



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 03, 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 Commission 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 January 20, 2026, Planning and Zoning Commission working session meeting.
- 3b. Consider and act upon the minutes from the January 20, 2026, Planning and Zoning Commission regular meeting.

- 3c. Consider and act upon a request for a Preliminary Site Plan for Medical Office and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lots 4-5 and 8, on 8.3± acres, located on the north side of University Drive and 850± feet west of Teel Parkway. (DEVAPP-25-0130)

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. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002)
5. Discussion regarding the Unified Development Code.
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 Wednesday, January 28, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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, January 20, 2026
5:30 PM

Call to Order / Roll Call

The meeting was called to order at 5:30 p.m.

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

Commissioner(s) Absent: John Hamilton

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Trey Ramon (Planning Technician)

Items for Individual Consideration:

1. Discuss items on the January 20, 2026 Planning and Zoning Commission agenda.

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

The Commission inquired about Item 3c and whether the area around the dumpster would be counted as open space. Staff responded that the required five foot landscape buffer around the dumpster is not counted as open space, but the remaining area is open space.

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

The Commission inquired why staff is recommending approval of the project. Staff responded that it meets the minimum standards required; however, there are separate criteria in the Zoning Ordinance which the commission may consider when acting upon a Preliminary Site Plan.

The Commissioners asked if the applicant has the right to appeal should the project be denied. Staff confirmed the applicant may appeal. The Commission then asked if the developer has any automatic right to build even if they were to be denied. Staff commented the developer would not have that right.

Town Staff provided a brief overview of Regular Agenda Item 5.

Staff explained to the commission that denial had been recommended because the lot sizes did not comply with the Medium Density Residential requirement. After publication of the packet, the applicant revised the conceptual plan so that all lots are now minimum of 12,500 square feet. With this modification staff is in support of the Planned Development. The Commission further asked if anything would need to be done to the Future Land Use plan should this be approved as modified. Staff responded there would not be.

2. Adjourn.

The work session was adjourned at 6:28 p.m.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



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

1. Call to Order / Roll Call

The meeting was called to order at 6:31 P.M.

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

Commissioner(s) Absent: John Hamilton

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), Trey Ramon (Planning Technician)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 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)

Commissioner Blanscet made a motion to approve Items 3a through 3f. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

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)

Commissioner Carson made a motion to remove Item 4 from the table. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 6-0.

Ms. Porter presented Item 4 to the Commission.

The applicants, David Bond, Sagar Delaprolu, and Scott Rodgers, spoke for Item 4 and presented an overview of how the development had changed from its inception to the current layout, its design and features, the intended vision of what the area will include and what it could become in the long-term future, as well as conclusions from their market analysis.

Commissioner Carson requested more information on the quality retail that would be established for this development as well as the phasing for the project. Mr. Rodgers explained that they are seeking to have exclusively higher end, Class A tenants. Mr. Delaprolu then explained that phase one will focus on retail development on the north side of the project near Frontier Parkway. The retail is then intended to attract future office users to the south side of the development, which would be phase two. However, this phase could be more retail should the office demand not come to fruition.

Commissioner Blanscet asked the developer if he is intending for this project to eventually evolve into a mixed-use, gateway development with office and greater density, or, since the preliminary site plan only shows one-story retail, if that long-term transition is only expected to happen for other properties further south on the Tollway. Mr. Delaprolu confirmed that the intention is for the project to evolve and follow the previously mentioned phasing.

Commissioner Furay inquired if there is anything enforceable such as a development agreement that ensures the promised materials, design quality, and uses. Town Staff commented that without a development agreement in place these items cannot be enforced.

Commissioner Blanscet asked Town Staff what can be implemented to ensure the developer's commitments are enforceable. Town Staff commented that a Planned Development, accompanied with a development agreement, would need to be implemented to codify everything that was mentioned.

Commissioner Carson made a motion to table the item to the March 3rd meeting. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

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)

Ms. Porter presented Item 5 to the Commission.

The applicant, John McKenzie, spoke on Item 5 and presented the project to the Commissioners.

Commissioner Blanscet inquired if parking spaces should be provided in the open space along the creek to accommodate residents from farther areas of the neighborhood. Mr. McKenzie responded that the intention is for residents to walk to the open space rather than drive.

Chair Jackson opened the public hearing.

No comments were made.

Chair Jackson closed the public hearing.

Commissioner Blanscet made a motion to approve Item 5. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

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

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

Mr. Hoover informed the Commissioners that the Dallas North Tollway plan will be presented at the February 17th Planning and Zoning Commission Meeting. Mr. Hoover further explained that the Unified Development Code will be presented as a discussion item on February 3rd and then placed as an action item at the February 17th meeting.

Commissioners discussed cancelling the March 17th meeting date due to Spring Break. A determination is yet to be made as to whether this meeting will be rescheduled to another date.

7. Adjourn

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

The meeting was adjourned at 8:20 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



PLANNING

To: Planning and Zoning Commission **Item No. 3c**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Teel 380 Addition, Block A, Lots 4-5 and 8
Meeting: February 3, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Medical Office and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lots 4-5 and 8, on 8.3± acres, located on the north side of University Drive and 850± feet west of Teel Parkway. (DEVAPP-25-0130)

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

Description of Agenda Item:

The Preliminary Site Plan consists of three lots (Lots 4, 5, and 8) and five buildings totaling 51,650 square feet.

- Lot 4: Restaurant/Retail Building (7,700 SF)
- Lot 5: Restaurant/Retail Building (5,400 SF)
- Lot 8: Two Medical Office Buildings (16,800 SF) + Restaurant/Retail Building (21,750 SF)

A Preliminary Site Plan (DEVAPP-25-0058) for this property was approved by the Planning and Zoning Commission on November 4, 2025, and it created Lots 4 and 5. This new Preliminary Site Plan subdivides Lot 5 to create Lot 8, and a portion of Lot 4 is being incorporated into Lot 8 so that it has sufficient lot width on University Drive.

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:

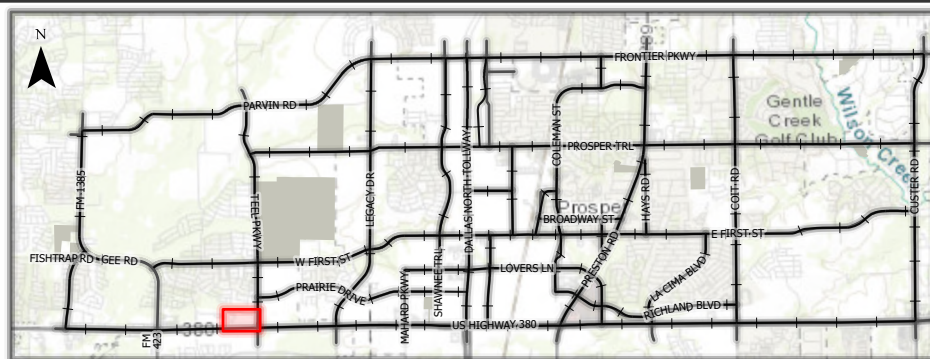
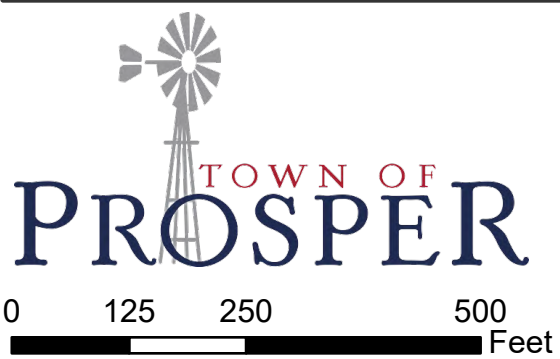
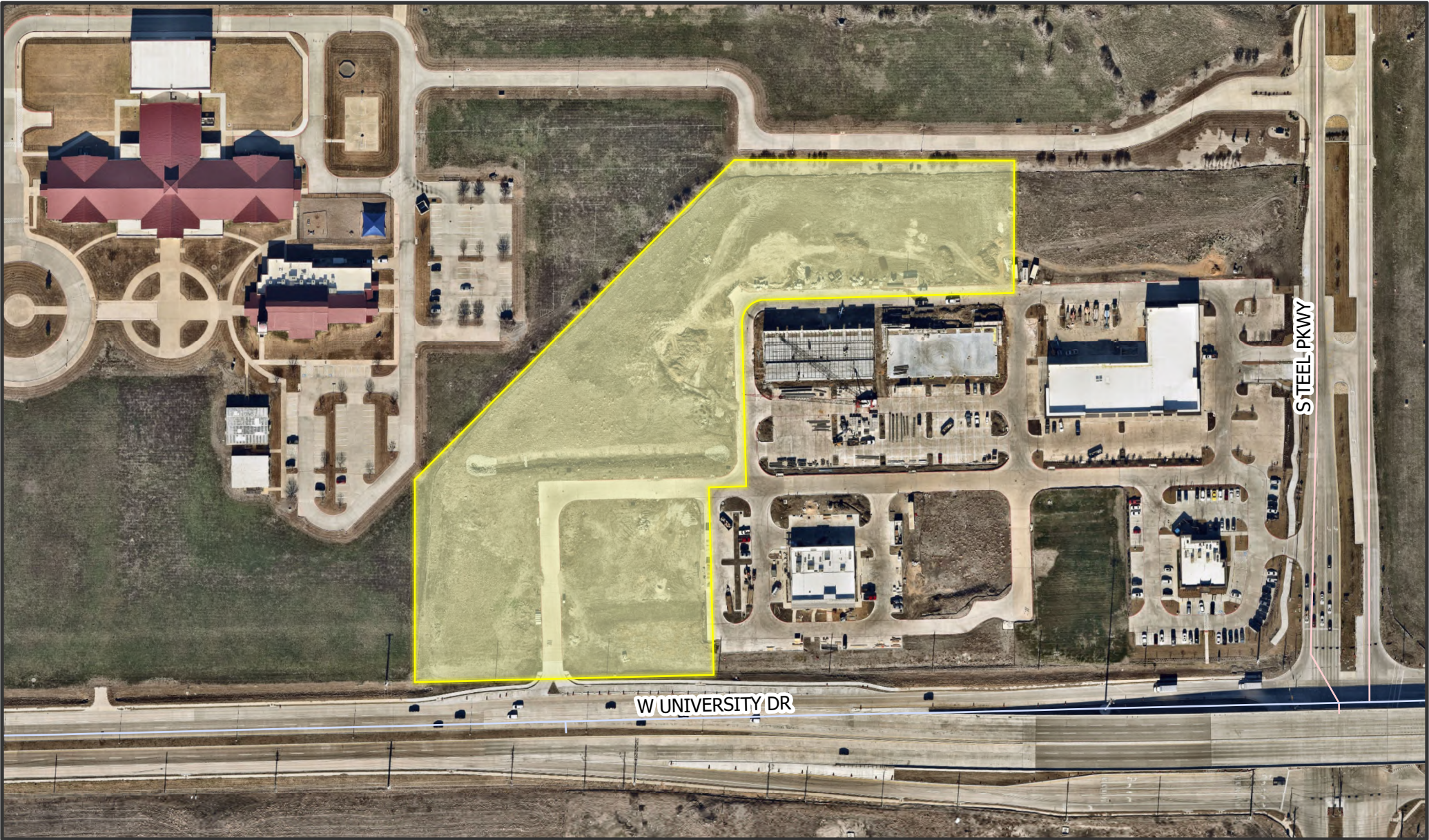
There is no companion item on this Planning and Zoning Commission agenda.

Attachments:

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

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.



