRE LANE & UTILITY EASEMENT
- FIRE HYDRANT
- PARKING COUNT
- MIDDLE SCHOOL PARKING COUNT

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN SHADDED AREA, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAPS NO. 48121C0430G, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

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FOR PROSPER HIGH SCHOOL
& MIDDLE SCHOOL ADDITION
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CASE NO. DEVAPP-25-0119

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GBPE: PEF007431; TBAE: BR 2673



Prosper
Independent
School
District

scale
horiz
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N/A
date
DEC 2025



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AMANDA M. MULLEN, P.E. Date: DEC 2025
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Town of Prosper, Texas
Prosper Independent School District
REYNOLDS MIDDLE SCHOOL ADDITIONS & RENOVATIONS PHASE 4
SITE PLAN

tnp project
HUC24384
sheet
02



PLANNING

To: Planning and Zoning Commission **Item No. 4**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-11

Meeting: January 20, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Restaurant and Retail Buildings on Frontier Gateway, Block A, Lots 1-11, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)

Background:

On December 16, 2025, the Planning and Zoning Commission tabled this item 5-1 (Commissioner Furay in opposition) to allow the applicant additional time to evaluate the plan based on the feedback from the meeting. An emphasis was placed on providing a variety of density/height - something other than single story retail, unique character, enhancing walkability, finding ways to draw pedestrians into the development, and placemaking.

Following the meeting, Staff met with the applicant to discuss ways in which the development plan could be altered to address the Commission's feedback. The applicant chose to make no changes and only provided a market analysis (see attachments).

Future Land Use Plan:

The Future Land Use Plan designates this area as Dallas North Tollway District.

Zoning:

The property is zoned Commercial.

Conformance:

The Preliminary Site Plan conforms to the development standards of the Commercial District.

Description of Agenda Item:

The Preliminary Site Plan consists of three Restaurant/Retail buildings, two Restaurants, and six Retail buildings.

- Lot 1: Restaurant (2,400 SF)
- Lot 2: Retail (10,850)
- Lot 3: Restaurant (2,400 SF)
- Lot 4: Retail (7,800)
- Lot 5: Retail (14,846) – the retail use is for a pharmacy with a drive-through on the west side of the building.
- Lot 6: Retail/Restaurant (15,410)
- Lot 7: Retail (35,724)
- Lot 8: Retail (16,772)
- Lot 9: Retail/Restaurant (13,585)
- Lot 10: Retail/Restaurant (12,817)
- Lot 11: Retail (109,091)

In the meeting on December 16, 2025, the applicant stated that the project would be constructed in two phases. The east-west drive aisle through the center of the site would divide the phases, and the northern section would be the first phase. The second phase would consist of Lots 9,10, and 11.

Access:

Access is provided from Frontier Parkway and North Dallas Parkway.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. The retention pond for the development is centrally located within the development and incorporates pathways that connect to the surrounding lots.

Companion Item:

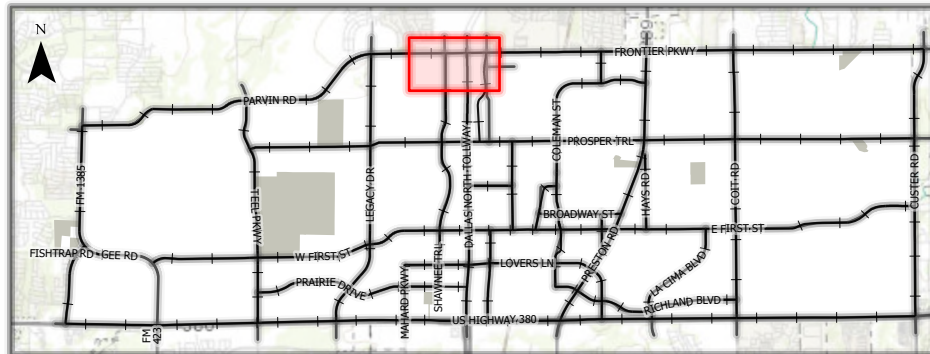
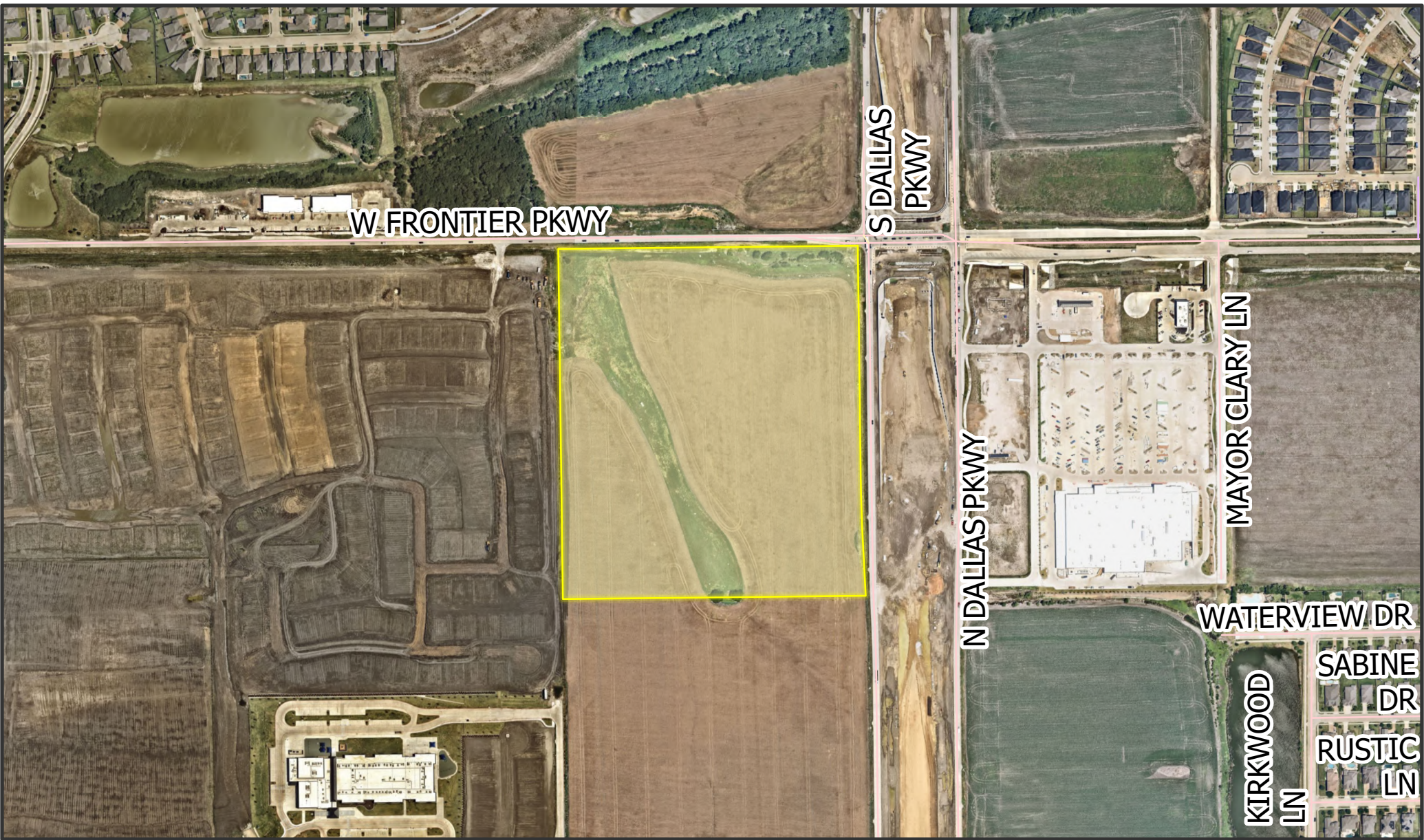
There are no companion items.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Conceptual Landscape Plan
5. Market Analysis

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.



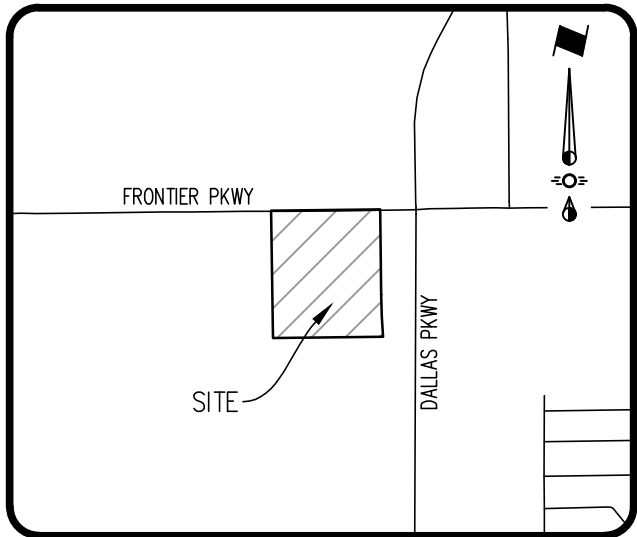
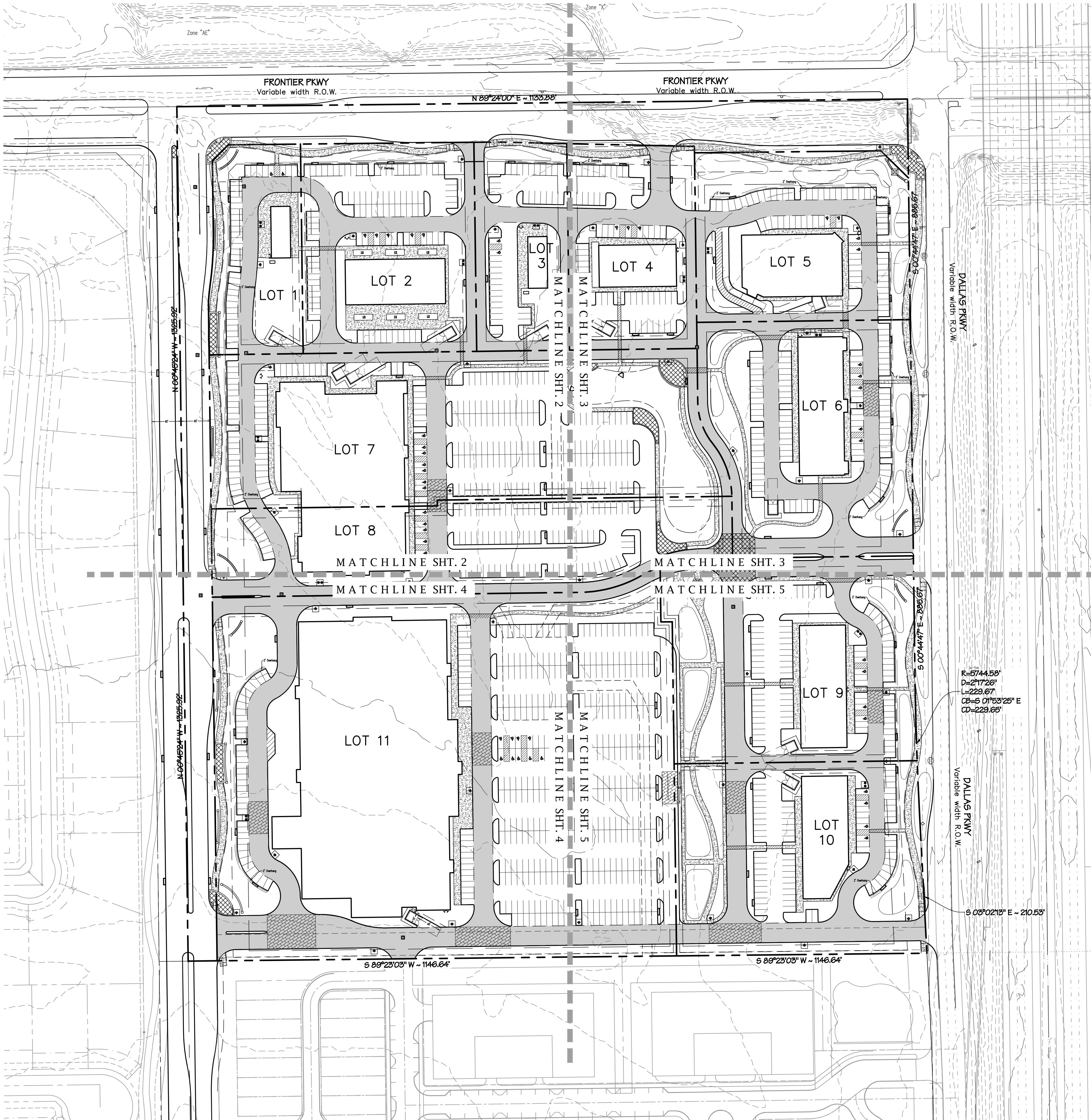
DEVAPP-24-0110

Frontier Gateway,
Block A, Lots 1-11

Preliminary Site Plan

This map for illustration purposes only

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LOCATION MAP
1" = 2000'

Town of Prosper Site Plan Notes:

1. All development standards shall follow Town Standards.
2. Landscaping shall conform to landscape plans approved by the Town of Prosper.
3. All development standards shall follow Fire Requirements per the Town of Prosper.
4. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
5. All signage is subject to Building Official approval.
6. Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
7. The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
8. Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
9. All Dimensions are to face of curb unless otherwise noted.
10. All curb radii shall be 2 feet unless otherwise noted.

