AGENDA

Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 20, 2026
7:00 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 work session minutes from the September 15, 2026, Planning and Zoning Commission meeting.

3b. Consider and act upon the regular minutes from the September 15, 2026, Planning and Zoning Commission meeting.

3c. Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 2, Block X, Lot 1, on 23.8± acres, located on the northwest corner of Glass Lane and Berylline Lane. (DEVAPP-26-0052)

3d. Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 3, Block X, Lots 1-2, on 83.9± acres, located on the north side of First Street and 1,500± feet west of Windsong Parkway. (DEVAPP-26-0053)

3e. Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 4, Block X, Lot 1, on 19.6± acres, located on the southwest corner of Windsong Parkway and Bluestem Drive. (DEVAPP-26-0054)

3f. Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 5, Block X, Lot 1, on 1.6± acres, located on the east side of Windsong Parkway and 1,115± feet north of University Drive. (DEVAPP-26-0055)

3g. Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 6, Block X, Lot 1, on 13.0± acres, located on the west side of Teel Parkway and 965± feet north of University Drive. (DEVAPP-26-0056)

3h. Consider and act upon a request for a Preliminary Site Plan for a Bank and a Medical Office/Retail Building on Jobe Addition, Block A, Lots 1 and 2, on 3.2± acres, located on the east side of Preston Road and 490± feet north of Lovers Lane. (DEVAPP-26-0068)

3i. Consider and act upon a request for a Conveyance Plat for Jobe Addition, Block A, Lots 1 and 2, on 3.2± acres, located on the east side of Preston Road and 490± feet north of Lovers Lane. (DEVAPP-26-0083)

3j. Consider and act upon a request for a Final Plat of Mirabella Way, Block A, Lot 1X, on 1.3± acres, located on the north side of University Drive and 3,000± feet east of Lakewood Drive. (DEVAPP-26-0082)

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 “Citizen Comment Request Form” and present it to Town Staff prior to the meeting. Comments are limited up to three minutes with a cumulative total for Citizens’ Comments not to exceed 15 minutes.

REGULAR AGENDA:

Pursuant to Section 551.007 of the Texas Government Code, any individuals wishing to address the Commission during a Public Hearing item, will be recognized when the public hearing is opened. A “Public Hearing Comment Request Form” must be completed and presented to Town Staff prior to the meeting. Comments are limited up to three minutes. If multiple individuals wish to speak, 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. Comments during a public hearing are limited to a cumulative total of 60 minutes for those in favor of an item, and 60 minutes for those in opposition to an item.

4. Conduct a Public Hearing and consider and act upon a request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail. (ZONE-26-0012)

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

6. 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, on Wednesday, October 14, 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 Sesson
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 15, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:01 p.m.

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

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), Carlos Branch (Planning Technician), and Michelle Crowe (Senior Administrative Assistant)

Items for Individual Consideration:

1. Discuss items on the September 15, 2026, Planning and Zoning Commission agenda.

Town Staff provided an overview of Consent Agenda Items 3a – 3c.

The Commission discussed Item 3c project requirements, including accommodating a berm and trail along Coit Road, floodplain regulations, lot elevation requirements, the location of the roundabout, and street standards.

Town Staff provided an overview of Regular Agenda Item 4.

The Commission and Staff focused on the purpose of the rezoning, future road improvements, permitted uses, existing metal buildings, uses allowed in surrounding business park developments, and whether the request supports the Town's long-term planning and strategic goals as it relates to the Dallas North Tollway Guidelines.

2. Adjourn.

The work session was adjourned at 6:30 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, September 15, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:34 p.m.

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

Absent: Chair Damon Jackson

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

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

3a. Consider and act upon the minutes from the September 1, 2026, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the September 1, 2026, Planning and Zoning Commission regular meeting.

3c. Consider and act upon a request for a Preliminary Plat of Barrington Lake, on 44.5± acres, located on the east side of Coit Road and 1,280± feet north of First Street. (DEVAPP-26-0063)

Commissioner Hamilton made a motion to approve Items 3a, 3b, and 3c. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No Comments were made.

REGULAR AGENDA:

4. Conduct a Public Hearing and consider and act upon a request for a rezoning from Agriculture to Planned Development for Light Industrial Buildings on Collin County School Land Survey 12, Abstract 147, Tract 179, on 2.0± acres, located on the west side of Business Park Drive and 1,095± feet south of First Street. (ZONE-26-0004)

Mr. Hicks presented Item 4.

Michael Doggett, the applicant's engineer, and Scott Shipp, the applicant's representative, addressed the Commission.

Mr. Shipp explained that the three existing buildings were constructed several years ago but were never occupied due to annexation and subsequent requirements needed to obtain certificates of

occupancy. The applicant purchased the property and, after meeting with Town Staff determined that rezoning and additional site improvements were necessary to make the buildings usable. The applicant stated that the intent is to preserve and use the existing buildings rather than demolish or redevelop them.

Discussion included the Dallas North Tollway District standards, proposed site improvements, and the timing of improvements to Business Park Drive. Mr. Shipp explained that initial roadway improvements would include resurfacing to allow the property to be used. The ultimate roadway improvements could be deferred for up to ten years. He stated that the applicant understood the potential future cost.

Vice Chair Carson opened the public hearing at 6:51 p.m.

No comments were made.

Vice Chair Carson closed the public hearing at 6:51 p.m.

Commissioner Furay asked whether the rezoning was consistent with the Dallas North Tollway District guidelines. Mr. Hoover confirmed that it was generally not consistent but noted that the applicant's process began before the guidelines were adopted and that the timing should be considered.

Commissioner Furay made a motion to deny Item 4. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 5 to 1. (Commissioner Butler voted in opposition.)

5. 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.

6. Adjourn

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

The meeting was adjourned at 6:56 p.m.

_____ _____

Michelle Crowe, Senior Administrative Assistant 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: **Conveyance Plat for Windsong Ranch Open Space 2, Block X, Lot 1**

Meeting: **October 20, 2026**

Agenda Item:
Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 2, Block X, Lot 1, on 23.8± acres, located on the northwest corner of Glass Lane and Berylline Lane. (DEVAPP-26-0052)

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

Zoning:
The property is zoned Planned Development-40 (Single Family).

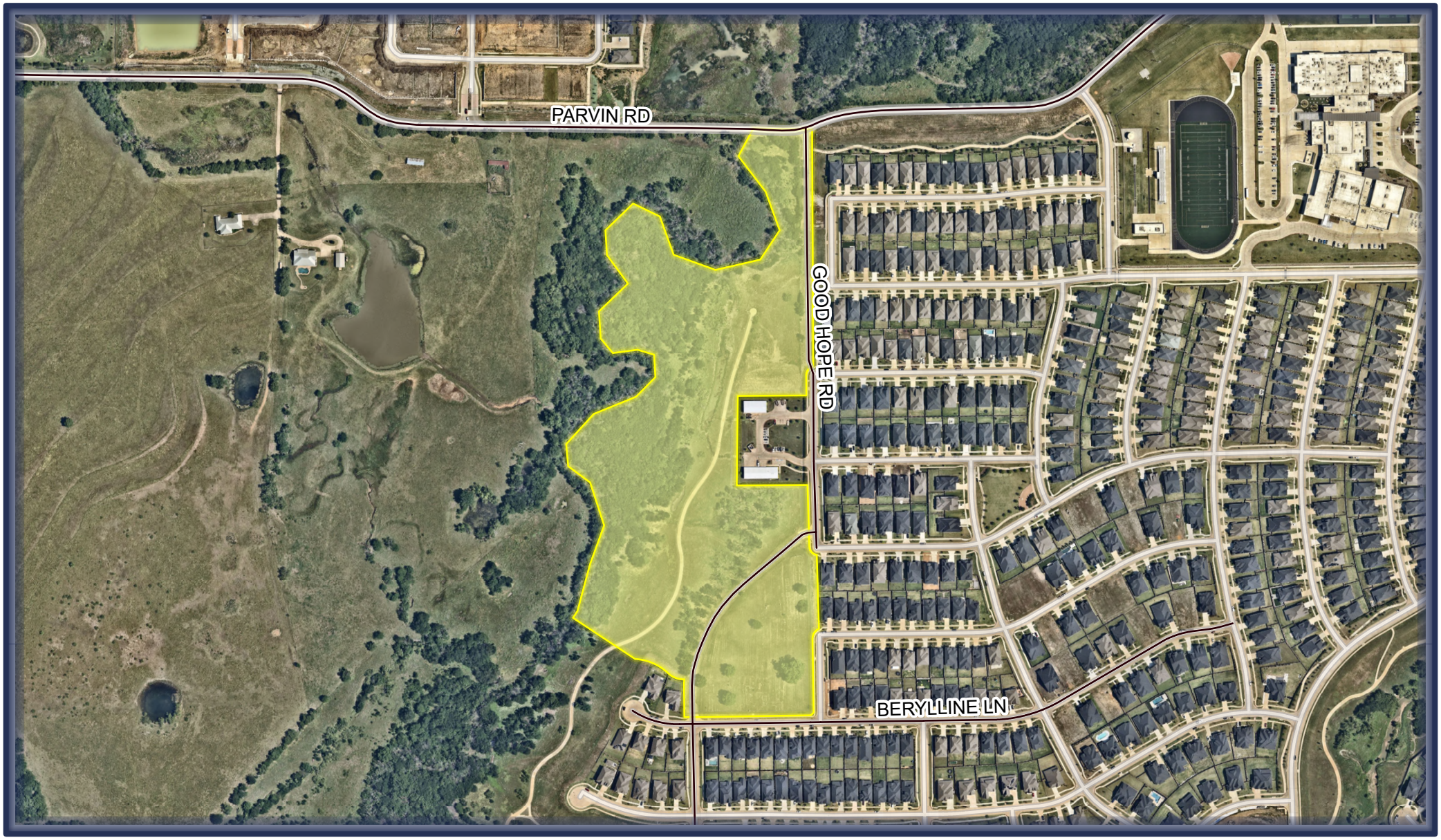
Conformance:
The Conveyance Plat conforms to the development standards of Planned Development-40.

Description of Agenda Item:
The purpose of the Conveyance Plat is to plat the property and convey ownership of the open space lot from VP Windsong Operations LLC to Windsong Ranch Community Association Inc.

Companion Item:
There are no companion items on this Planning and Zoning Commission agenda.

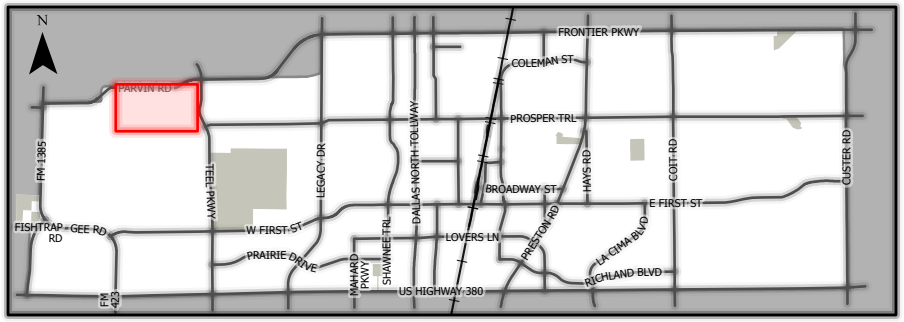
Attachments:
1. Location Map
2. Conveyance Plat

Town Staff Recommendation:
Town Staff recommends approval of the Conveyance Plat.



TOWN OF PROSPER

0 260 520 1,040 Feet



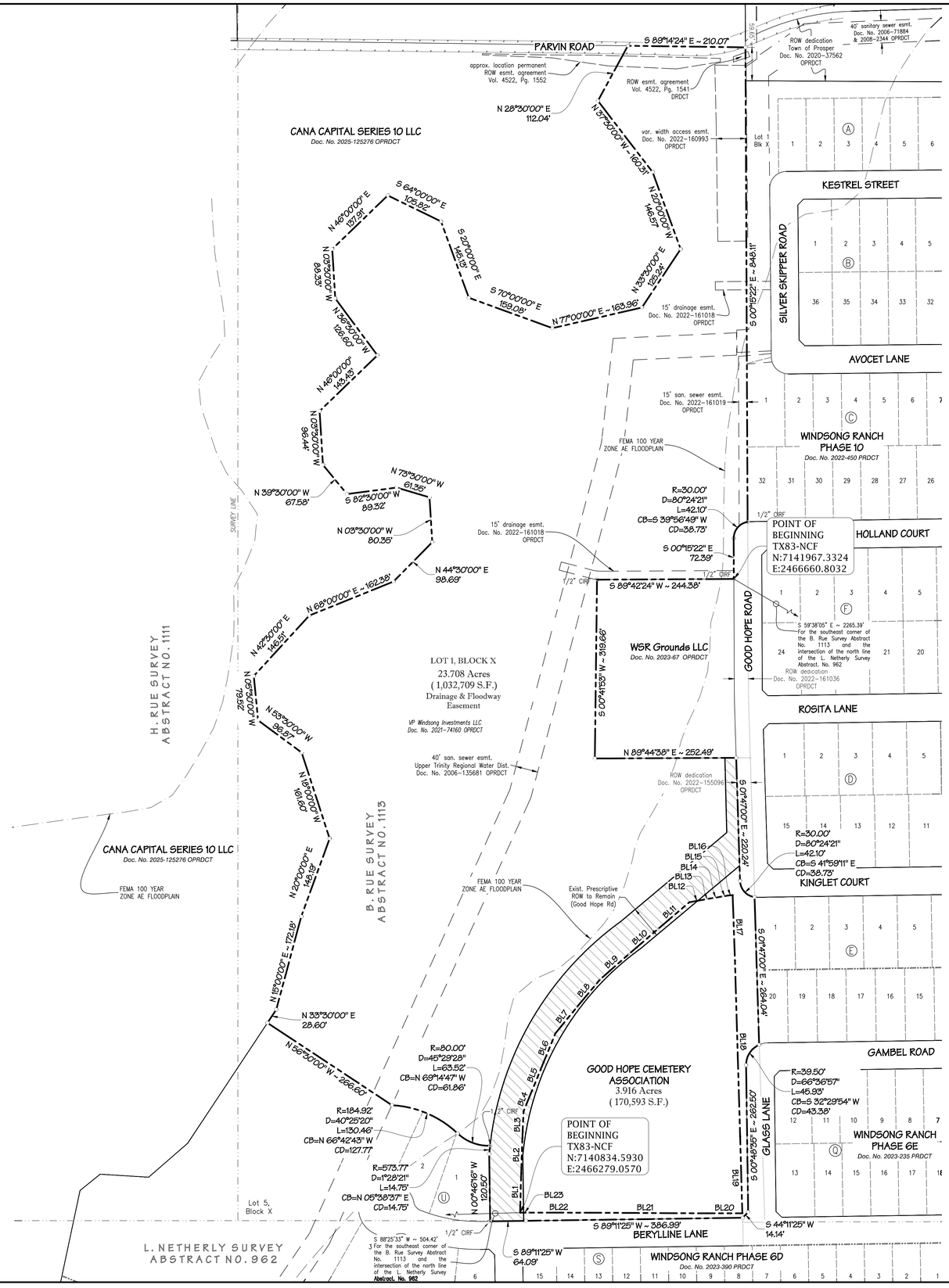
DEVAPP-26-0052

Windsong Ranch Open Space 2, Block X, Lot 1

Conveyance Plat

8

This map for illustration purposes only.



Line Table		
Line #	Bearing	Distance
BL1	N 01°33'58" E	70.43'
BL2	N 01°56'46" E	63.23'
BL3	N 02°31'20" E	47.61'
BL4	N 22°11'50" E	39.28'
BL5	N 22°11'50" E	55.62'
BL6	N 22°11'50" E	55.55'
BL7	N 39°14'41" E	61.52'
BL8	N 39°55'09" E	63.27'
BL9	N 48°35'38" E	68.19'
BL10	N 49°16'49" E	71.24'
BL11	N 49°27'59" E	71.98'
BL12	N 79°49'44" E	25.61'

Line Table		
Line #	Bearing	Distance
BL13	N 80°18'59" E	11.91'
BL14	N 80°26'35" E	20.41'
BL15	N 80°34'09" E	11.97'
BL16	N 85°27'25" E	8.42'
BL17	S 01°59'47" E	117.54'
BL18	S 01°41'34" E	313.82'
BL19	S 01°36'51" E	137.58'
BL20	N 89°59'17" W	62.96'
BL21	N 89°42'11" W	208.58'
BL22	N 89°53'29" W	109.26'
BL23	S 89°29'26" W	16.10'

LEGEND

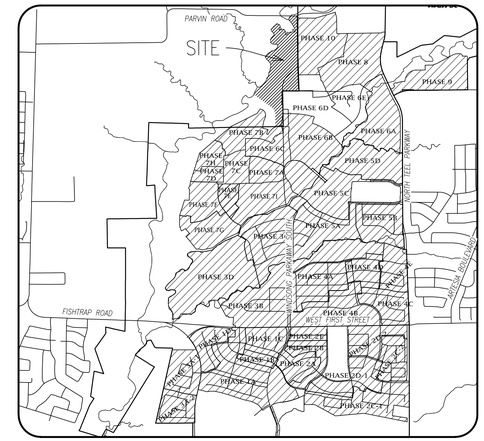
(Not All Items May Be Applicable)

⊙	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
ROW	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
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

N
W E
S

0 50 100 200
1 inch = 100ft.

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



LOCATION MAP
1" = 2000'

NOTES:

1. Lot 1, Block X shall be owned and maintained by the HOA.
2. 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.
3. Lot 1, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. Lot 1, Block X is dedicated as a drainage and floodway easement.
6. Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area", as defined pursuant to the Flood Disaster Protection Act of 1973, as amended as reflected by Flood Insurance Rate Map Panel 48121C0290G, effective on 4/18/2011, and Flood Insurance Rate Map Panel 48121C0430G, effective on 4/18/2011.
7. 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.

DEVAPP-26-0052
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 2
BLOCK X, LOT 1

23.708 GROSS ACRES, 23.708 ACRES NET
OUT OF THE
B. RUE SURVEY - ABSTRACT No. 1113
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532-0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Colton Smith

Scale: 1"=100' September, 2026 SEI Job No. 25-006

Sheet 1 of 2

Drawing: G:\2025_JOBS\25-006 Windsong Open Space Survey\CAD\Conveyance Plat Tract 2.dwg Saved By: bspiars Save Time: 9/25/2026 2:56:13 PM Plotted by: spiars Plot Date: 9/25/2026 2:57 PM

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

WHEREAS, VP Windsong Investments LLC, are the owners of a tract of land situated in the B. Rue Survey, Abstract No. 1113, Town of Prosper, Denton County, Texas, being part of a tract conveyed to VP Windsong Investments LLC, by deed recorded in Document No. 2021–74160, of the Official Public Records, Denton County, Texas (OPRDCT), and being part of a tract conveyed to VP Windsong Investments LLC, by deed recorded in Document No. 2026–5126, of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the west line of Good Hope Road, a 50–foot–wide right–of–way, as conveyed to the Town by deed recorded in Document No. 2022–161036 OPRDCT, for the northeast corner of a tract conveyed to WSR Grounds LLC, recorded in Document No. 2021–136701 OPRDCT;

THENCE S 89°42'24" W, 244.38 feet along the north line thereof to a 1/2" iron rod with plastic cap found;

THENCE S 00°41'53" W, along the west line of said WSR Grounds tract, 319.66 feet;

THENCE N 89°44'38" E, along the south line of said WSR Grounds tract, 252.49 feet to a point in the west line of Good Hope Road, a variable width public right–of–way, for the southeast corner of said WSR Grounds tract;

THENCE S 01°47'00" E, 220.24 feet along the west line of Good Hope Road;

THENCE continuing along the west line thereof, around a tangent curve to the left having a central angle of 80°24'21", a radius of 30.00 feet, a chord of S 41°59'11" E – 38.73 feet, an arc length of 42.10 feet to a 1/2" iron rod with plastic cap found on the west line of Windsong Ranch Phase 10, an addition recorded in Document No. 2022–450, Plat Records, Denton County, Texas;

THENCE S 01°47'00" E, 264.04 feet along the west line of Windsong Ranch Phase 10, and of Windsong Ranch Phase 6E, recorded in Document No. 2023–235, Plat Records, Denton County, Texas, to a 1/2" iron rod with plastic capfound on the west line of Glass Lane, a 50–foot–wide right–of–way created by said plat of Windsong Ranch Phase 6E;

THENCE along the west line thereof, around a non–tangent curve to the left having a central angle of 66°36'57", a radius of 39.50 feet, a chord of S 32°29'54" W – 43.38 feet, an arc length of 45.93 feet;

THENCE S 00°48'35" E, 262.50 feet along the west line thereof to the north end of a corner clip;

THENCE S 44°11'25" W, 14.14 feet to the south end of said corner clip, being the northeast corner of a right–of–way dedication to the Town of Prosper, recorded in Document No. 2022–155096, OPRDCT;

THENCE S 89°11'25" W, 386.99 feet along said dedication to a point in the east line of a tract conveyed to VP Windsong Investments LLC by deed recorded in Document No. 2021–74160, OPRDCT, said line also being the north line of Windsong Ranch Phase 6D, an addition recorded in Document No. 2023–390, Plat records, Denton County, Texas (PRDCT);

THENCE along the north line of Windsong Ranch Phase 6D, the following;

S 89°11'25" W, 64.09 feet to a 1/2" iron rod with plastic cap found;

N 00°46'16" W, 120.50 feet;

A non–tangent curve to the right having a central angle of 01°28'21", a radius of 573.77 feet, a chord of N 05°38'37" E – 14.75 feet, an arc length of 14.75 feet to a 1/2" iron rod with plastic cap found;

A non–tangent curve to the right having a central angle of 45°29'28", a radius of 80.00 feet, a chord of N 69°14'47" W – 61.86 feet, an arc length of 63.52 feet;

A reverse curve having a central angle of 40°25'20", a radius of 184.92 feet, a chord of N 66°42'43" W – 127.77 feet, an arc length of 130.46 feet;

And N 56°30'00" W, 266.60 feet to the most northerly corner of said addition, and being in the approximate centerline of Doe Creek, a named tributary;

THENCE along the approximate centerline of said creek the following:

N 33°30'00" E, 28.60 feet;

N 15°00'00" E, 172.18 feet;

N 20°00'00" E, 148.19 feet;

N 18°00'00" W, 161.60 feet;

N 53°30'00" W, 96.87 feet;

N 05°30'00" W, 79.52 feet;

N 42°30'00" E, 146.51 feet;

N 68°00'00" E, 162.38 feet;

N 44°30'00" E, 98.69 feet;

N 03°30'00" W, 80.35 feet;

N 73°30'00" W, 61.35 feet;

S 82°30'00" W, 89.32 feet;

N 39°30'00" W, 67.58 feet;

N 03°30'00" W, 96.44 feet;

N 46°00'00" E, 143.43 feet;

N 36°30'00" W, 126.60 feet;

N 03°30'00" W, 88.33 feet;

N 46°00'00" E, 137.91 feet;

S 64°00'00" E, 105.82 feet;

S 20°00'00" E, 145.13 feet;

S 70°00'00" E, 159.08 feet;

N 77°00'00" E, 163.96 feet;

N 33°30'00" E, 125.24 feet;

N 20°00'00" W, 146.57 feet;

N 37°30'00" W, 160.31 feet;

And N 28°30'00" E, 112.04 feet to the intersection of said centerline with a point in Parvin Road, a public road;

THENCE S 89°14'24" E, 210.07 feet along said road to a point on the west line of a right–of–way dedication to the Town of Prosper, recorded in Document No. 2020–37562 OPRDCT;

THENCE S 00°15'22" E, along the west line of said dedication, passing at 59.65 feet the southwest corner thereof, being the northwest corner of Windsong Ranch Phase 10, an addition recorded in Document No. 2022–450 PRDCT, and continuing along the west line thereof a total distance of 848.11 feet to a 1/2" iron rod with a plastic cap found on the west line of Good Hope Road;

Thence along the west line of said road, around a non–tangent curve to the left having a central angle of 80°24'21", a radius of 30.00 feet, a chord of S 39°56'49" W – 38.73 feet, an arc length of 42.10 feet;

THENCE S 00°15'22" E, 72.39 feet to the POINT OF BEGINNING with the subject tract containing a gross area of 1,203,302 square feet or 27.264 acres of land.