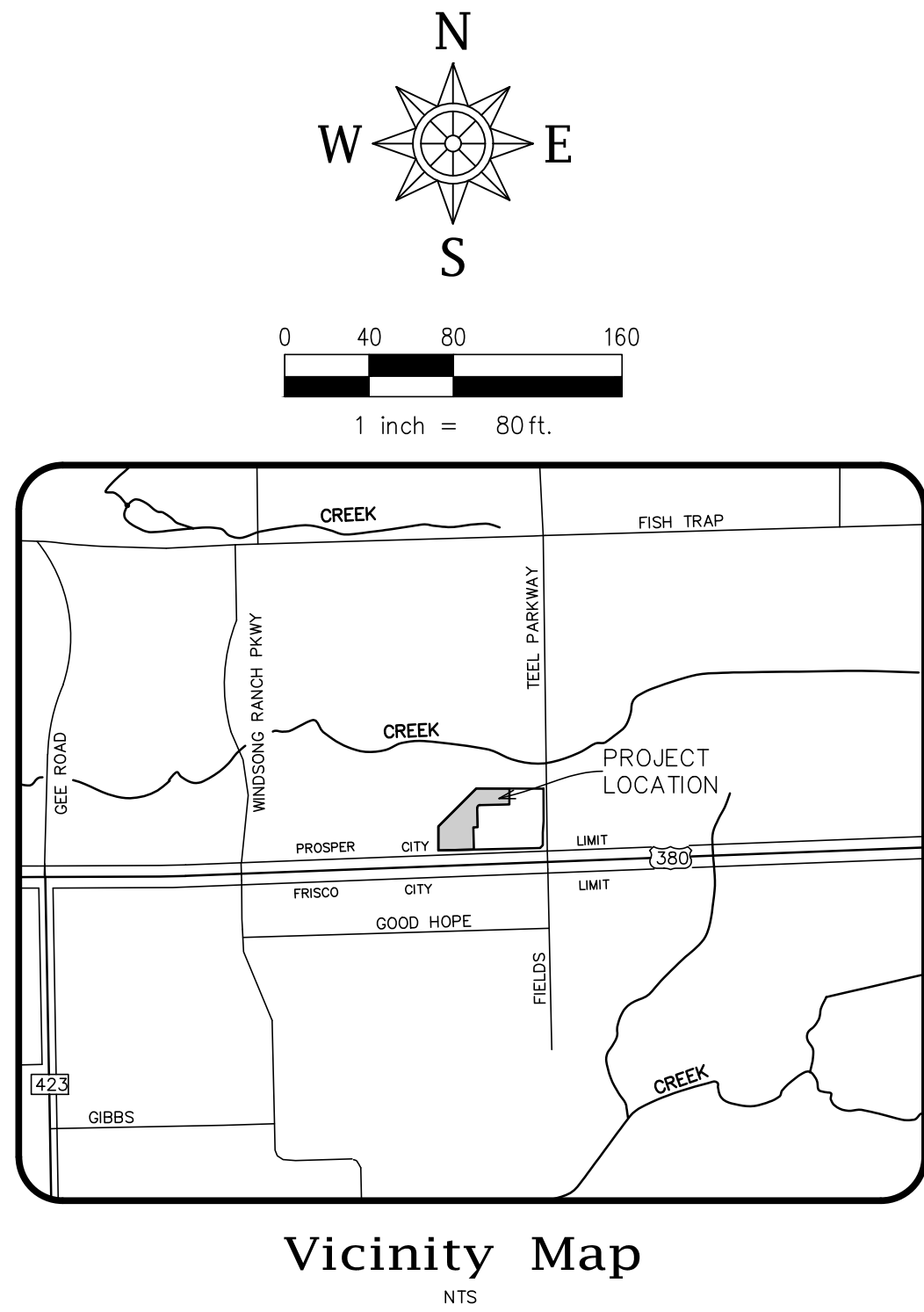
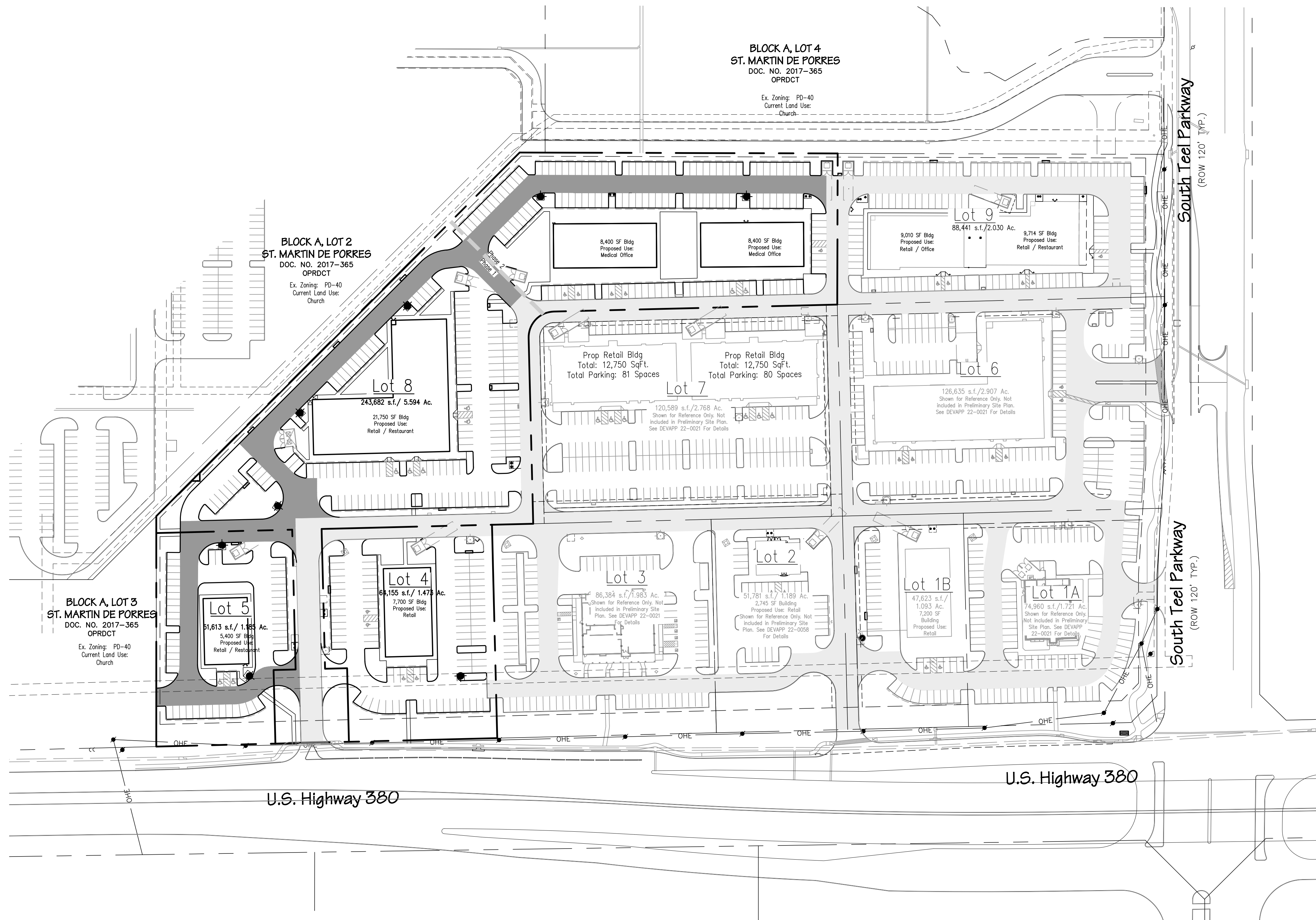
This map for illustration purposes only

DEVAPP-25-0130

Teel 380 Addition Block A,
Lots 4, 5 & 8

Preliminary Site Plan

Printed by: schwaner Plot Date: 1/6/2026 2:47 PM
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User: schwaner
Plot Date: 1/6/2026 2:46:54 PM



- 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
 - Firelane, Access, Drainage, And Utility Easement (By Others)

SITE DATA SUMMARY TABLE																									
LOT	ZONING	PROPOSED USE (USE 1, USE 2, USE 3)	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	USE 1 BUILDING AREA (SF)	USE 2 BUILDING AREA (SF)	USE 3 BUILDING AREA (SF)	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO (USE 1, USE 2, USE 3)	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF) (15 SF PER SPACE)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)		OPEN SPACE PROVIDED		PATIO SPACE PROVIDED (SF)
			SF	AC																	(%)	(SF)	(%)	(SF)	
4	PD	RETAIL, RESTAURANT	64,155	1.47	7,700	0"	7,700	N/A	29'-11"	1	12.0%	0.12:1	1,250, 1:100	77	84	4	4	1,280	2,512	56,175	4,491	5,314	8.28%	N/A	
5	PD	RETAIL, RESTAURANT	51,613	1.18	5,400	1,000	4,400	N/A	29'-11"	1	10.5%	0.1046:1	1,250, 1:100	48	49	2	2	735	2,024	34,880	3,613	6,407	12.41%	N/A	
8	PD	RETAIL, RESTAURANT, MEDICAL OFFICE	243,682	5.59	38,550	0"	21,750	16,800	29'-11"	1	15.8%	0.1582:1	1,250, 1:100, 1:350	266 + 5 (Patio)	274	7	7	4,110	9,308	213,609	17,058	26,640	10.93%	864	
Total			359,450	8.240	51,650	1,000	29,945	16,800						396	407	13	13	6,105	13,844	304,674	38,312	56,695	15.77%	864	

* Note: Lot parked for use with most restrictive parking requirements.

Town Case No. DEVAPP-25-0130
PRELIMINARY SITE PLAN

TEEL 380 ADDITION

Block A, Lots 4, 5 & 8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
359,450 Sq. Ft./8.252 Acres

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Karis Smith • karis.smith@spiarsengineering.com

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

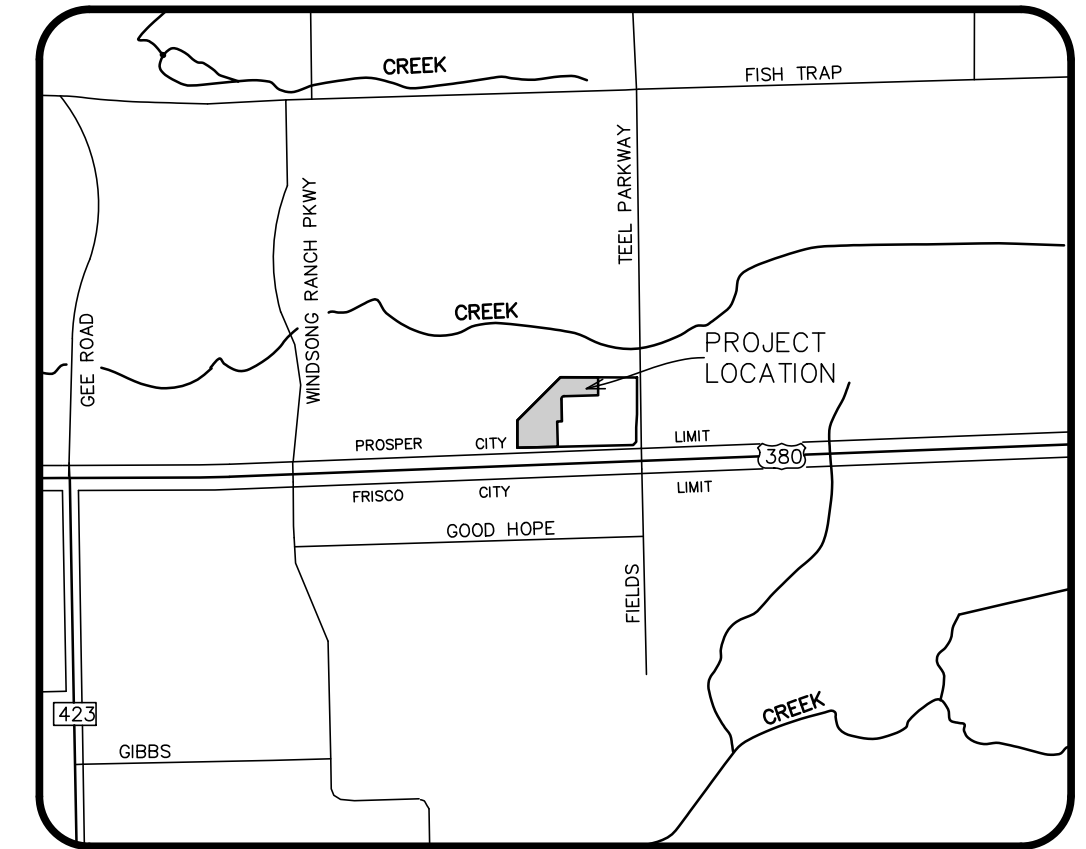
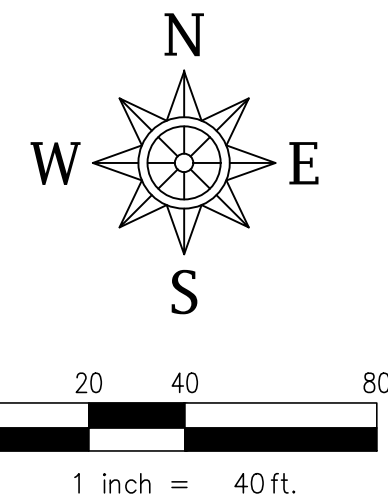
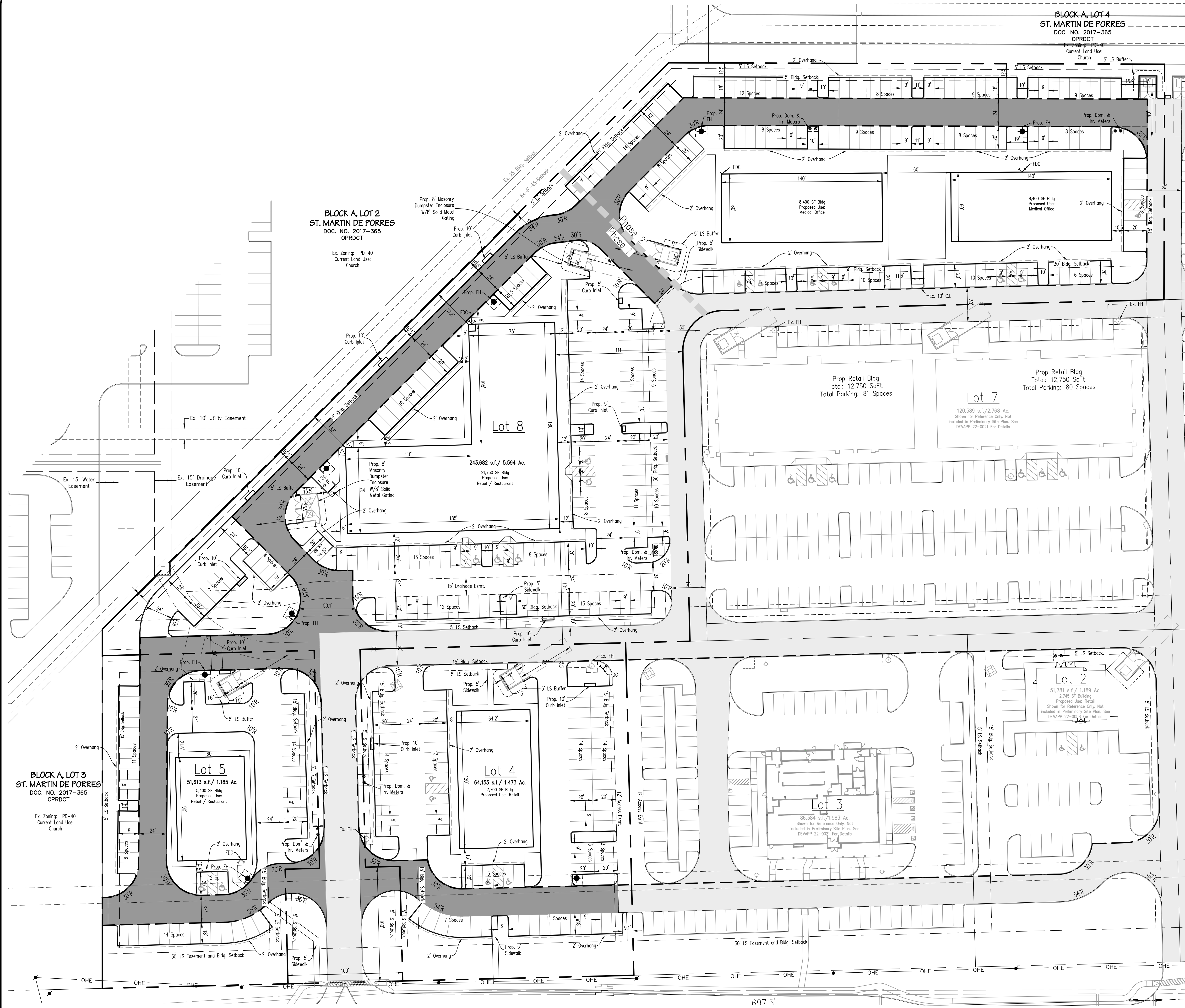
OWNER / APPLICANT
Lot 5
380 Teel Retail LLC
5867 Aliworth Dr
Frisco, Texas 75035
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