Note:
Traffic Calming where required shall be
addressed at the time of Site Plan

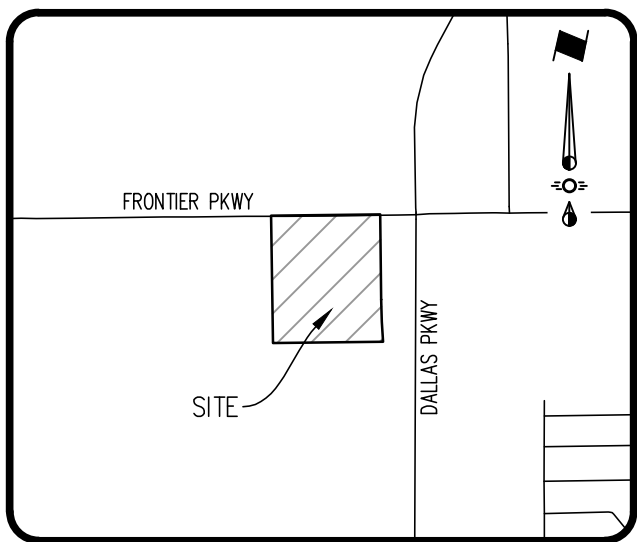
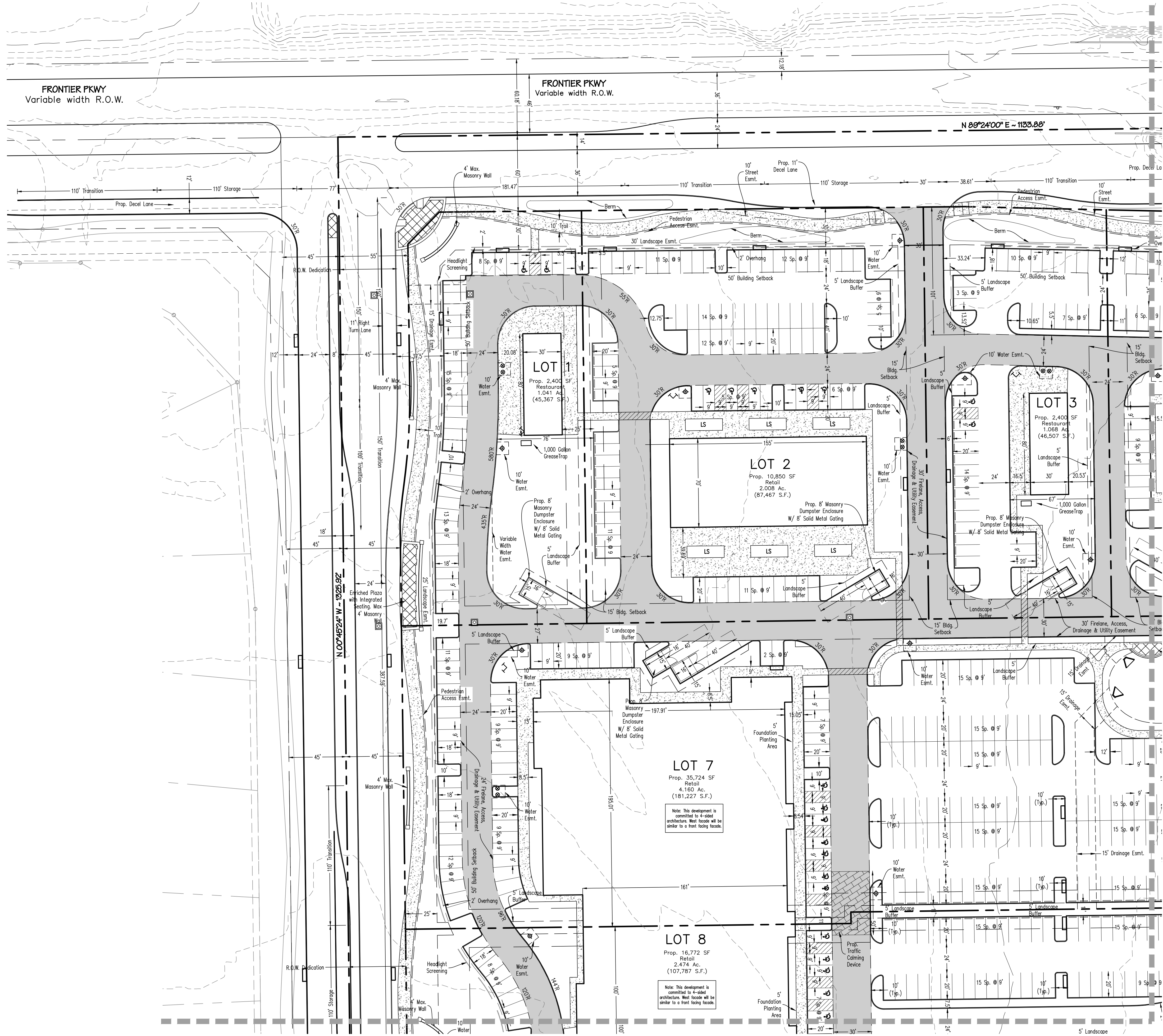
LEGEND

- Firelane, Access, Drainage, & Utility Easement
- Proposed Sidewalk
- Match Line
- Proposed Enhanced Pavement (Traffic Calming)

Sheet 1 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
BLOCK A, LOTS 1-11,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial
Town Case No. : DEVAPP-24-0110
Prepared October 2025

ENGINEER / SURVEYOR / APPLICANT	OWNER/DEVELOPER
Spiors Engineering, Inc.	Urban Heights
501 W President George Bush Hwy, Suite 200	4577 Firewheel Dr
Richardson, TX 75080	Plano, TX 75024
Telephone: (972) 422-0077	Telephone: (248) 390-3400
TBPE No. F-2121	Contact: Ravi Yariagadda
Contact: David Bond	

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LOCATION MAP
1" = 2000'

LEGEND

- FIRELINE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED ENHANCED PAVEMENT (TRAFFIC CALMING)
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- SIGNPOST
- OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC
- PROPOSED METER
- PROPOSED GREASE TRAP
- HEADLIGHT SCREENING

MATCHLINE SHT. 3

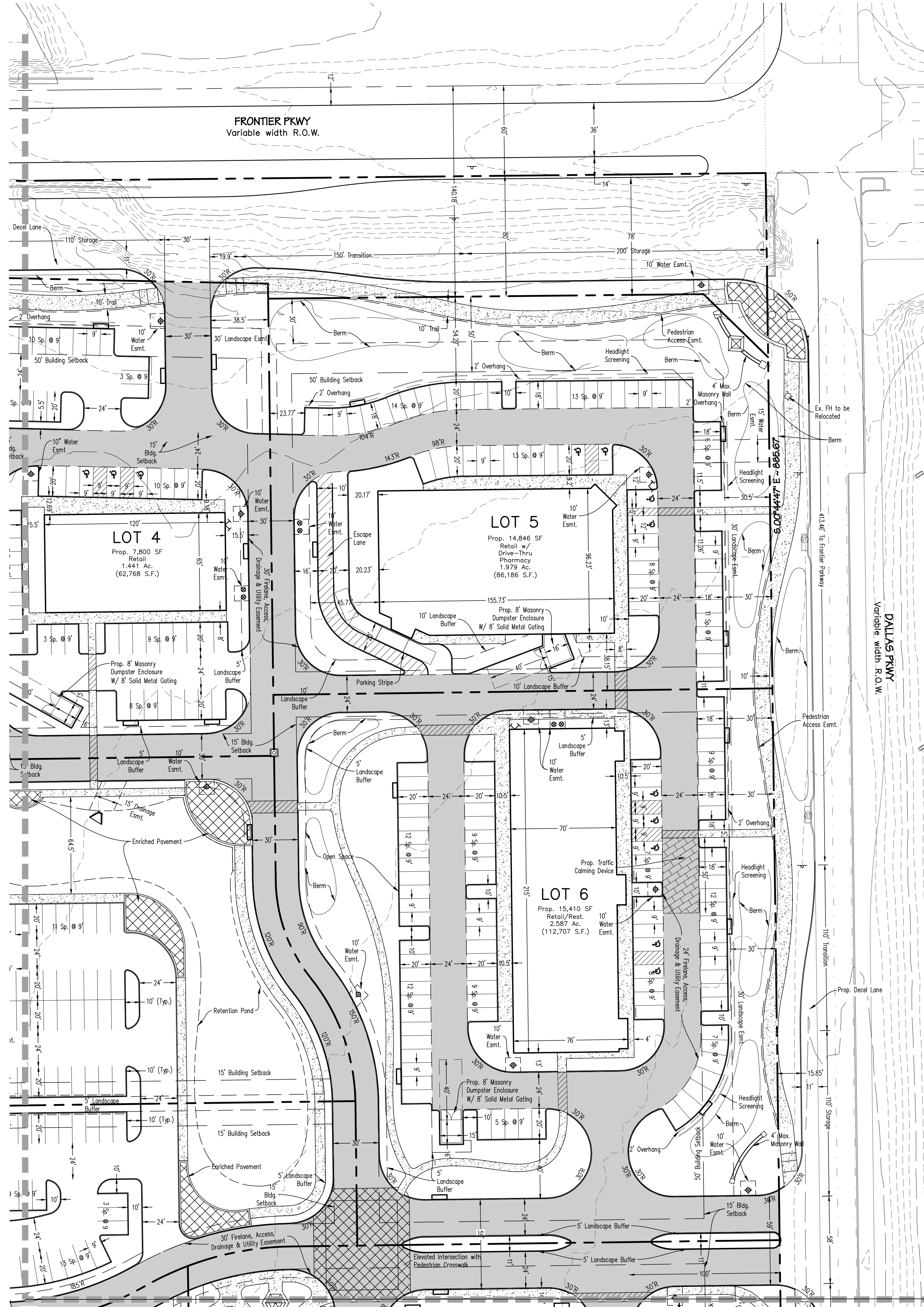
MATCHLINE SHT. 4

Sheet 2 of 6
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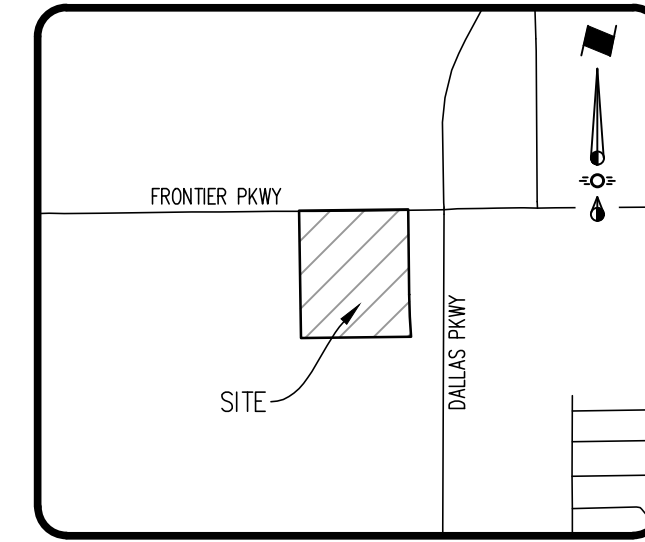
ENGINEER / SURVEYOR / APPLICANT Spiers Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER/DEVELOPER Urban Heights 4577 Firewheel Dr Plano, TX 75024 Telephone: (248) 390-3400 Contact: Ravi Yariagadda
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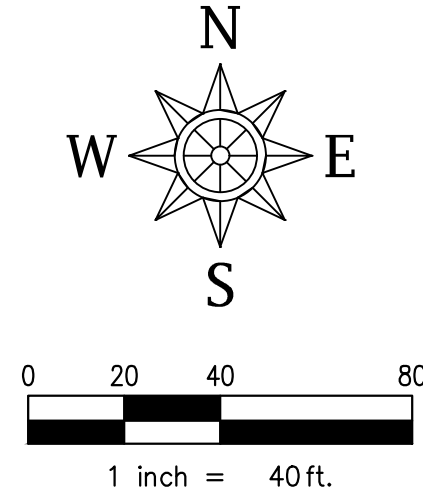
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MATCHLINE SHT. 5



LOCATION MAP
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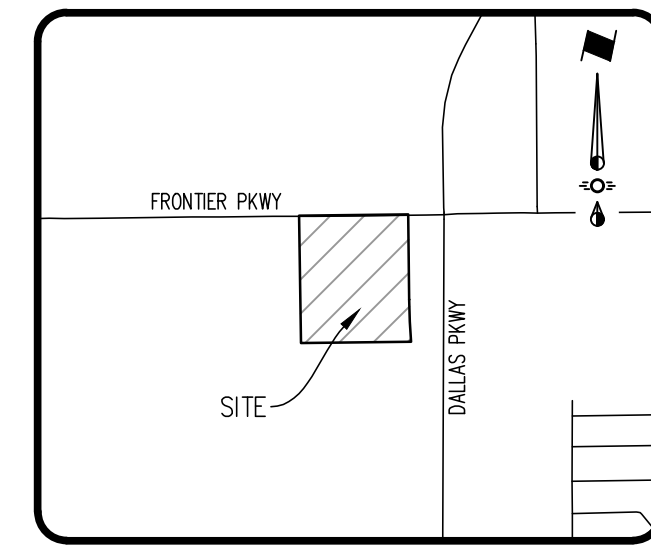
LEGEND

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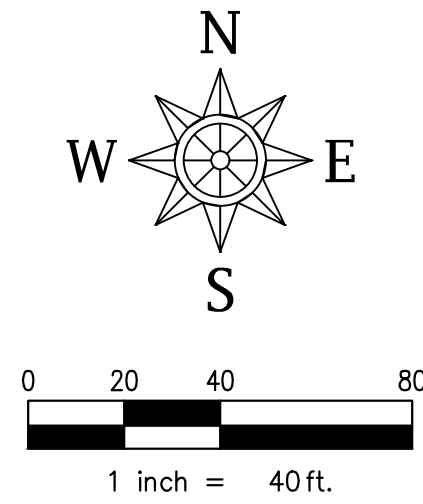
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Telephone: (972) 422-0077	Telephone: (248) 390-3400
TBPE No. F-2121	Contact: Ravi Yarlagadda
Contact: David Bond	

MATCHLINE SHT. 2



LOCATION MAP
1" = 2000'



LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
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- EXISTING FIRE HYDRANT
- PROPOSED FDC
- PROPOSED METER
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- HEADLIGHT SCREENING

LOT 11

Prop. 109,091 SF
Retail
9,273 Ac.
(403,931 S.F.)

Note: This development is
committed to 4-sided
architecture. West facade will be
similar to a front facing facade.