SAVE AND EXCEPT the following:

BEING a tract of land situated in the B. Rue Survey, Abstract No. 1113, Town of Prosper Denton County, Texas, being part of a tract conveyed to Good Hope Cemetery Association by deed recorded in Vol. 89, Pg. 555, Deed records, Denton County, Texas (DRDCT), and by deed recorded in Document No. 2026–5127, of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a fence gate post, from which an "X" in concrete found for the intersection of the centerline of Berylline Lane, a 50–foot–wide right–of–way created by the final plat of Windsong Ranch Phase 6D, recorded in Document No. 2023–390, Plat Records, Denton County, Texas (PRDCT), with the centerline of Good Hope Road, another 50–foot–wide right–of–way created by the same, bears S 27°35'29" W, 45.11 feet;

THENCE along the following:

N 01°33'58" E, 70.43 feet to a fence post;

N 01°56'46" E, 63.23 feet to a fence post;

N 02°31'20" E, 47.61 feet to a fence post;

N 22°11'50" E, 39.28 feet to a fence post;

N 22°11'50" E, 55.62 feet to a fence post;

N 22°11'50" E, 55.55 feet to a fence post;

N 39°14'41" E, 61.52 feet to a fence post;

N 39°55'09" E, 63.27 feet to a fence post;

N 48°35'38" E, 68.19 feet to a fence post;

N 49°16'49" E, 71.24 feet to a fence post;

N 49°27'59" E, 71.98 feet to a fence post;

N 79°49'44" E, 25.61 feet to a fence post;

N 80°18'59" E, 11.91 feet to a fence post;

N 80°26'35" E, 20.41 feet to a fence post;

N 80°34'09" E, 11.97 feet to a fence post;

N 85°27'25" E, 8.42 feet to a fence post;

S 01°59'47" E, 117.54 feet to a fence post;

S 01°41'34" E, 313.82 feet to a fence post;

S 01°36'51" E, 137.58 feet to a fence post;

N 89°59'17" W, 62.96 feet to a fence post;

N 89°42'11" W, 208.58 feet to a fence post;

N 89°53'29" W, 109.26 feet to a fence post;

And S 89°29'26" W, 16.10 feet to the POINT OF BEGINNING for the Good Hope Cemetery tract containing 170,593 square feet or 3.916 acres of land.

The net area conveyed by this plat is 1,032,709 square feet or 23.708 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, VP Windsong Operations LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH, OPEN SPACE 2, BLOCK X, LOT 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. VP Windsong Operations LLC does herein certify the following:

1. The streets and alleys are 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, 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 utilities 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 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 of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only:

100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100–year flood elevation as determined by analyzing the ultimate build–out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

WITNESS, my hand, this _____ day of _____, 20_____

VP Windsong Operations LLC
A Delaware Limited Liability Company

By: _____

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

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: A portion of of Lot 1, Block X as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run–off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of 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 Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway 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 the plat.

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 City of _____, 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 REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 and Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

DEVAPP-26-0052
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 2
BLOCK X, LOT 1

23.708 GROSS ACRES, 23.708 ACRES NET
OUT OF THE
B. RUE SURVEY - ABSTRACT No. 1113
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532–0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422–0077
TBPE No. F–2121 / TBPLS No. F–10043100
Contact: Colton Smith

September, 2026 SEI Job No. 25–006

Drawing:C:\SCPD\25\006\SCPD\006-Plates-Sup-Exhibits\006 - Conveyance Plat.dwg Layout: Sheet 2 Plotted by: jo.vazquez Plot Date: 9/25/2026 2:56 PM
Plotted Date: 9/25/2026 2:56:13 PM

PLANNING

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

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Conveyance Plat for Windsong Ranch Open Space 3, Block X, Lots 1-2**

Meeting: **October 20, 2026**

Agenda Item:
Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 3, Block X, Lots 1-2, on 83.9± acres, located on the north side of First Street and 1,500± feet west of Windsong Parkway. (DEVAPP-26-0053)

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

Zoning:
The property is zoned Planned Development-40 (Single Family).

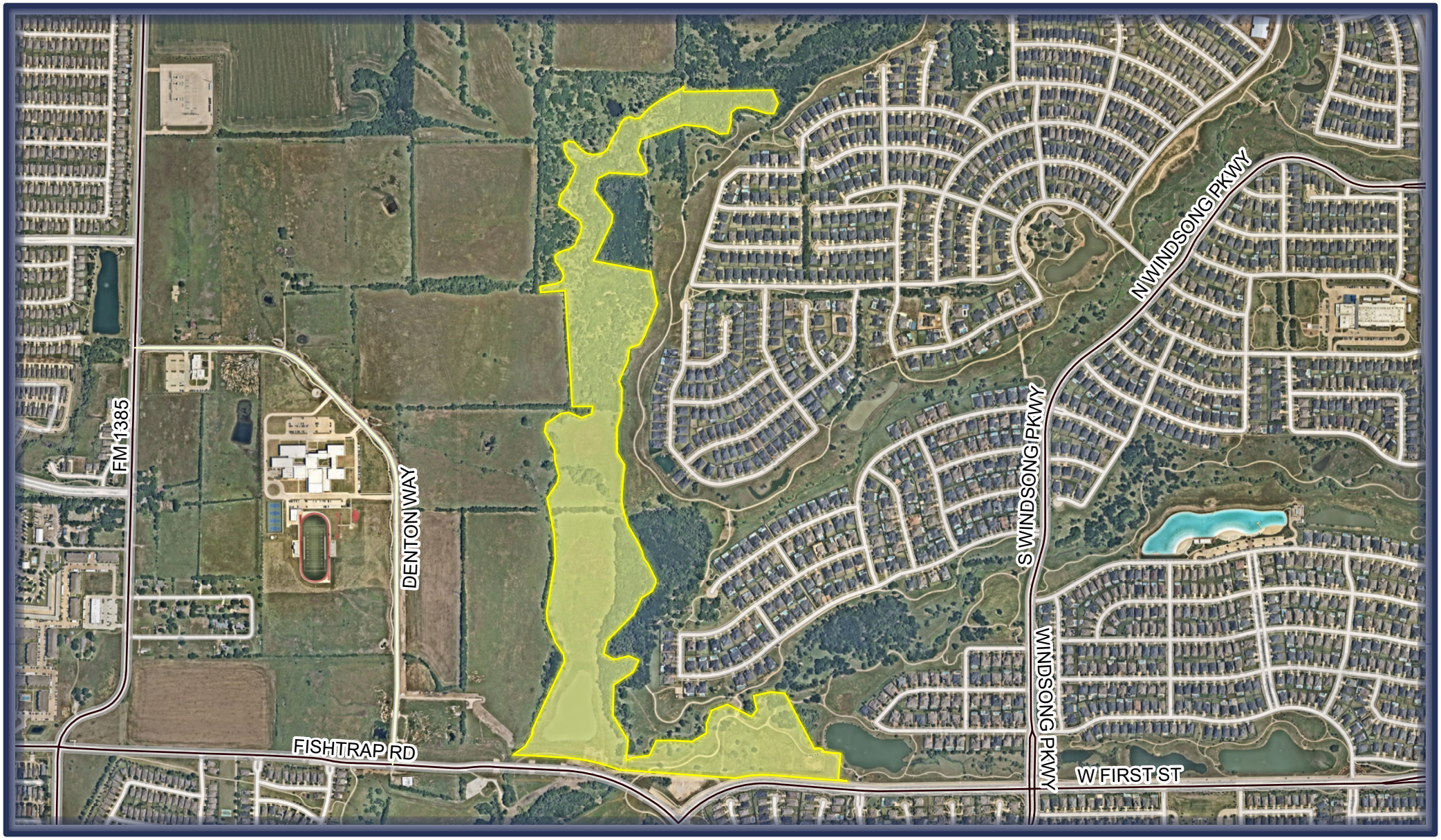
Conformance:
The Conveyance Plat conforms to the development standards of Planned Development-40.

Description of Agenda Item:
The purpose of the Conveyance Plat is to plat the property and convey ownership of the open space lot from VP Windsong Operations LLC to Windsong Ranch Community Association Inc.

Companion Item:
There are no companion items on this Planning and Zoning Commission agenda.

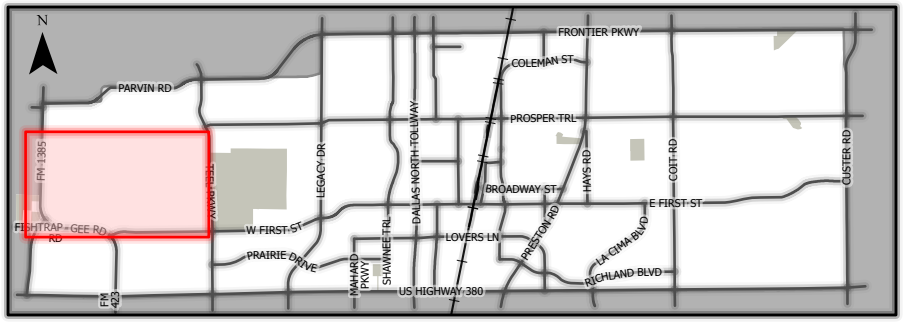
Attachments:
1. Location Map
2. Conveyance Plat

Town Staff Recommendation:
Town Staff recommends approval of the Conveyance Plat.



TOWN OF PROSPER

0 500 1,000 2,000 Feet



DEVAPP-26-0053

Windsong Ranch Open Space 3, Block X, Lots 1 & 2

Conveyance Plat

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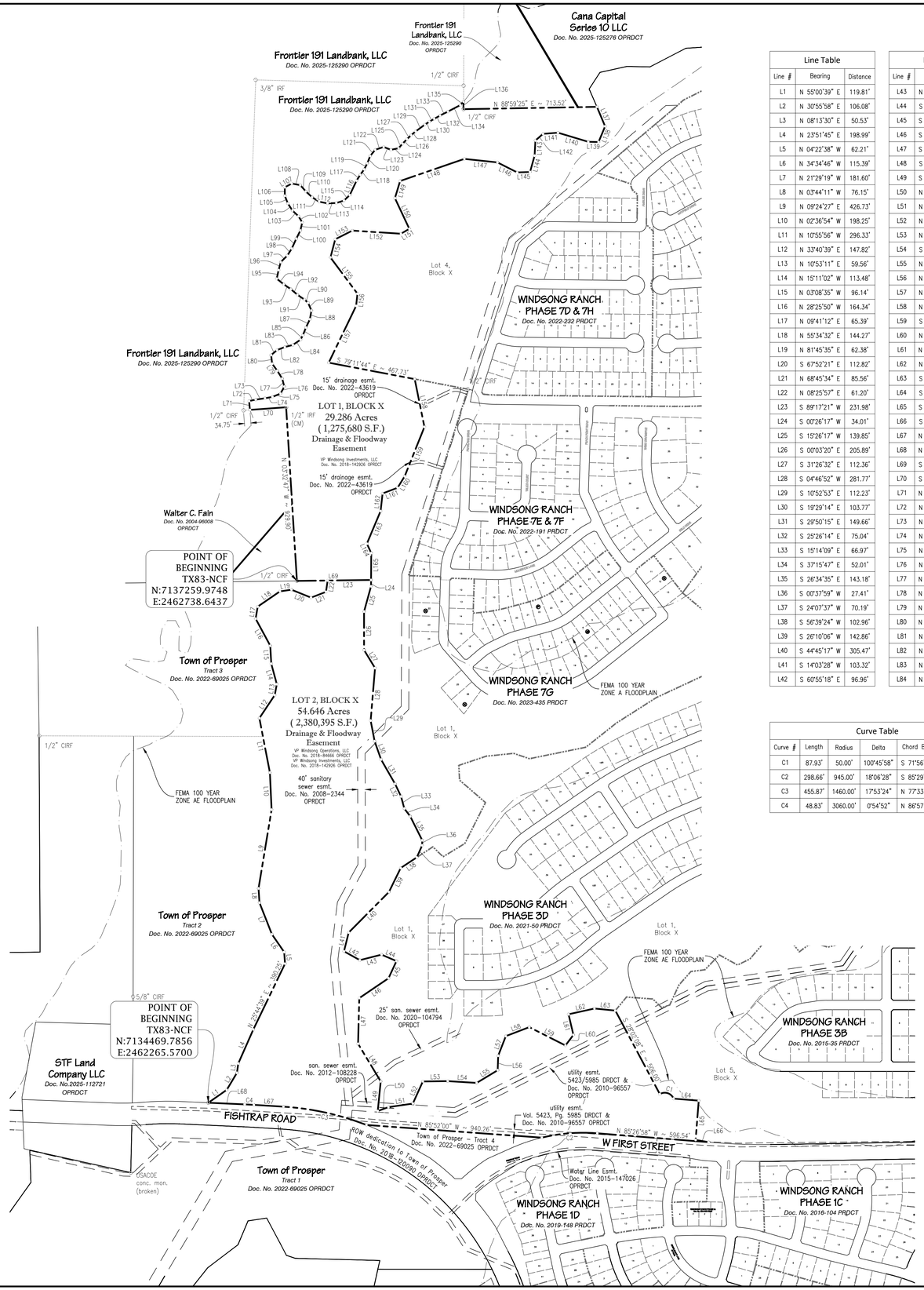
This map for illustration purposes only.



Line Table		
Line #	Bearing	Distance
L1	N 55°00'39" E	119.81'
L2	N 30°55'58" E	106.08'
L3	N 08°13'30" E	50.53'
L4	N 23°51'45" E	198.99'
L5	N 04°22'38" W	62.21'
L6	N 34°34'46" W	115.39'
L7	N 21°29'19" W	181.60'
L8	N 03°44'11" W	76.15'
L9	N 09°24'27" E	426.73'
L10	N 02°36'54" W	198.25'
L11	N 10°55'56" W	296.33'
L12	N 33°40'39" E	147.82'
L13	N 10°53'11" E	59.56'
L14	N 15°11'02" W	113.48'
L15	N 03°08'35" W	96.14'
L16	N 28°25'50" W	164.34'
L17	N 09°41'12" E	65.39'
L18	N 55°34'32" E	144.27'
L19	N 81°45'35" E	62.38'
L20	S 67°52'21" E	112.82'
L21	N 68°45'34" E	85.56'
L22	N 08°25'57" E	61.20'
L23	S 89°17'21" W	231.98'
L24	S 00°26'17" W	34.01'
L25	S 15°26'17" W	139.85'
L26	S 00°03'20" E	205.89'
L27	S 31°26'32" E	112.36'
L28	S 04°46'52" W	281.77'
L29	S 10°52'53" E	112.23'
L30	S 19°29'14" E	103.77'
L31	S 29°50'15" E	149.66'
L32	S 25°26'14" E	75.04'
L33	S 15°14'09" E	66.97'
L34	S 37°15'47" E	52.01'
L35	S 26°34'35" E	143.18'
L36	S 00°37'59" W	27.41'
L37	S 24°07'37" W	70.19'
L38	S 56°39'24" W	102.96'
L39	S 26°10'06" W	142.86'
L40	S 44°45'17" W	305.47'
L41	S 14°03'28" W	103.32'
L42	S 60°55'18" E	96.96'

Line Table		
Line #	Bearing	Distance
L43	N 75°43'21" E	119.82'
L44	S 66°25'13" E	86.79'
L45	S 24°51'53" W	100.94'
L46	S 55°51'44" W	188.78'
L47	S 01°29'53" W	244.44'
L48	S 31°01'55" E	234.59'
L49	S 05°42'25" W	158.94'
L50	N 70°01'22" E	60.63'
L51	N 81°42'26" E	132.05'
L52	N 24°21'23" E	129.80'
L53	N 89°15'23" E	132.98'
L54	S 86°29'05" E	154.84'
L55	N 58°58'59" E	131.12'
L56	N 02°00'36" E	77.61'
L57	N 21°17'34" E	112.45'
L58	N 69°06'36" E	134.32'
L59	S 63°07'16" E	216.70'
L60	N 36°51'32" E	70.61'
L61	N 13°15'38" W	113.40'
L62	N 77°28'31" E	141.93'
L63	S 84°20'13" E	112.22'
L64	S 85°26'58" E	135.10'
L65	S 04°33'02" W	210.64'
L66	S 80°15'18" E	70.29'
L67	N 86°29'58" W	158.48'
L68	N 87°24'50" W	194.55'
L69	S 89°17'21" W	396.32'
L70	S 85°47'35" W	194.02'
L71	N 05°35'13" W	47.57'
L72	N 78°01'30" E	36.45'
L73	N 81°37'04" E	49.99'
L74	N 79°32'39" E	40.33'
L75	N 67°49'43" E	46.70'
L76	N 28°25'20" E	42.52'
L77	N 14°50'58" W	44.18'
L78	N 32°06'53" W	49.72'
L79	N 35°51'45" W	46.30'
L80	N 06°59'05" W	46.31'
L81	N 49°24'01" E	41.71'
L82	N 69°07'57" E	44.61'
L83	N 75°22'42" E	44.43'
L84	N 55°15'28" E	49.81'

Line Table		
Line #	Bearing	Distance
L85	N 28°24'27" E	26.50'
L86	N 21°39'53" E	44.51'
L87	N 25°15'46" E	48.85'
L88	N 10°19'41" E	47.19'
L89	N 23°24'18" W	45.63'
L90	N 49°03'19" W	25.79'
L91	N 55°15'58" W	45.45'
L92	N 49°57'16" W	45.99'
L93	N 55°21'56" W	46.41'
L94	N 51°32'13" W	47.72'
L95	N 12°20'28" E	47.05'
L96	N 15°05'05" E	44.34'
L97	N 45°22'19" E	49.31'
L98	N 32°19'20" E	44.83'
L99	N 24°35'01" E	57.69'
L100	N 26°26'57" E	49.23'
L101	N 13°16'01" E	44.03'
L102	N 31°27'25" W	38.89'
L103	N 46°40'14" W	44.26'
L104	N 33°01'59" W	45.17'
L105	N 21°42'25" W	44.11'
L106	N 00°00'00" E	45.45'
L107	N 61°42'33" E	42.39'
L108	S 79°16'06" E	46.36'
L109	S 41°16'16" E	44.92'
L110	S 47°21'25" E	45.17'
L111	S 57°26'29" E	44.71'
L112	S 78°42'49" E	45.72'
L113	N 87°47'30" E	47.42'
L114	N 71°49'34" E	42.89'
L115	N 46°44'58" E	42.18'
L116	N 25°12'34" E	85.30'
L117	N 32°14'45" E	37.49'
L118	N 35°37'35" E	35.68'
L119	N 27°17'06" E	36.07'
L120	N 21°43'06" E	42.39'
L121	N 39°09'08" E	42.46'
L122	N 71°30'37" E	47.59'
L123	S 68°40'25" E	41.63'
L124	N 78°39'41" E	42.01'
L125	N 40°37'21" E	32.29'
L126	N 44°23'42" E	33.07'

Line Table		
Line #	Bearing	Distance
L127	N 46°18'44" E	31.30'
L128	N 50°17'17" E	31.83'
L129	N 53°35'52" E	60.89'
L130	N 56°31'38" E	28.94'
L131	N 59°53'36" E	29.79'
L132	N 60°27'45" E	36.25'
L133	N 63°16'45" E	46.88'
L134	N 62°23'05" E	74.71'
L135	N 41°38'35" E	25.32'
L136	S 00°10'32" W	40.89'
L137	S 22°48'49" E	112.94'
L138	S 22°37'49" W	91.00'
L139	N 88°49'33" W	55.12'
L140	N 73°12'32" W	168.99'
L141	S 85°30'14" W	80.30'
L142	S 48°54'35" W	53.93'
L143	S 03°05'01" W	81.40'
L144	S 15°35'39" W	90.38'
L145	S 88°02'05" W	68.80'
L146	N 62°59'32" W	118.27'
L147	N 83°57'10" W	178.07'
L148	S 70°59'05" W	363.17'
L149	S 16°43'56" W	95.66'
L150	S 25°09'48" E	181.04'
L151	S 59°44'46" W	52.17'
L152	N 86°18'18" W	260.23'
L153	S 63°08'43" W	102.33'
L154	S 14°42'04" W	100.91'
L155	S 36°44'09" E	241.21'
L156	S 06°16'07" W	65.76'
L157	S 25°44'58" W	336.71'
L158	S 11°31'46" E	260.97'
L159	S 21°50'23" W	284.12'
L160	S 31°38'19" W	72.05'
L161	S 69°13'06" W	86.07'
L162	S 06°17'58" W	94.53'
L163	S 22°49'34" W	189.27'
L164	S 25°02'17" E	55.41'
L165	S 00°26'17" W	143.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	87.93'	50.00'	100°45'58"	S 71°56'11" E	77.03'
C2	298.66'	945.00'	18°06'28"	S 85°29'48" W	297.42'
C3	455.87'	1460.00'	17°53'24"	N 77°33'16" W	454.02'
C4	48.83'	3060.00'	0°54'52"	N 86°57'24" W	48.83'

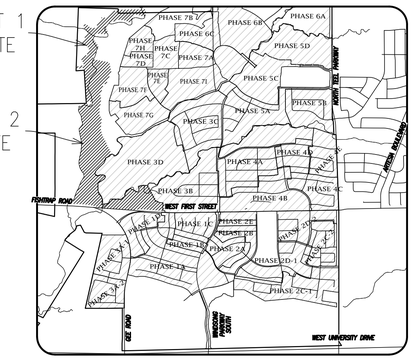
N
W E
S

0 150 300 600
1 inch = 300 ft.

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

LOT 1 SITE

LOT 2 SITE



LOCATION MAP
1" = 2000'

NOTES:

1. Lots 1 & 2, Block X shall be owned and maintained by the HOA.
2. 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.
3. Lots 1 & 2, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. Lot 1, Block X is dedicated as a drainage and floodway easement.
6. Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area", as defined pursuant to the Flood Disaster Protection Act of 1973, as amended as reflected by Flood Insurance Rate Map Panel 48121C0410G, effective on 4/18/2011.
7. 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.