OWNER / APPLICANT
Lot 8
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, TX 75035
Telephone: (469) 500-3393
Contact: Kalyan Reddy

OWNER / APPLICANT
Lot 8
VCSR PGA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekar Chintala

OWNER / APPLICANT
Lot 8
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (870) 509-0000
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



Vicinity Map

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LEGEND

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- Firelane, Access, Drainage, And Utility Easement (By Others)

Town Case No. DEVAPP-25-0130
PRELIMINARY SITE PLAN
TEEL 380 ADDITION
Block A, Lots 4, 5 & 8
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C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
359,450 Sq. Ft./8.252 Acres

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Contact: Shiva Kondru

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5867 Almyworth Dr
Frisco, Texas 75035
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Telephone: (469) 500-3393
Contact: Kalyan Reddy

OWNER / APPLICANT

Lot 8
VCSR PQA1 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala

OWNER / APPLICANT

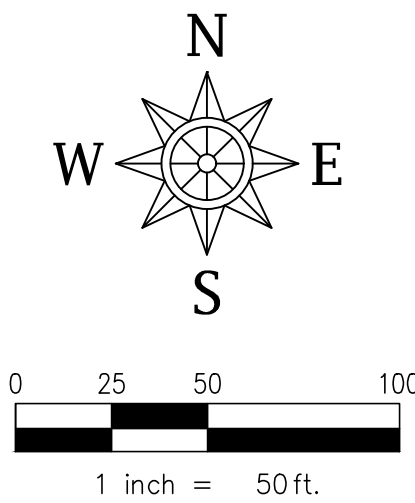
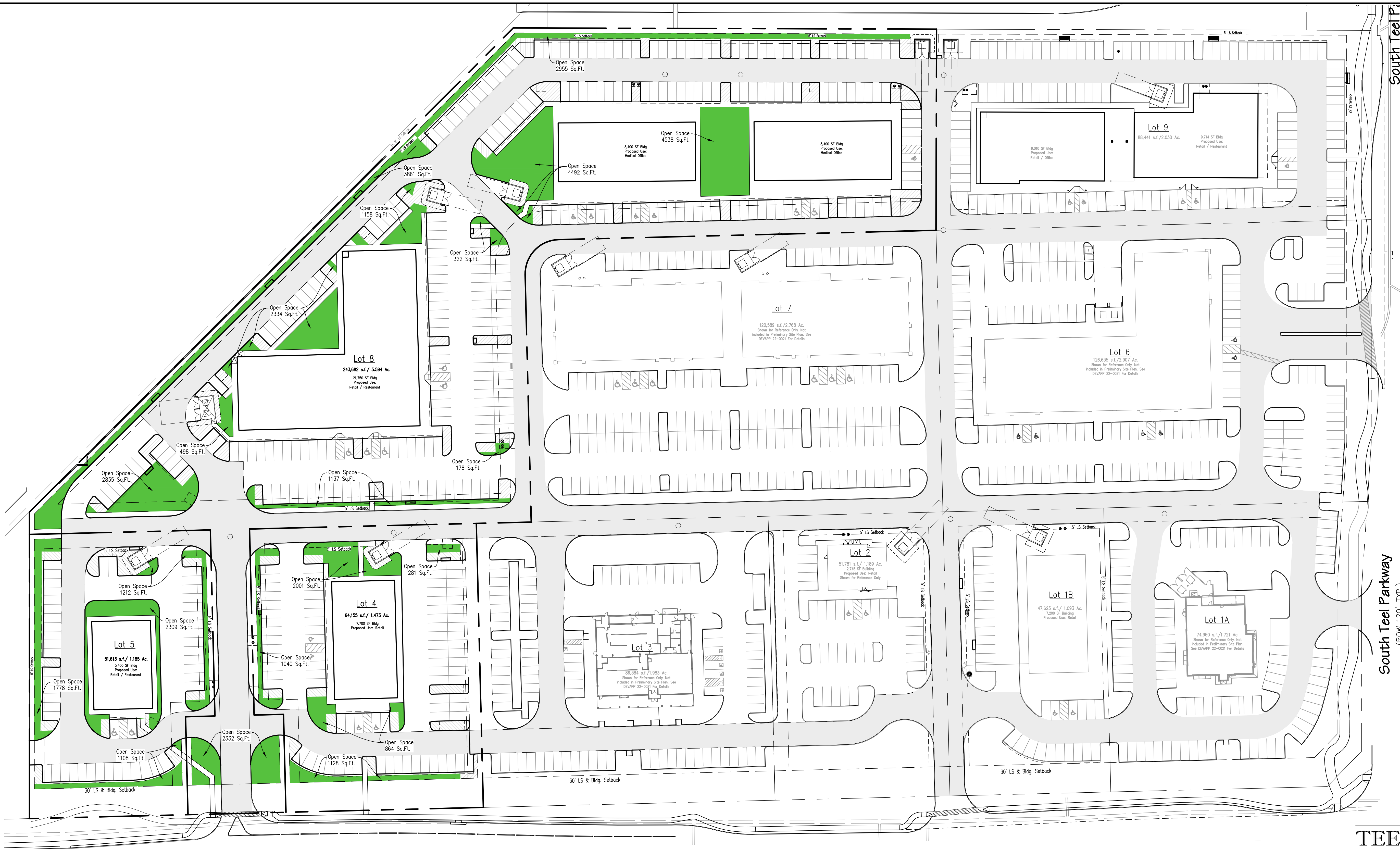
Lot 8
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (203) 893-6915
Contact: Rajiv Chalasani

ENGINEER / SURVEYOR

Spars Engineering, Inc.
9322 Middle Ground Place
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Karis Smith

Plotted by: sskawell Plot Date: 1/6/2026 2:39 PM

Drawing: C:\2026\0085\25-0130_Tel 380 LP\25-0130\Open Space Plan.dwg, Saved By: sskawell, Save Time: 1/6/2026 2:39:18 PM



LEGEND
INTERIOR LANDSCAPE AREA PROVIDED
OPEN SPACE PROVIDED

OPEN SPACE SUMMARY TABLE										
LOT	ZONING	PROPOSED USE	LOT AREA		TOTAL BUILDING AREA (SF)	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	OPEN SPACE (%)
			SF	AC						
4	PD	RETAIL; RESTAURANT	64,155	1.47	7,700	1,260	2,512	4,491	5,314	8.28%
5	PD	RETAIL; RESTAURANT	51,613	1.18	5,400	735	2,024	3,613	6,407	12.41%
8	PD	RETAIL; RESTAURANT; MEDICAL OFFICE	243,682	5.59	38,550	4,110	9,308	17,058	26,640	10.93%

DEVAPP-25-0130
Open Space Plan
TEEL 380 ADDITION

Block A. Lots 4, 5 & 8
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C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
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Frisco, Texas 75035
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