MATCHLINE SHT. 5

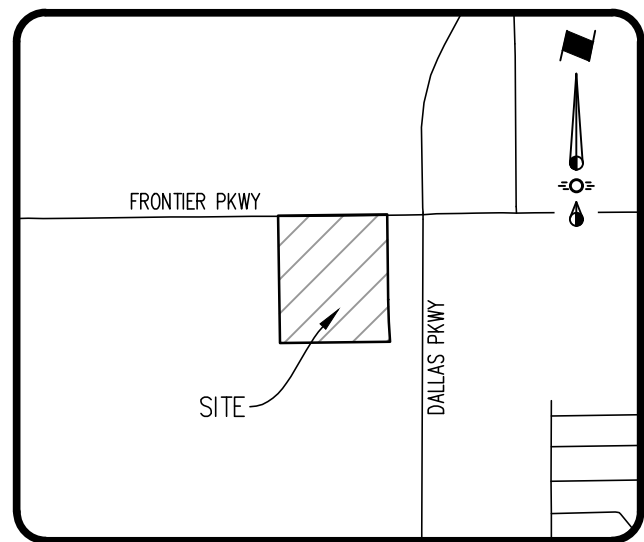
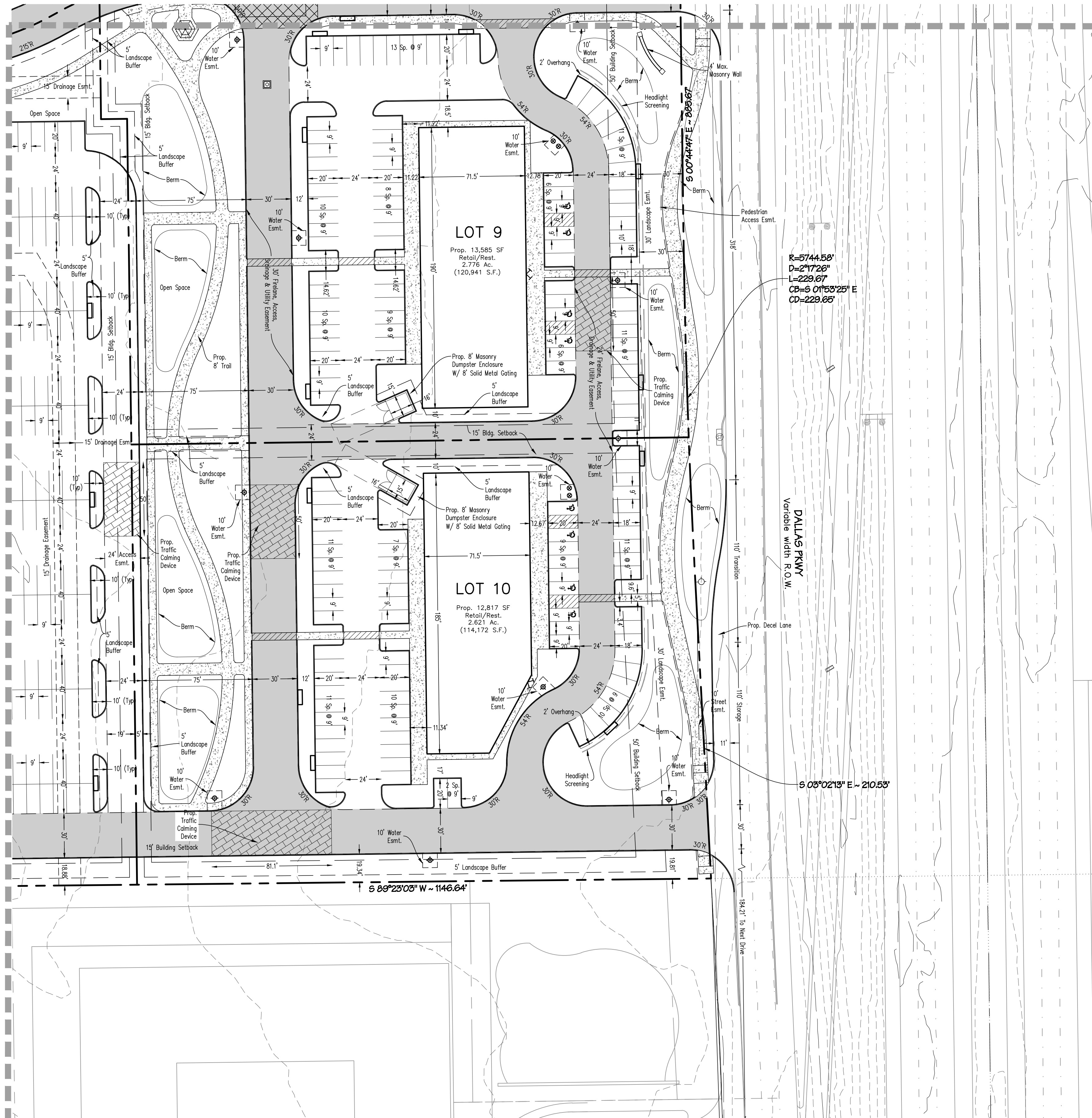
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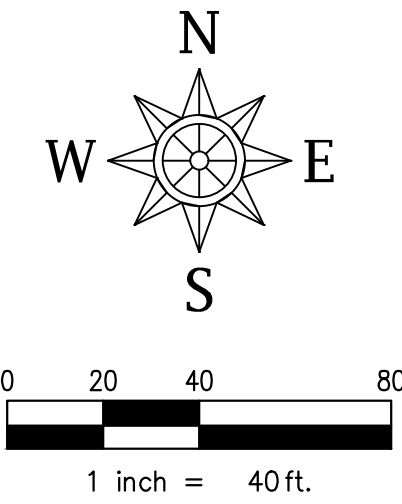
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MATCHLINE SHT. 4

MATCHLINE SHT. 3



LOCATION MAP
1" = 2000'



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Sheet 5 of 6
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FRONTIER GATEWAY

BLOCK A, LOTS 1-11,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial
Town Case No. : DEVAPP-24-0110
Prepared October 2025

ENGINEER / SURVEYOR / APPLICANT
Spiors Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

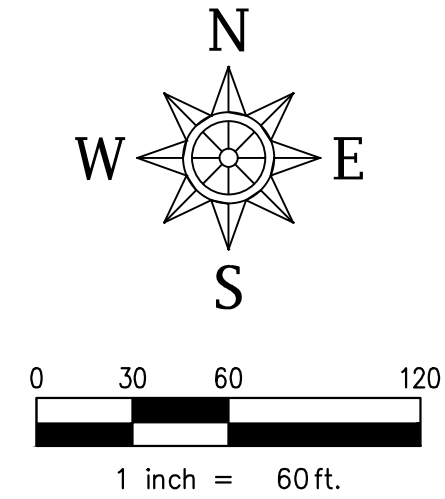
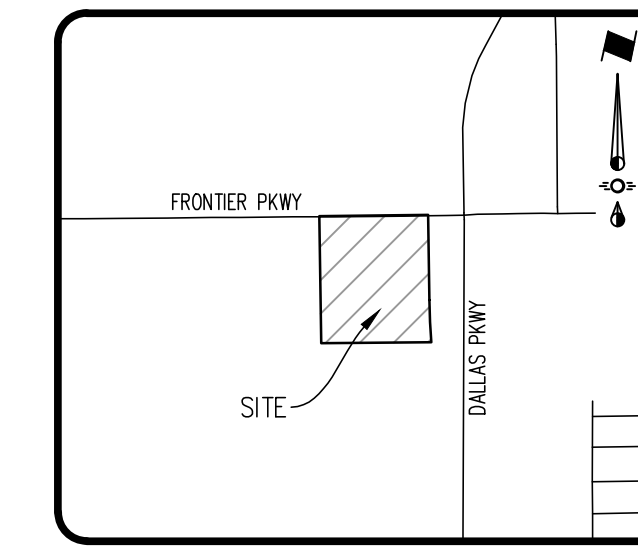
OWNER/DEVELOPER
Urban Heights
4577 Firewheel Dr
Plano, TX 75024
Telephone: (248) 390-3400
Contact: Ravi Yarlagadda

Drawing: G:\2023_0085\24-242 Frontier Gateway\CAD\Preliminary_Site_Plan.dwg Saved By: Donnell Save Time: 12/8/2025 10:25:13 AM Plotted By: donnell Big Date: 12/8/2025 10:25 AM

Site Data Summary Table																	
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6			Lot 7	Lot 8	Lot 9			Lot 10			Lot 11
Zoning	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial			C-Commercial	C-Commercial	C-Commercial			C-Commercial			C-Commercial
Proposed Use	Rest.	Retail	Rest.	Retail	Retail	Retail/Rest.			Retail	Retail	Retail/Rest.			Retail/Rest.			Retail
Lot Area (Ac)	1.041	2.008	1.068	1.441	1.979	2.587			4,160	2,474	2.776			2.621			9.273
Lot Area (SF)	45,367	87,467	46,507	62,768	86,186	112,707			181,227	107,787	120,941			114,172			403,931
Building Area (SF)	2,400	10,850	2,400	7,800	14,846	15,410			35,724	16,772	13,585			12,817			109,091
Building Height	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"			30'-0"	30'-0"	30'-0"			28'-0"			30'-0"
Lot Coverage	5.3%	12.4%	5.2%	12.4%	17.2%	13.7%			19.7%	15.6%	11.2%			11.2%			27.0%
Floor Area Ratio	0.053:1	0.124:1	0.052:1	0.124:1	0.172:1	0.137:1			0.197:1	0.156:1	0.112:1			0.112:1			0.27:1
Total Parking Required	1 Sp./100 SF (Restaurant)	1 Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant)	1 Sp./250 SF (Retail)	1 Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant) 1Sp./250 SF (Retail)			1 Sp./250 SF (Retail)	1 Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant) 1Sp./250 SF (Retail)			1 Sp./100 SF (Restaurant) 1Sp./250 SF (Retail)			1 Sp./250 SF (Retail)
						30% Rest.	4623	SF			35% Rest.	4755	SF	24% Rest.	3076.1	SF	
						70% Retail	10787	SF			65% Retail	8830	SF	76% Retail	9740.9	SF	
		24	43	24	31	59	89			143	67	83			70		
Total Parking Provided	36 Sp.	95 Sp.	37 Sp.	55 Sp.	64 Sp.	90 Sp.			231 Sp.	113 Sp.	86 Sp.			70 Sp.			442 Sp.
Handicap Parking Required	2 Sp.	4 Sp.	2 Sp.	3 Sp.	3 Sp.	4 Sp.			7 Sp.	5 Sp.	4 Sp.			3 Sp.			9 Sp.
Handicap Parking Provided	2 Sp.	5 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.			7 Sp.	5 Sp.	4 Sp.			4 Sp.			9 Sp.
Parking Lot Landscaping Required (SF)	540	1,410	555	1,065	915	1,350			3,180	1,695	1,290			1,065			6,630
Parking Lot Landscaping Provided (SF)	786	3,057	1,499	2,537	2,994	2,668			5,063	5,587	2,309			2,312			8,502
Total Impervious Area (SF)	36,149	77,376	40,206	54,522	70,842	89,625			115,519	69,338	93,089			89,950			248,231
Open Space Required (SF)	3,176	6,123	3,255	4,394	6,033	7,889			12,686	7,545	8,466			7,992			28,275
Open Space Provided (SF)	8,432	7,214	4,800	5,882	12,001	20,414			24,536	15,447	25,119			21,309			39,123

Sheet 6 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
BLOCK A, LOTS 1-11,
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<u>ENGINEER / SURVEYOR / APPLICANT</u> Spiars Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	<u>OWNER/DEVELOPER</u> Urban Heights 4577 Firewheel Dr Plano, TX 75024 Telephone: (248) 390-3400 Contact: Ravi Yarlagadda
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Open Space Provided (SF)	8,432	7,214	4,800	5,882	12,001	20,414	24,536	14,447	25,119	21,309	39,123

LEGEND



OPEN SPACE PLAN

FRONTIER GATEWAY

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Prepared May 2025

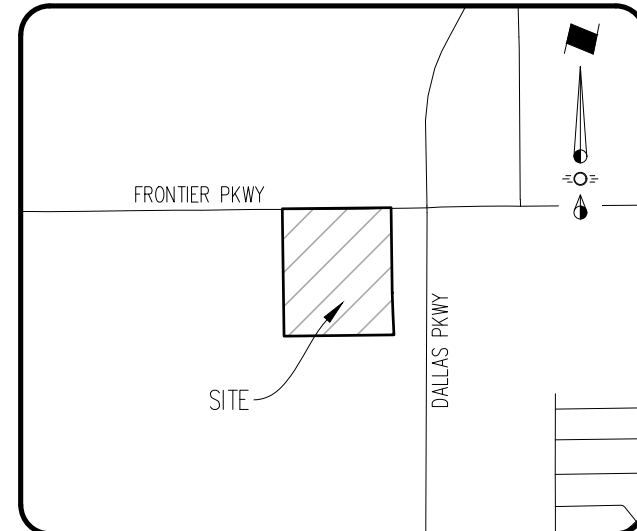
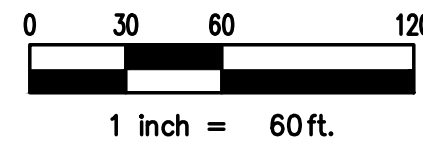
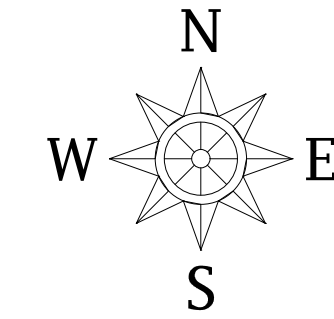
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Urban Heights
4577 Firewheel Dr
Plano, TX 75024
Telephone: (248) 390-3400
Contact: Ravi Yarlagadda



Amenity and Landscape Features
Key

- 1 Lush layered planting with sculptural focal feature
- 2 Enriched Corner Plaza
- 3 Enriched Plaza with Integrated Seating
- 4 Amenitized Retention Pond with Overlooks and Seating
- 5 Curvilinear 10' Path with Sculptural Berms
- 6 Curvilinear 10' Path with Ornamental Plantings and Shade Trees
- 7 Elevated Intersection with Pedestrian Crosswalk
- 8 Enriched Pedestrian Crosswalk
- 9 Flowering Ornamental Entry Trees
- 10 Flowering Ornamental Trees Flanking Drive
- 11 Flowering Ornamental Grove
- 12 Lush Layered Plantings with Low Masonry Walls
- 13 Evergreen Dumpster Screening
- 14 Sculptural Berms



LOCATION MAP
1" = 2000'

CONCEPTUAL LANDSCAPE PLAN

FRONTIER GATEWAY

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Prepared July 2025

LANDSCAPE ARCHITECT
Spilars Engineering, Inc.
765 Custer Road, Suite 100
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Telephone: (972) 422-0077
TBAE No. 2986
Contact: Anthony Stewart, RLA

ENGINEER / SURVEYOR / APPLICANT
Spilars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

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Frontier Parkway & DNT

Gateway Development

Market Analysis & Economic
Feasibility Presentation

Presented to Prosper City Council | January 2026



Project Overview

Executive Summary

Project Vision: Mixed-use retail development at Prosper’s northern gateway, designed to maximize fiscal impact while positioning the site for long-term evolution.

\$1.6M-2.0M

Annual Tax Revenue

550-650

FTE Jobs Created

18-24

Months To Opening

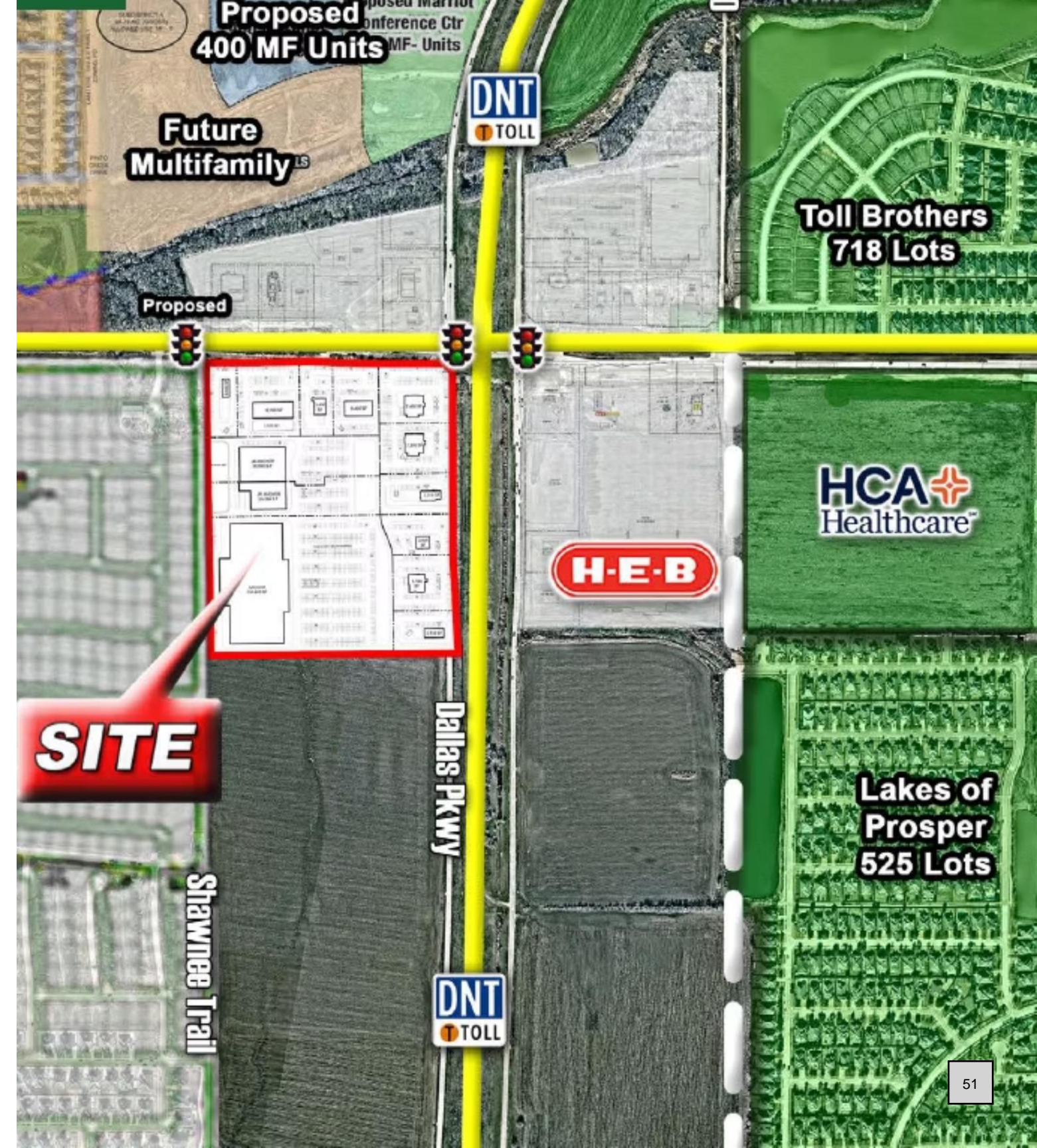
❏ Key Finding: Market analysis shows retail development is economically optimal. Office development is not viable due to insufficient demand and lack of tenant commitments.