LEGEND	
(Not All Items May Be Applicable)	
⊙	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
ROW	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
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

DEVAPP-26-0053
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 3
BLOCK X, LOTS 1 & 2

LOT 1 - 29.286 GROSS ACRES, 29.286 ACRES NET
LOT 2 - 54.646 GROSS ACRES, 54.646 ACRES NET
OUT OF THE
J. MORTON SURVEY - ABSTRACT No. 793
L. RUE SURVEY - ABSTRACT No. 1110
P. R. RUE SURVEY - ABSTRACT No. 1555
J. TEETER SURVEY - ABSTRACT No. 1262
A. JAMISON SURVEY - ABSTRACT No. 672
B. WEEDIN SURVEY - ABSTRACT No. 1369
M. E. P. & P. R. R. SURVEY - ABSTRACT No. 1476
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532-0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Colton Smith

Scale: 1"=300' September, 2026 SEI Job No. 25-006

Sheet 1 of 2

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

WHEREAS, VP Windsong Investments LLC, are the owners of a tract of land situated in the M. Morton Survey, Abstract No. 793, the L. Rue Survey, Abstract No. 1110, the P.R. Rue Survey, Abstract No. 1555, and the J. Teeter Survey, Abstract No. 1262, Town of Prosper, Denton County, Texas, being all or part of those tracts conveyed to VP Windsong Investments, LLC, by those deeds recorded in Document Nos. 2018–142926, Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found along the south line the VP Windsong Investments, LLC by deed recorded in Document No. 2018–142926 OPRDCT;

THENCE N 03°32'47" W, 929.90 feet to an iron rod found;

S 85°47'35" W, 194.02 feet to a point from which a 1/2" iron rod found;

N 05°35'13" W, 47.57 feet;

N 78°01'30" E, 36.45 feet;

N 81°37'04" E, 49.99 feet;

N 79°32'39" E, 40.33 feet;

N 67°49'43" E, 46.70 feet;

N 28°25'20" E, 42.52 feet;

N 14°50'58" W, 44.18 feet;

N 32°06'53" W, 49.72 feet;

N 35°51'45" W, 46.30 feet;

N 06°59'05" W, 46.31 feet;

N 49°24'01" E, 41.71 feet;

N 69°07'57" E, 44.61 feet;

N 75°22'42" E, 44.43 feet;

N 55°15'28" E, 49.81 feet;

N 28°24'27" E, 26.50 feet;

N 21°39'53" E, 44.51 feet;

N 25°15'46" E, 48.85 feet;

N 10°19'41" E, 47.19 feet;

N 23°24'18" W, 45.63 feet;

N 49°03'19" W, 25.79 feet;

N 55°15'58" W, 45.45 feet;

N 49°57'16" W, 45.99 feet;

N 55°21'56" W, 46.41 feet;

N 51°32'13" W, 47.72 feet;

N 12°20'28" E, 47.05 feet;

N 15°05'05" E, 44.34 feet;

N 45°22'19" E, 49.31 feet;

N 32°19'20" E, 44.83 feet;

N 24°35'01" E, 57.69 feet;

N 26°26'57" E, 49.23 feet;

N 13°16'01" E, 44.03 feet;

N 31°27'25" W, 38.89 feet;

N 46°40'14" W, 44.26 feet;

N 33°01'59" W, 45.17 feet;

N 21°42'25" W, 44.11 feet;

N 00°00'00" E, 45.45 feet;

N 61°42'33" E, 42.39 feet;

S 79°16'06" E, 46.36 feet;

S 41°16'16" E, 44.92 feet;

S 47°21'25" E, 45.17 feet;

S 57°26'29" E, 44.71 feet;

S 78°42'49" E, 45.72 feet;

N 87°47'30" E, 47.42 feet;

N 71°49'34" E, 42.89 feet;

N 46°44'58" E, 42.18 feet;

N 25°12'34" E, 85.30 feet;

N 32°14'45" E, 37.49 feet;

N 35°37'35" E, 35.68 feet;

N 27°17'06" E, 36.07 feet;

N 21°43'06" E, 42.39 feet;

N 39°09'08" E, 42.46 feet;

N 71°30'37" E, 47.59 feet;

S 68°40'25" E, 41.63 feet;

N 78°39'41" E, 42.01 feet;

N 40°37'21" E, 32.29 feet;

N 44°23'42" E, 33.07 feet;

N 46°18'44" E, 31.30 feet;

N 50°17'17" E, 31.83 feet;

N 53°35'52" E, 60.89 feet;

N 56°31'38" E, 28.94 feet;

N 59°53'36" E, 29.79 feet;

N 60°27'45" E, 36.25 feet;

N 63°16'45" E, 46.88 feet;

N 62°23'05" E, 74.71 feet;

N 41°38'35" E, 25.32 feet;

S 00°10'32" W, 40.89 feet to a 1/2" iron rod with plastic cap found;

And N 88°59'25" E, 713.52 feet to the west line of Windsong Ranch Phase 7D and 7H, an addition recorded in Document No. 2022–232, Plat Records, Denton County, Texas (PRDCT);

THENCE along the west line of Windsong Ranch Phase 7D and 7H, the following:

S 22°48'49" E, 112.94 feet;

S 22°37'49" W, 91.00 feet;

N 88°49'33" W, 55.12 feet;

N 73°12'32" W, 168.99 feet;

S 85°30'14" W, 80.30 feet;

S 48°54'35" W, 53.93 feet;

S 03°05'01" W, 81.40 feet;

S 15°35'39" W, 90.38 feet;

S 88°02'05" W, 68.80 feet;

N 62°59'32" W, 118.27 feet;

N 83°57'10" W, 178.07 feet;

S 70°59'05" W, 363.17 feet;

S 16°43'56" W, 95.66 feet;

S 25°09'48" E, 181.04 feet;

S 59°44'46" W, 52.17 feet;

N 86°18'18" W, 260.23 feet;

S 63°08'43" W, 102.33 feet;

S 14°42'04" W, 100.91 feet;

S 36°44'09" E, 241.21 feet;

S 06°16'07" W, 65.76 feet;

S 25°44'58" W, 336.71 feet;

And S 79°11'44" E, 467.73 feet to a point for the northwest corner of Windsong Ranch Phase 7G, recorded in Document No. 2023–435 PRDCT;

THENCE along the west line of Windsong Ranch Phase 7G, the following:

S 11°31'46" E, 260.97 feet;

S 21°50'23" W, 284.12 feet;

S 31°38'19" W, 72.05 feet;

S 69°13'06" W, 86.07 feet;

S 06°17'58" W, 94.53 feet;

S 22°49'34" W, 189.27 feet;

S 25°02'17" E, 55.41 feet;

S 00°26'17" W, 143.76 feet;

And S 89°17'21" W, 396.32 feet to the POINT OF BEGINNING with the subject tract containing 1,275,680 square feet or 29.286 acres of land.

LOT 2

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

WHEREAS, VP Windsong Investments LLC, are the owners of a tract of land situated in the A. Jamison Survey, Abstract No. 672, the M.E.P. & P.R.R. Survey, Abstract No. 1476, the B. Weedin Survey, Abstract No. 1369, Town of Prosper, Denton County, Texas, being all or part of those tracts conveyed to VP Windsong Operations, LLC, by deed recorded in Document No. 2018–84666, Official Public Records, Denton County, Texas (OPRDCT), and part of that tract conveyed to VP Windsong Investments, LLC, recorded in Document No. 2018–142926 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Fishtrap Road, a variable width public right-of-way, as conveyed to the Town by deed recorded in Document No. 2018–120090 OPRDCT, for the southeast corner of "Tract 2", conveyed to the Town of Prosper, recorded in Document No. 2022–69025 OPRDCT;

THENCE along the east line of Tract 2, and of Tract 3 by same deed, the following:

N 55°00'39" E, 119.81 feet;

N 30°55'58" E, 106.08 feet;

N 08°13'30" E, 50.53 feet;

N 23°51'45" E, 198.99 feet;

N 25°44'39" E, 390.25 feet;

N 04°22'38" W, 62.21 feet;

N 34°34'46" W, 115.39 feet;

N 21°29'19" W, 181.60 feet;

N 03°44'11" W, 76.15 feet;

N 09°24'27" E, 426.73 feet;

N 02°36'54" W, 198.25 feet;

N 10°55'56" W, 296.33 feet;

N 33°40'39" E, 147.82 feet;

N 10°53'11" E, 59.56 feet;

N 15°11'02" W, 113.48 feet;

N 03°08'35" W, 96.14 feet;

N 28°25'50" W, 164.34 feet;

N 09°41'12" E, 65.39 feet;

N 55°34'32" E, 144.27 feet;

N 81°45'35" E, 62.38 feet;

S 67°52'21" E, 112.82 feet;

N 68°45'34" E, 85.56 feet;

N 08°25'57" E, 61.20 feet;

S 89°17'21" W, 231.98 feet;

S 00°26'17" W, 34.01 feet;

S 15°26'17" W, 139.85 feet;

S 00°03'20" E, 205.89 feet;

S 31°26'32" E, 112.36 feet;

S 04°46'52" W, 281.77 feet;

S 10°52'53" E, 112.23 feet;

S 19°29'14" E, 103.77 feet;

S 29°50'15" E, 149.66 feet;

S 25°26'14" E, 75.04 feet;

S 15°14'09" E, 66.97 feet;

S 37°15'47" E, 52.01 feet;

S 26°34'35" E, 143.18 feet;

S 00°37'59" W, 27.41 feet;

And S 24°07'37" W, 70.19 feet to a northerly line of Windsong Ranch Phase 3D, recorded in Document No. 2021–50 PRDCT;

THENCE along the common line thereof, the following:

S 56°39'24" W, 102.96 feet;

S 26°10'06" W, 142.86 feet;

S 44°45'17" W, 305.47 feet;

S 14°03'28" W, 103.32 feet;

S 60°55'18" E, 96.96 feet;

N 75°43'21" E, 119.82 feet;

S 66°25'13" E, 86.79 feet;

S 24°51'53" W, 100.94 feet;

S 55°51'44" W, 188.78 feet;

S 01°29'53" W, 244.44 feet;

S 31°01'55" E, 234.59 feet;

S 05°42'25" W, 158.94 feet;

N 70°01'22" E, 60.63 feet;

N 81°42'26" E, 132.05 feet;

N 24°21'23" E, 129.80 feet;

N 89°15'23" E, 132.98 feet;

S 86°29'05" E, 154.84 feet;

N 58°58'59" E, 131.12 feet;

N 02°00'36" E, 77.61 feet;

N 21°17'34" E, 112.45 feet;

N 69°06'36" E, 134.32 feet;

S 63°07'16" E, 216.70 feet;

N 36°51'32" E, 70.61 feet;

N 13°15'38" W, 113.40 feet;

N 77°28'31" E, 141.93 feet;

And S 84°20'13" E, 112.22 feet to a westerly corner of Windsong Ranch Phase 3B, recorded in Document No. 2015–35 PRDCT;

THENCE along the common line thereof, the following:

S 28°02'08" E, 506.00 feet;

A non–tangent curve to the right having a central angle of 100°45'58", a radius of 50.00 feet, a chord of S 71°56'11" E – 77.03 feet, an arc length of 87.93 feet;

S 85°26'58" E, 135.10 feet;

S 04°33'02" W, 210.64 feet;

And S 80°15'18" E, 70.29 feet to the north line of First Street, a variable width public right–of–way, as conveyed to the Town by the aforementioned right–of–way deed recorded in Document No. 2018–120090 OPRDCT;

THENCE N 85°26'58" W, 596.54 feet along the north line of First Street;

THENCE continuing along the north line of First Street, around a tangent curve to the left having a central angle of 18°06'28", a radius of 945.00 feet, a chord of S 85°29'48" W – 297.42 feet, an arc length of 298.66 feet to the northeast corner of "Tract 4", conveyed to the Town of Prosper, recorded in Document No. 2022–69025 OPRDCT;

THENCE N 85°52'00" W, 940.26 feet along the north line of Tract 4 to the northwest corner thereof, being on the north line of Fishtrap Road, and same for said right–of–way deed;

THENCE along the north line of Fishtrap Road, the following:

A non–tangent curve to the left having a central angle of 17°53'24", a radius of 1460.00 feet, a chord of N 77°33'16" W – 454.02 feet, an arc length of 455.87 feet;

N 86°29'58" W, 158.48 feet;

A tangent curve to the left having a central angle of 00°54'52", a radius of 3060.00 feet, a chord of N 86°57'24" W – 48.83 feet, an arc length of 48.83 feet;

And N 87°24'50" W, 194.55 feet to the POINT OF BEGINNING with the subject tract containing 2,380,395 square feet or 54.646 acres of land.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: A portion of of Lot 1, Block X as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of 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 Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway 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 the plat.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, VP Windsong Operations LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH, OPEN SPACE 3, BLOCK X, LOTS 1 & 2, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. VP Windsong Operations LLC does herein certify the following:

1. The streets and alleys are 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, 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 utilities 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 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 of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only:

100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100–year flood elevation as determined by analyzing the ultimate build–out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

WITNESS, my hand, this _____ day of _____, 20_____

VP Windsong Operations LLC
A Delaware Limited Liability Company

By: _____

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
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 and Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

DEVAPP-26-0053
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 3
BLOCK X, LOTS 1 & 2

LOT 1 - 29.286 GROSS ACRES, 29.286 ACRES NET
LOT 2 - 54.646 GROSS ACRES, 54.646 ACRES NET
OUT OF THE
J. MORTON SURVEY - ABSTRACT No. 793
L. RUE SURVEY - ABSTRACT No. 1110
P. R. RUE SURVEY - ABSTRACT No. 1555
J. TEETER SURVEY - ABSTRACT No. 1262
A. JAMISON SURVEY - ABSTRACT No. 672
B. WEEDIN SURVEY - ABSTRACT No. 1369
M. E. P. & P. R. R. SURVEY - ABSTRACT No. 1476
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532–0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422–0077
TBPE No. F–2121 / TBPLS No. F–10043100
Contact: Colton Smith

September, 2026 SEI Job No. 25–006

PLANNING

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

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Conveyance Plat for Windsong Ranch Open Space 4, Block X, Lot 1**

Meeting: **October 20, 2026**

Agenda Item:
Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 4, Block X, Lot 1, on 19.6± acres, located on the southwest corner of Windsong Parkway and Bluestem Drive. (DEVAPP-26-0054)

Future Land Use Plan:
The Future Land Use Plan designates this area as Floodplain.

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

Conformance:
The Conveyance Plat conforms to the development standards of Planned Development-40.

Description of Agenda Item:
The purpose of the Conveyance Plat is to plat the property and convey ownership of the open space lot from VP Windsong Operations LLC to Windsong Ranch Community Association Inc.

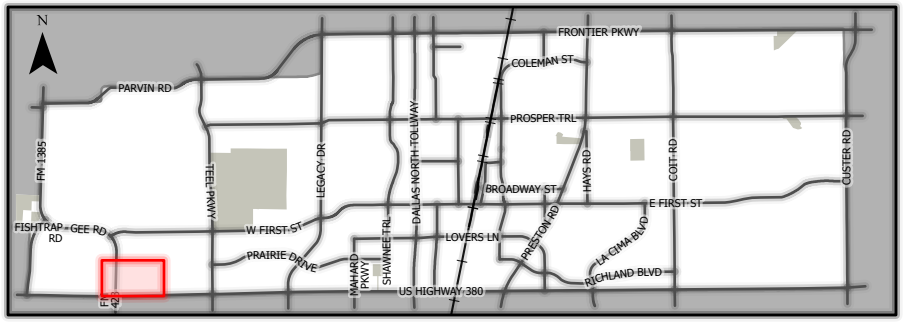
Companion Item:
There are no companion items on this Planning and Zoning Commission agenda.

Attachments:
1. Location Map
2. Conveyance Plat

Town Staff Recommendation:
Town Staff recommends approval of the Conveyance Plat.

TOWN OF PROSPER

0 195 390 780 Feet



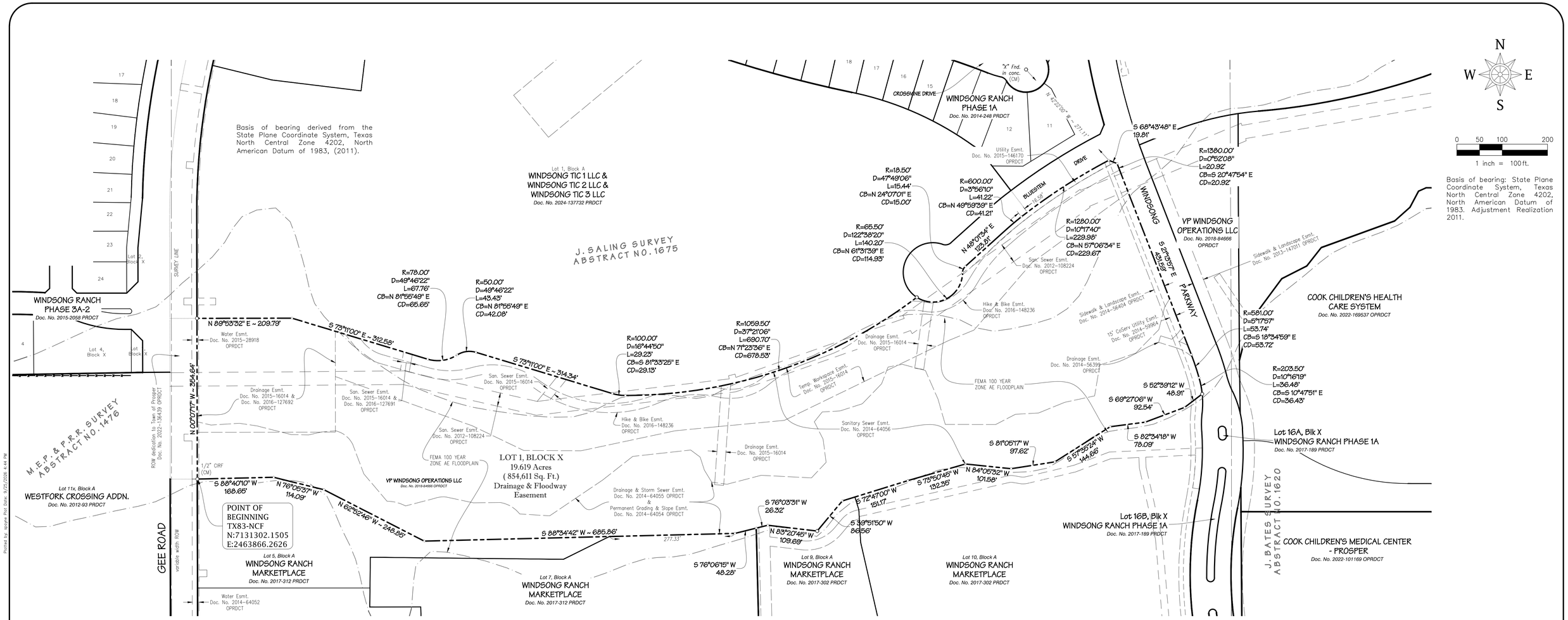
DEVAPP-26-0054

Windsong Ranch Open Space 4, Block X, Lots 1

Conveyance Plat

16

This map for illustration purposes only.



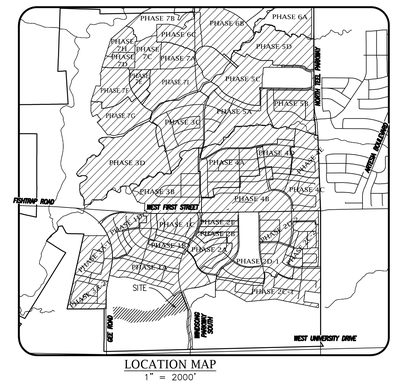
NOTES:

1. Lot 1, Block X shall be owned and maintained by the HOA.
2. 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.
3. Lot 1, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. Lot 1, Block X is dedicated as a drainage and floodway easement.
6. Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area", as defined pursuant to the Flood Disaster Protection Act of 1973, as amended as reflected by Flood Insurance Rate Map Panel 48121C0410G, effective on 4/18/2011, and Flood Insurance Rate Map Panel 48121C0430G, effective on 4/18/2011.
7. 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.

LEGEND

(Not All Items May Be Applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
ROW	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
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS



LOCATION MAP
1" = 2000'

DEVAPP-26-0054
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 4

BLOCK X, LOT 1

19.619 ACRES GROSS/19.619 ACRES NET
OUT OF THE
J. SALING SURVEY - ABSTRACT No. 1675
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532-0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Colton Smith

Scale: 1"=100' September, 2026 SEI Job No. 25-006

Sheet 1 of 2

Drawing: G:\2025\25-006 Windsong Open Space Survey\CAD\Conveyance Plat Tract 4.dwg Saved By: Spiars Save Time: 9/25/2026 4:34:08 PM
Plotted by: spiars Plot Date: 9/25/2026 4:44 PM

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

WHEREAS, VP Windsong Investments LLC, are the owners of a tract of land situated in the J. Saling Survey, Abstract No. 1675, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract conveyed to TVG Texas I, LLC according to the deed recorded in Document No. 2012–59927 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the east line of Gee Road, a variable width right–of–way for the northwest corner of Lot 5, Block A, Windsong Ranch Marketplace, recorded in Document No. 2017–312, Plat Records, Denton County, Texas (PRDCT), for the southeast corner of a right–of–way dedication to the Town of Prosper, recorded in Document No. 2022–136439 OPRDCT;

THENCE N 00°07'17" W, 354.64 feet along the east line of Gee Road and same for said dedication, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner of Lot 1, Block A, Windsong Ranch Multifamily, recorded in Document No. 2016–2240 PRDCT;

THENCE along the south line of Lot 1, Block A, the following:

N 89°53'32" E, 209.79 feet;

S 73°11'00" E, 312.58 feet;

A tangent curve to the left having a central angle of 49°46'22", a radius of 78.00 feet, a chord of N 81°55'49" E – 65.65 feet, an arc length of 67.76 feet;

A reverse curve having a central angle of 49°46'22", a radius of 50.00 feet, a chord of N 81°55'49" E – 42.08 feet, an arc length of 43.43 feet;

S 73°11'00" E, 314.34 feet;

A tangent curve to the left having a central angle of 16°44'50", a radius of 100.00 feet, a chord of S 81°33'25" E – 29.13 feet, an arc length of 29.23 feet;

And a non–tangent curve to the left having a central angle of 37°21'06", a radius of 1059.50 feet, a chord of N 71°23'36" E – 678.53 feet, an arc length of 690.70 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the west line of a cul–de–sac of Bluestem Drive (65.50 foot radius, 60 foot wide right–of–way);

THENCE along the south line of Bluestem Drive, the following:

A non–tangent curve to the left having a central angle of 122°38'20", a radius of 65.50 feet, a chord of N 61°31'39" E – 114.93 feet, an arc length of 140.20 feet;

A reverse curve having a central angle of 47°49'06", a radius of 18.50 feet, a chord of N 24°07'01" E – 15.00 feet, an arc length of 15.44 feet;

N 48°01'34" E, 123.81 feet;

A tangent curve to the right having a central angle of 03°56'10", a radius of 600.00 feet, a chord of N 49°59'39" E – 41.21 feet, an arc length of 41.22 feet;

And a compound curve to the right having a central angle of 10°17'40", a radius of 1280.00 feet, a chord of N 57°06'34" E – 229.67 feet, passing at an arc length of 16.58 feet the southeast corner of the right–of–way dedication created by said Windsong Ranch Multifamily plat, and the right–of–way dedication created by the plat of Windsong Ranch Phase 1A, recorded in Document No. 2014–248 PRDCT, and continuing a total arc length of 229.98 feet to the west end of a corner clip being the intersection of the south line of Bluestem Drive with the west line of Windsong Parkway South, a variable width right–of–way, and from which an "X" found in concrete for the radius point of a cul–de–sac of Crossvine Drive, bears N 42°22'00" W, 271.11 feet;

THENCE S 68°43'48" E, 19.81 feet along said corner clip;

THENCE along the west line of Windsong Parkway South, the following:

A non–tangent curve to the left having a central angle of 00°52'08", a radius of 1380.00 feet, a chord of S 20°47'54" E – 20.92 feet, an arc length of 20.92 feet;

S 21°13'57" E, 431.59 feet;

A tangent curve to the right having a central angle of 05°17'57", a radius of 581.00 feet, a chord of S 18°34'59" E – 53.72 feet, an arc length of 53.74 feet;

And a compound curve to the right having a central angle of 10°16'19", a radius of 203.50 feet, a chord of S 10°47'51" E – 36.43 feet, an arc length of 36.48 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of Lot 10, Block A, Windsong Ranch Marketplace, recorded in Document No. 2017–302 PRDCT;

THENCE along the north line of Lot 10 and Lot 9, the following:

S 52°39'12" W, 48.91 feet;

S 69°27'06" W, 92.54 feet;

S 82°34'18" W, 78.09 feet;

S 57°35'24" W, 144.66 feet;

S 81°05'17" W, 97.62 feet;

N 84°05'32" W, 101.58 feet;

S 73°50'45" W, 132.35 feet;

S 72°47'00" W, 151.17 feet;

S 39°51'50" W, 86.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 83°20'45" W, 109.69 feet;

And S 76°03'31" W, 26.32 feet to the northeast corner of Lot 7, Block A, Windsong Ranch Marketplace;

THENCE along the north line of Lots 7 and 5, the following:

S 76°06'15" W, 48.28 feet along the north line thereof;

S 88°34'42" W, 685.86 feet;

N 62°52'46" W, 248.85 feet;

N 76°05'37" W, 114.09 feet;

And S 88°40'10" W, 168.65 feet to the POINT OF BEGINNING with the subject tract containing 854,611 square feet or 19.619 acres of land.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: A portion of of Lot 1, Block X as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run–off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of 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 Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway 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 the plat.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, VP Windsong Operations LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH, OPEN SPACE 4, BLOCK X, LOT 1 on addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. VP Windsong Operations LLC does herein certify the following:

1. The streets and alleys are 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, 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 utilities 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 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 of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only:

100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100–year flood elevation as determined by analyzing the ultimate build–out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

WITNESS, my hand, this _____ day of _____, 20_____

VP Windsong Operations LLC
A Delaware Limited Liability Company

By: _____

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
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 and Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

DEVAPP-26-0054
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 4
BLOCK X, LOT 1,

19.619 ACRES GROSS/19.619 ACRES NET
OUT OF THE
J. SALING SURVEY - ABSTRACT No. 1675
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532–0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422–0077
TBPE No. F–2121 / TBPLS No. F–10043100
Contact: Colton Smith

September, 2026 SEI Job No. 25–006

Drawing: G:\2025 JOBS\25-006 Windsong Open Space Survey\CAD\Conveyance Plat Tract 4.dwg Saved By: spiars Save Time: 9/25/2026 4:34:08 PM Plotted by: spiars Plot Date: 9/25/2026 4:49 PM

PLANNING

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

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Conveyance Plat for Windsong Ranch Open Space 5, Block X, Lot 1**

Meeting: **October 20, 2026**

Agenda Item:
Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 5, Block X, Lot 1, on 1.6± acres, located on the east side of Windsong Parkway and 1,115± feet north of University Drive. (DEVAPP-26-0055)

Future Land Use Plan:
The Future Land Use Plan designates this area as Floodplain.