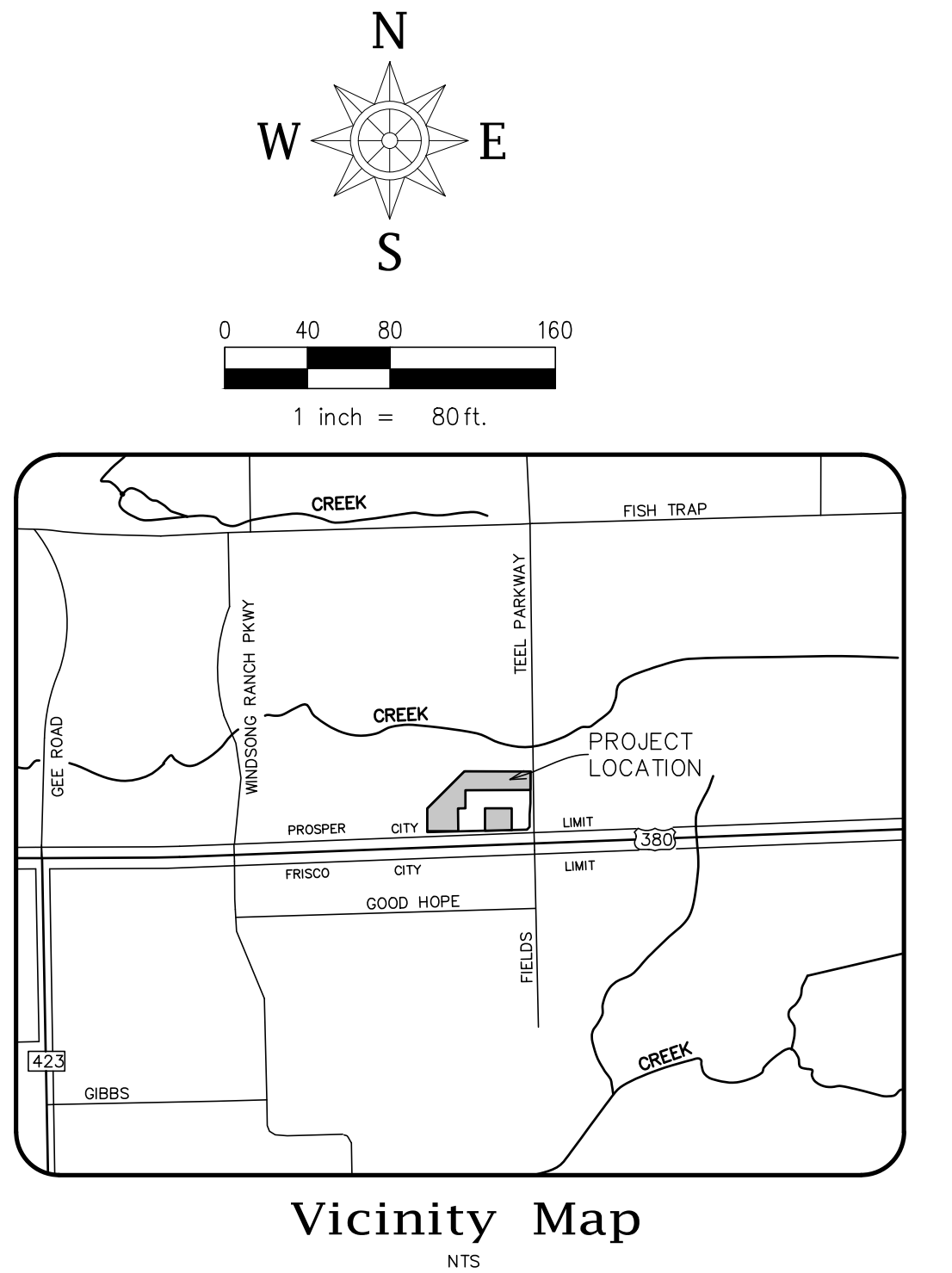
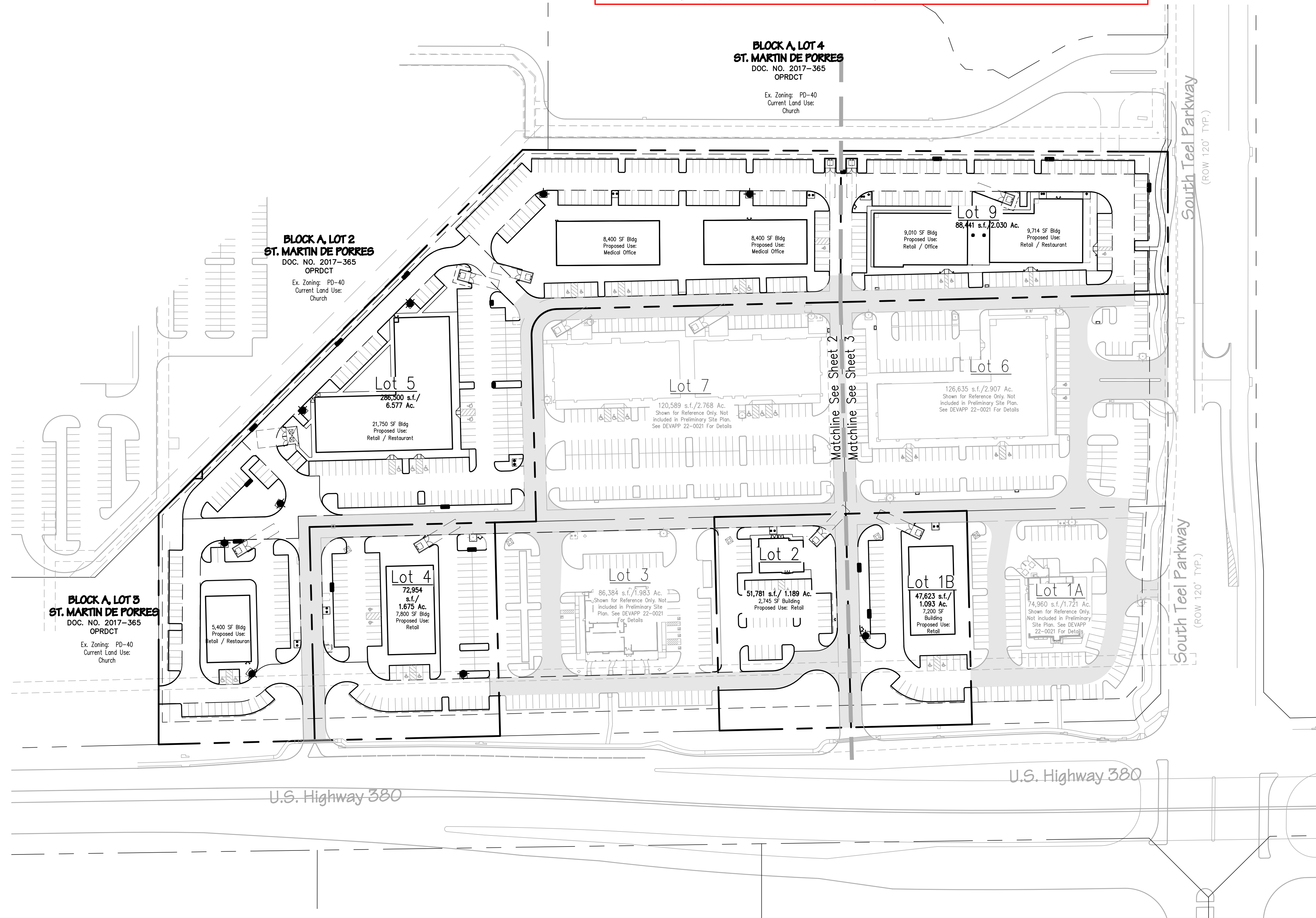
OWNER / APPLICANT
Lot 8
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, TX 75035
Telephone: (469) 500-3393
Contact: Kalyan Reddy

OWNER / APPLICANT
Lot 8
VCSR PCA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala

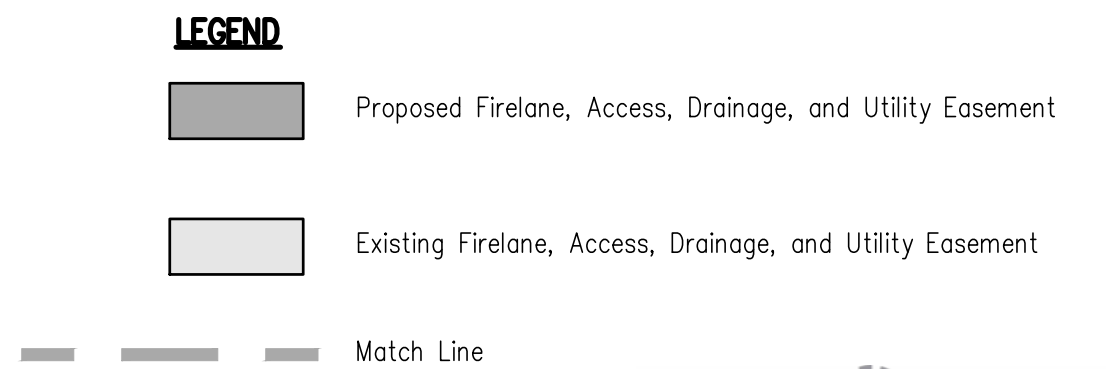
OWNER / APPLICANT
Lot 8
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (203) 893-6915
Contact: Rajiv Chalassani

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

Previously 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.




P&Z Approved
11/4/2025

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

TEEL 380 ADDITION

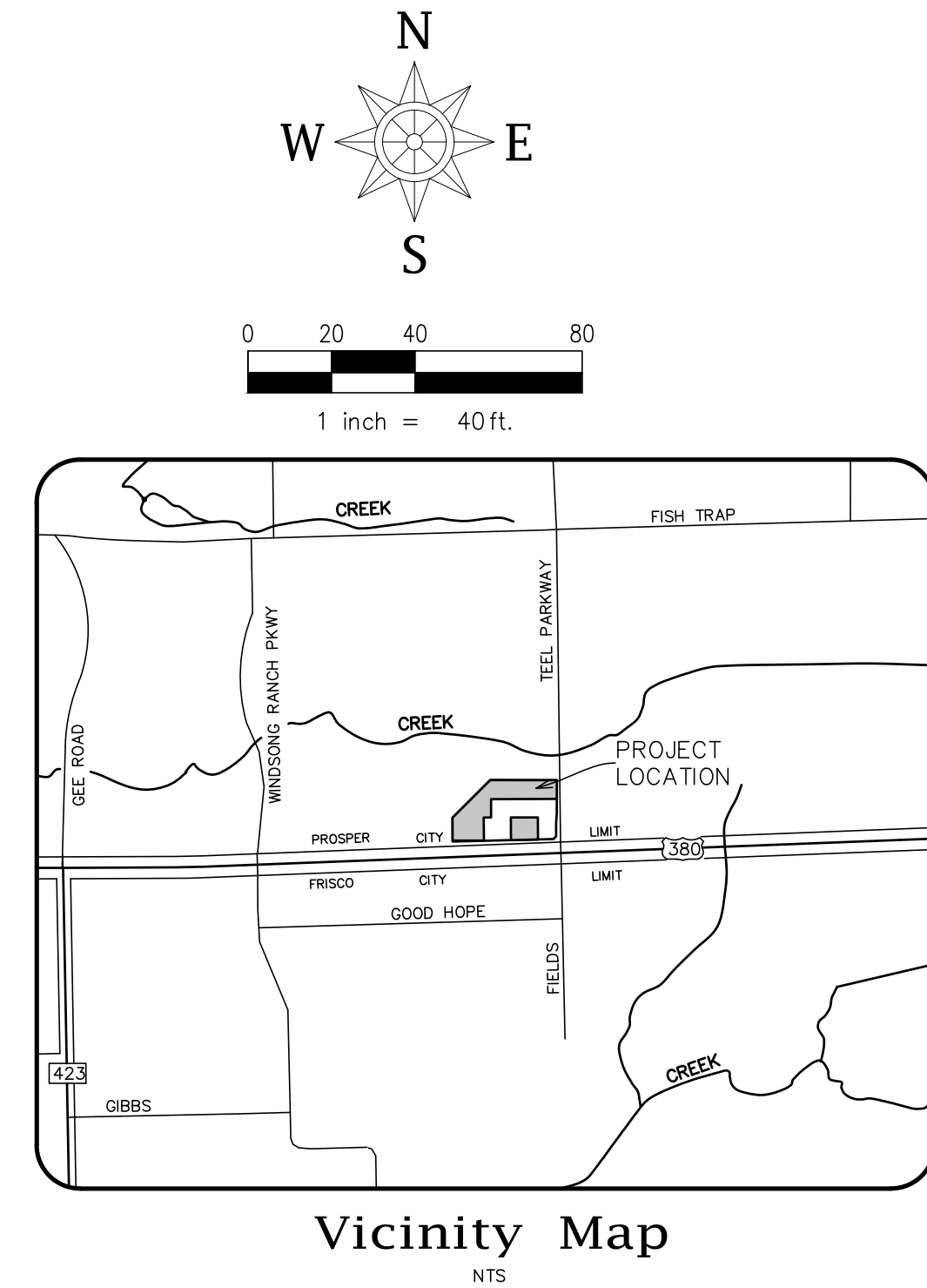
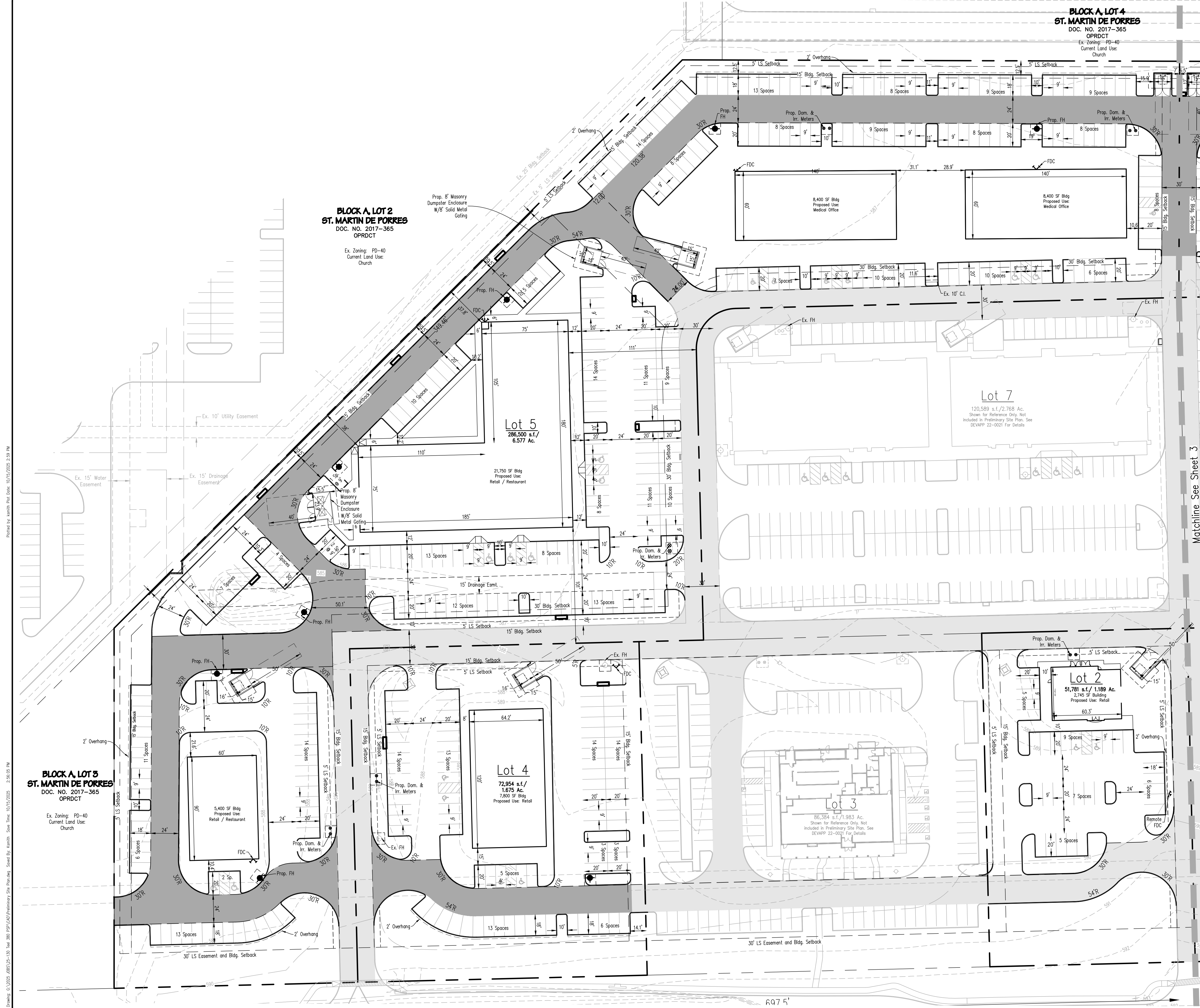
Block A, Lots 1B, 2, 4, 5 and 9
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
437,229 Sq. Ft./12.56 Acres

OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	ENGINEER / SURVEYOR
Lots 1B, 2, & 4 TEEL 380 LP 8668 John Hickman Parkway Suite 907 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	Lot 5 380 Teel Retail LLC 5867 Alyworth Dr Frisco, Texas 75035 Telephone (302) 494-3699 Contact: Srikanth Krothapalli	Lot 5 Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, TX 75035 Telephone: (469) 500-3393 Contact: Kalyan Reddy	Lot 9 Alpha 19 LLC 440 Louisiana St, Suite 952 Houston, Texas 77002 Telephone (210) 412-4622 Contact: Varun Sharma	Lot 5 VCSR PCA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	Lot 5 VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (203) 893-6915 Contact: Rajiv Chalasani	Spiors 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



SPIARS
ENGINEERING & SURVEYING

501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPES No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Karis Smith • karis.smith@spiarsengineering.com



TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:

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- 3) All development standards shall follow Fire Requirements per the Town of Prosper.
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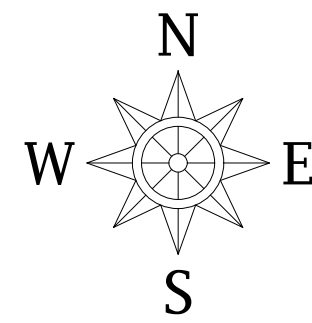
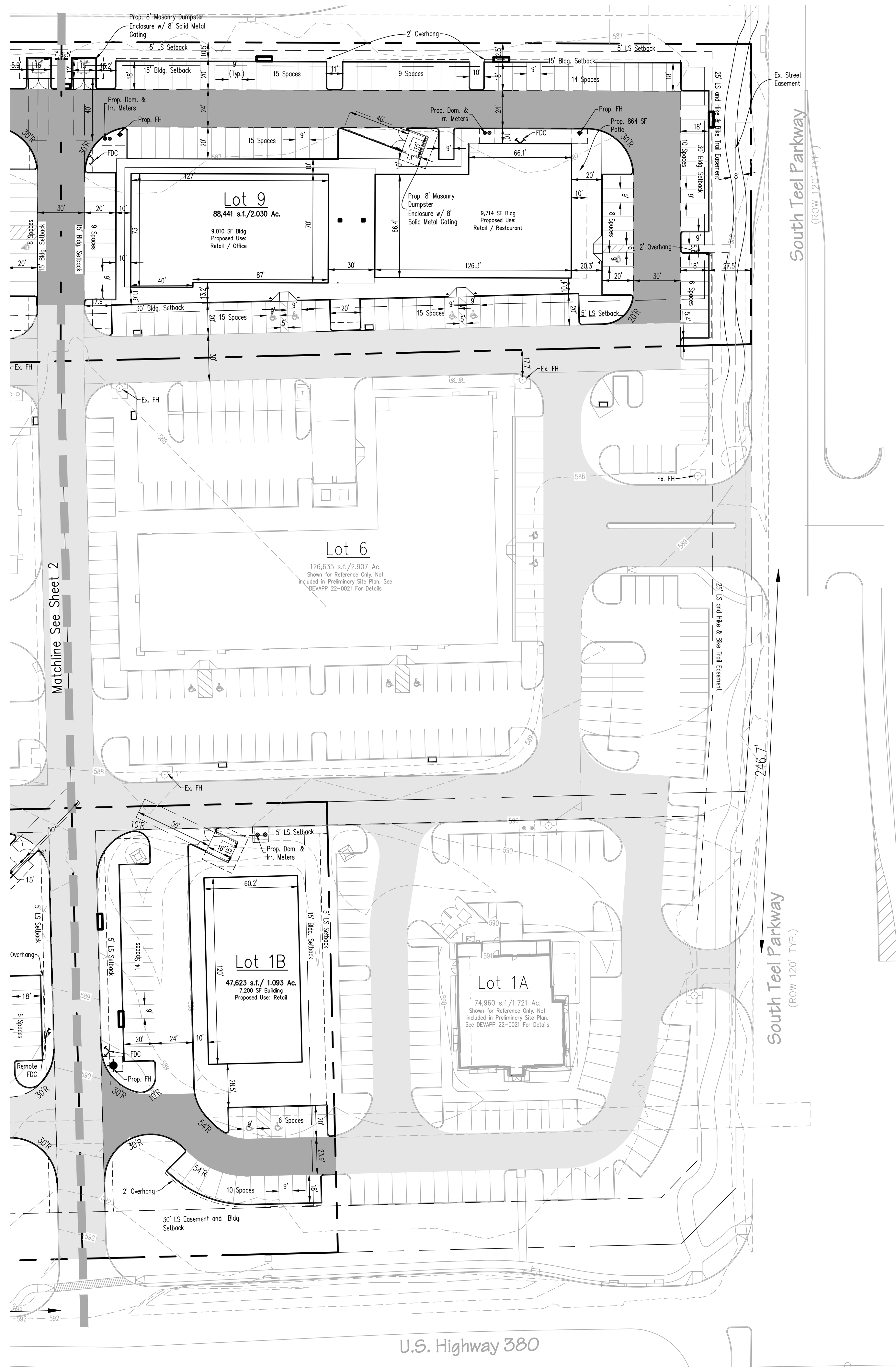
Matchline See Sheet 3

LEGEND

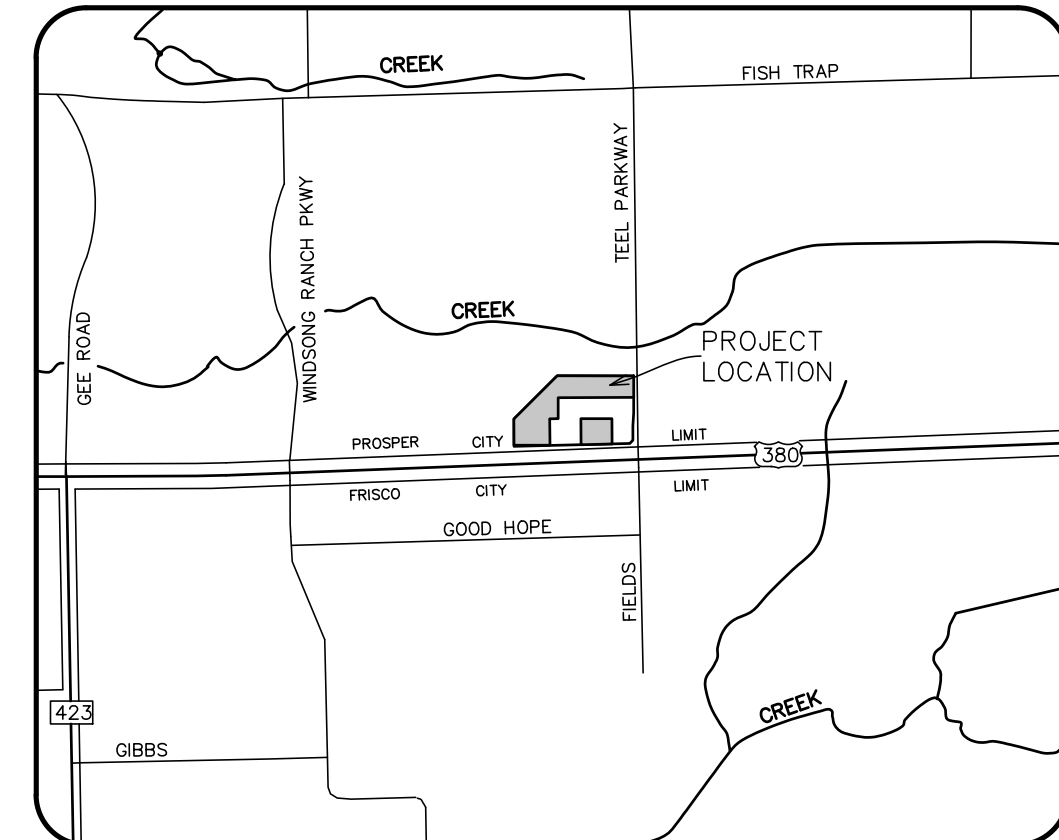
- Proposed Firelane, Access, Drainage, and Utility Easement
- Existing Firelane, Access, Drainage, and Utility Easement
- Match Line

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	



0 20 40 80
1 inch = 40 ft.



Vicinity Map
NTS

TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:

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- 9) No Trees on Site.

LEGEND

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

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	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT
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OWNER / APPLICANT	OWNER / APPLICANT	ENGINEER / SURVEYOR	
Lot 5 VCSR PGAT11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	Lot 5 VARS ESTATES 12, LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (203) 893-6915 Contact: Rajiv Chalsonani	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	



PLANNING

To: Planning and Zoning Commission

Item No. 4

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Specific Use Permit for Private Streets

Meeting: February 3, 2026

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002)

Future Land Use Plan:

The Future Land Use Plan recommends the US Highway 380 District.

Zoning:

The property is zoned Planned Development-114 (Townhome).

Thoroughfare Plan:

This property has access to University Drive and future access to Mirabella Boulevard/Way (Street Name Pending).

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

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. Exhibit A-1 – Written Metes and Bounds

3. Exhibit A-2 – Boundary Exhibit
4. Exhibit B – Site Plan
5. Approved Preliminary Plat (DEVAPP-24-0137)

Description of Agenda Item:

The purpose of this request is to obtain a Specific Use Permit for private streets for a residential development. The intent is to construct a gated subdivision consisting of 194 townhomes.

History:

A Preliminary Plat (DEVAPP-24-0137) for the townhomes was approved by the Planning & Zoning Commission on April 1, 2025.

Compatibility:

The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-114	Vacant	US Highway 380 District
North	Planned Development-114	Vacant	US Highway 380 District
East	Planned Development-114	Multifamily	US Highway 380 District
South	Planned Development-114	Vacant	Dallas North Tollway District
West	Planned Development-114	Vacant	Floodplain

Drive-Through Standards:

The applicant is requesting a Specific Use Permit for private streets for a residential development.

The Town's Zoning Ordinance requires Specific Use Permit approval for residential subdivisions to have private streets. Subdivisions such as Montclair and Park Place have approved Specific Use Permits for private streets. Additionally, the future residential development to the north of this site, Mirabella, has the allowance of private streets written into their Planned Development. The request is consistent with that of other subdivisions including the adjacent one to the north.

Specific Use Permit Criteria:

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
 - *Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because the future residential subdivision to the north, Mirabella, will also be a gated community.*
2. *Are the activities requested by the applicant normally associated with the requested use?*

- *Yes, the activities requested by the applicant are normally associated with the requested use as there are other residential areas within the town that are also gated.*

3. *Is the nature of the use reasonable?*

- *Yes, the nature of the use is reasonable as there are other examples of residential subdivisions being gated.*

4. *Has any impact on the surrounding area been mitigated?*

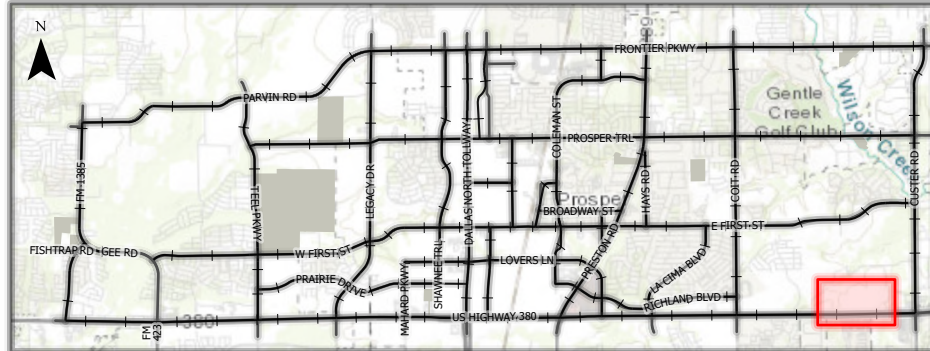
- *Yes, the impact on the surrounding area has been mitigated as the surrounding area is also a gated community.*

Town Staff Recommendation:

Town Staff recommends approval of the request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood 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 24, 2026.