Site Context: Prosper's Northern Gateway

Strategic Location

- First impression of Prosper from the north.
- SW corner of Frontier Parkway & Dallas North Tollway
- Adjacent to future 100,000+ daily vehicles.
- Near Prosper High School and growing residential areas.

Site complies with all zoning guidelines and ordinances





Site Context: Prosper's Northern Gateway

Development Features

- Multiple retail buildings with varied architecture.
- Independent pad sites for national tenants.
- Walkable pedestrian environment.*
- Extensive landscaping and greenery.*
- Detention pond as water feature amenity.*

Site complies with all zoning guidelines and ordinances

* Further improved in the final submission made based on input from City staff

Our Comprehensive Analysis

We explored every development option to honor Council's vision for this gateway site:

✓ Market Research

- DFW office market analysis
- Collin County demand patterns
- Competitive site assessment with renowned broker consultations

✓ Financial Modeling

- Retail development pro forma
- Office feasibility analysis
- Medical office evaluation
- Mixed-use scenarios

✓ Tenant Outreach

- Corporate office requirements
- Medical group survey
- Professional services firms
- Zero commitments received

📄 CONCLUSION

Retail development maximizes fiscal benefit today while positioning the site for future evolution as Prosper's market matures.

DFW Office Market Reality

Current Market Conditions

24-25% DFW office vacancy rate

Construction at decade lows

Pipeline at lowest level since 2013

70% pre-leased

Banks won't finance speculative office

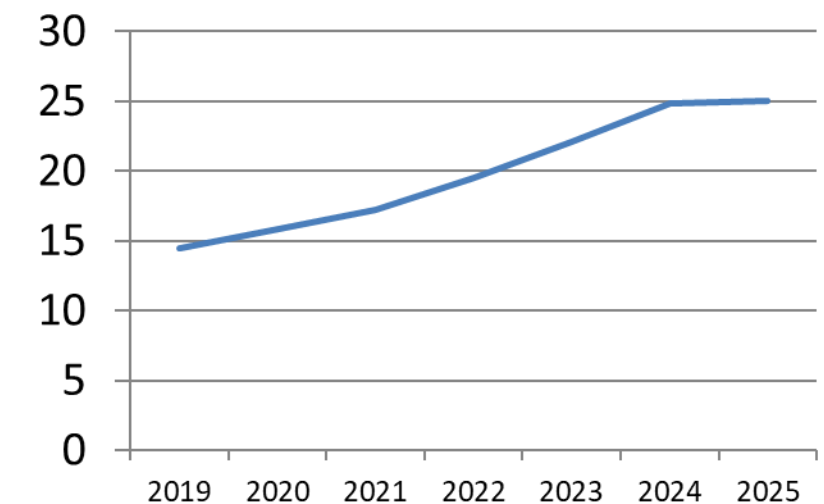
Flight to quality

Demand concentrated in Class A buildings

Established corridors only

Preston Center 9% vs market 25%

DFW Office Vacancy Rate
Trend

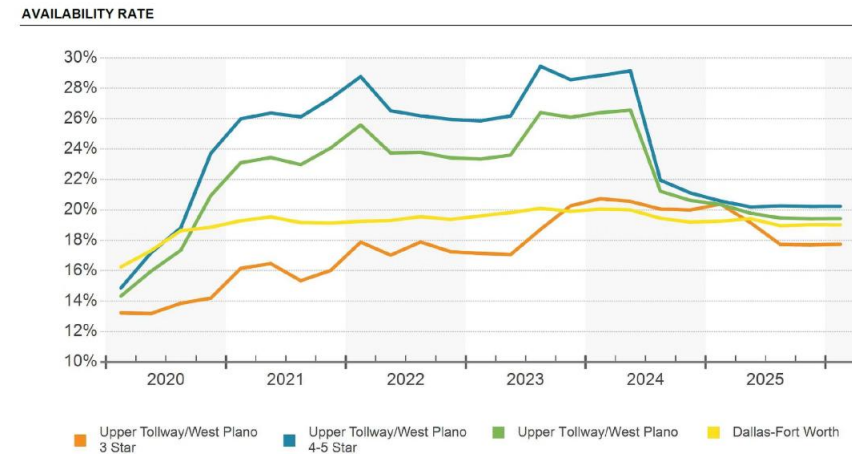
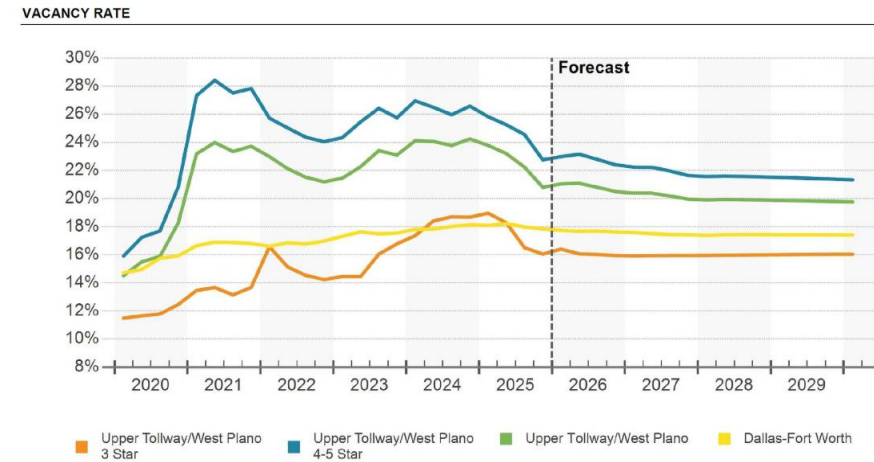


Upper Tollway / West Plano Office

Current Market Conditions

20.7% vacancy rate

- The magnetic pull to the suburbs has led to a greater share of speculative development. In turn, vacancies in Upper Tollway/West Plano are elevated as 20.7%, above the 10-year average of 18.8% and the Dallas-Fort Worth norm of 18.0%.
- Despite newer office buildings in prime suburban locations, and resetting demand with smaller leases and occupiers becoming more discerning about their spaces, have kept vacancy and availability elevated.



Where Office Development Succeeds

Successful Office Locations

9% Preston Center
vacancy vs 25%
DFW average

Strong performance ONLY in established corridors:

- Legacy/West Plano: 15+ years, major corporate presence
- Preston Center/Uptown: Lowest vacancy in region at 9-23%
- Frisco/The Colony: The Star, corporate relocations

What Office Requires

Critical Success Factors:

- Existing corporate cluster (peer companies)
- Immediate workforce within 10-mile radius
- Supporting retail, dining, services nearby
- Major tenant pre-commitments (60-80%)
- 10-15 year track record in market

Our Location Today:

- X No existing office infrastructure
- X No corporate cluster or peer companies
- X Zero pre-leasing commitments

North Collin County **Retail Submarket**

+520K

12 Month deliveries in SF

+481K

12 Month net absorption
in SF

+2.2%

Vacancy Rate

+3.7%

Market Asking Rent
Growth

Retail Market Strength

- N Collin County Outlying's vacancy rate of 2.2% compares to the submarket's five-year average of 3.2% and the 10-year average of 4.0%.
Retail occupancy 95%, vacancy only 4.9%
- The N Collin County Outlying retail submarket has roughly 210,000 SF of space listed as available, for an availability rate of 3.9%.
- Market rents in N Collin County Outlying are \$31.00/SF. Rents have changed by 3.6% year over year in N Collin County Outlying, compared to a change of 3.4% across Dallas-Fort Worth as a whole.

Prosper's Retail Momentum

+106%

Prosper sales tax growth 2019-2023

Prosper Retail Success

- Outpacing population growth significantly
- H-E-B, Target, Kroger, Home Depot, Costco etc
- Gates of Prosper opened successfully
- Peak revenue during PISD sports seasons

DFW Regional Strength

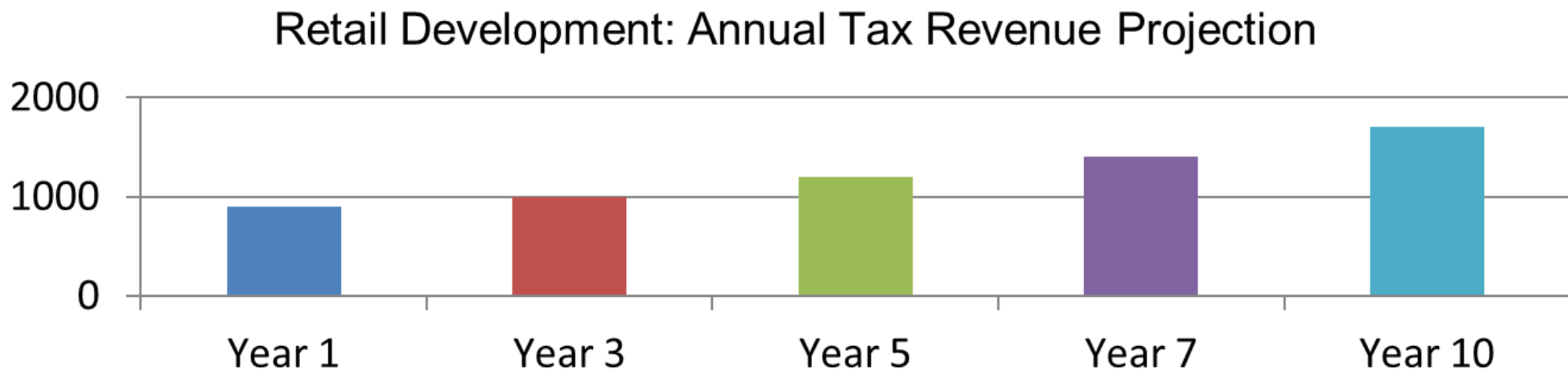
- 7M SF DFW retail under construction (leads nation)
- 65% in northern suburbs: Denton & Collin counties
 - Retail occupancy 95%, vacancy only 4.9%
 - Rents growing 4-5% annually despite construction costs

This Location's Advantages

- 100,000+ cars/day projected on DNT
- High household incomes in bedroom community
- Undersupplied categories available

Fiscal Impact Analysis

Projected annual tax revenue by development type:



Retail: \$17.2M
10-year cumulative revenue

Medical: \$4-6M
10-year cumulative (if viable)

Office: \$0
No viable tenants identified

Analysis based on market rental rates, sales projections, and property valuations

Long-Term Evolution Roadmap

This is Phase 1 of a 20-year vision, not the final state:



❏ Every successful mixed-use development in North Texas started with retail first. We're not foreclosing office development—we're creating the foundation that makes it viable.

Timeline based on comparable gateway evolution patterns

Alternatives Thoroughly Evaluated

Every alternative was analyzed for economic feasibility:



X Speculative Office

- Zero active tenant requirements
- Banks won't finance without pre-leasing
- High risk of vacancy

VERDICT: Not financially viable



Δ Medical Office

- Tenants offer \$18-22/SF rent
- Project requires \$32-38/SF
- Subsidy gap: \$3-5M

VERDICT: Requires significant subsidy



X Delayed Development

- Wait 10-15 years for office market
- Zero tax revenue during holding
- Significant carrying costs

VERDICT: Lost opportunity cost too high



✓ Proposed Retail

- Proven market demand
- Immediate tax revenue
- Fast timeline (18-24 months)

VERDICT: Economically optimal today

Our Request to Council

Approve Proposed Prosper's Gateway Vision

We share your vision for an exceptional gateway development. The market data clearly shows retail is the right path today—financially sound, community-serving, and fiscally responsible.

\$1.6M-2.0M

Annual Tax Revenue

550-650

Jobs for Community

18-24

Months To Grand Opening

Ten years from now, this site and areas to the south could include office and vertical mixed-use—but only if we establish the retail foundation today.

Thank you for your consideration | Questions & Discussion

Enclosers:

- Project renderings with views from different angles (further improved. Final submission set has revised changes site plan and landscape plans)
- Preliminary Site Plan
- Open Space Plan
- Landscape Architect rendered site plan
- Preliminary Drainage Plan
- Preliminary Utility Plan
- CoStar Report – Upper Tollway / West Plano office submarket
- CoStar Report – North Collin County Outlying Retail

Thank you for your consideration | Questions & Discussion



PLANNING

To: Planning and Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planned Development for McCasland Tract

Meeting: January 20, 2026

Item No. 5

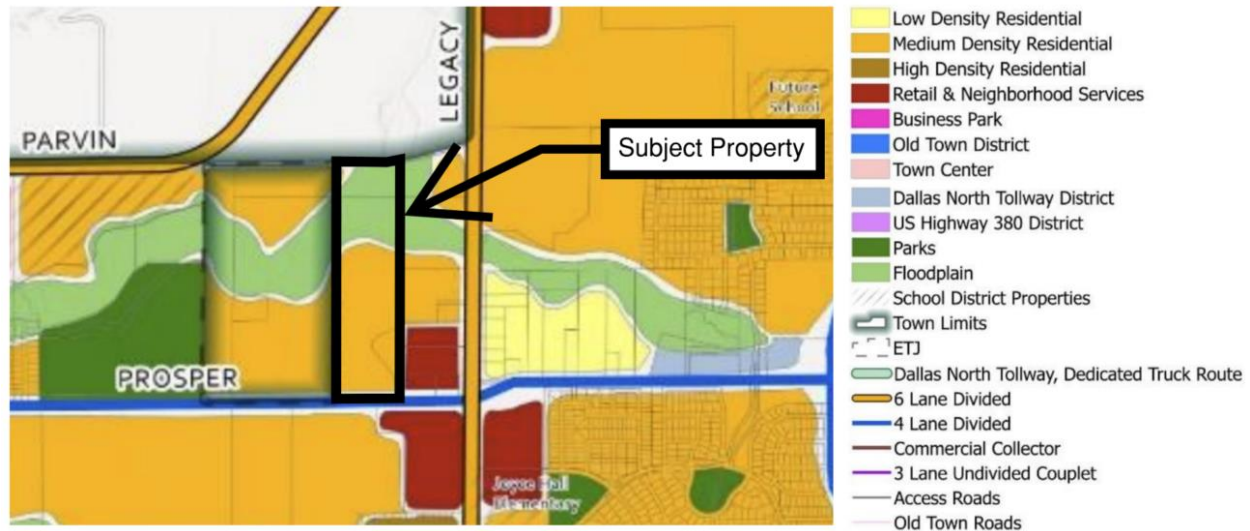
Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive. (ZONE-25-0006)

Future Land Use Plan:

The Future Land Use Plan recommends Medium Density Residential.