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

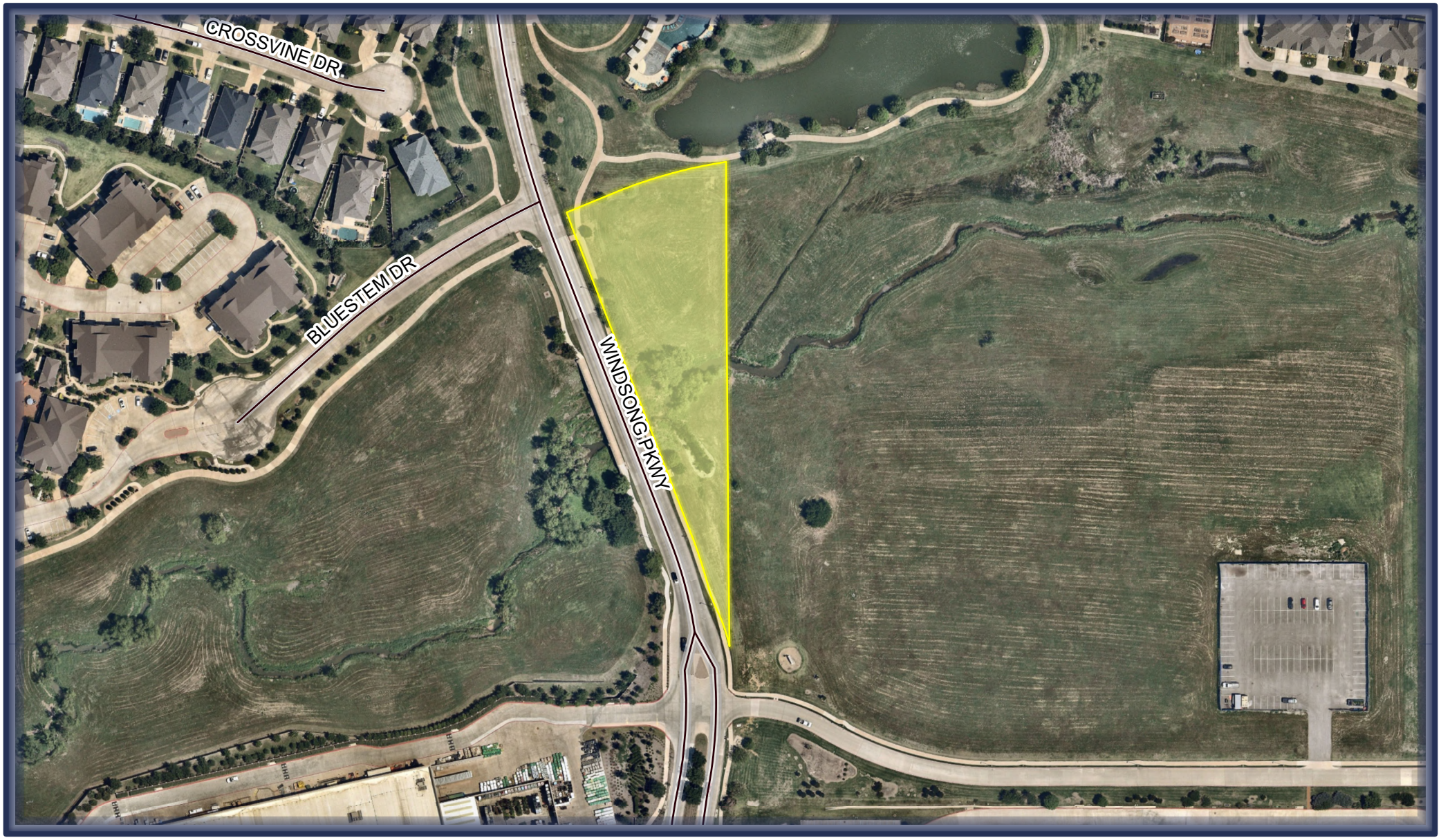
Conformance:
The Conveyance Plat conforms to the development standards of Planned Development-40.

Description of Agenda Item:
The purpose of the Conveyance Plat is to plat the property convey ownership of the open space lot from VP Windsong Operations LLC to Windsong Ranch Community Association Inc.

Companion Item:
There are no companion items on this Planning and Zoning Commission agenda.

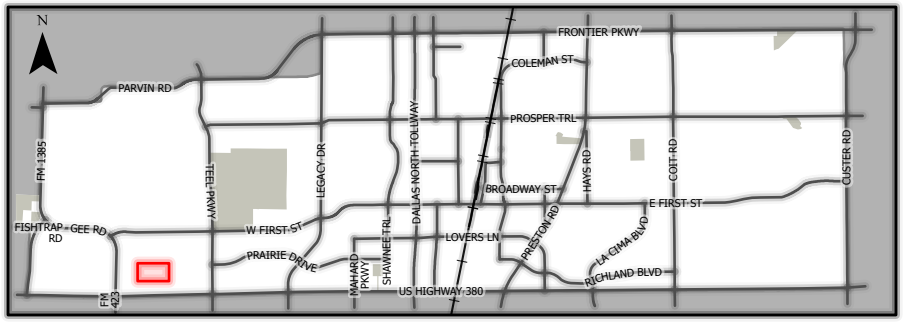
Attachments:
1. Location Map
2. Conveyance Plat

Town Staff Recommendation:
Town Staff recommends approval of the Conveyance Plat.



TOWN OF PROSPER

0 100 200 400 Feet



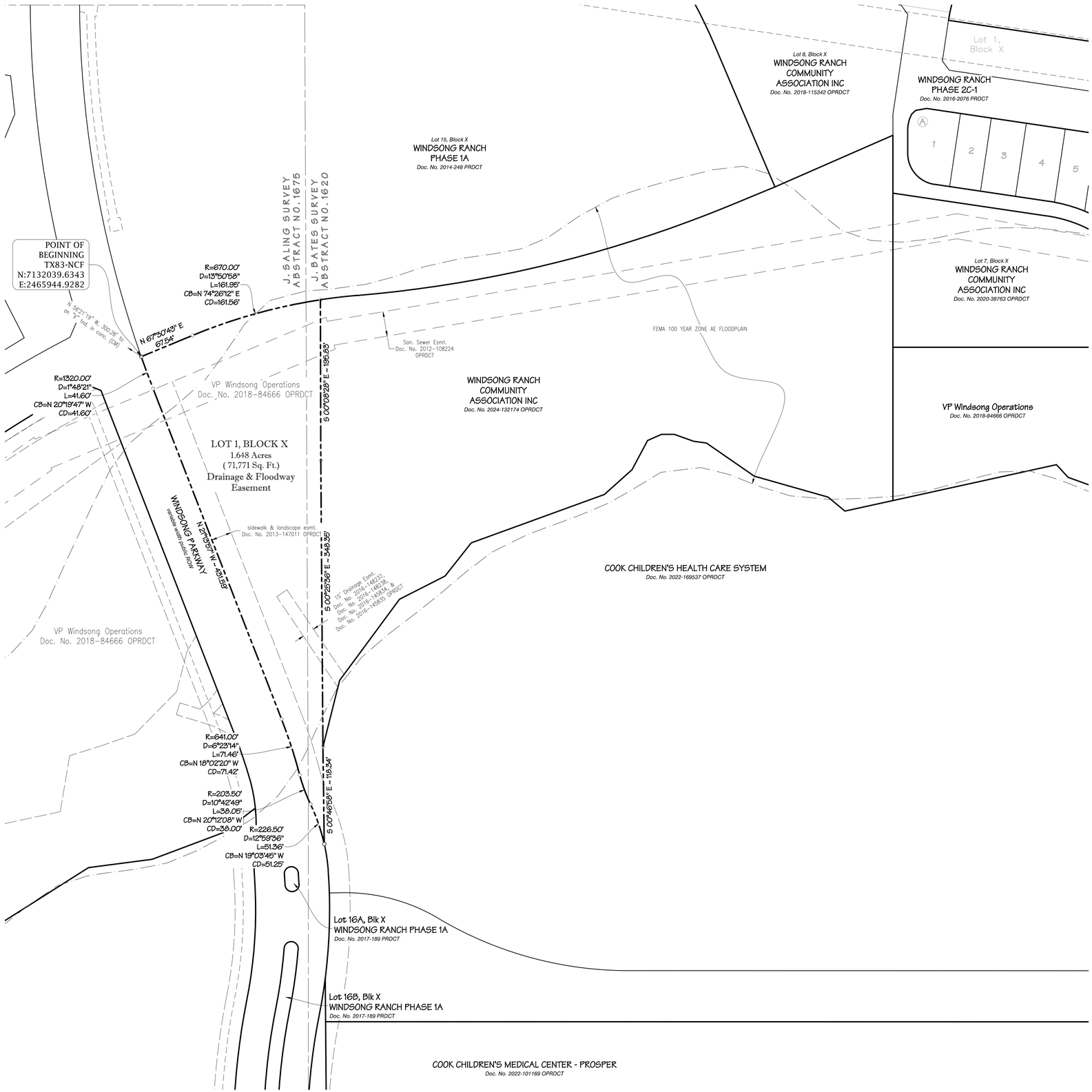
DEVAPP-26-0055

Windsong Ranch Open Space 5, Block X, Lots 1

Conveyance Plat

20

This map for illustration purposes only.



LEGEND

(Not All Items May Be Applicable)

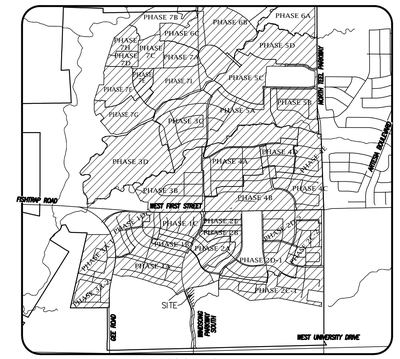
⊙	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Uti.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
ROW	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
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

N
W E
S

0 30 60 120

1 inch = 60 ft.

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



LOCATION MAP
1" = 2000'

NOTES:

1. Lot 1, Block X shall be owned and maintained by the HOA.
2. 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.
3. Lot 1, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. Lot 1, Block X is dedicated as a drainage and floodway easement.
6. Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area", as defined pursuant to the Flood Disaster Protection Act of 1973, as amended as reflected by Flood Insurance Rate Map Panel 48121C0430G, effective on 4/18/2011.
7. 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.

DEVAPP-26-0055
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 5
BLOCK X, LOT 1

1.648 ACRES GROSS/1.648 ACRES NET
OUT OF THE
J. SALING SURVEY - ABSTRACT No. 1675
J. BATES SURVEY - ABSTRACT No. 1620
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532-0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Colton Smith

Scale: 1"=60' September, 2026 SEI Job No. 25-006

Drawing: G:\2025_JOBS\25-006 Windsong Open Space Survey\CAD\Conveyance Plat Tract 5.dwg Saved By: Spiars Save Time: 9/28/2026 9:54:32 AM Plotted by: spiars Plot Date: 9/28/2026 11:46 AM

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

WHEREAS, VP Windsong Investments LLC, are the owners of a tract of land situated in the J. Saling Survey, Abstract No. 1675, and the J. Bates Survey, Abstract No. 1620, Town of Prosper, Denton County, Texas, being part of those tracts conveyed to VP Windsong Operations by deed recorded in recorded in Document No. 2018–84666, and Document No. 2024–128632, of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Windsong Parkway South, a variable width public right–of–way, for the southwest corner of Lot 15, Block X, Windsong Ranch Phase 1A, recorded in Document No. 2014–248, Plat Records, Denton County, Texas (PRDCT), from which an "X" found in concrete bears N 56°21'19" W, 300.28 feet;

THENCE along the south line of Lot 15, the following:

N 67°30'43" E, 67.54 feet;

A tangent curve to the right having a central angle of 13°50'58", a radius of 670.00 feet, a chord of N 74°26'12" E – 161.56 feet, an arc length of 161.95 feet to a point for corner, said point being the northwest corner of a tract conveyed to VP Windsong Operations in Document No. 2024–128632, OPRDCT;

THENCE S 00°08'28" E, 195.83 feet along the west line of said tract;

THENCE S 00°25'36" E, 348.35 feet along the west line of said tract;

THENCE S 00°46'58" E, 118.34 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Windsong Parkway South;

THENCE along the east line thereof, the following:

A non–tangent curve to the left having a central angle of 12°59'36", a radius of 226.50 feet, a chord of N 19°03'45" W – 51.25 feet, an arc length of 51.36 feet;

A reverse curve having a central angle of 10°42'49", a radius of 203.50 feet, a chord of N 20°12'08" W – 38.00 feet, an arc length of 38.05 feet;

A reverse curve having a central angle of 06°23'14", a radius of 641.00 feet, a chord of N 18°02'20" W – 71.42 feet, an arc length of 71.46 feet;

N 21°13'57" W, 431.59 feet;

And a tangent curve to the right having a central angle of 01°48'21", a radius of 1320.00 feet, a chord of N 20°19'47" W – 41.60 feet, an arc length of 41.60 feet to the POINT OF BEGINNING with the subject tract containing 71,771 square feet or 1.648 acres of land.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: A portion of Lot 1, Block X as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run–off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of 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 Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway 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 the plat.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, VP Windsong Operations LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH, OPEN SPACE 5, BLOCK X, LOT 1 an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. VP Windsong Operations LLC does herein certify the following:

1. The streets and alleys are 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, 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 utilities 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 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 of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only:

100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100–year flood elevation as determined by analyzing the ultimate build–out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

WITNESS, my hand, this _____ day of _____, 20_____

VP Windsong Operations LLC
A Delaware Limited Liability Company

By: _____

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
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 and Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

DEVAPP-26-0055
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 5
BLOCK X, LOT 1
1.648 ACRES GROSS/1.648 ACRES NET
OUT OF THE
J. SALING SURVEY - ABSTRACT No. 1675
J. BATES SURVEY - ABSTRACT No. 1620
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532–0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422–0077
TBPE No. F–2121 / TBPLS No. F–10043100
Contact: Colton Smith

September, 2026 SEI Job No. 25–006

Drawing: G:\2025 JOBS\25-006 Windsong Open Space Survey\CAD\Conveyance Plat Tract 5.dwg Saved By: spayne Save Time: 9/28/2026 9:28:40 AM Plotted by: spayne Plot Date: 9/28/2026 9:29 AM

PLANNING

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

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Conveyance Plat for Windsong Ranch Open Space 6, Block X, Lot 1**

Meeting: **October 20, 2026**

Agenda Item:
Consider and act upon a request for a Conveyance Plat for Windsong Ranch Open Space 6, Block X, Lot 1, on 13.0± acres, located on the west side of Teel Parkway and 965± feet north of University Drive. (DEVAPP-26-0056)

Future Land Use Plan:
The Future Land Use Plan designates this area as Floodplain.

Zoning:
The property is zoned Planned Development-40 (Mixed Use and Single Family).

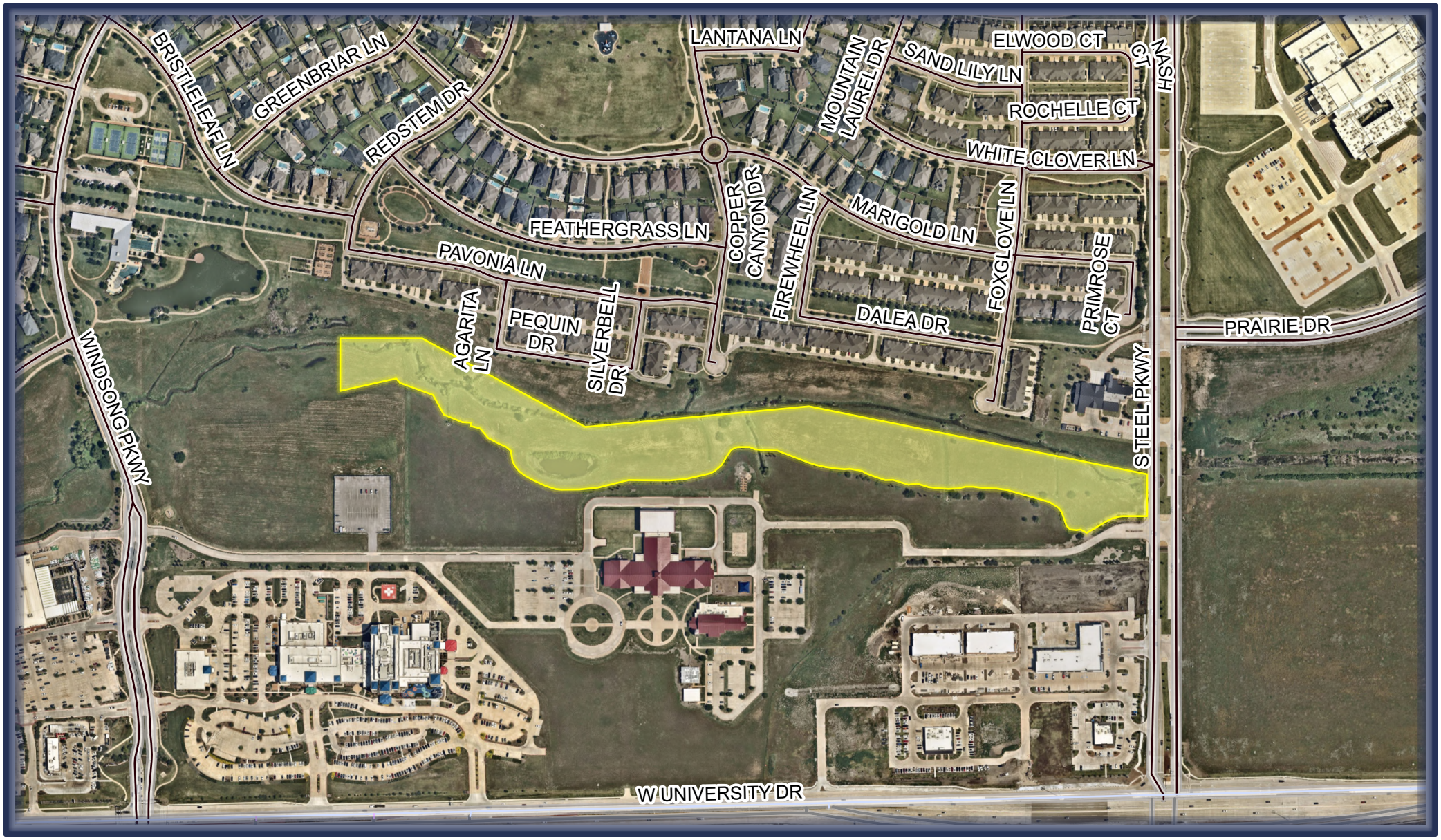
Conformance:
The Conveyance Plat conforms to the development standards of Planned Development-40.

Description of Agenda Item:
The purpose of the Conveyance Plat is to plat the property and convey ownership of the open space lot from VP Windsong Operations LLC to Windsong Ranch Community Association Inc.

Companion Item:
There are no companion items on this Planning and Zoning Commission agenda.

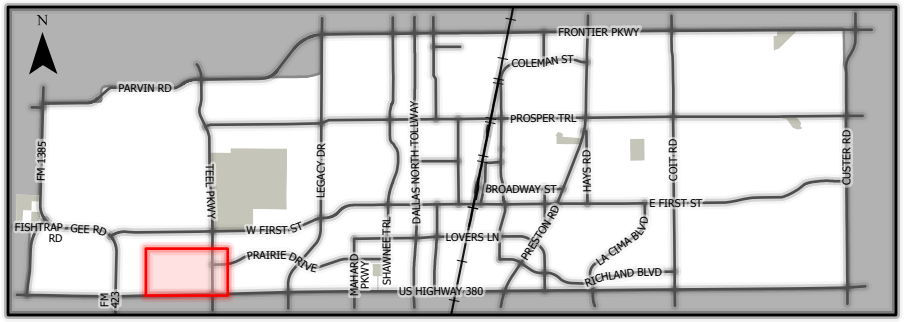
Attachments:
1. Location Map
2. Conveyance Plat

Town Staff Recommendation:
Town Staff recommends approval of the Conveyance Plat.



TOWN OF PROSPER

0 260 520 1,040 Feet

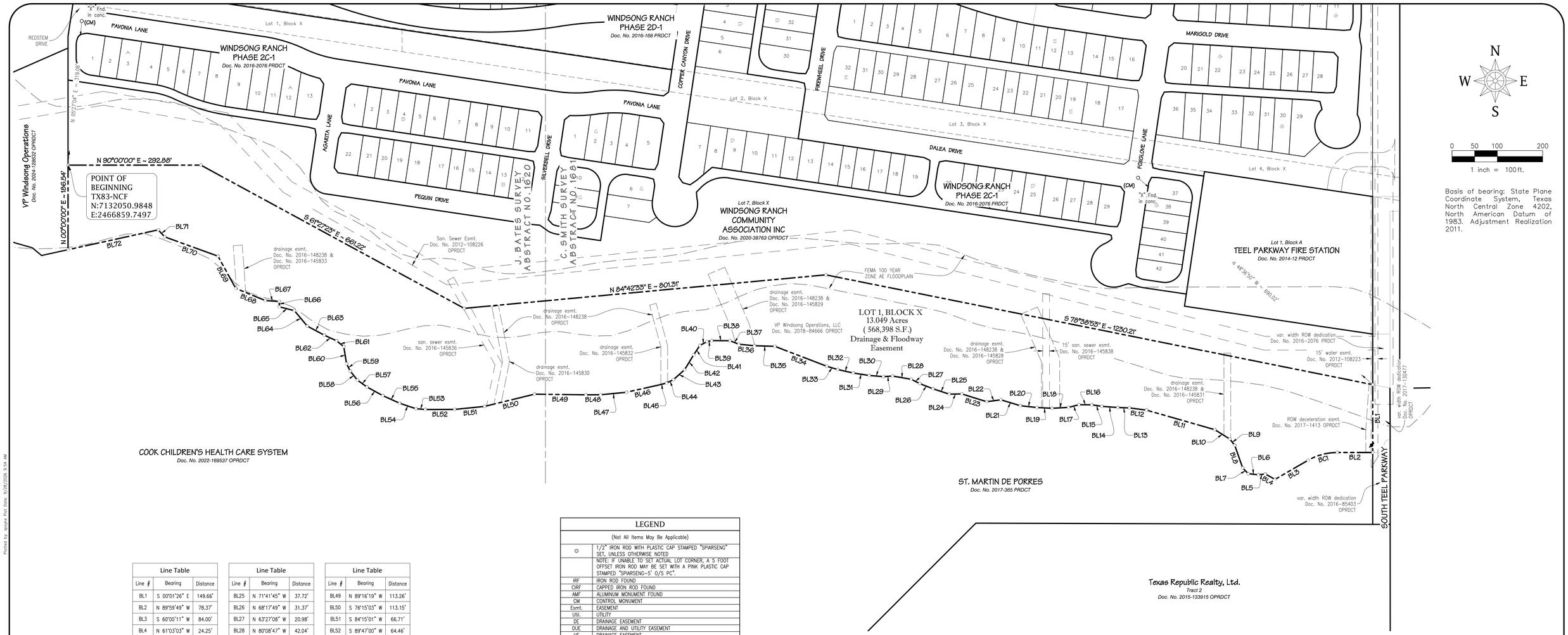


DEVAPP-26-0056

Windsong Ranch Open Space 6, Block X, Lots 1

Conveyance Plat

This map for illustration purposes only.