This map for illustration purposes only

ZONE-25-0002

Brookhollow Townhomes

Specific Use Permit

**LEGAL DESCRIPTION
BROOK HOLLOW TOWNHOMES
SPECIAL USE PERMIT – 21.394 ACRES
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

WHEREAS Mythri Prosper Town Home LP, Mythri Prosper Hallow Commercial, LLC, and JEN TEXAS 40 LLC, are the sole owner of a 21.394 acre tract of land situated in the Jeremiah Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, and being all of a called 20.043 acre tract of land conveyed to Mythri Prosper Town Home LP, by deed of record in Instrument No. 2024000021406, of said Official Public Records, and being part of a tract of land conveyed to Mythri Prosper Hallow Commercial, LLC, by deed of record in Instrument No. 2024000021365, of said Official Public Records, and being a part of a 190.211 acre tract of land conveyed to JEN TEXAS HOMES 40 LLC, by deed of record in Instrument No. 2025000028240, of said Official Public Records; said 21.394 acre tract being more particularly described as follows:

BEGINNING at a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the west line of Brookhollow Apartments, Block A, Lot 1, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Plat Book 2024, Page 721, of the Plat Records of Collin County, Texas, said point being at the northeast corner of a said Mythri Prosper Hallow Commercial, LLC tract;

THENCE North 89 degrees 35 minutes 30 seconds West, along the north line of said Mythri Prosper Hallow Commercial, LLC tract, a distance of 1,420.72 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

THENCE departing the said north line of the Mythri Prosper Hallow Commercial, LLC tract, over and across said Mythri Prosper Town Home LP tract, said Mythri Prosper Hallow Commercial, LLC tract, and said 190.211 acre tract, the following courses and distances:

South 49 degrees 36 minutes 17 seconds West, a distance of 139.90 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 40 degrees 17 minutes 29 seconds East, a distance of 1.92 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 39 degrees 34 minutes 16 seconds, a radius of 330.00 feet, and an arc length of 227.91 feet (chord bears South 20 degrees 30 minutes 21 seconds East, 223.41 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the beginning of reverse curve to the left;

Along said easterly line of said State of Texas tract, and along said non-tangent curve to the left having a central angle of 00 degrees 35 minutes 15 seconds, a radius of 470.00 feet, and an arc length

of 4.82 feet (chord bears South 00 degrees 59 minutes 37 seconds East, 4.82 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in an easterly line of a tract of land conveyed to the State of Texas, by deed of record in Instrument No. 2024000091799, of said Official Public Records, said point being at the beginning of a non-tangent curve to the left;

THENCE in a northerly direction, along said easterly line, along said non-tangent curve to the left having a central angle of 01 degrees 01 minutes 30 seconds, a radius of 270.00 feet, and an arc length of 4.83 feet (chord bears North 12 degrees 21 minutes 43 seconds West, 4.83 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the northeast corner of said State of Texas tract;

THENCE South 89 degrees 18 minutes 00 seconds West, departing the said easterly line of the State of Texas tract, along a north line of said State of Texas tract, a distance of 59.05 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the beginning of a non-tangent curve to the left;

THENCE departing the said north line of the State of Texas tract, over and across said Mythri Prosper Town Home LP tract, and said 190.211 acre tract, the following courses and distances:

Along said non-tangent curve to the left having a central angle of 39 degrees 35 minutes 08 seconds, a radius of 270.00 feet, and an arc length of 186.54 feet (chord bears North 20 degrees 29 minutes 55 seconds West, 182.85 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 40 degrees 17 minutes 29 seconds West, a distance of 99.98 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 55 degrees 39 minutes 52 seconds, a radius of 330.00 feet, and an arc length of 320.60 feet (chord bears North 12 degrees 27 minutes 33 seconds West, 308.14 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 15 degrees 55 minutes 54 seconds East, a distance of 136.52 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 28 degrees 15 minutes 31 seconds, a radius of 480.00 feet, and an arc length of 236.74 feet (chord bears North 30 degrees 03 minutes 39 seconds East, 234.35 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 45 degrees 48 minutes 35 seconds East, a distance of 60.00 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the common line between said Mythri Prosper Town Home LP, and said 190.211 acre tract;

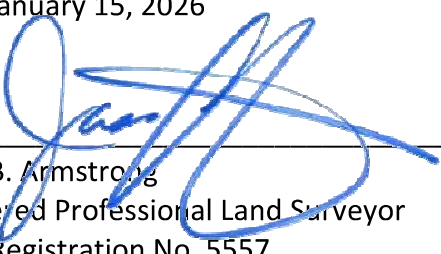
THENCE South 89 degrees 35 minutes 27 seconds East, along the common line between said Prosper 380 Tollway LP tract, said Prosper Hollow LP tract, and said Highland Homes Dallas, LP tract, a distance

of 1,498.64 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Lot 1, Block A, at a southeast corner of said 190.211 tract, and being at the northeast corner of said Mythri Prosper Town Home LP tract;

THENCE South 00 degrees 40 minutes 54 seconds East, departing the said common line between the Mythri Prosper Town Home LP tract, and said 190.211 acre tract, along the common line between said Mythri Prosper Town Home LP tract and said Lot 1, Block A, a distance of 537.96 feet to the **POINT-OF-BEGINNING, containing 931,909 square feet or 21.394 acres of land.**

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

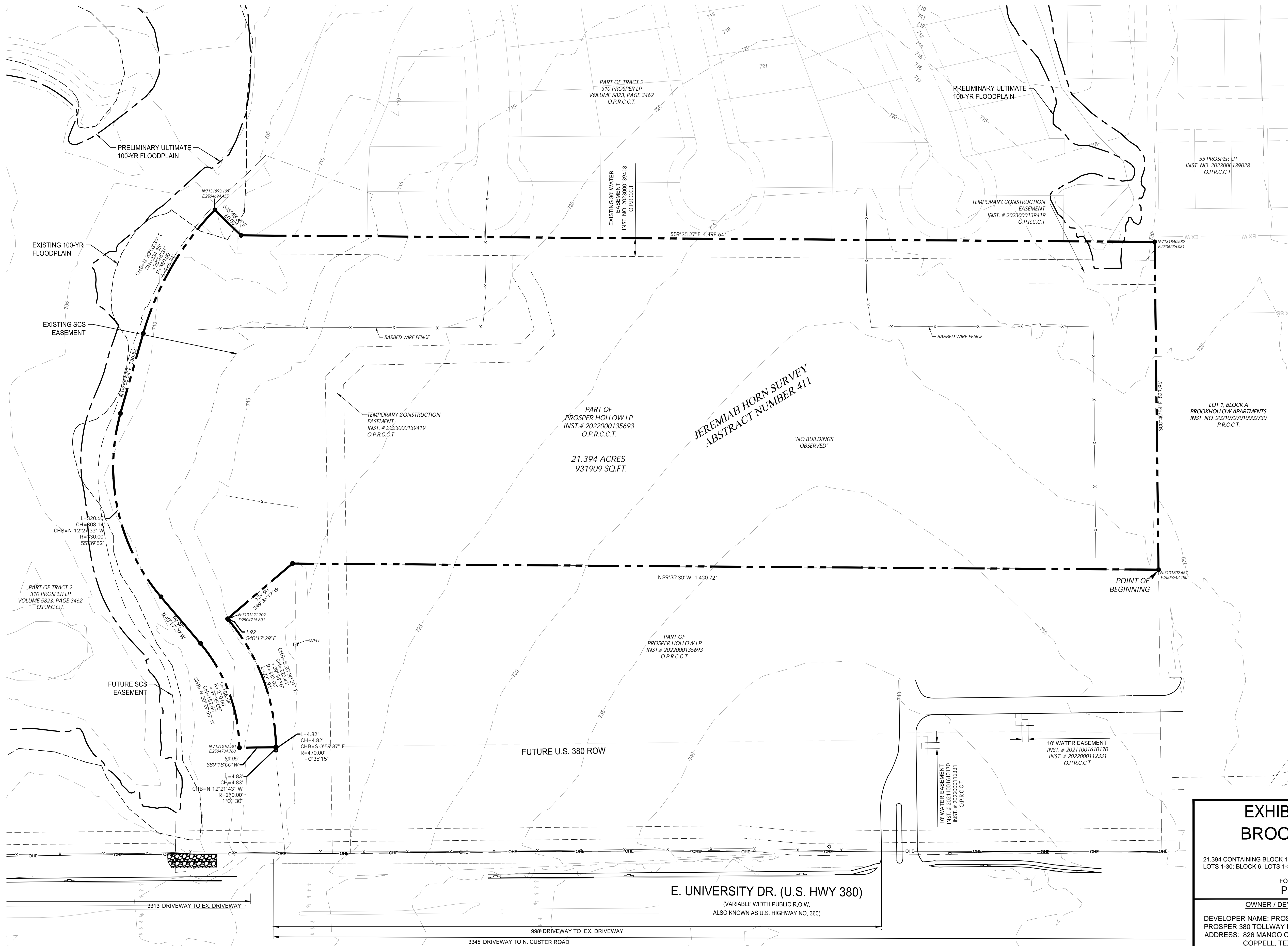
Date: January 15, 2026



Jason B. Armstrong
Registered Professional Land Surveyor
Texas Registration No. 5557

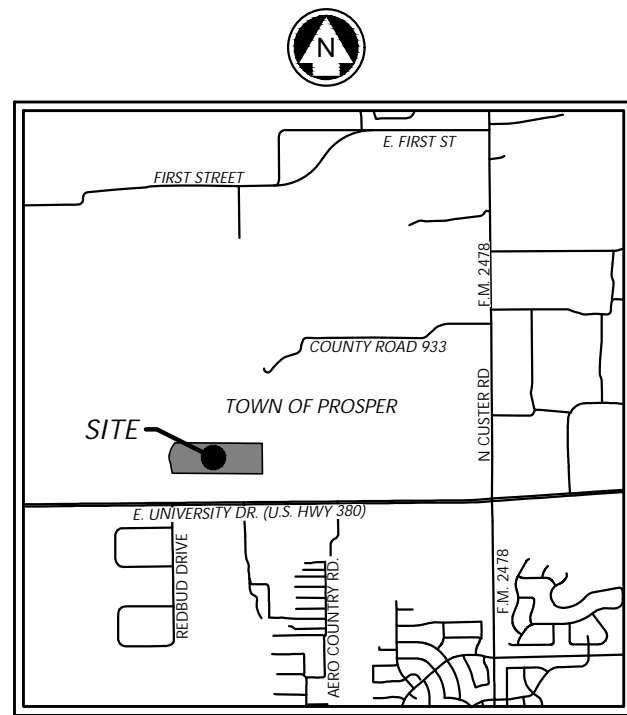


Drawing: N:\USG_Drive\BCE\BCE20003_Brookhollow_334x3_Design\02_Embellment\022_Primary\FullSpecific_Use_Perm\DLR20003-C-PLAT_EXHIBIT-A
Last Saved: 1/23/2026 8:54 AM
Plot Date/Time: 1/23/2026 8:55 AM



VICINITY MAP

N.T.S.



0 80' 160'
SCALE: 1" = 80'

LEGEND

	PHASE LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	LOT LINE

NOTES:

- NOTICE: 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 PERMITS
- THIS PROPERTY FALLS IN ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0255J MAP REVISION JUNE 2, 2009 AND ZONE AE ACCORDING TO THE LOMR 16-06-4255P, EFFECTIVE MAY 25, 2017.
- SUBDIVISION DISTRICT STANDARDS WILL BE PER PD-114 WITH A BASE ZONING OF SF-10.
- ULTIMATE FLOODPLAIN PROVIDED IS PRELIMINARY AND IS SUBJECT TO CHANGE. A DAM BREACH ANALYSIS AND FLOOD STUDY WILL BE PROVIDED AT TIME OF FINAL PLAT.
- FOR ANY LINE WORK DEALING WITH THE SUBDIVISION TO THE NORTH OF PROPERTY, REFERENCE EXISTING PRELIMINARY PLAT D22-0036-PRELIMINARY PLAT FOR SUBDIVISION WAS APPROVED BUT NEVER FILED. THEREFORE, LINE WORK IS CONCEPTUAL ONLY

PRELIMINARY

-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN G. SEKTRO 136341 01/23/2026
TYPE OR PRINT NAME KEY DATE

EXHIBIT A-2: BOUNDARY EXHIBIT BROOKHOLLOW TOWNHOMES

CASE NUMBER: ZONE-25-0002

21.394 CONTAINING BLOCK 1, LOTS 1-24; BLOCK 2, LOTS 1-28; BLOCK 3, LOTS 1-24; BLOCK 4, LOTS 1-20; BLOCK 5, LOTS 1-30; BLOCK 6, LOTS 1-30; BLOCK 7, LOTS 1-17; BLOCK 8, LOTS 1-21; AND LOTS 1X-8X; FOR A TOTAL OF 194 TOWNHOME LOTS AND 8 OPEN SPACE LOTS
FOUND IN THE JEREMIAH HORN SURVEY, ABSTRACT NO. 411
PROSPER, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

DEVELOPER NAME: PROSPER HOLLOW LP &
PROSPER 380 TOLLWAY LP
ADDRESS: 826 MANGO CT
COPPELL, TEXAS 75019
CONTACT: RAMAKRISHNA GULLAPALLI
(214)416-9227

PLANNER / ENGINEER / SURVEYOR

Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com
Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. 100176301

DATE: JANUARY 2026

WPS PROJECT #: DLR23003

DESIGNED: CCB

DRAWN: CCB

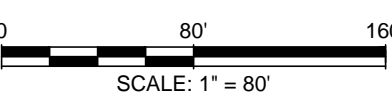
REVIEWER: RCS

SHEET

1 OF 1

DEFINITIONS:

- SCS - SOIL CONSERVATION SERVICE
- - 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET



PHASE LINE
 EASEMENT LINE
 RIGHT OF WAY LINE
 LOT LINE

- NOTES:
1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
2. ALL VISIBILITY EASEMENTS TO BE 10x10'. EXCEPT AT INTERSECTIONS WITH ALLEYS WHERE THEY SHAL BE 10x15'.
3. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED ON FINAL PLAT.
4. NOTICE: 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 WITHOLDING OF UTILITIES AND PERMITS.
5. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ECT. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
6. THIS PROPERTY FALLS IN ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL N-14-B, 4810101, MAP REVISION JUNE 2, 2002 AND ZONE AE ACCORDING TO THE LOMR 16-06-4255', EFFECTIVE MAY 25, 2017.
7. SUBDIVISION DISTRICT STANDARDS WILL BE PER PD-114 WITH A BASE ZONING OF SF-10.
8. ULTIMATE FLOODPLAIN PROVIDES IS PRELIMINARY AND IS SUBJECT TO CHANGE. A DAM BREACH ANALYSIS AND FLOOD STUDY WILL BE PROVIDED AT THE DISCRETION OF THE PLATTEE.
9. FENCES ADJACENT TO PUBLIC OR PRIVATE OPEN SPACE, PUBLIC OR PRIVATE PARKS, OR HIKE AND BIKE TRAILS SHALL BE ORNAMENTAL METAL, TUBULAR STEEL OR SPLIT RAIL WITH A MINIMUM 50 PERCENT THROUGH VISION SEC. 3.19.001(10)'
10. FOR THE LINE WORK DEALING WITH THE SUBDIVISION TO THE NORTH OF PROPERTY, REFERENCE EXISTING PRELIMINARY PLAT D22-0036, PRELIMINARY PLAT FOR SUBDIVISION WAS APPROVED BUT NEVER FILED. THEREFORE, LINE WORK IS CONCEPTUAL ONLY.
11. ALL BARRIER FREE RAMP SHALL BE DIRECTIONAL, WHEN DESIGNED IN THE CONSTRUCTION PLANS, TO FOLLOW FEDERAL GUIDELINES.
12. TOWNHOMES WITH <20' DRIVEWAYS SHALL NOT ALLOW PARKING
13. NO LANDSCAPING, FENCING, OR HVAC EQUIPMENT SHALL BE LOCATED IN THE 10' CLEAR WIDTH SPACE BETWEEN TOWNHOME BLOCKS.
14. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE DISCRETION OF THE PLATTEE.
15. ALL ACCESS GATES SHALL BE AUTOMATIC ONLY. 4 FT. PEDESTRIAN GATE REQUIRED AT ALL AUTOMATIC GATES.

THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND ARE
NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSE. THEY ARE
PREPARED BY, OR UNDER THE
SUPERVISION OF:

RYAN C. SEXTRO	134341	01/16/2026
TYPE OR PRINT NAME	PE #	DATE

CASE NUMBER: ZONE-25-0002

21.394 CONTAINING BLOCK 1, LOTS 1-24; BLOCK 2, LOTS 1-28; BLOCK 3, LOTS 1-24; BLOCK 4, LOTS 1-20; BLOCK 5, LOTS 1-30; BLOCK 6, LOTS 1-30; BLOCK 7, LOTS 1-17; BLOCK 8, LOTS 1-21; AND LOTS 1X-8X; FOR A TOTAL OF 194 TOWNHOME LOTS AND 8 OPEN SPACE LOTS
FOUND IN THE JEREMIAH HORN SURVEY, ABSTRACT NO. 411
PROSPER, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

DEVELOPER NAME: PROSPER HOLLOW LP &
PROSPER 380 TOLLWAY LP
ADDRESS: 826 MANGO CT
COPPELL, TEXAS 75019
CONTACT: RAMAKRISHNA GULLAPALLI
(214)416-9227

PLANNER / ENGINEER / SURVEYOR

Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11755
TRPLS FIRM REGISTRATION NO. 10074201

DATE:	JANUARY 2026
WPS PROJECT #:	DLR23003

DESIGNED: CCB	SHEET
DRAWN: CCB	1 of 1

24

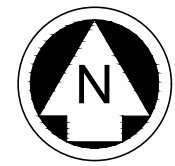
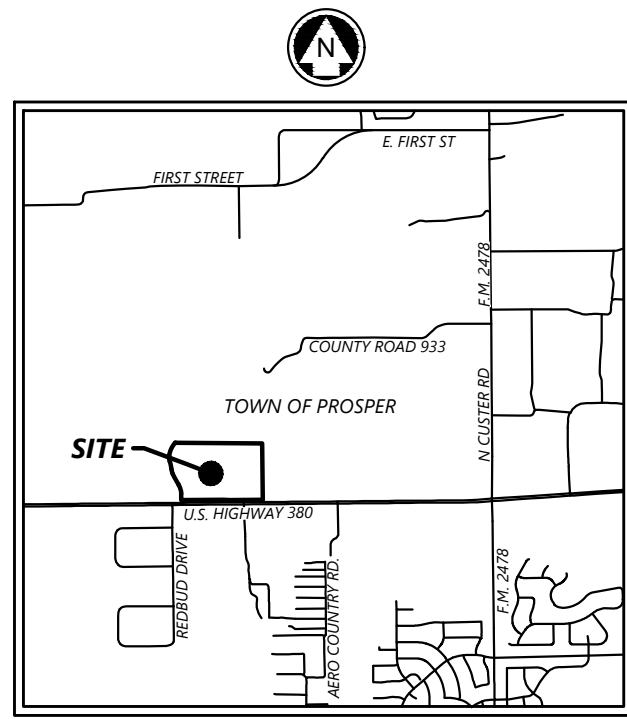
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NOTE: THIS DESIGN LAYOUT IS PRELIMINARY AND FOR THE PURPOSES OF EVALUATING THE REQUEST FOR PRIVATE STREETS.

DEFINITIONS:
SCS - SOIL CONSERVATION SERVICE
FADUE - FIRE ACCESS, DRAINAGE, & UTILITY
EASEMENT
● - 1/2" IRON ROD WITH A YELLOW PLAS
C STAMPED "WESTWOOD PS" SET

Approved Preliminary Plat (DEVAPP-24-0137)

VICINITY MAP
N.T.S.



0 80' 160'
SCALE: 1" = 80'

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- LOT LINE
- PROPOSED 100-YR FLOODPLAIN
- EXISTING 100-YR FLOODPLAIN

- NOTES:
- PROPERTY INCLUDES 194 LOTS (AVERAGE OF 1400 SF) TAKING UP XX ACRES WITH A DENSITY OF 9.68 LOTS PER ACRE.
 - NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 - ALL VISIBILITY EASEMENTS TO BE 10'X10', EXCEPT AT INTERSECTIONS WITH ALLEYS WHERE THEY SHALL BE 5'X15'.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED ON FINAL PLAT.
 - NOTICE: SELLING A PORTION OF THIS 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.
 - ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ECT. ARE THE OWNED AND MAINTAINED BY THE HOA.
 - THIS PROPERTY FALLS IN ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 480650255J MAP REVISION JUNE 2, 2009 AND ZONE AE ACCORDING TO THE LOIWR 16-06-425SP, EFFECTIVE MAY 25, 2017.
 - 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 THE FINAL PLAT.
 - SUBDIVISION DISTRICT STANDARDS WILL BE PER PD-114.
 - ULTIMATE FLOODPLAIN PROVIDED IS PRELIMINARY AND IS SUBJECT TO CHANGE. A DAM BREACH ANALYSIS AND FLOOD STUDY WILL BE PROVIDED AT TIME OF FINAL PLAT.
 - FENCES ADJACENT TO PUBLIC OR PRIVATE OPEN SPACE, PUBLIC OR PRIVATE PARKS, OR HIKE AND BIKE TRAILS SHALL BE ORNAMENTAL METAL, TUBULAR STEEL OR SPLIT RAIL WITH A MINIMUM 50 PERCENT THROUGH VISION SEC. 3.19.001(10).
 - FOR ANY LINE WORK DEALING WITH THE SUBDIVISION, TO THE NORTH OF PROPERTY, REFERENCE EXISTING PRELIMINARY PLAT D22-0038 PRELIMINARY PLAT FOR SUBDIVISION WAS APPROVED BUT NEVER FILED. THEREFORE, LINE WORK IS CONCEPTUAL ONLY.
 - ALL BARRIER FREE RAMPS WILL BE DIRECTIONAL WHEN DESIGNED IN THE CONSTRUCTION PLANS PER FEDERAL GUIDELINES.
 - NO LANDSCAPING, FENCING, OR HVAC EQUIPMENT SHALL BE LOCATED IN THE 10' CLEAR WIDTH SPACE BETWEEN TOWNHOME BLOCKS. MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH PD-114.
 - ALL TOWNHOME UNITS SHALL BE PROVIDED WITH AN NFPA 13D RESIDENTIAL SPRINKLER SYSTEM.

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN C. SEKTRO 134341 03/26/2025
TYPE OR PRINT NAME KEY DATE

A PRELIMINARY PLAT FOR

MYTHRI BROOKHOLLOW - TOWNHOMES

20.23 ACRES CONTAINING BLK 1, LOTS 1-24; BLK 2, LOTS 1-28; BLK 3, LOTS 1-24; BLK 4, LOTS 1-20; BLK 5, LOTS 1-30; BLK 6, LOTS 1-30; BLK 7, LOTS 1-17; BLK 8, LOTS 1-21 FOR A TOTAL OF 194 RESIDENTIAL LOTS 3 OPEN SPACE LOTS, AND 5 COMMON LOTS.
FOUND IN THE JEREMIAH HORN SURVEY, ABSTRACT NUMBER 411

PROSPER, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

DEVELOPER NAME: PROSPER 380 TOLLWAY, LP

ADDRESS: 7271 CLEMENTINE
IRVING, TEXAS 75063
CONTACT: RAMAKRISHNA GULLAPALLI
(214)416-9227

PLANNER / ENGINEER / SURVEYOR

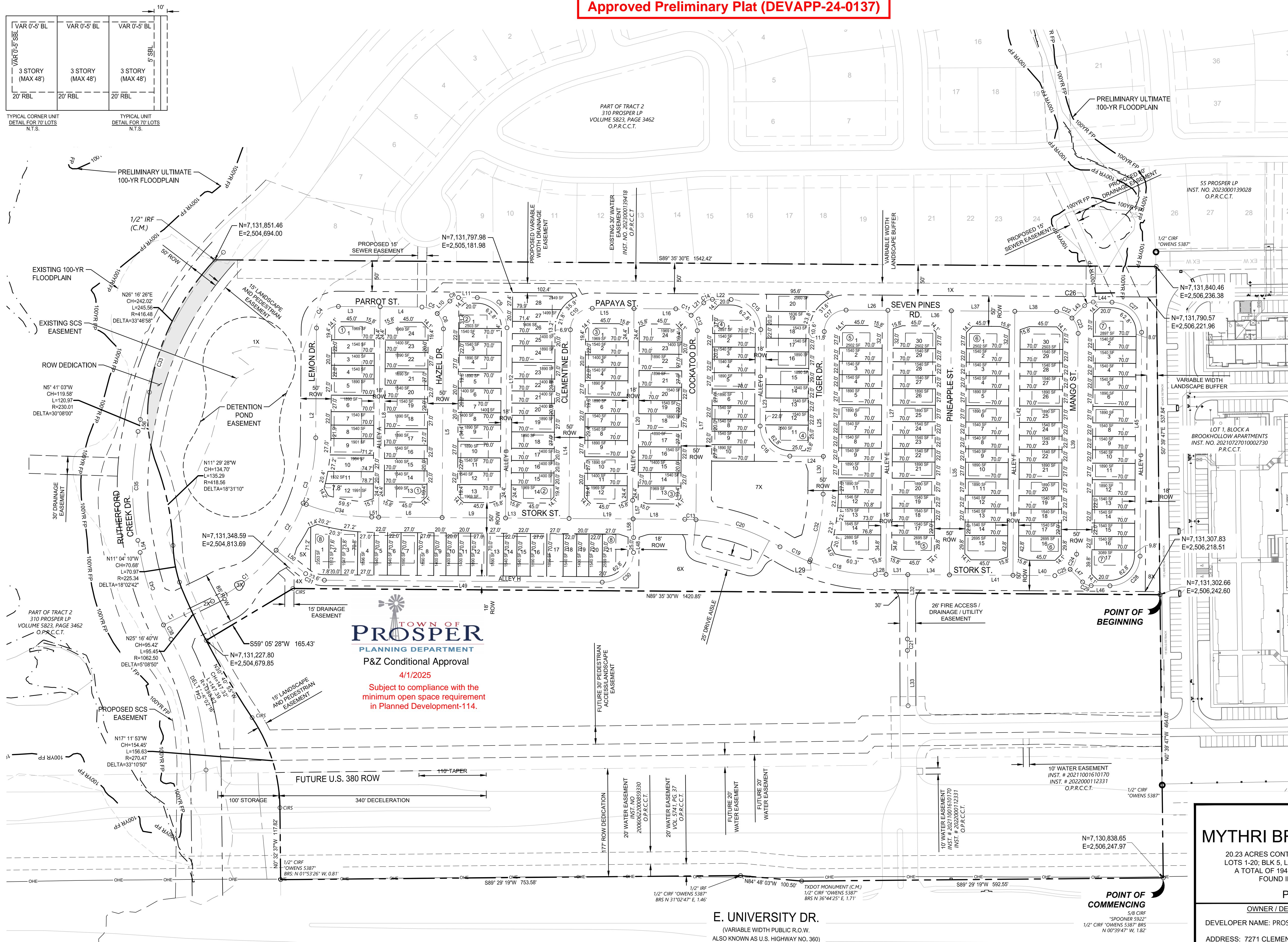
Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Frisco, TX 75033
Tel/Fax (888) 937-5150
westwood.com
Westwood Professional Services, Inc.
1001 WESTWOOD DRIVE, SUITE 100, FRISCO, TX 75033
TIFLS FIRM REGISTRATION NO. 10074501

DATE: FEBRUARY 2025
WESTWOOD PROJECT #: DLR23003
TOWN CASE #: DEVAPP-240137

DESIGNED: CCB
DRAWN: CCB
REVIEWER: RCS

SHEET
1 OF 6



P&Z Conditional Approval

4/1/2025

Subject to compliance with the minimum open space requirement in Planned Development-114.