- **Lot Size:** Medium Density Residential recommends single-family detached dwelling units on lots that range from 12,500 square feet to 20,000 square feet. The lot sizes in this development range from 11,500 square feet to 12,500 square feet, causing the development to not meet the Town's requirement for Medium Density.
- **Dwelling Units per Acre:** Medium Density Residential neighborhoods may have a variation of lot sizes provided that the density is within a specific range of 1.6 to 2.5 dwelling units per acre. This development would meet that requirement at 2.49 units per acre.



Zoning:

The property is zoned Agriculture.

Thoroughfare Plan:

This property has direct access to Prosper Trail and Parvin Road.

Parks Master Plan:

The Parks Master Plan does not indicate a Town park on this property.

Hike & Bike Trail:

The Hike & Bike Trail Master Plan requires 10' Hike & Bike Trails on both Prosper Trail and Parvin/Frontier, a 12' Hike & Bike Trail going through the flood plain from east to west, and an 8' connecting trail that goes from the 12' trail in the open space/flood plain, up to the north amenities area, and then up to connect to the 10' trail on Parvin/Frontier.

The landscape plan shows the 10' trail on the southern border of the development along Prosper Trail and along the northern border on Parvin Road, a 12' trail on the southern portion of the flood plain going from east to west, and an 8' trail going through the flood plain connecting the northern and southern portions of the development.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Future Land Use Exhibit
3. Exhibit A-1 – Written Metes and Bounds
4. Exhibit A-2 – Boundary Exhibit
5. Exhibit B – Letter of Intent
6. Exhibit C – Development Standards
7. Exhibit D – Conceptual Plan
8. Exhibit E – Development Schedule
9. Exhibit F – Elevations

10. Exhibit G – Landscape Plan
11. Draft Development Agreement

Description of Agenda Item:

The purpose of this request is to rezone the property from Agricultural to a Planned Development with a base zoning of Single Family-10. The intent of the request is to construct a maximum of 96 single-family homes on 49.98 acres, with approximately 2.49 units per acre. This zoning request does not align with the Town of Prosper's Future Land Use Plan.

Compatibility:

This zoning change would be out of character with the existing area due to non-compatibility with the surrounding properties. The property to the immediate north is in Celina and is vacant. The majority of the property to the east is zoned Agricultural and consists of Medium Density Residential and Floodplain. The property to the south is zoned Planned Development-66 (Star Trail) and Planned Development-14 (Retail). The vacant property to the west is in the Extraterritorial Jurisdiction.

Conformance:

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Vacant	Medium Density Residential/Floodplain
North	City of Celina	Vacant	Non-Applicable
East	Agricultural	Self-Storage & Residential	Medium Density Residential, Floodplain, & Retail and Neighborhood Services
South	Planned Development-66 (Single-Family) and Planned Development-14 (Non-Residential)	Single-Family Residential & Non-residential	Medium Density Residential and Retail and Neighborhood Services
West	Extraterritorial Jurisdiction	Vacant	Medium Density Residential & Floodplain

District Regulations:

The property contains a maximum 96 residential lots with three different lot types:

- Maximum 10 Type A lots (11,500 sqft)
- Approximately 26 Type B (12,000 sqft)
- Minimum 60 Type C Lots (12,500 sqft)

Staff recommends compliance with the Single Family-12.5 zoning district standards to comply with the Future Land Use Plan. The applicant is proposing single-family residential district regulations within the Planned Development comparable to the regulations in the Single Family-10 District in the Zoning Ordinance as shown below. The lot width is proposed to be 76 feet in width rather than the required 80 feet for Medium Density Single Family 12.5.

	Single Family-10 District Regulations	Type A Lots	Type B Lots	Type C Lots
Size of Yards	Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25'
Size of Lots	Minimum Lot Area: 10,000 SF Minimum Lot Width: 80' Minimum Lot Depth: 125'	Minimum Lot Area: 11,500 SF Minimum Lot Width: 76' Minimum Lot Depth: 150'	Minimum Lot Area: 12,000 SF Minimum Lot Width: 76' Minimum Lot Depth: 150'	Minimum Lot Area: 12,500 SF Minimum Lot Width: 76' Minimum Lot Depth: 150'
Minimum Enclosed Parking (Garage) Area	Garage Area: 400 SF	Garage Area: 400 SF	Garage Area: 400 SF	Garage Area: 400 SF
Maximum Height	Stories: 2.5 Stories or 40'	Stories: 2.5 Stories or 40'	Stories: 2.5 Stories or 40'	Stories: 2.5 Stories or 40'
Maximum Lot Coverage	Lot Coverage: 45%	Lot Coverage: 45%	Lot Coverage: 45%	Lot Coverage: 45%

Uses:

The list of permitted uses within this Planned Development is shown below.

- By Right:
 - Accessory Building
 - Model Home
 - Park or Playground
 - Private Utility, Other Than Listed
 - Private Recreation Center
 - Single Family Dwelling, Detached

Open Space and Amenities:

The open space standards for this Planned Development would require a minimum of 10% usable open space. There is a floodplain that separates a small portion of the development from north to south. The proposed development has been configured in such a way that the residences on the north and south of the floodplain will have visibility of the open space on either side. Both the northern and southern residences of the development will have access to an 8-

foot trail going from north to south, as well as a 12-foot trail going from east to west. To further enhance the accessibility and visibility of the open space, the streets on both sides of the floodplain have been left undeveloped for more connectivity to the open space.

The proposal for the amenity area shall contain a minimum of three (3) elements from the following list and must contain at least one (1) element from numbers 1–4 as approved by the Director of Development Services:

1. Fitness station
2. Pickleball court
3. Fishing pier
4. Children's playground facility
5. Shade structure with seating
6. Dog park
7. Bike pump/repair station with shade structure
8. Landscape gathering area
9. Grill & picnic area

Architectural Standards:

The architectural standards within this Planned Development can be referenced in Exhibits C and F. Furthermore, a development agreement has been drafted regarding the architectural standards.

The architectural standards pertaining to exterior materials within this Planned Development are shown below.

Exterior Surfaces:

- a. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, 3 step stucco, and cementitious material (20% maximum).
- b. The exterior facade of a main building or structure, excluding glass windows and doors, shall comply with the following standards:
 1. The exterior facades shall be constructed of 100 percent (100%) masonry, unless otherwise specified herein.
 2. Cementitious materials may constitute up to fifty percent (50%) of the area for stories other than the first story provided it does not exceed 20% for the entire home.
 3. Any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be a minimum of eighty percent (80%) masonry and cementitious material may be used for up to twenty percent (20%) provided it does not exceed 20% for the entire home.
 4. The exterior cladding of chimneys shall be brick, natural or manufactured stone, or 3 step stucco.
 5. Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director of Development Services.

Roofing:

- a. Structures shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.
- b. Metal roofs shall be non-reflective colors.

Street Network Design:

The streets in the development have incorporated curvilinear alignments, which dismisses the standard stagger requirements. Block lengths exceeding 1,000 feet shall be permitted as shown on Exhibit D due to constraints created by the floodplain, required open-space corridors, and connectivity needs.

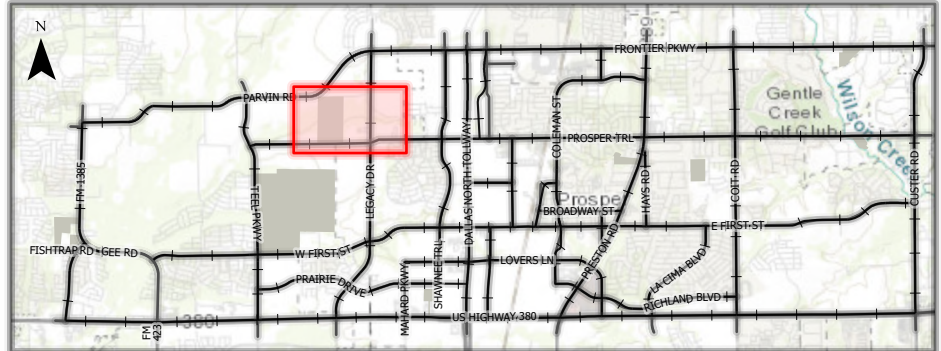
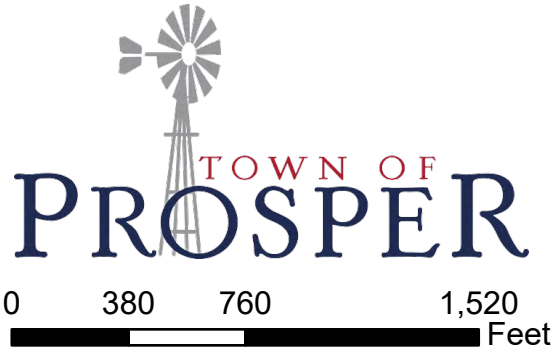
Town Staff Recommendation:

The proposed zoning request is not compliant with the Future Land Use Plan. The lot sizes in medium density residential neighborhoods range between 12,500 and 20,000 square feet in size, and this proposal does not conform.

An approval of this request would require an amendment to the Future Land Use Plan, which staff would not support. Town Staff recommends denial of the request to rezone 49.9± acres from Agricultural to a Planned Development allowing for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive.

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on February 10, 2026.

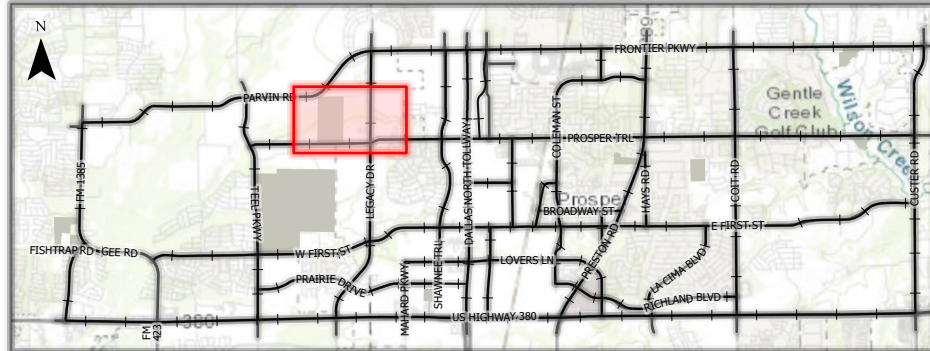
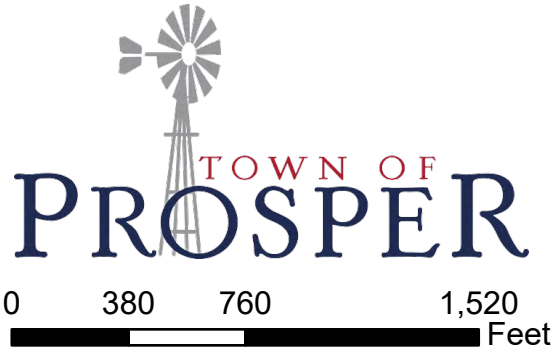
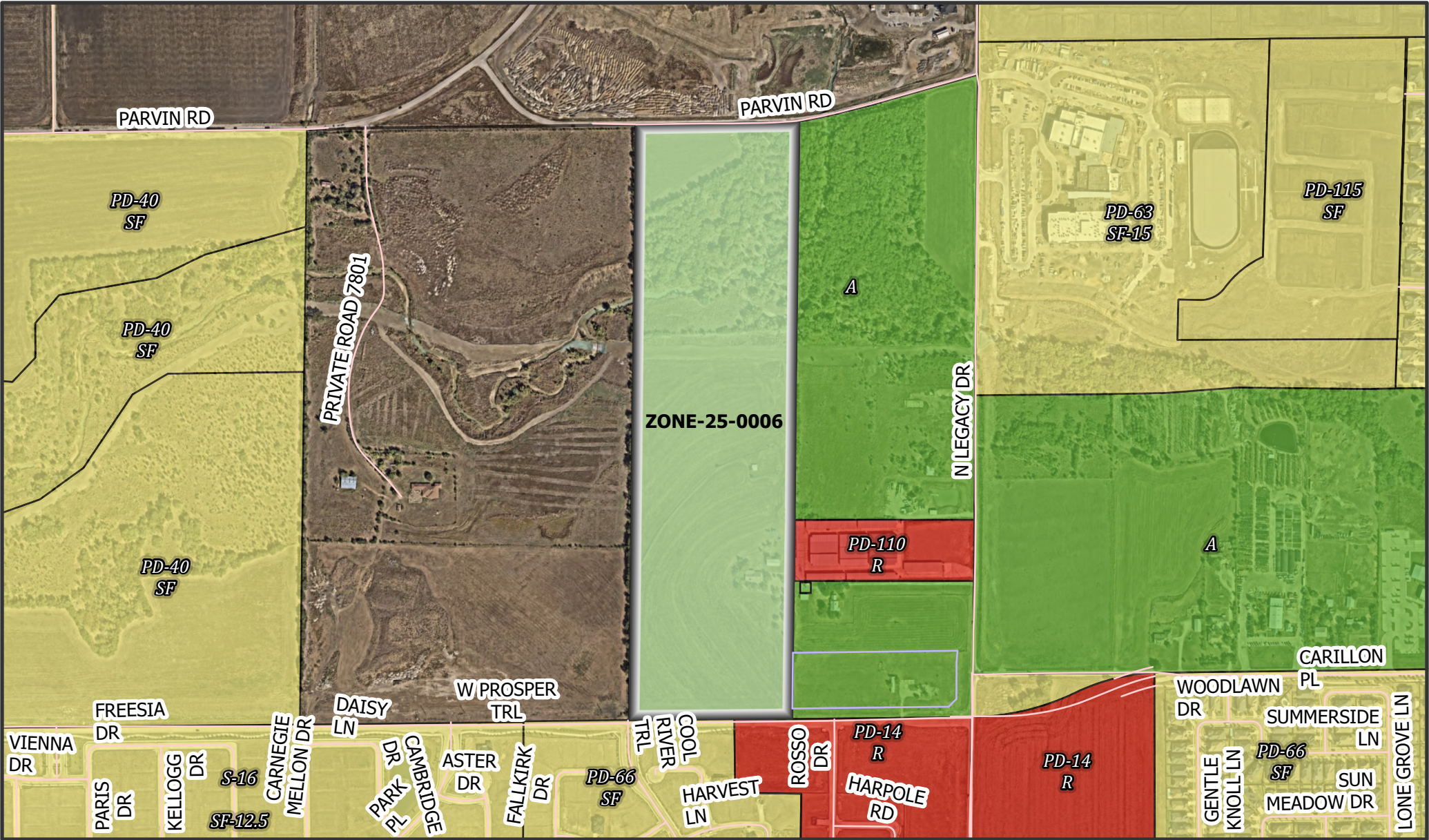