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

Line Table		
Line #	Bearing	Distance
BL1	S 00°01'26" E	149.66'
BL2	N 89°59'49" W	78.37'
BL3	S 60°00'11" W	84.00'
BL4	N 61°03'03" W	24.25'
BL5	S 83°53'17" W	15.58'
BL6	N 83°39'45" W	22.37'
BL7	N 44°27'19" W	17.63'
BL8	N 19°20'11" W	52.98'
BL9	N 38°10'44" W	17.58'
BL10	N 57°56'15" W	39.05'
BL11	N 74°02'40" W	156.63'
BL12	N 82°33'23" W	38.11'
BL13	N 88°19'50" W	25.45'
BL14	N 85°30'05" W	35.61'
BL15	N 81°41'39" W	22.21'
BL16	N 89°29'59" W	28.40'
BL17	S 75°32'40" W	23.72'
BL18	S 86°52'08" W	36.11'
BL19	N 87°03'12" W	33.63'
BL20	N 83°51'37" W	36.91'
BL21	N 72°58'42" W	44.69'
BL22	S 82°23'06" W	31.65'
BL23	N 72°39'57" W	57.37'
BL24	S 88°59'22" W	27.91'

Line Table		
Line #	Bearing	Distance
BL25	N 71°41'45" W	37.72'
BL26	N 68°17'49" W	31.37'
BL27	N 63°27'08" W	20.98'
BL28	N 80°08'47" W	42.04'
BL29	S 86°28'24" W	20.04'
BL30	N 85°29'57" W	31.46'
BL31	N 81°15'31" W	35.73'
BL32	N 77°20'51" W	34.93'
BL33	N 73°15'04" W	25.19'
BL34	N 69°01'34" W	122.73'
BL35	N 88°23'15" W	45.13'
BL36	N 84°15'03" W	34.50'
BL37	N 68°35'21" W	20.96'
BL38	N 89°38'54" W	40.51'
BL39	S 77°55'05" W	10.61'
BL40	S 60°58'09" W	17.80'
BL41	S 33°33'22" W	24.58'
BL42	S 31°22'02" W	38.44'
BL43	S 48°21'18" W	32.92'
BL44	S 63°27'27" W	17.12'
BL45	S 76°17'31" W	21.86'
BL46	S 77°22'23" W	68.85'
BL47	S 84°32'16" W	57.26'
BL48	S 89°34'09" W	32.60'

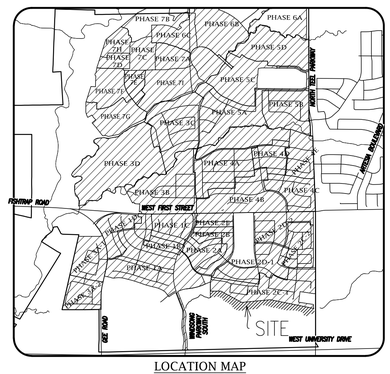
Line Table		
Line #	Bearing	Distance
BL49	N 89°16'19" W	113.26'
BL50	S 76°15'03" W	113.15'
BL51	S 84°15'01" W	66.71'
BL52	S 89°47'00" W	64.46'
BL53	N 85°07'24" W	20.74'
BL54	N 71°27'35" W	38.03'
BL55	N 65°46'21" W	40.90'
BL56	N 61°22'46" W	39.67'
BL57	N 53°54'49" W	25.98'
BL58	N 38°29'09" W	25.14'
BL59	N 27°16'23" W	18.32'
BL60	N 08°55'12" W	38.22'
BL61	N 51°21'43" W	20.55'
BL62	N 65°08'32" W	29.94'
BL63	N 61°58'24" W	42.40'
BL64	N 39°49'39" W	44.34'
BL65	N 75°48'16" W	34.26'
BL66	N 01°23'47" W	11.81'
BL67	N 86°09'09" W	30.78'
BL68	N 67°36'54" W	70.47'
BL69	N 28°51'33" W	81.03'
BL70	N 70°02'51" W	125.09'
BL71	N 42°38'03" W	20.94'
BL72	S 77°36'20" W	203.71'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	67.54'	129.00'	30°00'00"	S 75°00'11" W	66.78'

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
ROW	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
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTES:

1. Lot 1, Block X shall be owned and maintained by the HOA.
2. 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.
3. Lot 1, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. Lot 1, Block X is dedicated as a drainage and floodway easement.
6. Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area", as defined pursuant to the Flood Disaster Protection Act of 1973, as amended as reflected by Flood Insurance Rate Map Panel 48121C0430G, effective on 4/18/2011.
7. 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.



LOCATION MAP
1" = 2000'

DEVAPP-26-0056
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 6
BLOCK X, LOT 1

13.049 ACRES GROSS/13.049 ACRES NET
OUT OF THE
J. BATES SURVEY - ABSTRACT No. 1620
C. SMITH SURVEY - ABSTRACT No. 1681
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532-0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Colton Smith

Scale: 1"=100' September, 2026 SEI Job No. 25-006

Sheet 1 of 2

Drawing: G:\2025\25-006 Windsong Open Space Surveys\CAD\Conveyance Plat Tract 6.dwg Saved By: Spiars Save Time: 9/26/2026 9:53:58 AM Plotted by: spiars Plot Date: 9/26/2026 9:54 AM

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

WHEREAS, VP Windsong Investments LLC, are the owners of a tract of land situated in the J. Bates Survey, Abstract No. 1620, and the C. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, being part of a tract conveyed to VP Windsong Operations, by deed recorded in Document No. 2018-84666 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point for the southwest corner of Lot 7, Block X, Windsong Ranch Phase 2C-1, an addition recorded in Document No. 2016-2076, Plat Records, Denton County, Texas (PRDCT), and being on the east line of another tract conveyed to VP Windsong Operations, by deed recorded in Document No. 2024-128632 OPRDCT, and from which an "X" found in concrete bears N 05°27'04" E, 319.08 feet;

THENCE along the south line of Lot 7, the following:

EAST, 292.88 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 61°27'23" E, 661.22 feet;

N 84°42'33" E, 801.31 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 78°38'53" E, 1230.21 feet to a point on the west line of Teel Parkway, a variable width public right-of-way, for the northwest corner of a dedication to the Town of Prosper for said right-of-way, recorded in Document No. 2017-130477 OPRDCT, and for the southwest corner of another dedication created by said plat of Windsong Ranch Phase 2C-1, and from which an "X" found in concrete bears N 48°36'50" W, 690.02 feet;

THENCE S 00°01'26" E, 149.66 feet along the west line of said right-of-way to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of St. Martin de Porres, an addition recorded in Document No. 2017-365 PRDCT;

THENCE along the north line of said addition, the following:

N 89°59'49" W, 78.37 feet;

A tangent curve to the left having a central angle of 30°00'00", a radius of 129.00 feet, a chord of S 75°00'11" W - 66.78 feet, an arc length of 67.54 feet;

S 60°00'11" W, 84.00 feet;

N 61°03'03" W, 24.25 feet;

S 83°53'17" W, 15.58 feet;

N 83°39'45" W, 22.37 feet;

N 44°27'19" W, 17.63 feet;

N 19°20'11" W, 52.98 feet;

N 38°10'44" W, 17.58 feet;

N 57°56'15" W, 39.05 feet;

N 74°02'40" W, 156.63 feet;

N 82°33'23" W, 38.11 feet;

N 88°19'50" W, 25.45 feet;

N 85°30'05" W, 35.61 feet;

N 81°41'39" W, 22.21 feet;

N 89°29'59" W, 28.40 feet;

S 75°32'40" W, 23.72 feet;

S 86°52'08" W, 36.11 feet;

N 87°03'12" W, 33.63 feet;

N 83°51'37" W, 36.91 feet;

N 72°58'42" W, 44.69 feet;

S 82°23'06" W, 31.65 feet;

N 72°39'57" W, 57.37 feet;

S 88°59'22" W, 27.91 feet;

N 71°41'45" W, 37.72 feet;

N 68°17'49" W, 31.37 feet;

N 63°27'08" W, 20.98 feet;

N 80°08'47" W, 42.04 feet;

S 86°28'24" W, 20.04 feet;

S 85°29'57" W, 31.46 feet;

N 81°15'31" W, 35.73 feet;

N 77°20'51" W, 34.93 feet;

N 73°15'04" W, 25.19 feet;

N 69°01'34" W, 122.73 feet;

N 88°23'15" W, 45.13 feet;

N 84°15'03" W, 34.50 feet;

N 68°35'21" W, 20.96 feet;

N 89°38'54" W, 40.51 feet;

S 77°55'05" W, 10.61 feet;

S 60°58'09" W, 17.80 feet;

S 33°33'22" W, 24.58 feet;

S 31°22'02" W, 38.44 feet;

S 48°21'18" W, 32.92 feet;

S 63°27'27" W, 17.12 feet;

S 76°17'31" W, 21.86 feet;

S 77°22'23" W, 68.85 feet;

S 84°32'16" W, 57.26 feet;

S 89°34'09" W, 32.60 feet;

N 89°16'19" W, 113.26 feet;

S 76°15'03" W, 113.15 feet;

S 84°15'01" W, 66.71 feet;

S 89°47'00" W, 64.46 feet;

N 85°07'24" W, 20.74 feet;

N 71°27'35" W, 38.03 feet;

N 65°46'21" W, 40.90 feet;

N 61°22'46" W, 39.67 feet;

N 53°54'49" W, 25.98 feet;

N 38°29'09" W, 25.14 feet;

N 27°16'23" W, 18.32 feet;

N 08°55'12" W, 38.22 feet;

N 51°21'43" W, 20.55 feet;

N 65°08'32" W, 29.94 feet;

N 61°58'24" W, 42.40 feet;

N 39°49'39" W, 44.34 feet;

N 75°48'16" W, 34.26 feet;

N 01°23'47" W, 11.81 feet;

N 86°09'09" W, 30.78 feet;

N 67°36'54" W, 70.47 feet;

N 28°51'33" W, 81.03 feet;

N 70°02'51" W, 125.09 feet;

N 42°38'03" W, 20.94 feet;

And S 77°36'20" W, 203.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southeast corner of said VP Windsong Operations tract;

THENCE NORTH, 186.54 feet along the east line thereof to the POINT OF BEGINNING with the subject tract containing 568,398 square feet or 13.049 acres of land.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: A portion of of Lot 1, Block X as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of 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 Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway 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 the plat.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, VP Windsong Operations LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH, OPEN SPACE 6, BLOCK X, LOT 1 an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. VP Windsong Operations LLC does herein certify the following:

1. The streets and alleys are 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, 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 utilities 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 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 of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only:

100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

WITNESS, my hand, this _____ day of _____, 20_____

VP Windsong Operations LLC
A Delaware Limited Liability Company

By: _____

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

STATE OF TEXAS REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR

darren.brown@
spiarsengineering.com

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 and Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

DEVAPP-26-0056
CONVEYANCE PLAT

WINDSONG RANCH
OPEN SPACE 6
BLOCK X, LOT 1
13.049 ACRES GROSS/13.049 ACRES NET
OUT OF THE
J. BATES SURVEY - ABSTRACT No. 1620
C. SMITH SURVEY - ABSTRACT No. 1681
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532-0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Colton Smith

September, 2026 SEI Job No. 25-006

Drawing: G:\2025 JOBS\25-006 Windsong Open Space Surveys\CAD\Conveyance Plat Tract 6.dwg Saved By: spiarse Save Time: 9/28/2026 10:02:05 AM Plotted by: spiarse Plot Date: 9/28/2026 10:02 AM

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Preliminary Site Plan for Jobe Addition, Block A, Lots 1 and 2**

Meeting: **October 20, 2026**

Agenda Item:
Consider and act upon a request for a Preliminary Site Plan for a Bank and a Medical Office/Retail Building on Jobe Addition, Block A, Lots 1 and 2, on 3.2± acres, located on the east side of Preston Road and 490± feet north of Lovers Lane. (DEVAPP-26-0068)

Future Land Use Plan:
The Future Land Use Plan designates this area as Town Center.

Zoning:
The property is zoned Planned Development-2 (Commercial Corridor) and Planned Development-3 (Retail).

Conformance:
The Preliminary Site Plan conforms to the development standards of Planned Development-2 and Planned Development-3.

Description of Agenda Item:
The Preliminary Site Plan consists of one bank with a drive-through and one retail/medical building, totaling 21,301 square feet and associated parking.

- Lot 1: Retail/Medical (17,892 SF)
- Lot 2: Bank (3,409 SF)

Access:
Access is provided from Preston Road.

Landscaping, Open Space, and Screening:
The proposed development complies with all landscaping, open space, and screening requirements.

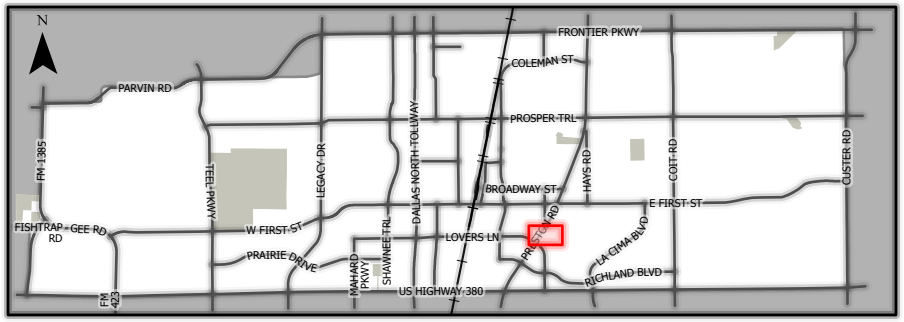
Companion Item:
As a companion item, the Conveyance Plat (DEVAPP-26-0083) is on this Planning and Zoning Commission agenda.

Attachments:
1. Location Map
2. Preliminary Site Plan
3. Open Space Plan

Town Staff Recommendation:
Town Staff recommend approval of the Preliminary Site Plan.

TOWN OF PROSPER

0 105 210 420 Feet

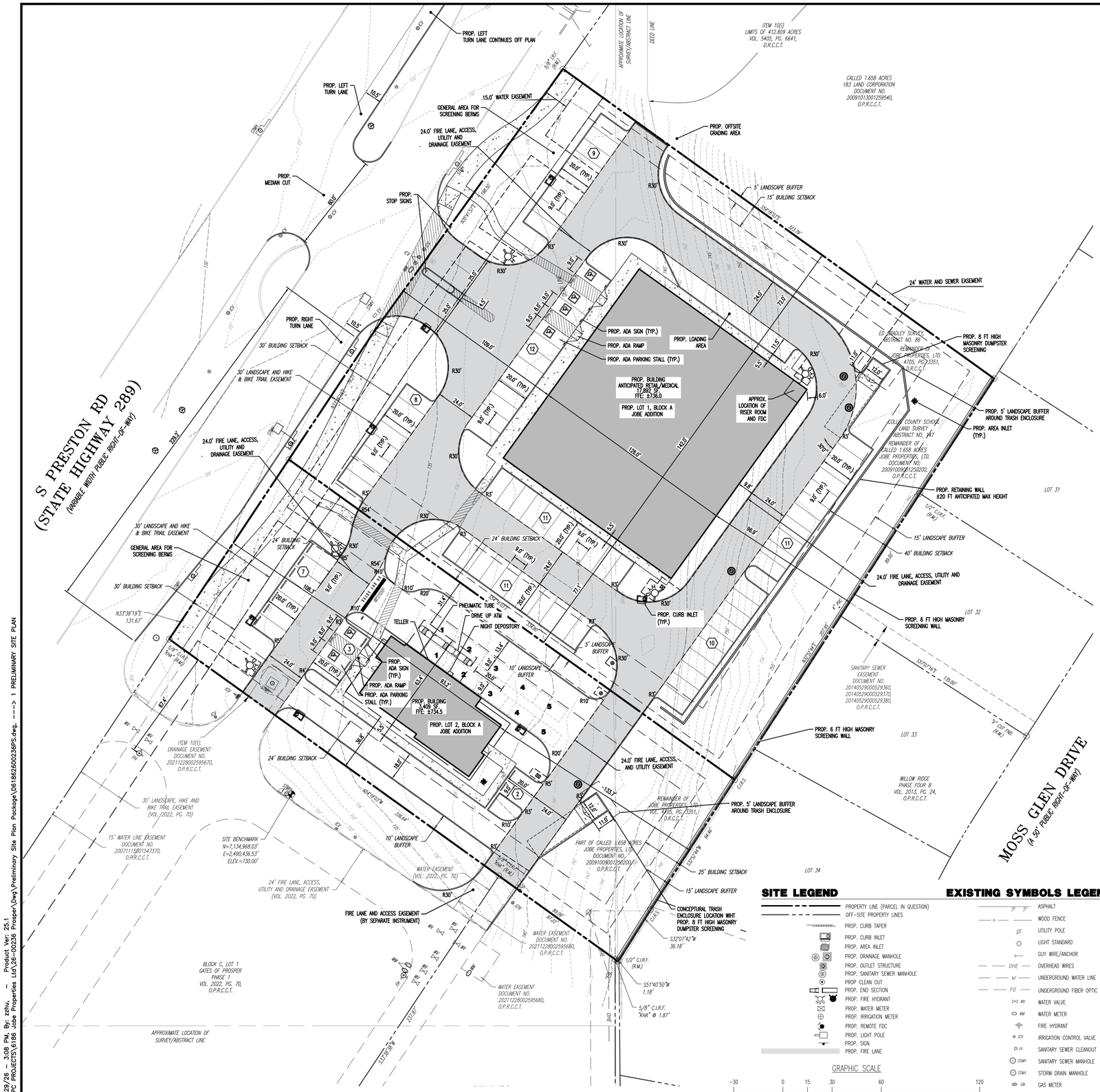


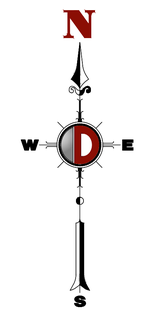
DEVAPP-26-0068

Jobe Addition Block A, Lots 1-2

Preliminary Site Plan

This map for illustration purposes only.





VICINITY MAP
N.T.S.

	ZONING REQUIREMENT	PROVIDED WITHIN PROPOSED LOT 2	ZONING REQUIREMENT	PROVIDED WITHIN PROPOSED LOT 1
ZONE		PD-3 WITH RETAIL (R) AND COMMERCIAL DISTRICT (C) BASE ZONING AND PD - 2 WITH RETAIL DISTRICT (R) BASE ZONING		PD-3 WITH RETAIL DISTRICT (R) BASE ZONING
PROPOSED USE	PERMITTED	RETAIL AND MEDICAL	PERMITTED	BANK WITH DRIVE-THRU
MINIMUM LOT AREA	10,000 SF	96,180 SF	12,500 SF	44,180 SF
MINIMUM LOT WIDTH	100 FT	292 FT	100 FT	132 FT
MINIMUM LOT DEPTH	100 FT	324 FT	125 FT	335 FT
MINIMUM FRONT SETBACK (PRESTON ROAD)				
-BUILDING & CANOPIES	30 FT	109 FT	30 FT	109 FT
-LANDSCAPE	30 FT	30 FT*	30 FT	30 FT*
MINIMUM REAR SETBACK				
-BUILDING & CANOPIES	40 FT	97 FT	25 FT	134 FT
-LANDSCAPE	15 FT	15 FT	15 FT	15 FT
MINIMUM SIDE SETBACK				
-BUILDING & CANOPIES	24 FT/ 15FT	78 FT/ 72 FT	24 FT	37 FT/ 32 FT
-LANDSCAPE	5 FT	5 FT/5 FT	10 FT	10 FT/10 FT
MAXIMUM BUILDING HEIGHT	2 STORIES, NO GREATER THAN 40 FT	1 STORY, 40 FT	8 STORIES, 2 STORIES IF LOCATED WITHIN 150 FT OF SINGLE-FAMILE ZONED AREA	1 STORY, 20FT
MAX BUILDING AREA	28, 854 SF	17, 892 SF	22,100 SF	3,409 SF
MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES)	30%	19%	50%	8%
MINIMUM OPEN SPACE	12% / 11,542 SF	16% / 16,103 SF	12% / 5,302 SF	15% / 6,683 SF
MAXIMUM FLOOR AREA	0.5:1	0.19:1	4:1	0.08:1
PARKING REQUIREMENT	(17,892 SF)*(1 PARKING SPACES/250 SF) = 72 SPACES	72 SPACES	(3409 SF)*(1 PARKING SPACES/350 SF) = 10 SPACES	12 SPACES
HANDICAP PARKING REQUIREMENT 1 FOR 1-25 PARKING SPACES 3 FOR 51-75 PARKING SPACES	3 SPACES	4 SPACES	1 SPACES	2 SPACES
REQUIRED PARKING LOT LANDSCAPE	(15 SF/PARKING SPACE)*(74 PARKING SPACES) = 1,110 SF 160 SF /END&MID ISLAND *12 ISLANDS= 1,110 SF = 1,920 SF	2,578 SF	PROPOSED LOT HAS LESS THAN 15 PARKING SPACES, THUS PARKING LOT LANDSCAPE IS NOT REQUIRED.	

*HIKE AND BIKE TRIAL PROPOSED CONNECTING TO EXISTING IMPROVEMENT.

GENERAL NOTES

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN OF PROSPER 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. DUMPSTER AND TRASH ENCLOSURE NOT PROVIDED IN PROPOSED LOT 2. BANK FACILITY UTILIZE TBM (TOTAL BUILDING MANAGEMENT) FOR MANAGEMENT TRASH PICKUP SERVICES. TBM WILL HANDLE CLEANING SERVICES AND TAKE ALL TRASH GENERATED AT THE LOCATION. CLEANING WILL HAPPEN EVERY OTHER DAY AND THEREFORE A DUMPSTER IS NOT REQUIRED.
10. DUMPSTER AND ENCLOSURE FOR LOT 2, BLOCK A ARE SHOWN FOR REFERENCE ONLY AND WILL NOT BE CONSTRUCTED WITH INITIAL DEVELOPMENT. PER NOTE 9, JANATORIAL SERVICES WILL SERVICE TRASH FOR THIS DEVELOPMENT.