E. UNIVERSITY DR.

(VARIABLE WIDTH PUBLIC R.O.W.
ALSO KNOWN AS U.S. HIGHWAY NO. 360)

Drawing: C:\JCR\04.02\2003_Brookhollow_334x43_Design\02_Preliminary\pbl04.02\2003-C-PLAT
Last Saved: 3/26/2025 4:48 PM
Plot Date/Time: 3/26/2025 1:50 PM

LOT AREAS		
BLOCK	LOT	AREA (SF)
1	1	2152
1	2	1540
1	3	400
1	4	1540
1	5	1890
1	6	1890
1	7	1540
1	8	1540
1	9	1894
1	10	1941
1	11	1504
1	12	1982
1	13	2152
1	14	1540
1	15	1400
1	16	1540
1	17	1890
1	18	1890
1	19	1540
1	20	1540
1	21	1890
1	22	1890
1	23	1400
1	24	2152
2	1	2687
2	2	1540
2	3	1540
2	4	1890
2	5	1890
2	6	1400
2	7	1400
2	8	140
2	9	1890

LOT AREAS		
BLOCK	LOT	AREA (SF)
2	10	1890
2	11	1540
2	12	1540
2	13	2153
2	14	2153
2	15	1400
2	16	1400
2	17	1400
2	18	1890
2	19	1890
2	20	1400
2	21	1400
2	22	1400
2	23	1890
2	24	1890
2	25	1400
2	26	1404
2	27	1478
2	28	2230
3	1	2153
3	2	1540
3	3	1400
3	4	1540
3	5	1890
3	6	1890
3	7	1540
3	8	1540
3	9	1890
3	10	1890
3	11	1400
3	12	2152
3	13	2166
3	14	1540

LOT AREAS		
BLOCK	LOT	AREA (SF)
3	15	1400
3	16	1540
3	17	1890
3	18	1890
3	19	1540
3	20	1540
3	21	1890
3	22	1890
3	23	1400
3	24	2152
4	1	3319
4	2	1540
4	3	1540
4	4	1540
4	5	1890
4	6	1890
4	7	1540
4	8	1540
4	9	1540
4	10	2450
4	11	2909
4	12	1540
4	13	1540
4	14	1540
4	15	1890
4	16	1890
4	17	1540
4	18	1544
4	19	1645
4	20	2779
5	1	2502
5	2	1540
5	3	1540

LOT AREAS		
BLOCK	LOT	AREA (SF)
5	4	1540
5	5	1890
5	6	1890
5	7	1540
5	8	1540
5	9	1540
5	10	1890
5	11	1890
5	12	1546
5	13	1579
5	14	1645
5	15	2880
5	16	2695
5	17	1540
5	18	1540
5	19	1540
5	20	1890
5	21	1890
5	22	1540
5	23	1540
5	24	1540
5	25	1890
5	26	1890
5	27	1540
5	28	1540
5	29	1540
5	30	2502
6	1	2502
6	2	1540
6	3	1540
6	4	1540
6	5	1890
6	6	1890

LOT AREAS		
BLOCK	LOT	AREA (SF)
6	7	1540
6	8	1540
6	9	1540
6	10	1890
6	11	1890
6	12	1540
6	13	1540
6	14	1540
6	15	2695
6	16	2695
6	17	1540
6	18	1540
6	19	1540
6	20	1890
6	21	1890
6	22	1540
6	23	1540
6	24	1540
6	25	1890
6	26	1890
6	27	1540
6	28	1540
6	29	1540
6	30	2503
7	1	2897
7	2	1540
7	3	1540
7	4	1540
7	5	1540
7	6	1890
7	7	1890
7	8	1540
7	9	1540

LOT AREAS		
BLOCK	LOT	AREA (SF)
7	10	1540
7	11	1890
7	12	1890
7	13	1540
7	14	1540
7	15	1540
7	16	1540
7	17	3089
8	1	2478
8	2	1570
8	3	1997
8	4	1915
8	5	1540
8	6	1540
8	7	1890
8	8	1890
8	9	1400
8	10	1400
8	11	1400
8	12	1890
8	13	1890
8	14	1540
8	15	1540
8	16	1890
8	17	1890
8	18	1540
8	19	1400
8	20	1540
8	21	2419
X	1	158646
X	2	29471
X	3	1195
X	4	14230
X	5	11417

CERTIFICATE OF APPROVAL
Approved this _____ day of _____, 20____, by the Planning & Zoning Commission of the Town of Prosper, Texas.
_____, Town Secretary
_____, Engineering Department
_____, Development Services Department

STREET EASEMENT
THE AREA OR AREAS SHOWN ON THE PLAT AS "STREET EASEMENT" ARE HEREBY GIVEN AND GRANTED TO THE TOWN OF PROSPER (CALLED "TOWN") ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, RE-BUILD, REPLACE, RELOCATE, ALTER, REMOVE AND PERPETUALLY MAINTAIN STREET AND HIGHWAY FACILITIES, TOGETHER WITH ALL APPURTENANCES AND INCIDENTAL IMPROVEMENTS, IN, UPON AND ACROSS CERTAIN REAL PROPERTY OWNED BY GRANTOR, APPURTENANCES AND INCIDENTAL IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CURBS, GUTTERS, INLETS, APRONS, TRAFFIC SIGNS WITH OR WITHOUT ATTACHED FLASHING LIGHTS, GUARD RAILS, SIDEWALKS, BURIED CONDUITS, BURIED TOWN UTILITIES, AND UNDERGROUND FRANCHISE UTILITIES. STREET EASEMENTS SHALL REMAIN ACCESSIBLE AT ALL TIMES AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY, OR ADJACENT TO THE STREET EASEMENT. AFTER DOING ANY WORK IN CONNECTION WITH THE CONSTRUCTION, OPERATION OR REPAIR OF THE STREET AND HIGHWAY FACILITIES, THE TOWN 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, EXCEPT FOR TREES, SHRUBS AND STRUCTURES WITHIN THE STREET EASEMENT THAT WERE REMOVED AS A RESULT OF SUCH WORK.

DRAINAGE, FLOODWAY, AND NO BUILD EASEMENT
GENERAL MAINTENANCE OF VEGETATION AND REMOVAL OF ORDINARY TRASH AND DEBRIS LOCATED WITHIN THE AREA OR AREAS SHOWN ON THE PLAT AS THE DRAINAGE, FLOODWAY, AND NO BUILD EASEMENT (THE "EASEMENT") SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY SAID EASEMENT. THE AREA WITHIN THE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINED, AND GRADING OR IMPROVEMENTS ARE ALLOWED WITHIN THE EASEMENT WITHOUT THE APPROVAL OF THE DIRECTOR OF DEVELOPMENT SERVICES. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER WITHIN THE EASEMENT. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE WITHIN THE EASEMENT UNLESS APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES. THE RUTHERFORD CREEK HOA SHALL KEEP THE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY MATERIALS THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. THE NATURAL DRAINAGE THROUGH THE EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. BUILDING AREAS OUTSIDE THE EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN 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 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.

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.

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	89.209	N64° 07' 58.36"E
L2	180.010	N0° 24' 30.25"E
L3	68.500	S89° 35' 29.75"E
L4	68.500	S89° 35' 29.75"E
L5	309.250	S0° 24' 30.25"W
L6	104.000	S89° 35' 29.75"E
L7	5.579	S68° 37' 12.14"E
L8	344.750	S0° 24' 30.25"W
L9	104.000	S89° 35' 29.75"E
L10	29.048	N45° 24' 30.25"E
L11	30.716	S89° 35' 29.75"E
L12	311.750	S0° 24' 30.25"W
L13	104.000	S89° 35' 29.75"E
L14	309.250	N0° 24' 30.25"E
L15	68.500	S89° 35' 29.75"E
L16	68.500	S89° 35' 29.75"E
L17	309.816	S0° 24' 30.25"W
L18	84.578	S89° 35' 29.75"E
L19	105.000	S89° 35' 29.75"E
L20	314.250	S0° 24' 30.25"W
L21	29.048	N45° 24' 30.25"E
L22	30.716	S89° 35' 29.75"E
L23	158.000	S0° 24' 30.25"W
L24	55.000	S89° 35' 29.75"E
L25	204.500	N0° 24' 30.25"E
L26	68.500	S89° 35' 29.75"E
L27	432.750	S0° 24' 30.25"W
L28	17.603	S89° 35' 29.75"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L29	3.490	N21° 25' 47.30"E
L30	61.912	N0° 24' 30.25"E
L31	35.760	S89° 35' 29.75"E
L32	105.606	S0° 24' 30.25"W
L33	90.649	S0° 39' 47.34"E
L34	68.240	S89° 35' 29.75"E
L35	432.750	S0° 24' 30.25"W
L36	104.000	S89° 35' 29.75"E
L37	104.000	S89° 35' 29.75"E
L38	68.500	S89° 35' 29.75"E
L39	361.750	N0° 24' 30.25"E
L40	68.500	S89° 35' 29.75"E
L41	104.000	S89° 35' 29.75"E
L42	432.750	S0° 24' 30.25"W
L43	29.048	S45° 24' 30.25"W
L44	30.716	N89° 35' 29.75"W
L45	366.750	N0° 24' 30.25"E
L46	30.716	S89° 35' 29.75"E
L47	29.048	S44° 35' 29.75"E
L48	24.500	S0° 24' 30.25"W
L49	455.153	N89° 35' 29.75"W
L50	61.825	N51° 34' 29.93"W
L51	11.292	S89° 35' 29.75"E
L54	20.000	S10° 37' 23.34"E
L56	20.000	S10° 49' 28.00"W
L57	30.516	S1° 28' 11.34"E
L58	30.516	N1° 28' 10.11"W

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	N51° 16' 44.21"E	133.48	134.606	300.00	134.61
C2	N29° 54' 08.96"E	88.92	89.248	300.00	89.25
C3	N10° 53' 39.05"E	109.19	109.877	284.31	109.88
C4	N45° 24' 30.25"E	50.20	55.763	35.50	55.76
C5	S67° 05' 29.75"E	27.17	27.882	35.50	27.88
C6	S22° 05' 29.75"E	27.17	27.882	35.50	27.88
C8	N67° 54' 30.25"E	15.31	15.708	20.00	15.71
C9	S44° 35' 29.75"E	69.30	76.969	49.00	76.97
C10	N45° 24' 30.25"E	50.20	55.763	35.50	55.76
C11	S67° 05' 29.75"E	27.17	27.882	35.50	27.88
C12	S22° 05' 29.75"E	27.17	27.882	35.50	27.88
C13	S87° 49' 52.61"E	18.43	18.434	300.00	18.43
C14	N67° 54' 30.25"E	15.31	15.708	20.00	15.71
C15	S44° 35' 29.75"E	69.30	76.969	49.00	76.97
C16	S44° 35' 29.75"E	69.30	76.969	49.00	76.97
C17	N45° 24' 30.25"E	50.20	55.763	35.50	55.76
C18	S79° 04' 51.22"E	109.45	110.068	300.00	110.07
C19	S63° 22' 08.18"E	54.39	54.467	300.00	54.47
C20	S72° 07' 09.56"E	144.66	146.124	297.74	146.12
C21	S0° 07' 38.55"E	18.70	18.702	1000.00	18.70
C22	S67° 05' 29.75"E	27.17	27.882	35.50	27.88
C23	S22° 05' 29.75"E	27.17	27.882	35.50	27.88
C24	N22° 54' 30.25"E	27.17	27.882	35.50	27.88
C25	N67° 54' 30.25"E	27.17	27.882	35.50	27.88
C26	S67° 54' 30.25"W	15.31	15.708	20.00	15.71
C27	N44° 35' 29.75"W	69.30	76.969	49.00	76.97
C28	N45° 24' 30.25"E	69.30	76.969	49.00	76.97
C29	S67° 05' 29.75"E	15.31	15.708	20.00	15.71