ZONE-25-0006

McCasland Tract

Planned Development

This map for illustration purposes only



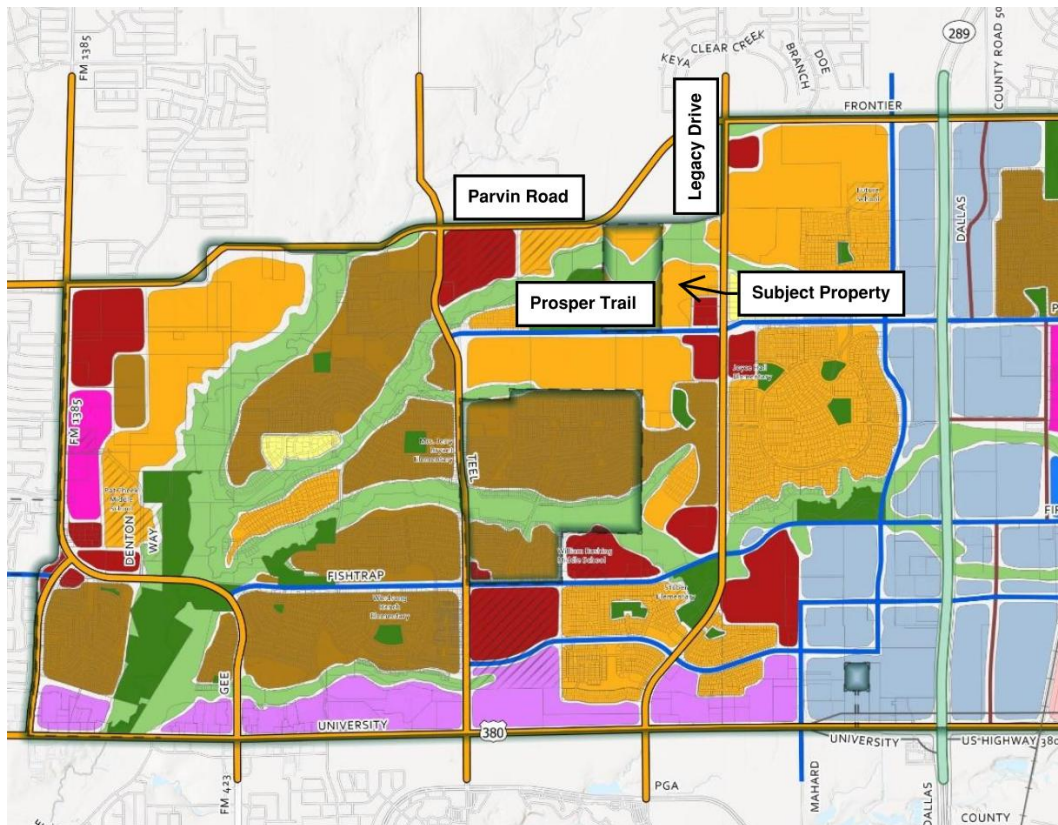
ZONE-25-0006

McCasland Tract

Planned Development

This map for illustration purposes only

Future Land Use Exhibit



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the John M. McKim Survey, Abstract No. 889 and the J. Durrett Survey, Abstract No. 350, Town of Prosper, Denton County, Texas, being all of a tract conveyed to George L. McCasland, by deed recorded in Document Number 2022-128993 of the Official Public Records of Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south line of Parvin Road, a variable width right-of-way, at the northeast corner of a tract of land conveyed to Prosper Meadows, LP, by deed recorded in Document Number 2019-65177 (OPRDCT);

THENCE N 89°08'40" E, along said south line of Parvin Road, at a distance of 576.76 feet passing a 5/8" iron rod found, continuing in all a total distance of 775.24 feet, to a PK Nail set in asphalt at the northwest corner of a tract of land conveyed to Legacyparvin26, LLC, by deed recorded in Document Number 2021-63248 (OPRDCT);

THENCE S 00°45'36" W, 1,238.32 feet, departing said south line of Parvin Road, with the west line of said Legacyparvin26, LLC tract, to a 5/8" iron rod found at the southwest corner of said Legacyparvin26, LLC tract and the northwest corner of a tract of land conveyed to Vingrids Capital LLC, by deed recorded in Document Number 2017-89464 (OPRDCT);

THENCE S 00°35'32" W, 574.42 feet, with the west line of said Vingrids Capital LLC tract, to a point for corner;

THENCE S 00°02'56" W, 69.42 feet, continuing with said west line of said Vingrids Capital LLC tract, to a 1/2" iron rod found at the southwest corner of said Vingrids Capital LLC tract and the northwest corner of a tract of land conveyed to Legacy Storage Center, LLC, by deed recorded in Document Number 2007-139928 (OPRDCT);

THENCE S 00°51'49" W, at a distance of 284.96 feet passing a 1/2" iron rod found at the southwest corner of said Legacy Storage Center, LLC, continuing in all a total distance of 397.40 feet, to a point for corner in the west line of a tract of land conveyed to 1185 Legacy, LLC, by deed recorded in Document Number 2021-121368 (OPRDCT);

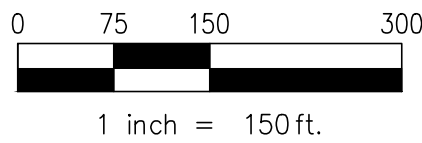
THENCE S 00°37'06" W, 229.75 feet, with said west line of 1185 Legacy, LLC tract, to a 1/2" iron rod found at the southwest corner of said 1185 Legacy, LLC tract and the northwest corner of a tract of land conveyed to Prosper Fellowship Church, by deed recorded in Document Number 2022-27503 (OPRDCT);

THENCE S 00°34'49" W, 309.66 feet, to a point for corner in Prosper Road, a variable width right-of-way;

THENCE S 89°25'57" W, 772.26 feet, with said Prosper Road, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the apparent centerline of said Prosper Road;

THENCE N 00°37'58" E, at a distance of 45.74 feet, passing a 5/8" capped iron rod found at the northeast corner of a tract of land conveyed to the Town of Prosper, by Right-of-Way deed recorded in Document Number 2023-98156 (OPRDCT) and the southeast corner of said Prosper Meadows, LP tract, continuing in all a total distance of 2,815.00 feet, to the **POINT OF BEGINNING** with the subject tract containing 2,177,145 square feet or 49.98 acres of land.





Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the John M. McKim Survey, Abstract No. 889 and the J. Durrett Survey, Abstract No. 350, Town of Prosper, Denton County, Texas, being all of a tract conveyed to George L. McCasland, by deed recorded in Document Number 2022-128993 of the Official Public Records of Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

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THENCE N 89°08'40" E, along said south line of Parvin Road, at a distance of 576.76 feet, passing a 5/8" iron rod found, continuing in all a total distance of 775.24 feet, to a PK Nail set in asphalt at the northwest corner of a tract of land conveyed to Legacyparvin26, LLC, by deed recorded in Document Number 2021-63248 (OPRDC);

THENCE S 00°45'36" W 1,238.32 feet, departing said south line of Parvin Road, with the west line of said Legacyparvin26, LLC tract, to a 5/8" iron rod found at the southwest corner of said Legacyparvin26, LLC tract and the northwest corner of a tract of land conveyed to Vingrids Capital LLC, by deed recorded in Document Number 2017-89464 (OPRDCT);

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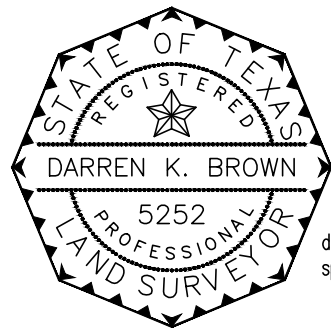
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THENCE S 00°37'06" W, 229.75 feet, with said west line of 1185 Legacy, LLC tract, to a 1/2" iron rod found at the southwest corner of said 1185 Legacy, LLC tract and the northwest corner of a tract of land conveyed to Prosper Fellowship Church, by deed recorded in Document Number 2022-27503 (OPRDC);

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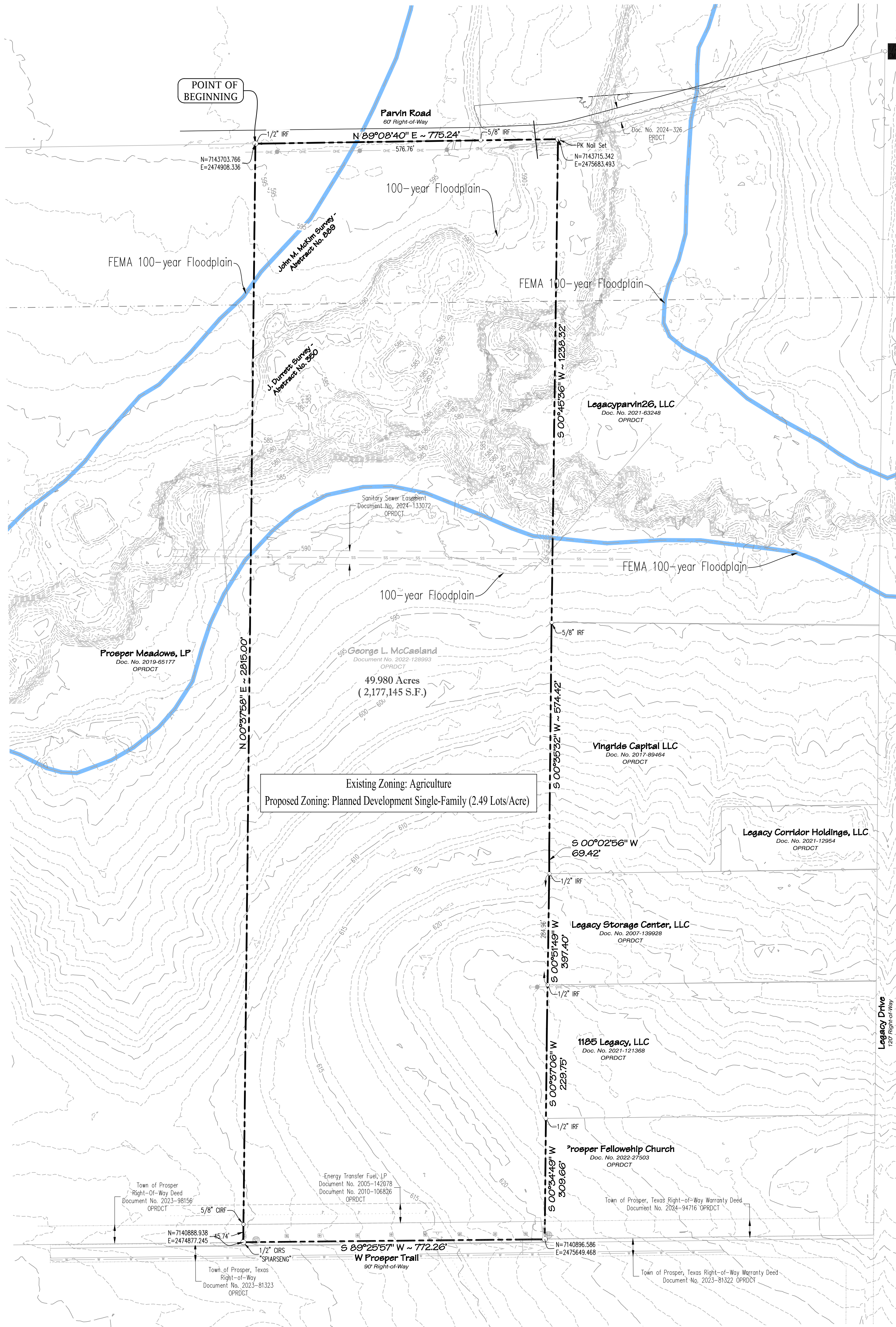
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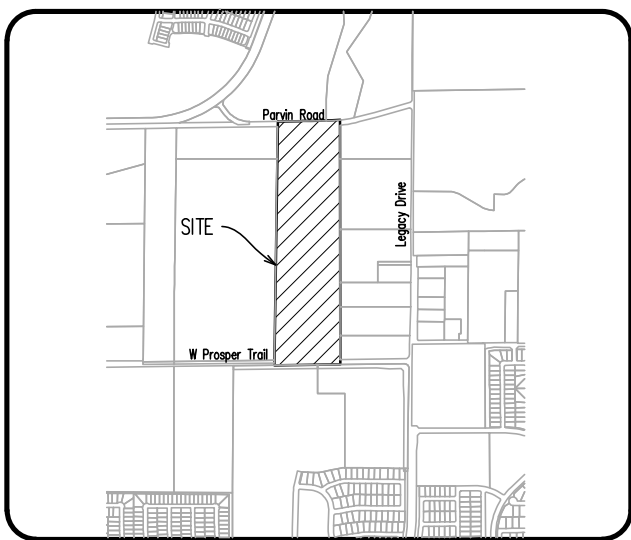
darren.brown@
spiarsengineering.com

Date of Plat or Map: 4/7/25

Darren K. Brown, RPLS 5252



LEGEND	
	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARKING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
	POWER POLE
	SAN SEWER MANHOLE
	STORM SEWER MANHOLE
	LIGHT POLE/STANDARD
c	GUY WIRE ANCHOR
	BOLLARD
	SIGNPOST
	FIRE HYDRANT
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
	WATER VALVE
	WATER METER
SSCO	SANITARY SEWER CLEANOUT
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	WOOD FENCE
	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



LOCATION MAP
N.T.S.

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPES No. F-2121 And No. F-100
Contact: Tristan Poore

ENGINEER / SURVEYOR	APPLICANT
Spjars Engineering, Inc.	M&A Development Services
765 Custer Road, Suite 100	1845 Woodall Rogers Freeway, Suite 150
Plano, TX 75075	Dallas, TX 75201
Telephone: (972) 422-0077	Telephone: (214) 516-5166
TBPELS No. F-2121 And No. F-10043100	Contact: John Mckenzie
Contact: Tristan Poore	

OWNER
George L. McCasland
5902 Winchester Drive
Texarkana, TX 75503
Telephone: (903) 276-4260

Note:
The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.

ZONE-25-0006

EXHIBIT A-2 (Survey)

McCasland Tract
2,177,145 SQUARE FEET OR 49.98 ACRES OF LAND,
OUT OF THE
JOHN M. MCKIM SURVEY
ABSTRACT NO. 889
J. DURRETT SURVEY
ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

Scale: 1" = 150' April, 2025 SEI Job No. 24-202

Plotted by: iwesterberg Plot Date: 1/12/2026 9:10 AM

9:10:13 AM

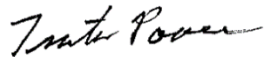
Approved By: Jwesterberg Save Time: 1/12/2026

ZONE-25-0006
-EXHIBIT B-
Letter of Intent

This planned development district is located between W Prosper Trail and Parvin Road. The area to the south of W Prosper Trail is being developed into single-family homes while the areas to the west and north of this tract are undeveloped. To the east there is a storage center and is planned for medium density residential and retail.

These single-family lots will be at 2.49 units per acre with a proposed 96 single-family units on a gross 49.98 acres and residential use net 38.5 acres. Lots will be front entry with varying building line setbacks to promote diversity in the neighborhood. The proposed landscaping and amenities are included in this submittal and show how intentional landscaping and amenity design will create a desirable community and trail system connection.