SITE LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- PROP. CURB TAPER
- PROP. CURB INLET
- PROP. AREA INLET
- PROP. DRAINAGE MANHOLE
- PROP. OUTLET STRUCTURE
- PROP. SANITARY SEWER MANHOLE
- PROP CLEAN OUT
- PROP. END SECTION
- PROP. FIRE HYDRANT
- PROP. WATER METER
- PROP. IRRIGATION METER
- PROP. REMOTE FDC
- PROP. LIGHT POLE
- PROP. SIGN
- PROP. FIRE LANE

EXISTING SYMBOLS LEGEND

- ASPHALT
- WOOD FENCE
- UTILITY POLE
- LIGHT STANDARD
- GUY WIRE/ANCHOR
- OHE — OVERHEAD WIRES
- W — UNDERGROUND WATER LINE
- FO — UNDERGROUND FIBER OPTIC
- WV — WATER VALVE
- WM — WATER METER
- FH — FIRE HYDRANT
- ICV — IRRIGATION CONTROL VALVE
- CO — SANITARY SEWER CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- STMH — STORM DRAIN MANHOLE
- GM — GAS METER
- GTV — GAS TEST VALVE
- ATMOS — ATMOS GAS POST

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

JOBE ADDITION, BLOCK A, LOTS 1–2

Rev.	Date	Comments	By

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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Allen, TX 75002
T: 972.534.2100
www.dynamicec.com

TITLE: PRELIMINARY SITE PLAN

PROJECT: **JOBE PROPERTIES, LTD** DEVAPP-26-0068
PROPOSED RETAIL/MEDICAL AND BANK WITH DRIVE-THRU
ABSTRACT NO. 147, COLLIN COUNTY SCHOOL LAND SURVEY & ABSTRACT NO. 86, ED BRADLEY SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

JOB No: 6186-26-00236	DATE: 09/29/2026
DRAWN BY: ZZ	SCALE: (H) 1"=30' (V)
DESIGNED BY: BS	SHEET No: 1 OF 1
CHECKED BY: CAH	
CHECKED BY: _	

PRELIMINARY PLAN FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CASSANDRA A. HUGGINS, STATE LICENSE NUMBER 148325 ON 09/29/2026 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

CASSANDRA A. HUGGINS
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 148325

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Rev. # 0

Plotted: 09/29/26 – 3:08 PM, By: zzhu, – Product Ver: 25.1
File: P:\DECPC PROJECTS\6186 Jobe Properties Ltd\26-00236 Prosper\Dwg\Preliminary Site Plan Package\D6186260236PS.dwg, ----> 1 PRELIMINARY SITE PLAN

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NOTES

1. PROPOSED MAJOR AMENITY CAN BE CHOSEN FROM THE FOLLOWING, AND WILL BE FINALIZED DURING SITE PLAN PHASE:
   - I. A PERGOLA OR GAZEBO AREA
   - II. SHADED SEATING AREA WHICH CAN INCLUDE PICNIC TABLES
   - III. ENHANCED WALKING TRAILS
   - IV. WATER FEATURES SUCH AS WALLS, FOUNTAINS, PLAZA POOLS, WISHING WELLS, BODIES OF WATER, OR SPLASH PADS
   - V. DISPLAYS OF PUBLIC ART, STATUES, OR STRUCTURES
   - VI. OTHER OPTIONS TO BE CONSIDERED BY THE TOWN OF PROSPER.
2. PROPOSED MINOR AMENITY CAN BE CHOSEN FROM THE FOLLOWING, AND WILL BE FINALIZED DURING SITE PLAN PHASE:
   - I. EDUCATIONAL AND/OR HISTORICAL MATERIALS; SIGNAGE/BOARDS
   - II. MASONRY SEATING WALLS
   - III. PLANTER BEDS, PILLINATOR GRADENS, ROCK GARDENS, OR WATER GARDENS
   - IV. DOG/PET PARK AREA
   - V. TURF RECREATIONAL AREA FOR ACTIVITIES SUCH AS YOGA AND A PLAY AREA FOR CHILDREN
   - VI. FIRE PIT AREA WITH OUTDOOR LIGHTING
   - VII. OTHER OPTIONS TO BE CONSIDERED BY THE TOWN OF PROSPER.

N
W E
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ZONE REQUIREMENT	REQUIRED PER PD-3 WITH RETAIL (R) AND COMMERCIAL DISTRICT (C) BASE ZONING AND PD - 2 WITH RETAIL DISTRICT (R) BASE ZONING	PROVIDED WITHIN PROPOSED LOT 1	REQUIRED PER PD-3 WITH RETAIL DISTRICT (R) BASE ZONING	PROVIDED WITHIN PROPOSED LOT 2
PROPOSED USE	PERMITTED	RETAIL AND MEDICAL	PERMITTED	BANK WITH DRIVE-THRU SERVICES
MINIMUM OPEN SPACE	7% / 6,732 SF	16% / 16,109 SF	7% / 3,094 SF	15% / 6,746 SF
PARKING REQUIREMENT	(17,892 SF)*(1 PARKING SPACES/250 SF) = 72 SPACES	72 SPACES	(3409 SF)*(1 PARKING SPACES/350 SF) = 10 SPACES	12 SPACES
REQUIRED PARKING LOT LANDSCAPE	(15 SF/PARKING SPACE)*(72 PARKING SPACES) = 1,080 SF 160 SF /END&MID ISLAND *12 ISLANDS= 1,110 SF = 1,920 SF	2,578 SF	PROPOSED LOT HAS LESS THAN 15 PARKING SPACES, THUS PARKING LOT LANDSCAPE IS NOT REQUIRED.	

SITE LEGEND

- OPEN SPACE
- PARKING LANDSCAPE
- REQUIRED LANDSCAPE BUFFER

EXISTING SYMBOLS LEGEND

- ASPHALT
- WOOD FENCE
- UTILITY POLE
- LIGHT STANDARD
- GUY WIRE/ANCHOR
- OHE — OVERHEAD WIRES
- W — UNDERGROUND WATER LINE
- FO — UNDERGROUND FIBER OPTIC
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- GM — GAS METER
- GTV — GAS TEST VALVE
- AGP — ATMOS GAS POST

GRAPHIC SCALE

−30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

JOBE ADDITION, BLOCK A, LOTS 1–2

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

Rev.	Date	Comments	By

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TITLE:

OPEN SPACE PLAN

PROJECT: **JOBE PROPERTIES, LTD** DEVAPP-26-0068
PROPOSED RETAIL/MEDICAL AND BANK WITH DRIVE-THRU
ABSTRACT NO. 147, COLLIN COUNTY SCHOOL LAND SURVEY & ABSTRACT NO. 86, ED BRADLEY SURVEY
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DESIGNED BY:	BS
CHECKED BY:	CAH
CHECKED BY:	_
SHEET No:	1 OF 1
Rev. #	0

PRELIMINARY PLAN
FOR REVIEW ONLY

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CASSANDRA A. HUGGINS
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File: P:\DECPC PROJECTS\6186 Jobe Properties Ltd\26-00236 Prosper\Dwg\Preliminary Site Plan Package\D6186260023 60P.dwg, ---> S OPEN SPACE PLAN
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TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Conveyance Plat for Jobe Addition, Block A, Lots 1 and 2**

Meeting: **October 20, 2026**

Agenda Item:
Consider and act upon a request for a Conveyance Plat for Jobe Addition, Block A, Lots 1 and 2, on 3.2± acres, located on the east side of Preston Road and 490± feet north of Lovers Lane. (DEVAPP-26-0083)

Future Land Use Plan:
The Future Land Use Plan designates this area as Town Center.

Zoning:
The property is zoned Planned Development-2 (Commercial Corridor) and Planned Development-3 (Retail).

Conformance:
The Conveyance Plat conforms to the development standards of Planned Development-2 and Planned Development-3.

Description of Agenda Item:
The purpose of the Conveyance Plat is to create two lots from a non-platted tract of land for conveyance purposes.

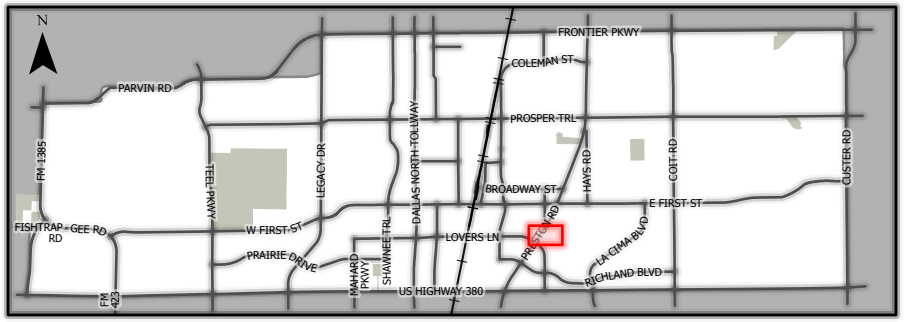
Companion Item:
As a companion item, the Preliminary Site Plan (DEVAPP-26-0068) is on this Planning and Zoning Commission agenda.

Attachments:
1. Location Map
2. Conveyance Plat

Town Staff Recommendation:
Town Staff recommends approval of the Conveyance Plat.

TOWN OF PROSPER

0 105 210 420 Feet

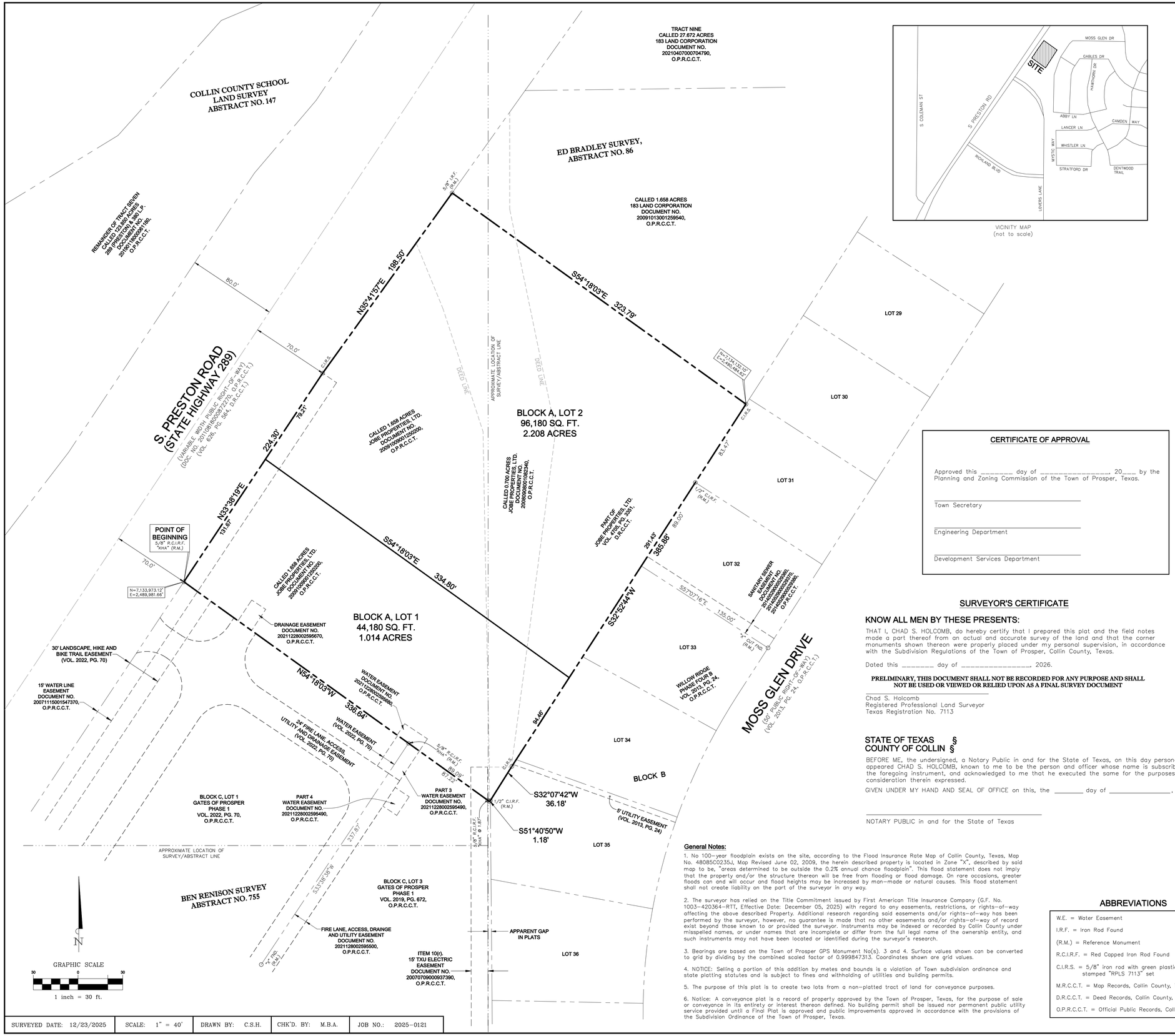


DEVAPP-26-0083

Jobe Addition Block A, Lots 1-2

Conveyance Plat

This map for illustration purposes only.



SURVEYED DATE: 12/23/2025	SCALE: 1" = 40'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2025-0121

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Jobe Properties, Ltd. is the owner of a tract of land, situated in the Ed Bradley Survey, Abstract No. 86 and the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas, and being all of a called 1.658 acre tract, as described in deed to Jobe Properties, Ltd., as recorded under Document No. 20091009001250200, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and also being a part of that called 0.700 acre tract, described in deed to Jobe Properties, Ltd., as recorded under Document No. 20080908001082340, O.P.R.C.C.T., and being a portion of that tract of land, described in deed to Jobe Properties, Ltd., as recorded in Volume 4705, Page 3351, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described, as follows:

BEGINNING at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most westerly corner of the herein described tract, same being the most northerly corner of Block C, Lot 1, of **GATES OF PROSPER PHASE 1**, an addition to the Town of Prosper, as recorded in Volume 2022, Page 40, O.P.R.C.C.T., said corner also being in the southeasterly monumented line of State Highway 289 (a variable width public right-of-way);

THENCE along the southeasterly monumented line of State Highway 289, the following (2) two courses and distances:

1. North 33°38'19" East, a distance of 224.30' to a 5/8" iron rod with a green plastic cap stamped "RPLS 7113" set for corner (herein after referred to as a capped iron rod set);

2. North 35°41'57" East, a distance of 198.50' to a 5/8" iron rod found for the most northerly corner of the herein described tract, same being in the northwesterly line of said 0.700 acre tract, same being the most westerly corner of a called 1.658 acres, described in deed to 183 Land Corporation, as recorded under Document No. 20091013001259540, O.P.R.C.C.T.;

THENCE South 54°18'03" East, along the southwesterly line of said 183 Land Corporation (1.658 acre tract), a distance of 323.79' to a capped iron rod set for corner, said corner being in the northwesterly line of Block B, Lot 31, of **WILLOW RIDGE PHASE FOUR B**, an addition to the Town of Prosper, as recorded in Volume 2013, Page 24, O.P.R.C.C.T.;

THENCE along the northwesterly line of said **WILLOW RIDGE PHASE FOUR B**, the following two courses and distances:

1. South 32°52'44" West, a distance of 385.88' to a capped iron rod set for corner;

2. South 32°07'42" West, a distance of 36.18' to a 1/2" iron rod with plastic cap found for corner;

THENCE South 51°40'50" West, along the southerly line of said remainder of Jobe Properties, Ltd. tract, a distance of 1.18' to a point for corner, being the most southerly corner of the aforementioned 1.658 acre tract;

THENCE North 54°18'03" West, along the southwesterly line of said 1.658 acre tract, passing a 5/8" iron rod with plastic cap stamped "KHA" found at a distance of 1.87', for the northeasterly corner of Block C, Lot 3, of **GATES OF PROSPER PHASE 1**, an addition to the Town of Prosper, as recorded in Volume 2019, Page 672, O.P.R.C.C.T., and also passing a 5/8" iron rod with plastic cap stamped "KHA" found at a distance of 89.09' for the northerly corner of said Block C, Lot 3, same being the easterly corner of the aforementioned Lot 1, and continuing in all, a total distance of 336.64' to the **POINT OF BEGINNING** and containing 140,357 square feet or 3.222 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT, Jobe Properties, Ltd. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **JOBE ADDITION, BLOCK A, LOTS 1 AND 2**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Town of Prosper, Texas does hereby certify the following:

1. The streets and alleys are 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, as shown are dedicated for the public use forever for the purposes indicated on this plat.

4. No building, fences, trees, shrubs, or other improvements or growth 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 easements limits the us limits e to particular utilities, said use by the public utilities being subordinate to the public's and 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, fences, trees, shrubs, or other improvements or growths which may in any was endanger or interfere with the construction, maintenance, or efficiency of their respective systems in 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 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 the _____ day of _____, 20___.

JOBE PROPERTIES, LTD.

BY: _____
Phil Jobe – Owner

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 20___.

_____
NOTARY PUBLIC in and for the State of Texas.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20___ by the Planning and Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHAD S. HOLCOMB, 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, Collin County, Texas.

Dated this _____ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Chad S. Holcomb
Registered Professional Land Surveyor
Texas Registration No. 7113

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared CHAD S. HOLCOMB, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 20___

_____
NOTARY PUBLIC in and for the State of Texas

General Notes:

1. No 100-year floodplain exists on the site, according to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0235J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.

2. The survey has relied on the Title Commitment issued by First American Title Insurance Company (G.F. No. 1003-420364-RTT, Effective Date: December 05, 2025) with regard to any easements, restrictions, or rights-of-way affecting the above described Property. Additional research regarding said easements and/or rights-of-way has been performed by the surveyor, however, no guarantee is made that no other easements and/or rights-of-way of record exist beyond those known to or provided the surveyor. Instruments may be indexed or recorded by Collin County under misspelled names, or under names that are incomplete or differ from the full legal name of the ownership entity, and such instruments may not have been located or identified during the surveyor's research.

3. Bearings are based on the Town of Prosper GPS Monument No(s). 3 and 4. Surface values shown can be converted to grid by dividing by the combined scaled factor of 0.999847313. Coordinates shown are grid values.

4. NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

5. The purpose of this plat is to create two lots from a non-platted tract of land for conveyance purposes.

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, Texas.

ABBREVIATIONS

W.E. = Water Easement
I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
R.C.I.R.F. = Red Capped Iron Rod Found
C.I.R.S. = 5/8" iron rod with green plastic cap stamped "RPLS 7113" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Engineer:
DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
(DBA) HENKES DYNAMIC ENGINEERING CONSULTANTS, PC
714 S. Greenville Avenue
Suite 100, Allen, TX 75002
T: 972.534.2100
www.dynamicec.com

Owner:
Jobe Properties, Ltd.
201 N. Preston Road, Suite C
Prosper, Texas 75078
Phone: (214) 707-5814
Contact: Phil Jobe – Owner

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(214) 504-0933
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb, RPLS

Case No.: DEVAPP-26-0083

CONVEYANCE PLAT
JOBE ADDITION
BLOCK A, LOTS 1 AND 2

140,357 Sq. Ft. / 3.222 Acres
in the
Ed Bradley Survey, Abstract No. 86
and the
Collin County School Land Survey
Abstract No. 147
Town of Prosper, Collin County, Texas
Prepared: July 14, 2026
Revised: September 29, 2026

PLANNING

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

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Final Plat of Mirabella Way, Block A, Lot 1X**

Meeting: **October 20, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Mirabella Way, Block A, Lot 1X, on 1.3± acres, located on the north side of University Drive and 3,000± feet east of Lakewood Drive. (DEVAPP-26-0082)

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

Zoning:
The property is zoned Planned Development-114 (Mixed Use).

Conformance:
The Final Plat conforms to the development standards of Planned Development-114.

Description of Agenda Item:
The purpose of the Final Plat is to create a 1.3± acre Private Street that will serve the Mirabella subdivision and Brookhollow Townhome development, both of which are private street developments. It will provide access from these developments to University Drive.

Companion Item:
There are no companion items on this Planning and Zoning Commission agenda.

Attachments:
1. Location Map
2. Final Plat

Town Staff Recommendation:
Town Staff recommends approval of the Final Plat.

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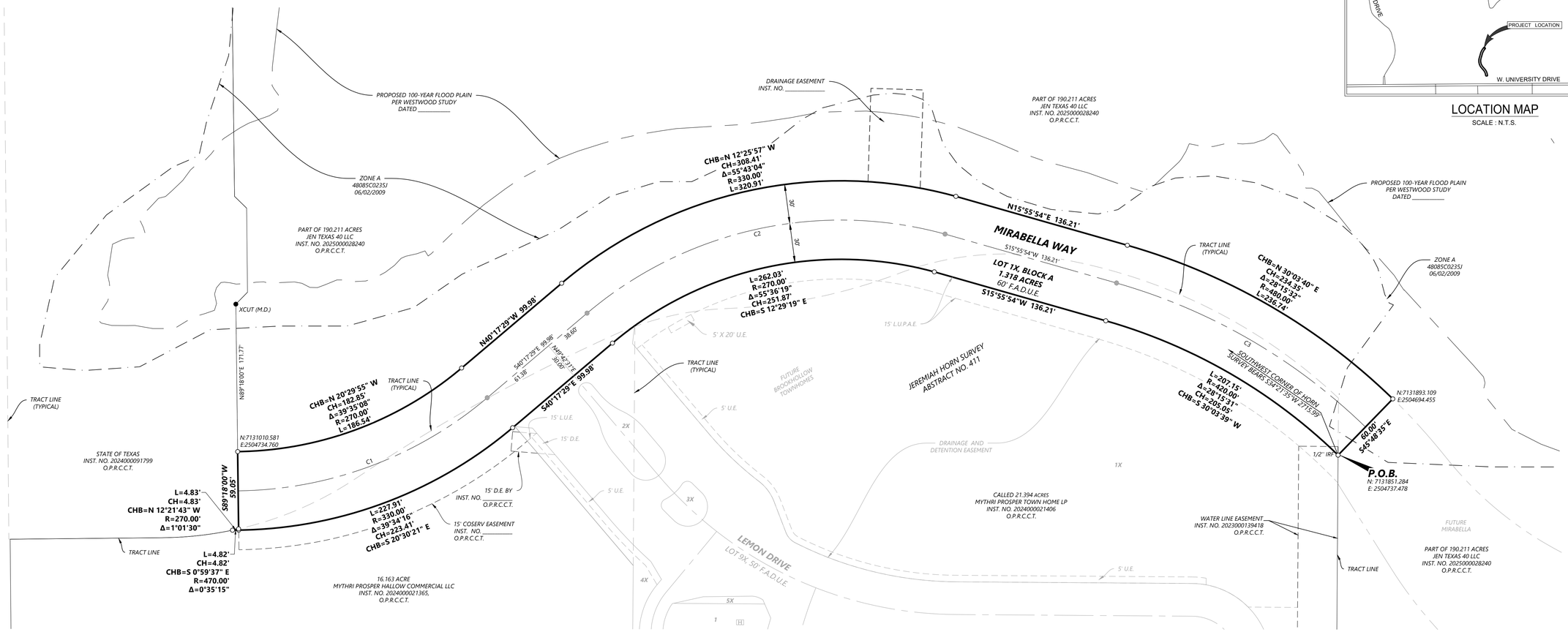
N:_PLSIG_DRIVE\JOB\DLR23003_BROOKHOLLOW_33ACQ_SRVY\DLR23003_PA3_RUTHERFORD CREEK DRIVE.DWG

MIRABELLA WAY



LOCATION MAP
SCALE : N.T.S.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	207.27'	300.00'	039°35'10"	N 20°29'54" W	203.17'
C2	291.47'	300.00'	055°40'02"	S 12°27'28" E	280.14'
C3	221.94'	450.00'	028°15'31"	S 30°03'39" W	219.70'

Lot Table		
Lot #	SF	Acre
LOT 1X	57,416	1.318

LEGEND

○	1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
●	POINT OF CURVATURE
R.O.W.	RIGHT-OF-WAY
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(M.D.)	MONUMENTS OF RECORD DIGNITY
VOL., PG.	VOLUME, PAGE
P.O.B.	POINT OF BEGINNING
F.A.D.U.E	FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
I.R.F.	IRON ROD FOUND
L.U.E.	LANDSCAPE AND UTILITY EASEMENT
L.U.P.A.E.	LANDSCAPE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT

NOTES

1. 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.
2. ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD 83, ZONE 4202.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE A, (BASE FLOOD ELEVATIONS NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FIRM MAP NUMBER 48085C0255J EFFECTIVE DATE JUNE 2, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. THE PROPERTY IS ZONED PLANNED DEVELOPMENT-114.

OWNER
JEN TEXAS 40, LLC
680 5TH AVE FL 25
NEW YORK, NY 10019
(214)543-5062
CONTACT: MIKE BRADY

OWNER
MYTHRI PROSPER HALLOW COMMERCIAL, LLC
7271 CLEMENTINE DR
IRVING, TEXAS 75063
(214)416-9227
CONTACT: RAMAKRISHNA GULLAPALLI

OWNER
MYTHRI PROSPER TOWN HOME LP
7271 CLEMENTINE DR
IRVING, TEXAS 75063
(214)416-9227
CONTACT: RAMAKRISHNA GULLAPALLI

ENGINEER/SURVEYOR
Westwood
Phone (214) 473-4640 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
MIRABELLA WAY
BLOCK A, LOT 1X;
A PRIVATE STREET
AN ADDITION TO THE TOWN OF PROSPER,
BEING 1.318 ACRES IN THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
COLLIN COUNTY, TEXAS
TOWN PROJECT NO DEVAPP-26-0082
DATE OF PREPARATION SEPTEMBER 18, 2026 JOB NO. DLR23003

1/2

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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT WE, Mythri Prosper Town Home LP, JEN TEXAS 40 LLC, and Mythri Prosper Hallow Commercial, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this Final Plat designating the herein above described property as ***MIRABELLA WAY,*** an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit or the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

1. The street and alleys (and all associated storm sewer systems) are private streets and alleys (and storm sewer) and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys and storm sewer as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.

2. So long as such streets and alleys and associated storm sewer are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowner's association hereafter established for the owners of lots in this subdivision (the "Association"). 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 same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.

3. Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys and storm sewer to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys and storm sewer, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys and storm sewer to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

4. These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.

5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.

6. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all of part of this property, the Town may require any similar or additional restrictions and covenants in it's sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.

7. If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.

8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, 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 Town's use thereof. The Town of Prosper and public utilities shall, at all time, 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 or removing all or parts of their respective systems without the necessity of procuring permission from anyone.

9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.

10. The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall (Owner Name), the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify (Owner Name), the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.

11. 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 landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town 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 said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.

12. Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

13. For lots adjacent to a Floodplain Only;
a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

Mythri Prosper Town Home LP

WITNESS, my hand, this day of _____, 20___.

BY:_____.

NAME: _____

TITLE: _____

Mythri Prosper Town Home LP

STATE OF _____
COUNTY OF _____

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 _____ 20_____.

_____
Notary Public, State of Texas

Mythri Prosper Hallow Commercial, LLC

WITNESS, my hand, this day of _____, 20___.

BY:_____.

NAME: _____

TITLE: _____

Mythri Prosper Hallow Commercial, LLC

STATE OF _____
COUNTY OF _____

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 _____ 20_____.

_____
Notary Public, State of Texas

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

WHEREAS Mythri Prosper Town Home LP, Mythri Prosper Hallow Commercial, LLC, and JEN TEXAS 40 LLC, are the sole owner of a 1.318 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 1.318 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a re-entrant corner of said 190.211 acre tract and said 20.043 acre tract, said point being the beginning of a curve to the left;

THENCE over and across said 190.211 acre tract, said 20.043 acre tract and said Mythri Prosper Hallow Commercial, LLC tract, the following courses and distances:

Along said curve to the left having a radius of 420.00 feet, a delta angle of 28 degrees 15 minutes 31 seconds, and an arc length of 207.15 feet (chord bears South 30 degrees 03 minutes 39 seconds West, 205.05 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 15 degrees 55 minutes 54 seconds West, a distance of 136.21 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 55 degrees 36 minutes 19 seconds, a radius of 270.00 feet, and an arc length of 262.03 feet (chord bears South 12 degrees 29 minutes 19 seconds East, 251.87 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 40 degrees 17 minutes 29 seconds East, a distance of 99.98 feet to a 1/2" iron rod 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" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a reverse curve to the left;

Along said reverse curve to the left having a central angle of 00 degrees 32 minutes 48 seconds, a radius of 505.11 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" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in an offset of the present northerly right-of-way line of US 380, a variable width right-of-way as conveyed to the State of Texas, by deed of record in Instrument No. 2024000091799, of said Official Public Records, and being in a non-tangent curve to the left;

THENCE in a northerly direction, along said present northerly line of US 380, 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" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said State of Texas tract, same being a northeast corner of said US 380, and being at a southeast corner of said 190.211 acre tract;

THENCE South 89 degrees 18 minutes 00 seconds West, continuing along the said present northerly line of U.S. 380, and along a south line of said 190.211 acre tract, a distance of 59.05 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner; said point being at the beginning of a tangent curve to the left;

THENCE departing the said northerly line of US 380, and said south line of the 190.211 acre tract, over and across 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 34 minutes 51 seconds, a radius of 270.00 feet, and an arc length of 186.52 feet (chord bears North 20 degrees 29 minutes 47 seconds West, 182.83 feet) to a 1/2" iron rod 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" iron rod 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 43 minutes 04 seconds, a radius of 330.00 feet, and an arc length of 320.91 feet (chord bears North 12 degrees 25 minutes 57 seconds West, 308.41 feet) to a 1/2" iron rod 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 136.21 feet to a 1/2" iron rod 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 32 seconds, a radius of 480.00 feet, and an arc length of 236.74 feet (chord bears North 30 degrees 3 minutes 40 seconds East, 234.35 feet) to a 1/2" iron rod 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 the **POINT-OF-BEGINNING**, containing **57,416 square feet or 1.318 acres of land.**

JEN TEXAS 40, LLC

WITNESS, my hand, this day of _____, 20___.

BY:_____.

NAME: _____

TITLE: _____

JEN TEXAS 40 LLC

STATE OF _____
COUNTY OF _____

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 _____ 20_____.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JASON B. ARMSTRONG, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" TAC 22 138.33e
Jason B. Armstrong, RPLS 5557
Date:01/20/2025

_____
JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, 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 _____, 20____ by the Planning and Zoning Commission of the Town of Prosper, Texas.

_____ Town Secretary

_____ Engineering Department

_____ Development Services Department

ACCESS EASEMENT

The undersigned covenants and agrees that the access easements 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 they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that they shall maintain the same state of food 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.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Lot 1X, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by the construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. provided it is understood that in the event it becomes necessary for the the Town to erect of 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 Drainage and Floodway Easement at any point, or points to investigate, survey, or to erect , construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

OWNER
JEN TEXAS 40, LLC
680 5TH AVE FL 25
NEW YORK, NY 10019
(214)543-5062
CONTACT: MIKE BRADY

OWNER
MYTHRI PROSPER HALLOW
COMMERCIAL, LLC
7271 CLEMENTINE DR
IRVING, TEXAS 75063
(214)416-9227
CONTACT: RAMAKRISHNA GULLAPALLI

OWNER
MYTHRI PROSPER
TOWN HOME LP
7271 CLEMENTINE DR
IRVING, TEXAS 75063
(214)416-9227
CONTACT: RAMAKRISHNA GULLAPALLI

ENGINEER/SURVEYOR
Westwood

Phone (214) 473-4640 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

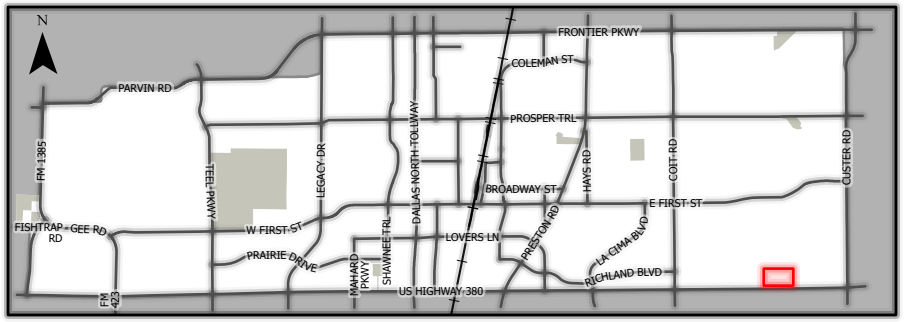
FINAL PLAT
MIRABELLA WAY
BLOCK A, LOT 1X;
A PRIVATE STREET
AN ADDITION TO THE TOWN OF PROSPER,
BEING 1.318 ACRES IN THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
COLLIN COUNTY, TEXAS
TOWN PROJECT NO DEVAPP-26-0082
DATE OF PREPARATION SEPTEMBER 18, 2026 JOB NO. DLR23003

2/2

N:_PLSG_DRIVE\JOB\DLR23003_BROOKHOLLOW_33AC\2_SRVY\DLR23003_PA3_RUTHERFORD CREEK DRIVE.DWG

TOWN OF PROSPER

0 90 180 360 Feet



DEVAPP-26-0082

Mirabella Way

Block A, Lot 1X

Final Plat

This map for illustration purposes only.

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Suzanne Porter, AICP, Planning Manager**

Through: **David Hoover, AICP, Director of Development Services**

Re: **Planned Development for Saddle Creek Commercial**

Meeting: **October 20, 2026**

Agenda Item:
Conduct a Public Hearing and consider and act upon a request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail. (ZONE-26-0012)

Description of Agenda Item:
In 2006, a Planned Development (PD-31) was approved for the development of 103 acres with 15 acres at the intersection of Preston Road and Prosper Trail allocated for commercial and office uses and the balance of the property planned for single family development. The residential property has been fully developed as Saddle Creek subdivision. A bank was constructed at the corner of Preston Road and Prosper Trail in 2017, and a dentist office was constructed at the northeast corner of the property.

The existing Planned Development allows for up to six acres of commercial/retail uses with the remainder developed for offices. The uses allowed within the six acre portion are elaborated in the "Uses" section of this report. The proposed Planned Development standards include updating the list of permitted uses, modifying the layout of development with an emphasis on open space, ponds, and enhanced pavement for pedestrian walkability, and creating architectural and lighting standards, as elaborated below and found in the Development Standards (Exhibit C).

Future Land Use Plan:
The Future Land Use Plan recommends Retail and Neighborhood Services.

Zoning:
The property is zoned Planned Development-31 (Retail/Office)

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-31 (Office)	Dentist & Vacant Property	Retail and Neighborhood Services
North	Planned Development-31 (Single Family)	Residential (Single-Family)	Medium Density Residential
East	Planned Development-68 (Retail)	Retail Center	Retail and Neighborhood Services
South	Commercial & Planned Development-46 (Retail)	Retail Center	Retail and Neighborhood Services
West	Planned Development-31 (Single Family)	Residential (Single-Family)	Medium Density Residential

District Regulations:
The district regulations within this proposed Planned Development compared to the regulations in the current Planned Development are shown below.

	Proposed Regulations	Existing PD-31 Regulations
Development Area	Approximately 13.6 acres	15 acres - Max 6 acres – Commercial/Retail - Remainder – Professional Office
Size of Yards (Lot 2R)	**Front:** 30 ft **Side:** 0 ft (Attached Non-Residential Buildings) 10 ft (Adj. to Non-Residential) 80 ft (1-Story Adj. to Residential) 150 ft (2-Story Adj. to Residential) **Rear:** 0 ft (Attached Non-Residential Buildings) 10 ft (Adj. to Non-Residential) 80 ft (1-Story Adj. to Residential) 150 ft (2-Story Adj. to Residential)	**Front:** 30 ft **Side:** 10 ft 30 ft (1-Story Adj. to Res.) 40 ft (2-Story Adj. to Res.) **Rear:** (base zoning standard) 15 ft (Adj. to Non-Residential) 60 ft (Adj. to Residential)
Size of Yards (Lot 3 – Dental Office)	**Front:** 30 ft **Side:** 0 ft (Attached Non-Residential Buildings) 10 ft (Adj. to Non-Residential) 30 ft (1-Story Adj. to Residential) 40 ft (2-Story Adj. to Residential)	

	Rear: 0 ft (Attached Non-Residential Buildings) 10 ft (Adj. to Non-Residential) 30 ft (1-Story Adj. to Residential) 40 ft (2-Story Adj. to Residential)	
Size of Lots	**Area:** 10,000 square feet (base zoning standard) **Width:** 100 ft **Depth:** 100 ft	**Area:** 7,000 square feet (base zoning standard) **Width:** 120 ft **Depth:** 120 ft
Maximum Height	**Height: (Inclusive of Architectural elements and roof forms.)** One-Story Buildings – 30 ft Two-Story Buildings – 45 ft	**Height:** Maximum 2 stories – 40 ft
Lot Coverage	**Maximum:** 40%	**Maximum:** 35%

Uses:

Current PD-31 Permitted Uses

1. Administrative, Medical, or Professional Office
2. Banks, Savings, and Loans and Credit Unions with drive-through
3. Pharmacy with drive through
4. Dry Cleaner, minor
5. Small Animal Veterinary Clinic
6. Restaurants, no drive through
7. Day Care Center, Child
8. Health/Fitness Center
9. Insurance Office
10. Print/Copy/Private Post Office
11. Rehabilitation Care Center – day uses by Specific Use Permit
12. Compatible uses as approved by the Town Council upon request

Proposed Uses

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

Uses followed by a **(C)** are permitted subject to conditional development standards.
Uses followed by an **(S)** require a Specific Use permit.

1. Administrative, Medical, or Professional Office
2. Alcoholic Beverage Establishment **(C)**
3. Antique Shop
4. Bank, Savings & Loan, Credit Union
5. Beauty Salon / Barber Shop
6. Catering
7. Child Care Center, Licensed **(S)**
8. Dry cleaning, Minor
9. Farmers Market

★10. Governmental Office
★11. Gymnastics / Dance Studio
★12. Health / Fitness Center
★13. Insurance Office
★14. Massage Therapy, Licensed
15. Museum / Art Gallery
16. Private Recreation Center
17. Retail Stores & Shops
18. Restaurant **(C)**
    a. Restaurants are permitted by right in Buildings 1, 2, 3, 4, 7 & 8 only as shown on Exhibit D. Restaurants are only permitted in Buildings 5A, 5B, 5C, 5D, & 6 by SUP. No Restaurant approval through an SUP may front facing west on Buildings 5A, 5B, or 5C or north or west on buildings 5D and 6 as shown on Exhibit D.
19. Veterinary Clinic

Architectural and Building Design Standards:

A dentist building was recently constructed on the subject property. The architecture of that building is representative of the architecture planned for the buildings in the development. There will be similar materials, colors and architectural features throughout the development and on all sides of the building.

No balconies may face residential properties.

Building materials are as follows:

- Masonry materials shall constitute a minimum of 80% of the building materials.
  Masonry Materials
  - Brick (including thin brick),
  - Stone: natural stone, cast stone, manufactured stone
  - Rock
  - Marble
  - Granite
  - Architectural concrete masonry units (CMU) with a polished, burnished, honed, ground, or split faced finish, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade. These products are allowed on no more than percent (10%) of each façade.

- Non-masonry materials may be incorporated on up to 20% of a façade (excluding area occupied by windows and doors).
  - Stucco (3-coat cement plaster system)
  - Pre-finished aluminum components and trim
  - Architectural steel elements
  - Architectural metal panels and composite metal panels and trim
  - Pre-finished aluminum louver systems
  - Simulated or real wood
  - High-density architectural quality fiber cement panels

Parking:
Parking will be provided per requirements of the Unified Development Code. Should the property be subdivided, parking standards must be met on a per lot basis.

Open Space and Amenities:
Open space shall be in accordance with the design shown on the Open Space Plan (Exhibit H). The Saddle Creek development includes several ponds along Preston Road and Prosper Trail. Three additional ponds will be added in close proximity to nine of the ten buildings. Building patios shall front on open spaces as reflected on the Conceptual Plan (Exhibit D) and the Open Space Plan (Exhibit H) unless otherwise approved by the Director of Development Services.

The areas adjacent to the ponds will include pedestrian amenities, such as:

- seating
- benches
- tables
- fountains
- gazebos
- pavilions
- patios
- fire pits
- lawn games
- other similar amenities

Screening:
Screening is required between the adjacent residential subdivision and the non-residential development. There is an existing masonry wall along the perimeter of the property. A minimum 15-foot landscape buffer will be provided along the property line. Rather than installing the required one three-inch shade tree every 30 feet, the development standards require planting a 5-inch caliper evergreen tree every 20 feet. Landscape buffers must be exclusive of easements and shall be increased to 30 feet where a single building is greater than 25,000 square feet.

Internal Pedestrian Connectivity:
Pedestrian connections are planned for throughout the development to connect all buildings and provide access to the adjacent streets. There is a section of drive aisle and adjacent parking rows situated between a grouping of five buildings and pond that will be enhanced pavement (pavers).

Thoroughfare Plan:
This property has access to Prosper Trail and Preston Road.

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 Unified Development Code and state law. Staff has received responses to the proposed zoning, and they are included in the attached documents.

Attached Documents:

1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A-1 – Written Metes and Bounds
5. Exhibit A-2 – Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Landscape Plan
12. Exhibit H – Open Space Plan
13. Draft Development Agreement
14. Approved Preliminary Site Plan (DEVAPP-25-0088)
15. Planned Development-31 Conceptual Plan
16. Citizen Responses

Town Staff Recommendation:

Staff recommends the removal of the following proposed uses if this amendment is recommended for approval. Otherwise, staff recommends denial.

- Gymnastics / Dance Studio
- Health / Fitness Center
- Massage Therapy / License
- Insurance Office
- Governmental Office

  The insurance and governmental offices are a type of professional office and do not need to be identified separately.

Staff recommends the removal of the dumpster located at the northwest corner of the building fronting Prosper Trail. Additionally, all dumpsters shall be moved further east on the property.

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 November 24, 2026.

TOWN OF PROSPER

0 175 350 700 Feet

This map for illustration purposes only

ZONE-26-0012

Saddle Creek Commercial

Planned Development

CIRCLE J TRL
PACKSADDLE TRL
PACKSADDLE TRL
PACKSADDLE TRL TRL
PACKSADDLE TRL
CONCHO TRL
CONCHO TRL
RANAHAN DR
SADDLE CREEK DR
SADDLE CREEK DR
CLIPSTON DR
CLIPSTON DR
DOUBLE B TRL
DOUBLE B TRL
LONE STAR DR
PARADA PL
COPPER PT
PRESTON
PROSPER
CHANDLER CIR
CHANDLER CIR
TABLE ROCK DR
GRAPEVINE CT

PD-31 SF
PD-31 SF
PD-31 SF
PD-31 O
Subject Property
S-39 PD-68 R
PD-68 R
S-17 PD-68 R
S-13
SF-15
SF-15
SF-15
SF-10
PD-46 R
C

TOWN OF PROSPER

0 175 350 700 Feet

This map for illustration purposes only

ZONE-26-0012

Saddle Creek Commercial

Planned Development

Future Land Use Exhibit

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads
- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ

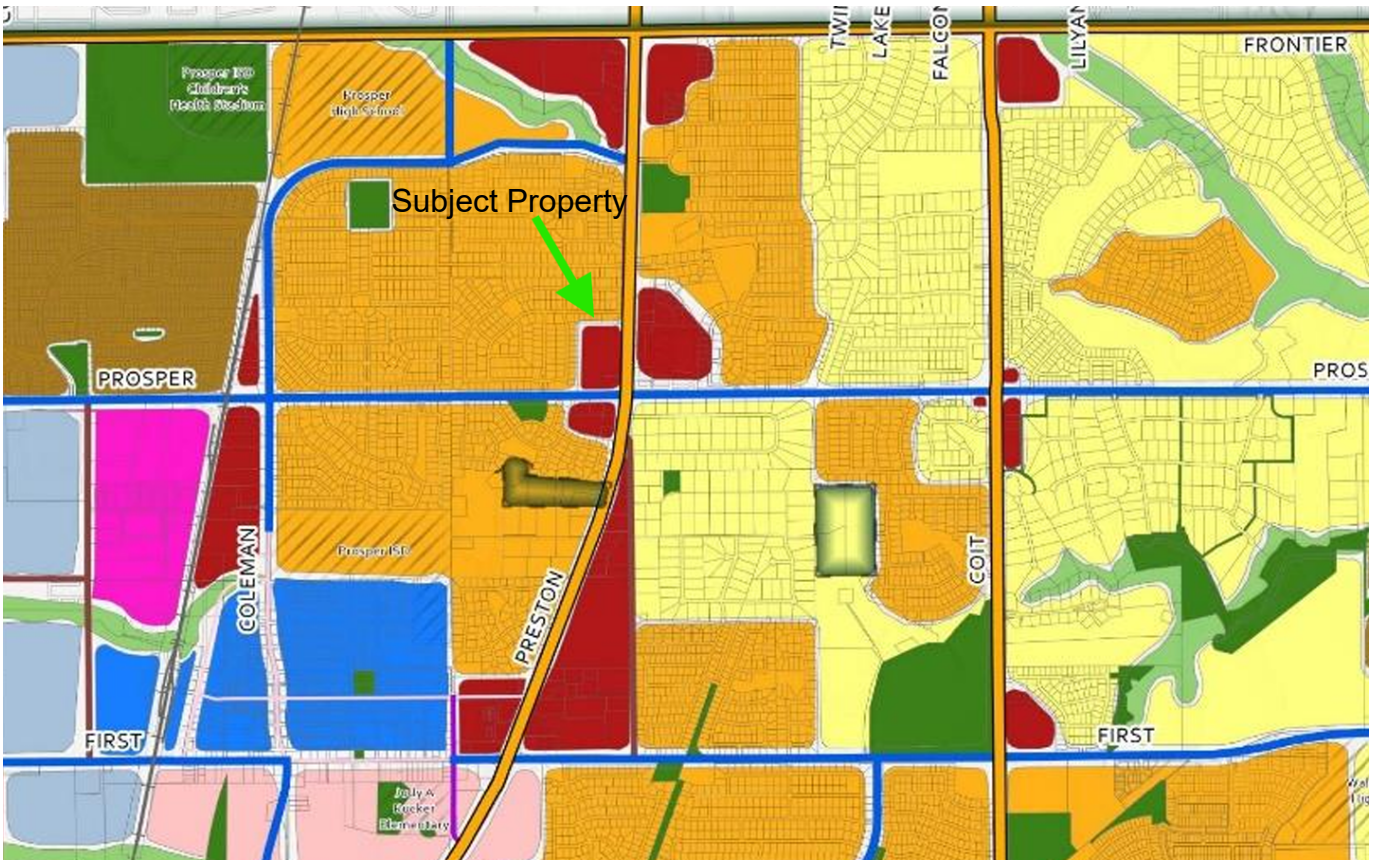


EXHIBIT A-1: LEGAL DESCRIPTION

BEING a tract of land situated in the Spencer Rice Survey, Abstract Number 787, Town of Prosper, Collin County, Texas, said tract being all of Block A, Lot 2R and Block A, Lot 3 of the replat of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2025010000403 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAA" found on the west right-of-way of Preston Road, a variable width right-of-way, for the southeast corner of Tract 1X, Block F of Saddle Creek Phase One, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20080130010000330 of the Official Public Records of Collin County, Texas, same being the northeast corner of said Block A, Lot 3;

THENCE along the west right-of-way of said Preston Road same being the east line of said Block A, the following courses and distances;

South 01 degrees 24 minutes 51 seconds West, a distance of 467.21 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 06 degrees 03 minutes 50 seconds West, a distance of 301.01 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 01 degrees 23 minutes 18 seconds West, a distance of 19.87 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most easterly southeast corner of said Block A, Lot 2R, same being the northeast corner of Block A, Lot 1 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20180301010000970 of the Official Public Records of Collin County, Texas

THENCE North 89 degrees 33 minutes 52 seconds West along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 232.92 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of said Block A, Lot 1, same being an ell corner of said Block A, Lot 2R;

THENCE South 00 degrees 03 minutes 35 seconds East continuing along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 226.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found on the north right-of-way of Prosper Trail, a variable width right-of-way for the southwest corner of said Block A, Lot 1, same being the most southerly southeast corner of said Block A, Lot 2R;