Regards,
SPIARS Engineering



Tristan R. Poore, P.E.

ZONE 25-0006
-EXHIBIT C-
Planned Development Standards

The proposed development will conform to the development standards of the Town of Prosper's Zoning Ordinance and Subdivision Ordinance, as they exist or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the Single Family – 10 District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.
2. **Development Plans**
 - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
 - b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.
3. **Uses:** The following uses shall be permitted:
 - a. Model Home
 - b. Single Family Dwelling, Detached
 - c. Accessory Building
 - d. Park or Playground
 - e. Private Recreation Center
 - f. Private Utility, Other Than Listed
4. **Regulations:** Regulations shall be permitted in accordance with the Single Family – 10 District and as specified below:
 - a. **Development Standards:**

DEVELOPMENT STANDARDS – SINGLE FAMILY – 10	PROSPER STANDARDS	PROPOSED PD STANDARDS
MAX DENSITY	2.5 UPA	2.5 UPA
MIN FRONT YARD SETBACK	25'	30'
MIN SIDE YARD SETBACKS	8'	8'
ADJACENT TO SIDE STREET	15'	15'
MIN REAR YARD SETBACK	25'	25'
MIN LOT DEPTH	125'	150'
MIN LOT WIDTH	80'	76'
MIN LOT AREA	10,000 SQFT	TYPE A: 11,500 SQFT TYPE B: 12,000 SQFT TYPE A: 12,500 SQFT
MAXIMUM HEIGHT	2.5 STORIES, < 40'	2.5 STORIES, < 40'

DEVELOPMENT STANDARDS – SINGLE FAMILY – 10	PROSPER STANDARDS	PROPOSED PD STANDARDS
LOT COVERAGE	45 PERCENT	45 PERCENT
MIN ENCLOSED GARAGE AREA	400 SQFT	400 SQFT

- b. **Lot Yield:** The maximum number of single-family detached units shall be ninety-six (96), subject to the limits per lot type specified below.
- c. **Lot Types:** The single family detached lots developed within the community shall be in accordance with the following three Lot Types that shall be located throughout the community.
- i. **Type A Lots:** Minimum lot area shall be eleven thousand five hundred feet (11,500 sf) Lots. There shall be a maximum of ten (10) Type A Lots.
 - ii. **Type B Lots:** Minimum lot area shall be twelve thousand square feet (12,000 sf) Lots. There shall be approximately twenty-six (26) Type B Lots.
 - iii. **Type C Lots:** Minimum lot area shall be twelve thousand five hundred (12,500 sf) Lots. There shall be minimum of sixty (60) Type C Lots.
- d. **Open Space and Amenities:**
- i. An amenity area for family-oriented activities shall be provided in the southern portion of this community. The amenity area shall be completed prior to the issuance of certificates of occupancy of greater than 50% of the homes within this community. The program for the amenity area shall contain a minimum of three (3) elements from the following list and must contain at least one (1) element from numbers 1–4 as approved by the Director of Development Services:
 - 1. Fitness station
 - 2. Pickleball court
 - 3. Fishing pier
 - 4. Children’s playground facility
 - 5. Shade structure with seating
 - 6. Dog park
 - 7. Bike pump/ repair station with shade structure
 - 8. Landscape gathering area
 - 9. Grill & picnic area
 - ii. Minimum of 10% Usable Open Space Required.

- iii. 5' Sidewalks along local street sections and 8' Trails through open space and natural creek areas.

e. **Visibility Corridor Creek View**

- i. A visibility corridor into the creek shall be provided at the north and south ends of the open-space system, as generally depicted in Exhibit D.

f. **Architectural and Building Material Standards:** Should a discrepancy exist between the Town Zoning or Subdivision Ordinance and the standards within this PD, the language herein shall prevail. The architectural and building material standards for the single-family lots are as follows:

- 1. **Driveways:** Driveways shall be constructed of the following materials: brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.

2. **Exterior Surfaces:**

- a. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, 3 step stucco, and cementitious material (20% maximum).
- b. The exterior facade of a main building or structure, excluding glass windows and doors, shall comply with the following standards:
 - 1. The exterior facades shall be constructed of 100 percent (100%) masonry, unless otherwise specified herein.
 - 2. Cementitious materials may constitute up to fifty percent (50%) of the area for stories other than the first story provided it does not exceed 20% for the entire home.
 - 3. Any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be a minimum of eighty percent (80%) masonry and cementitious material may be used for up to twenty percent (20%) provided it does not exceed 20% for the entire home.
 - 4. The exterior cladding of chimneys shall be brick, natural or manufactured stone, or 3 step stucco.

5. Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director of Development Services.

3. **Roofing:**

- a. Structures shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.
- b. Metal roofs shall be non-reflective colors

4. **Street Network Design:**

- a. Local residential streets incorporate curvilinear street alignments
- b. Front Setback Staggering. If curvilinear streets are provided, standard stagger requirements shall not be required.
- c. Block lengths exceeding 1,000 feet shall be permitted as shown on Exhibit D due to constraints created by the floodplain, required open-space corridors, and connectivity needs.

5. **Garages:**

- a. Dwellings shall have a minimum of two (2) car garage bays totaling a minimum of four hundred feet (400 sf).
- b. Side entry garages shall be permitted on corner lots.
- c. Garage doors directly facing a street shall be located no closer than thirty feet (30') from the property line.

6. **Plate Height:** Each structure shall have a minimum principal plate height of nine feet (9') on the first floor.

7. **Air Conditioners:** No window or wall air conditioning units will be permitted on structures. All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from public view. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.

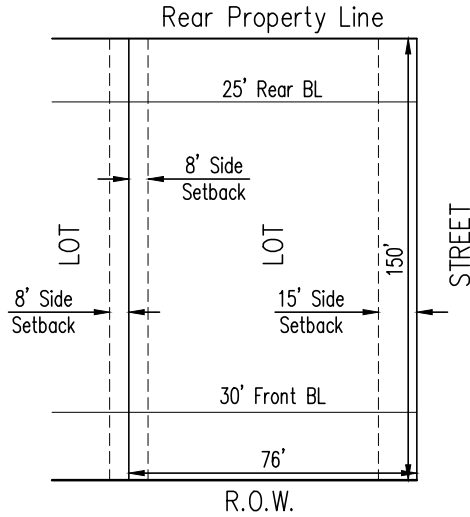
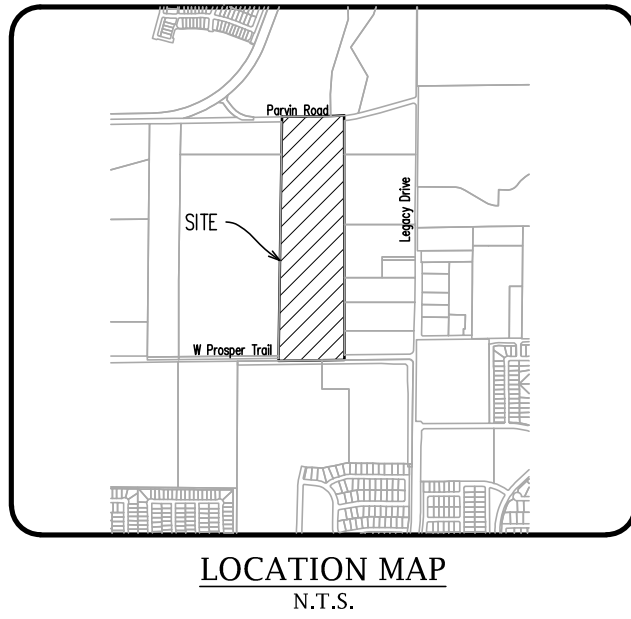
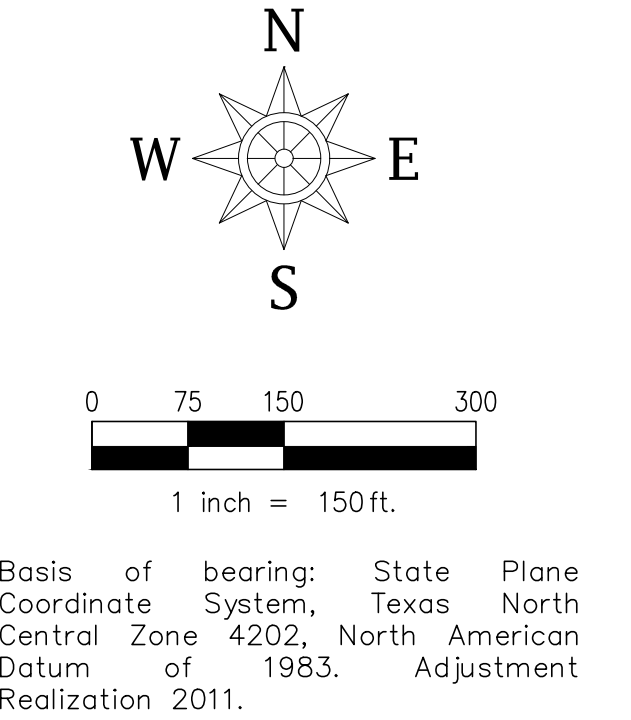
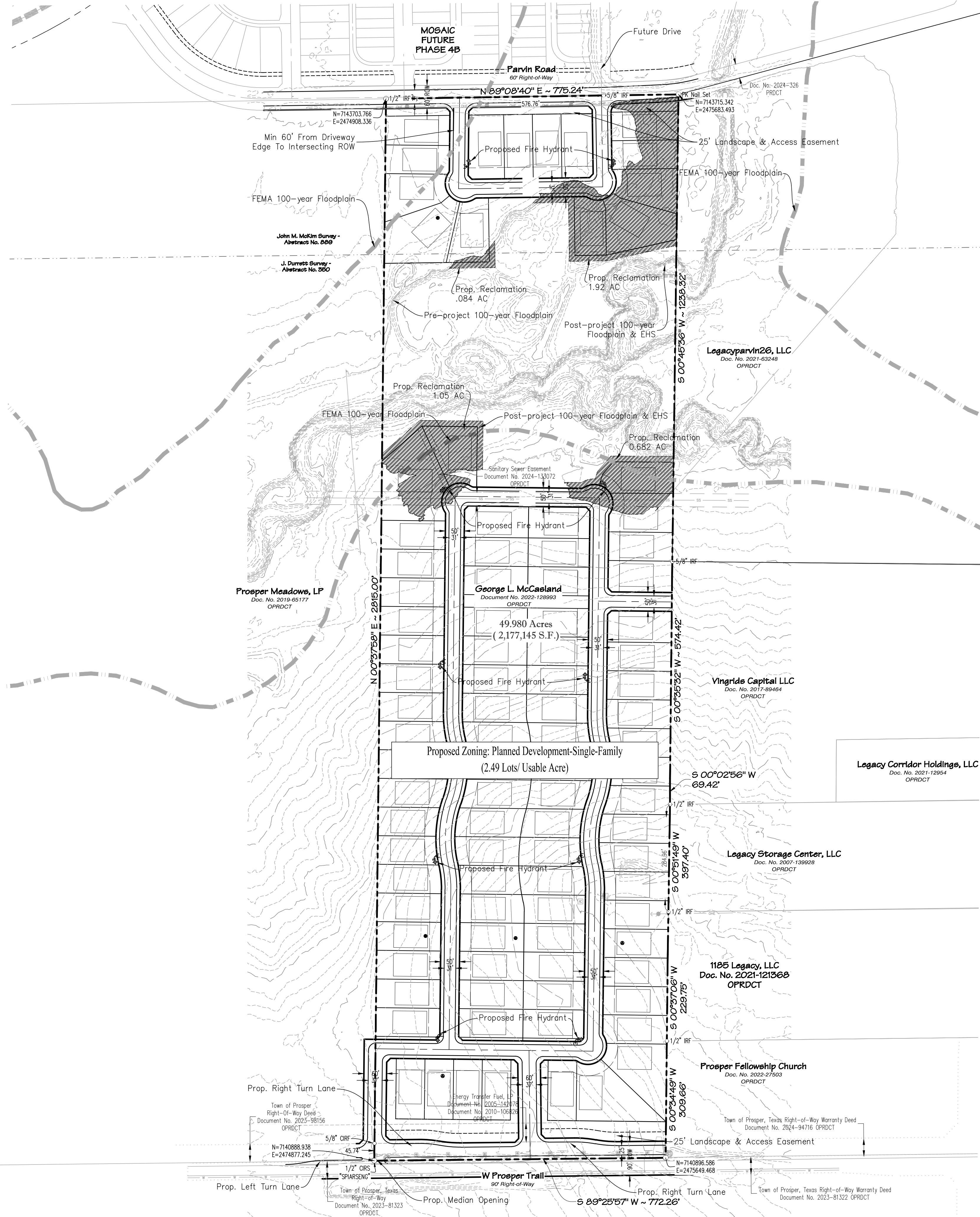
8. **Porches**: Porches are required for lots facing the creek or open space.
9. **Anti-Monotony**: Each house design shall not be the same as its neighboring and adjacent houses.
- g. **Landscaping**:
- i. Required trees shall not be smaller than four (4) caliper inches. A minimum of two (4) inch caliper shall be located in the front yard. The total caliper inches shall be eleven (11) caliper inches per lot.
 - ii. The minimum of twenty (20) shrubs, each a minimum of three (3) gallons in size when planted, shall be planted in the front yard of each lot.
 - iii. One hundred percent of all fronts, side, and rear yards not covered by hardscape or landscape beds shall be irrigated and sodded.
 - iv. All foundations visible from street shall have flower beds or evergreen shrubs generally screening foundation.
 - v. Thoroughfare screening trees are to be 4" minimum.
 - vi. Berming is required on both Parvin Road and Prosper Trail
 - vii. Underbrush along creek should be cleared for more visibility and overall tidiness of the creek banks.

Drawing: 03/2024 0003/24-002 McCasland Tract CAD Exhibit Exhibit D Conceptual Plan.dwg Saved By: Jesterberg Save Time: 1/8/2026 1:24:21 PM Printed by: Jesterberg Plot Date: 1/8/2026 1:27 PM

Development Standards- Single Family-10	Prosper Standards	Proposed PD Standards
Max Density	2.5 UPA	2.5 UPA
Min Front Yard Setback	25'	30'
Min Side Yard Setbacks	8'	8'
Adjacent to Side Street	15'	15'
Min Rear Yard Setback	25'	25'
Min Lot Depth	125'	150'
Min Lot Width	80'	76'
Min Lot Area	10,000 SQFT	11,500 SQFT
Maximum Height	2.5 Stories,<40'	2.5 Stories,<40'
Lot Coverage	45 Percent	45 Percent
Min Enclosed Garage Area	400 SQFT	400 SQFT

OPEN SPACE		
Open Space	481,000sf (11.04 Acres)	22.10%
Total Site Area	2,176,682sf (49.98 Acres)	100%

- Note:
- 1) The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.
 - 2) All proposed driveways shall meet Town of Prosper standards in regards to spacing, throat depth, and such.
 - 3) The Traffic Impact Analysis (TIA) shall be provided at time of Preliminary Plat. Additional improvements or modifications may be required to accommodate results.
 - 4) Traffic calming street treatments have been provided in the form of pavement chokers and enhanced pavement per Town of Prosper Roadway Design Standards Section 4.0.2.M.
 - 5) Requesting Variance of 10.03.146 Residential Development Criteria Along Major Creeks.



STANDARD LOT DETAIL
FOR 76' X 150' MIN. LOT
96 Lots

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Tristan Poore

OWNER / APPLICANT
M&A Development Services
1845 Woodall Rogers Freeway, Suite 150
Dallas, TX 75201
Telephone: (214) 516-5166
Contact: John Mckenzie

ZONE-25-0006 EXHIBIT D (Conceptual Plan)

McCasland Tract
96 SINGLE-FAMILY LOTS & 8 OPEN SPACE LOTS
2,177,145 SQUARE FEET OR 49.98 ACRES OF LAND,
OUT OF THE
JOHN M. MCKIM SURVEY
ABSTRACT NO. 889
J. DURRETT SURVEY
ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

ZONE-25-0006
-EXHIBIT E-
Development Schedule

It is anticipated that the development will begin within 12 months after approval of zoning ordinance.

Horizontal civil construction is estimated at 12-15 months' completion and the construction of single-family homes will be completed in one phase.

This schedule is subject to change due to various factors beyond the control of the developer such as housing market conditions, construction materials and labor availability.

Let us know if you need any additional information.

Regards,
SPIARS Engineering

A handwritten signature in black ink, appearing to read "Tristan Poore", written in a cursive style.

Tristan R. Poore, P.E.

PROSPER – ELEVATIONS



ZONE-25-0006

Exhibit 83
Elevations





Street Frontage & Secondary Entries

- Mason Screen Wall with Masonry Columns
- Canopy Trees 50'-0" O.C.
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)



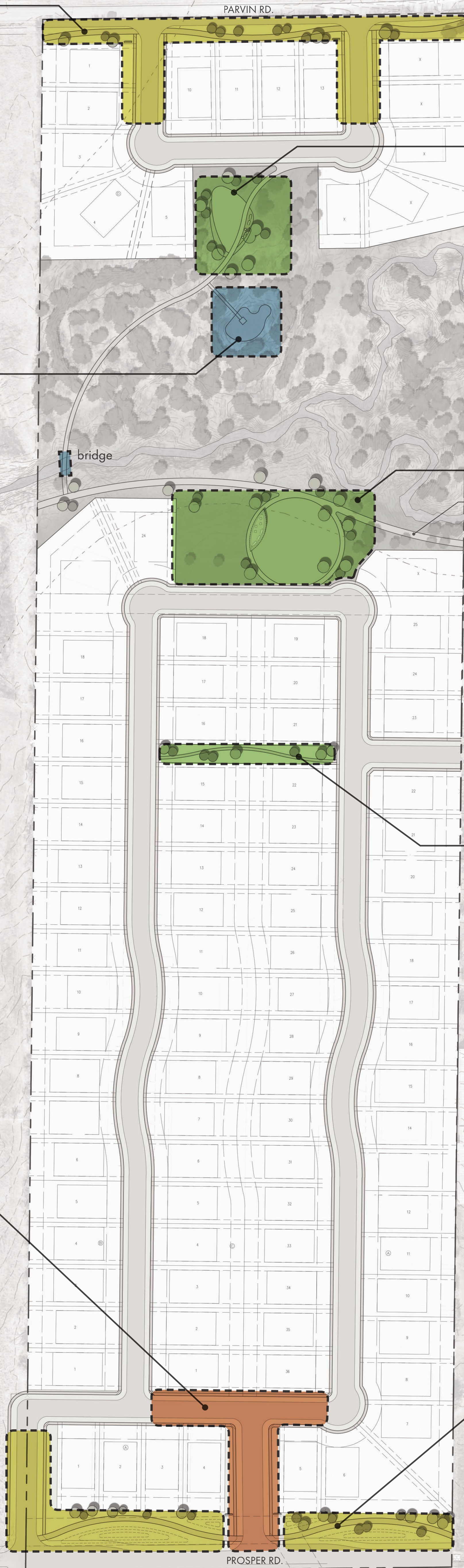
Pond Amenity

- Trellis Structured at Pond
- Furnishings – Benches, Seat Walls
- Fishing Pier
- Bridge, 30ft
- Canopy Trees 50'-0" O.C.
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)
- Lighting & Electrical for Trees



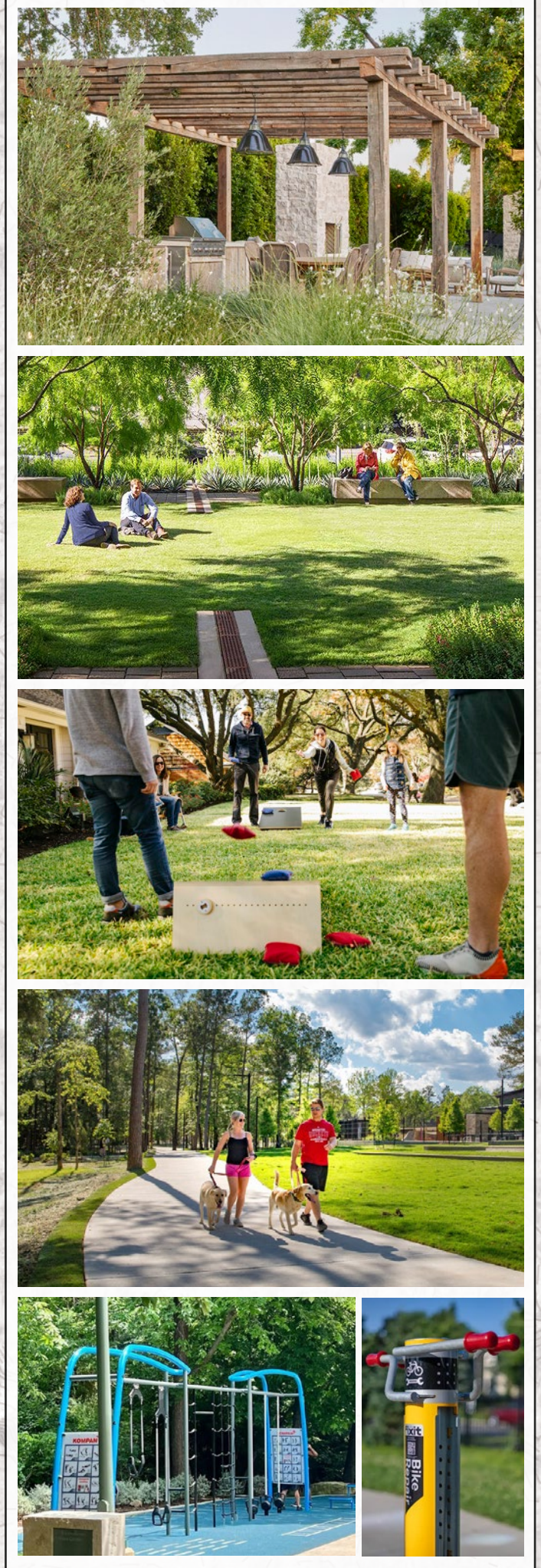
Main Entrance

- Entry Monument (Low Wall)
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)
- Lighting & Electrical for Signage & Trees



North Pocket Park (all parks & connector)

- Fitness Station
- Board on Board Wood Fence with Masonry Columns
- Covered Gazebo
- Canopy Trees 50'-0" O.C.
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)
- Lighting & Electrical for Trees
- Bike pump/repair station



South Pocket Park

town of Prosper regional trail (12' width)

Neighborhood Connector



Street Frontage & Secondary Entries

- Mason Screen Wall with Masonry Columns
- Canopy Trees 50'-0" O.C.
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)



McCasland Tract
Program Diagram

01/07/2026

M&A Development
Prosper, TX

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201



This information is based on the most current information available and is intended for conceptual use only.

ZONE-25-0006
Exhibit G: Landscape Plan

McCASLAND TRACT DEVELOPMENT AGREEMENT

THIS McCASLAND TRACT ADDITION DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and George L. McCasland ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as McCasland Tract ("Property"), a legal description of which Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the Property was rezoned by the Town Council on or about _____, 2026, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in said development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. Development Standards. For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. Covenant Running with the Land. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. Applicability of Town Ordinances. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

4. **Default.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

5. **Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Denton County, Texas.

6. **Notice.** Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
 250 W. First Street
 Prosper, Texas 75078
 Attention: Town Manager

If to Developer: George L McCasland
 5902 Winchester Drive
 Texarkana, TX 75503

7. **Prevailing Party.** In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

8. **Entire Agreement.** This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

9. **Savings/Severability.** In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the

Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

10. Binding Agreement. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

11. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

12. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Denton County, Texas.

13. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

14. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

15. **Sovereign Immunity.** The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

16. **Effect of Recitals.** The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

17. **Consideration.** This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

18. **Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

19. **Amendment.** This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

20. **Miscellaneous Drafting Provisions.** This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

21. **Waiver of Texas Government Code § 3000.001 et seq.** With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

22. **Third-Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

23. **Rough Proportionality.** Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to

such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

24. Exactions/Infrastructure Costs. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

(INTENTIONALLY LEFT BLANK)

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____

Name: Mario Canizares

Title: Town Manager, Town of Prosper

STATE OF TEXAS)

)

COUNTY OF COLLIN)

 This instrument was acknowledged before me on the ____ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

Notary Public, State of Texas

My Commission Expires:

DEVELOPER:

George L. McCasland

By: _____
Name: George L. McCasland

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2026, by George L. McCasland, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

Notary Public, State of Texas
My Commission Expires:

EXHIBIT A-1
ZONE-25-0006
METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the John M. McKim Survey, Abstract No. 889 and the J. Durrett Survey, Abstract No. 350, Town of Prosper, Denton County, Texas, being all of a tract conveyed to George L. McCasland, by deed recorded in Document Number 2022-128993 of the Official Public Records of Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south line of Parvin Road, a variable width right-of-way, at the northeast corner of a tract of land conveyed to Prosper Meadows, LP, by deed recorded in Document Number 2019-65177 (OPRDCT);

THENCE N 89°08'40" E, along said south line of Parvin Road, at a distance of 576.76 feet passing a 5/8" iron rod found, continuing in all a total distance of 775.24 feet, to a PK Nail set in asphalt at the northwest corner of a tract of land conveyed to Legacyparvin26, LLC, by deed recorded in Document Number 2021-63248 (OPRDCT);

THENCE S 00°45'36" W, 1,238.32 feet, departing said south line of Parvin Road, with the west line of said Legacyparvin26, LLC tract, to a 5/8" iron rod found at the southwest corner of said Legacyparvin26, LLC tract and the northwest corner of a tract of land conveyed to Vingrids Capital LLC, by deed recorded in Document Number 2017-89464 (OPRDCT);

THENCE S 00°35'32" W, 574.42 feet, with the west line of said Vingrids Capital LLC tract, to a point for corner;

THENCE S 00°02'56" W, 69.42 feet, continuing with said west line of said Vingrids Capital LLC tract, to a 1/2" iron rod found at the southwest corner of said Vingrids Capital LLC tract and the northwest corner of a tract of land conveyed to Legacy Storage Center, LLC, by deed recorded in Document Number 2007-139928 (OPRDCT);

THENCE S 00°51'49" W, at a distance of 284.96 feet passing a 1/2" iron rod found at the southwest corner of said Legacy Storage Center, LLC, continuing in all a total distance of 397.40 feet, to a point for corner in the west line of a tract of land conveyed to 1185 Legacy, LLC, by deed recorded in Document Number 2021-121368 (OPRDCT);

THENCE S 00°37'06" W, 229.75 feet, with said west line of 1185 Legacy, LLC tract, to a 1/2" iron rod found at the southwest corner of said 1185 Legacy, LLC tract and the northwest corner of a tract of land conveyed to Prosper Fellowship Church, by deed recorded in Document Number 2022-27503 (OPRDCT);

THENCE S 00°34'49" W, 309.66 feet, to a point for corner in Prosper Road, a variable width right-of-way;

THENCE S 89°25'57" W, 772.26 feet, with said Prosper Road, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the apparent centerline of said Prosper Road;

THENCE N 00°37'58" E, at a distance of 45.74 feet, passing a 5/8" capped iron rod found at the northeast corner of a tract of land conveyed to the Town of Prosper, by Right-of-Way deed recorded in Document Number 2023- 98156 (OPRDCT) and the southeast corner of said Prosper Meadows, LP tract, continuing in all a total distance of 2,815.00 feet, to the **POINT OF BEGINNING** with the subject tract containing 2,177,145 square feet or 49.98 acres of land.



EXHIBIT B
ZONE-25-0006

Architectural and Building Material Standards: Should a discrepancy exist between the Town Zoning or Subdivision Ordinance and the standards within this PD, the language herein shall prevail. The architectural and building material standards for the single-family lots are as follows:

1. **Driveways:** Driveways shall be constructed of the following materials: brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.
2. **Exterior Surfaces:**
 - a. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, 3 step stucco, and cementitious material (20% maximum).
 - b. The exterior facade of a main building or structure, excluding glass windows and doors, shall comply with the following standards:
 1. The exterior facades shall be constructed of 100 percent (100%) masonry, unless otherwise specified herein.
 2. Cementitious materials may constitute up to fifty percent (50%) of the area for stories other than the first story provided it does not exceed 20% for the entire home.
 3. Any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be a minimum of eighty percent (80%) masonry and cementitious material may be used for up to twenty percent (20%) provided it does not exceed 20% for the entire home.
 4. The exterior cladding of chimneys shall be brick, natural or manufactured stone, or 3 step stucco.
 5. Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director of Development Services.
3. **Roofing:**

- a. Structures shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.

- b. Metal roofs shall be non-reflective colors

4. **Street Network Design:**

- a. Local residential streets incorporate curvilinear street alignments

- b. Front Setback Staggering. If curvilinear streets are provided, standard stagger requirements shall not be required.

- c. Block lengths exceeding 1,000 feet shall be permitted as shown on Exhibit D due to constraints created by the floodplain, required open-space corridors, and connectivity needs.

5. **Garages:**

- a. Dwellings shall have a minimum of two (2) car garage bays totaling a minimum of four hundred feet (400 sf).

- b. Side entry garages shall be permitted on corner lots.

- c. Garage doors directly facing a street shall be located no closer than thirty feet (30') from the property line.

6. **Plate Height:** Each structure shall have a minimum principal plate height of nine feet (9') on the first floor.

7. **Air Conditioners:** No window or wall air conditioning units will be permitted on structures. All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from public view. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.

8. **Porches:** Porches are required for lots facing the creek or open space.

9. **Anti-Monotony:** Each house design shall not be the same as its neighboring and adjacent houses.

- a. **Landscaping:**

- i. Required trees shall not be smaller than four (4) caliper inches. A minimum of two (4) inch caliper shall be located in the front yard. The total caliper inches shall be eleven (11) caliper inches per lot.

- ii. The minimum of twenty (20) shrubs, each a minimum of three (3) gallons in size when planted, shall be planted in the front yard of each lot.
- iii. One hundred percent of all fronts, side, and rear yards not covered by hardscape or landscape beds shall be irrigated and sodded.
- iv. All foundations visible from street shall have flower beds or evergreen shrubs generally screening foundation.
- v. Thoroughfare screening trees are to be 4" minimum.
- vi. Berming is required on both Parvin Road and Prosper Trail
- vii. Underbrush along creek should be cleared for more visibility and overall tidiness of the creek banks.

ELEVATIONS