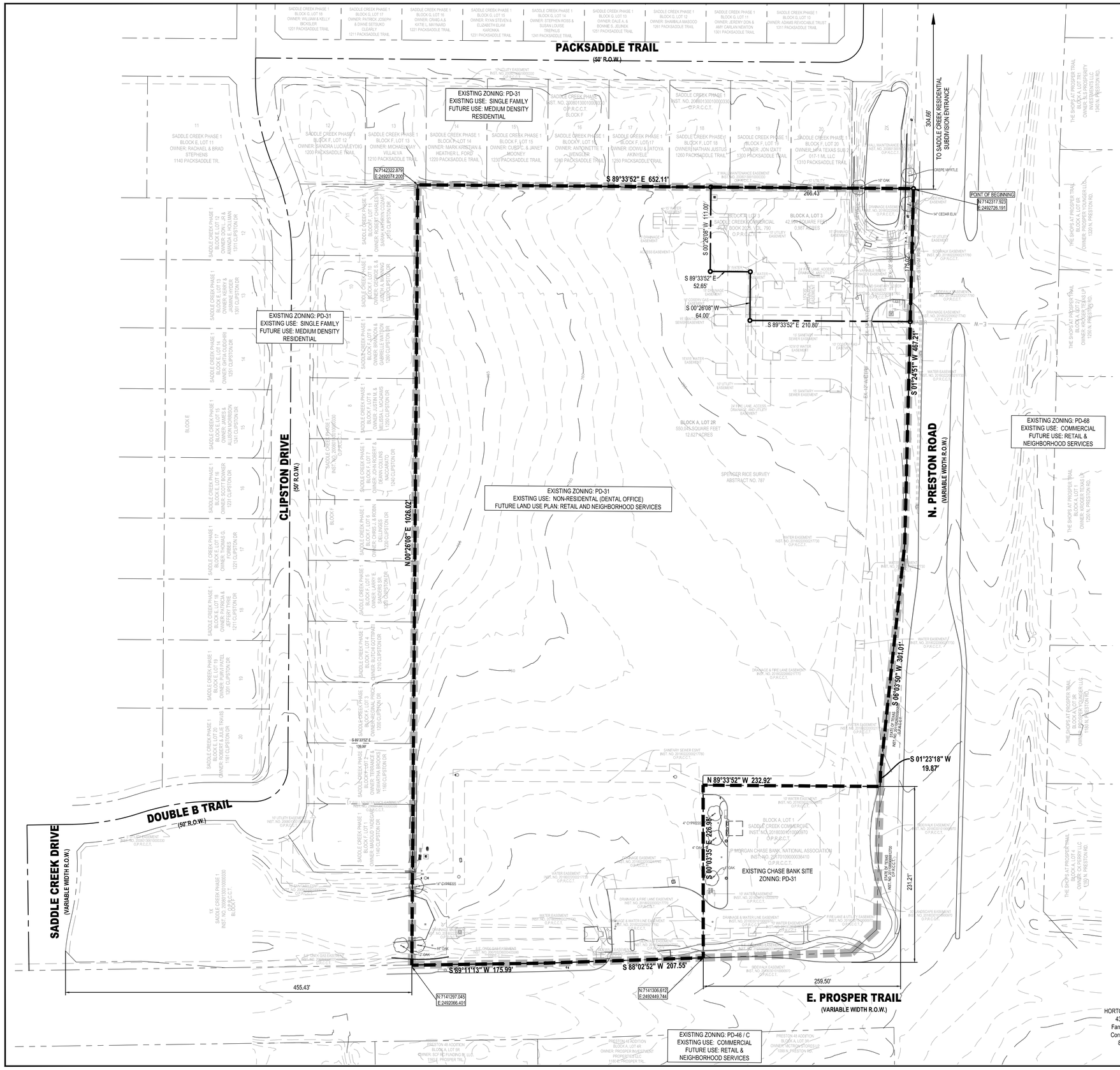
THENCE South 88 degrees 02 minutes 52 seconds West along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 207.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

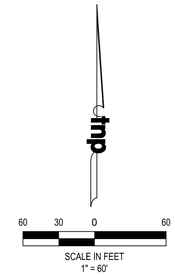
THENCE South 89 degrees 11 minutes 13 seconds West continuing along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 175.99 feet to a "X" Cut found for the southeast corner of Tract 1X, Block F of said Saddle Creek Phase One same being the southwest corner of said Block A, Lot 2R;

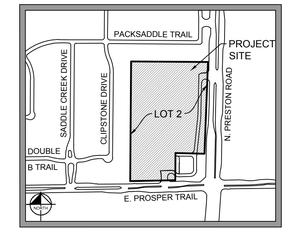
THENCE North 00 degrees 26 minutes 08 seconds East departing the north right-of-way of said Prosper Trail and along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 1026.02 feet to a 1/2 inch iron rod with cap stamped "DAA" found for the northwest corner of said Block A, Lot 2R, same being an inner ell corner of said Saddle Creek Phase One;

THENCE South 89 degrees 33 minutes 52 seconds East continuing along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 652.11 feet to the POINT OF BEGINNING containing 593,039 square feet, or 13.614 acres of land.

Brian Jay Maddox II
Registered Professional Land Surveyor Texas No. 6659
Teague Nall and Perkins, Inc.
April 20, 2026







VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LIMITS

SITE INFORMATION	
TOTAL LAND AREA:	13.614 AC. (593,039 S.F.)
CURRENT ZONING:	PD-31 - MIXED USE
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING USE:	DENTAL OFFICE WITH REMAINING PROPERTY VACANT
PROPOSED USE:	MIXED USE - RETAIL, OFFICE, AND RESTAURANT
FUTURE LAND USE:	RETAIL & NEIGHBORHOOD SERVICES DISTRICT

NOTE: THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the Spencer Rice Survey, Abstract Number 787, Town of Prosper, Collin County, Texas, said tract being all of Block A, Lot 2R and Block A, Lot 3 of the replat of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2025010000403 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

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THENCE South 88 degrees 02 minutes 52 seconds West along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 207.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

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CASE NO. ZONE-26-0012

EXHIBIT A-2

PROPERTY EXHIBIT
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2R & 3

593,039 SQUARE FEET
13.614 ACRES

BEING ALL OF BLOCK A, LOT 2R AND BLOCK A LOT 3 OF THE REPLAT OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2025010000403 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
HORTON LIVING TRUST
436 Dixon Road
Farragut, TN 37934
Contact: Roy Horton
865.675.1255

OWNER
SADDLE CREEK INVESTMENTS, LTD.
17300 Dallas Parkway, Suite 3110
Dallas, Texas 75248
Contact: Brad Burns
972.931.9585

PROJECT INFORMATION
Project No.: BRB 23074
Date: OCTOBER 2, 2026
Drawn By: CAS
Scale: 1"=60'

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

ENGINEER
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Cameron Slown

SHEET 1 of 1

Exhibit B

Statement of Intent and Purpose

The purpose of this submittal is to request the amendment to Saddle Creek Planned Development, PD-31, originally approved in June 2006, to the Section 3.0 titled Planned Development Tract 2 – Mixed Use. Tract 2 has to do with a 15-acre commercial tract.

PD-31 Tract 1, approximately 85 acres, was originally zoned for Single Family-15 District residential use. This 85-acre single family development was fully developed out a few years ago.

The request is to change the current zoning to match current zoning standards and language and market demand and conditions to Retail District as it exists with additional office use space as it exists or may be added.

This Planned Development amendment request is for the purpose of developing high-end quality plaza-type retail and restaurant uses with some office spaces with integrated open spaces for pedestrians, ponds, fountains, benches, and walkways among trees and landscape areas between the stores, restaurants and buildings. The vision is to establish a "place" for people to stroll, sit, and enjoy a pleasant surrounding as they shop, dine, or office in this retail environment.

The amended Planned Development would allow and encourage a mix of retail, restaurant, office, and service, uses to attract people from nearby neighborhoods to spend time at a beautiful plaza as their "place" to meet.

Exhibit C
ZONE-26-0012

Saddle Creek Commercial
Planned Development Standards

General Description: This district will provide the ability to encourage and accommodate the development of a combination of uses on a tract of land that is located at the corner of Preston Road and Prosper Trail. *(This district excludes the hard corner which is developed as a financial institution.)* Development standards for the aforementioned building types are outlined within this text. This property may develop specifically as outlined under the regulations of the Retail District as contained in Unified Development Code, as it exists or may be amended, subject to the specific provisions contained herein below.

Conceptual Plan – Zoning Exhibit D: A Conceptual Plan is hereby attached and made part of the ordinance. It establishes the most general guidelines for the district by identifying the land use types, approximate thoroughfare locations and project boundaries and illustrates the integration of these elements into a master plan for the whole district.

Permitted Uses: Land uses permitted within this Planned Development are listed below. Uses followed by a **(C)** are permitted subject to conditional development standards, as set forth in the Unified Development Code, as it exists or may be amended. Uses followed by an **(S)** require a Specific Use permit.

1. Administrative, Medical, or Professional Office
2. Alcoholic Beverage Establishment **(C)**
3. Antique Shop
4. Bank, Savings & Loan, Credit Union
5. Beauty Salon / Barber Shop
6. Catering
7. Child Care Center, Licensed **(S)**
8. Dry cleaning, Minor
9. Farmers Market **(S)**
10. Governmental Office
11. Gymnastics / Dance Studio
12. Health / Fitness Center
13. Insurance Office
14. Massage Therapy, Licensed
15. Museum / Art Gallery
16. Private Recreation Center
17. Retail Stores & Shops
18. Restaurant **(C)**
    a. Restaurants are permitted by right in Buildings 1, 2, 3, 4, 7, & 8 only as shown on Exhibit D. Restaurants are only permitted in Buildings 5A, 5B, 5C, 5D, & 6 by SUP. No restaurant approved through an SUP may front facing west on Buildings 5A, 5B, or 5C or north or west on buildings 5D and 6 as shown on Exhibit D.
19. Veterinary Clinic

Building and Area Requirements: Building and area requirements shall be as follows.

1. Development Area: Approximately 13.6 acres as represented on the Conceptual Plan (Exhibit D).

2. Lot Coverage: 20 percent.
3. Lot Width: 100 feet.
4. Lot Depth: 100 feet.
5. Size of Yards – Block A Lot 2R:
    a. Front Building Line: The minimum depth of the front yard shall be thirty (30) feet from Preston Road and Prosper Trail.
    b. Side Building Line: The minimum side yard building setbacks shall be as follows:
        i. Adjacent to non-residential district: Ten (10) feet. The minimum setback may be eliminated for attached buildings on separate lots as shown on the approved site plan.
        ii. Adjacent to Residential: Eighty (80) feet for a one-story building and one-hundred-fifty (150) feet for a two-story building.
    c. Rear Building Line:
        i. Adjacent to non-residential district: Ten (10) feet. The minimum setback may be eliminated for attached buildings on separate lots as shown on the approved site plan.
        ii. Adjacent to Residential: Eighty (80) feet for a one-story building and one-hundred-fifty (150) feet for a two-story building.
6. Size of Yards – Block A Lot 3:
    a. Front Building Line: The minimum depth of the front yard shall be thirty (30) feet from Preston Road and Prosper Trail.
    b. Side Building Line: The minimum side yard building setbacks shall be as follows:
        i. Adjacent to non-residential district: Ten (10) feet. The minimum setback may be eliminated for attached buildings on separate lots as shown on the approved site plan.
        ii. Adjacent to Residential: Thirty (30) feet for a one-story building and forty (40) feet for a two-story building.
    c. Rear Building Line:
        i. Adjacent to non-residential district: Ten (10) feet.
        ii. Adjacent to Residential: Eighty (30) feet for a one-story building and forty (40) feet for a two-story building.
7. Building Height:
    a. One-Story Buildings – 30 feet inclusive of Architectural elements and roof forms
    b. Two-Story Buildings – 45 feet inclusive of Architectural elements and roof forms

Lighting Standards: Lighting shall conform to all applicable requirements of the Town of Prosper Zoning Ordinance; however, any light poles within 100 feet of residential lots will be a maximum of 20 feet in height. Light fixtures and poles around the open spaces shall be decorative in nature, similar to the following examples.

Open Space: Open space including ponds shall be provided as shown on the Conceptual Plan (Exhibit D) with the following criteria:

1. The open spaces surrounding the ponds shall include pedestrian amenities. Such amenities may include any of the following: seating, benches, tables, fountains, gazebos, pavilions, patios, fire pits, lawn games, or other similar amenities.

2. Patios – Building patios shall front on open spaces as reflected on the Conceptual Plan (Exhibit D) and the Open Space Plan (Exhibit H) unless otherwise approved by the Director of Development Services.
3. No balconies may face residential properties.

Perimeter Landscape Screening: Perimeter landscape screening shall be in accordance with the Town of Prosper Landscape Ordinance except as follows:

1. A perimeter living screening is required adjacent to residentially zoned properties in conjunction with existing masonry screening wall along the residential lots.
2. The landscape buffer required adjacent to residentially zoned properties shall be fifteen (15) feet in width exclusive of other easements, with the exception of existing easements on Lot 3. Where there is a single building larger than 25,000 square feet, the adjacent buffer requirements shall be increased to thirty (30) feet in width exclusive of other easements.
3. At all landscape buffers adjacent to residentially zoned property shall include minimum 5" caliper evergreen trees to be planted on twenty (20) foot centers.

Parking Lot Location and Screening Requirements:

1. All parking or drive areas shall be located a minimum of thirty (30) feet from right-of-way lines along public streets.
2. All parking may be screened from public rights-of-way and public park areas using a solid screen in the landscape strip. The screen shall be at least thirty-six (36) inches in height, and be achieved through one of the following methods:
    a. A berm;
    b. A planting screen (hedge);
    c. A wall, using masonry materials similar to those used in the main building façade; or
    d. A combination of the above.
3. Trees planted within the development shall be a minimum of 4" caliper.

Drives and Parking: Common commercial drives shall consist of twenty-four (24) foot paving section, except where required to be wider by the Town of Prosper Fire Code.

Pedestrian Crossings: Pedestrian crossings at main pedestrian pathways crossing internal drives shall include enhanced paving consisting of either stamped, integrally-colored concrete or 4"x8"x120mm concrete pavers with a contrasting color to the surrounding pavement as shown on the approved Preliminary Site Plan, similar to the following examples.

Architectural and Building Design Standards:

1. Façade Plans for each building shall be required to be approved by the Director of Development Services.
2. Materials and colors shall be consistent throughout the Planned Development District.
3. No balconies may face residential properties.
4. Exterior Building Material Requirements: The exterior of all buildings (excluding area occupied by windows and doors) shall be finished in one or more of the following materials indicated below.
    a. Masonry materials shall constitute a minimum of 80% of the building materials. Masonry Materials:
        - Brick (including thin brick),
        - Stone: natural stone, cast stone, manufactured stone
        - Rock
        - Marble
        - Granite
        - Architectural concrete masonry units (CMU) with a polished, burnished, honed, ground, or split faced finish, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade. These products are allowed on no more than percent (10%) of each façade.
    b. Non-masonry materials may be incorporated on up to 20% of a façade (excluding area occupied by windows and doors).
        - Stucco (3-coat cement plaster system)
        - Pre-finished aluminum components and trim
        - Architectural steel elements
        - Architectural metal panels and composite metal panels and trim
        - Pre-finished aluminum louver systems
        - Simulated or real wood
        - High-density architectural quality fiber cement panels
    c. Side and Rear Facades: Side and rear facades on all buildings shall be finished the same as the primary street-facing facades.
    d. Architectural glass with less than twenty percent (20%) reflectance.
5. Architectural Features
    a. Facades of all primary commercial structures which face a street shall include the following key architectural features:
        - Colorful metal awnings, pre-finished aluminum or steel canopies, and open trellises composed of wood, aluminum, or steel members shall be used above windows, doors, storefront areas, and over outdoor patio and dining areas. The use of arcades, covered walkways, or porticos is also encouraged. Finishes on these elements shall be the same as those permitted on the buildings.
        - Windows, which may include see-through doors, shall be provided along all facades which face streets, such that they comprise at least 50% of the length of that face for buildings under 10,000 square feet in size, and at least 25% for buildings over 10,000 square feet in size.

6. Roofs
    a. Roofline variations are required to reduce the visual scale of buildings, and to create visual interest. The roofs of non-residential buildings shall include at least two of the following elements:
        - Parapet walls that conceal flat roofs and rooftop equipment from eye level public view at adjacent public streets. Parapet walls shall vary in height and will include architectural detailing cornices, moldings, trims, variations in brick coursing, and other similar type detailing.
        - Overhanging eaves, extending past the supporting walls.
        - Two or more roof slope planes.
        - Sloping roofs. Sloped roof areas exposed to view shall be finished in a pre-finished metal material in a standing seam or similar profile. Finish shall be a Galvalume or similar painted finish. Snap-on batten strips exceeding ½" wide shall not be permitted.
        - Separate freestanding roof screens set back from the perimeter parapet walls. Roof screen finishes shall be prefinished architectural louvers and/or metal panels with 100% opacity.
7. Color
    a. Exterior colors shall be low reflectance, subtle, neutral or earth tone colors.
    b. The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single façade, excluding all windows, doors, and glass construction materials.

Utilities:

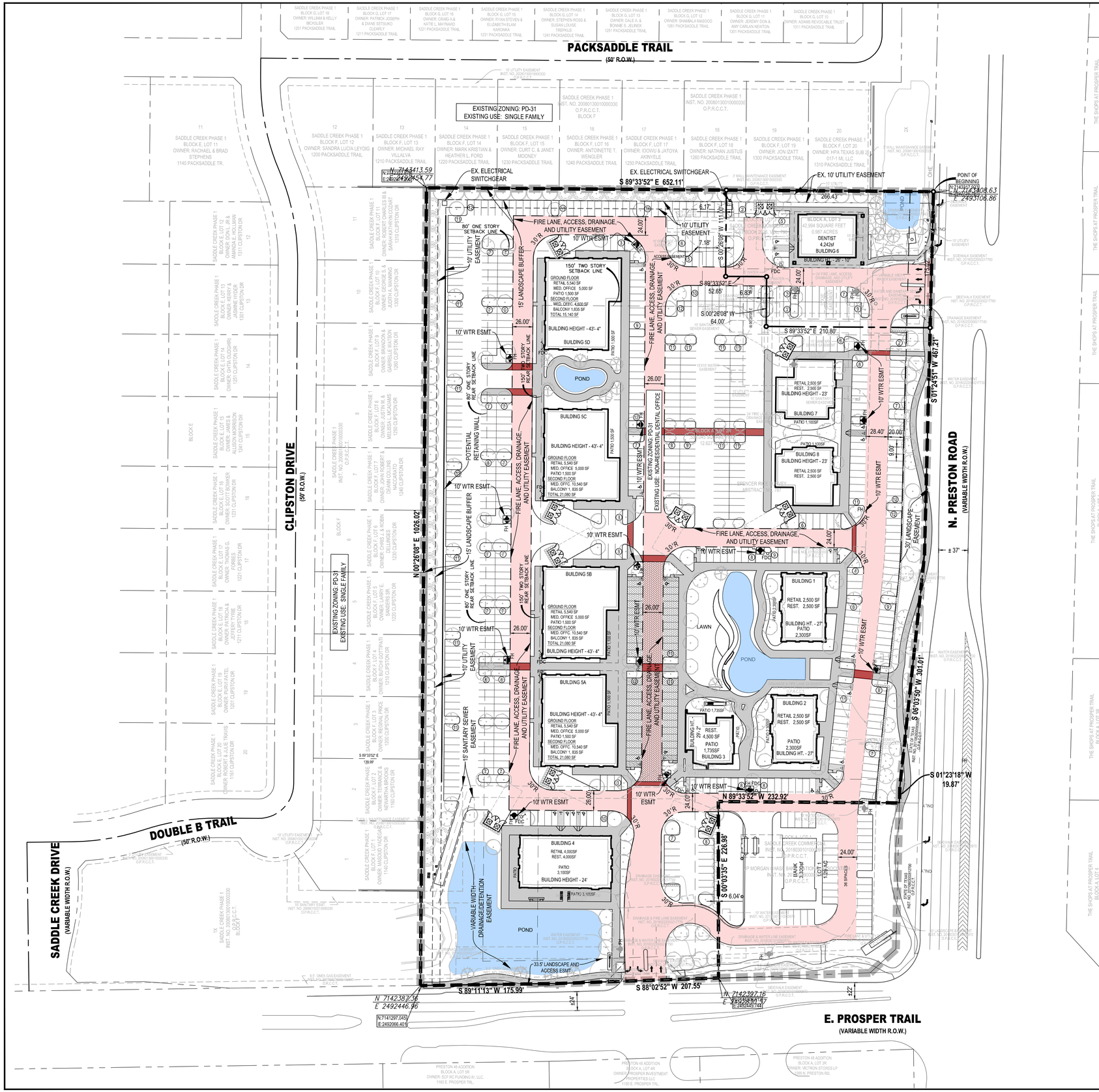
1. All utilities shall be placed below ground, except for major high voltage regional transmission lines.
2. Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be screened with landscaping that blends into the overall landscaping of the area.

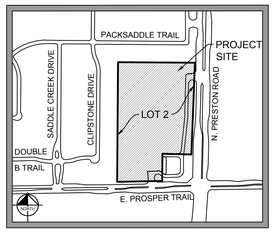
Service Area Screening and Fencing Requirements

1. Properties that may be viewed from residential uses, streets or public park areas shall screen all roof, ground, and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers, and elevator equipment) from view at ground level on adjacent properties or public streets or parks.
2. Roof mounted mechanical equipment shall be shielded from view on four sides. Screening shall consist of materials consistent with the primary building materials and may include metal screening or louvers that are finished to blend with the primary building.
3. Screening shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building.
4. Wall or ground-mounted equipment screening shall be constructed of materials allowed on the associated building, with the final design and material subject to the approval of the Director of Development Services.

Committees and Associations:

1. Architectural Control Committee: The Developer for the Planned Development shall create an Architectural Control Committee that shall review and approve or disapprove all building proposed and constructed within the development. It is the duty of the Architectural Control Committee to restrain building styles and construction to common compatible colors and materials. It is to ensure the continuity of the architectural theme of the community and compliance with this Planned Development Ordinance.
2. Property Owners' Association: A provision for centralized property management shall be established for the development. The Owner(s) shall establish, with each preliminary plat or site plan submittal, a property owner's association, membership association, or other designation that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Planned Development. It will maintain required masonry screening walls, street landscaping, common open spaces, monument signage, common irrigation, and other common areas within the development.





VICINITY MAP
NOT TO SCALE

tnp

60 30 0 60
SCALE IN FEET
1" = 60'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LIMITS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED POND
- PROPOSED ENHANCED PAVEMENT

SITE INFORMATION	
TOTAL LAND AREA:	13.614 AC. (593,039 S.F.)
CURRENT ZONING:	PD-31 - MIXED USE
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING USE:	NON-RESIDENTIAL, DENTAL OFFICE
PROPOSED USE:	MIXED USE - RETAIL, OFFICE, AND RESTAURANT
TOTAL BUILDING FOOTPRINT:	77,729 S.F.
TOTAL BUILDING AREA:	±115,122 S.F.
BUILDING HEIGHT:	45' MAX.
BUILDING TO LOT COVERAGE:	77,729/593,039=.131-> 13.1%
FLOOR AREA RATIO:	0.194:1
OPEN SPACE PROVIDED:	63,919 SF (10.8%)

NOTE:
- THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

- THE USES WILL BE ADJUSTED PER BUILDING TO ENSURE THE PARKING REQUIREMENTS ARE MET ON A LOT-BY-LOT BASIS.

FIRE ZONING COMMENTS
ZONING DOES NOT INCLUDE COMPLIANCE WITH THE TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE ACCESS, FIRE HYDRANTS, AND FIRE LANE ARRANGEMENTS. REVIEW OF THE ZONING DOES NOT GRANT OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLIANCE WILL NE REVIEWED DURING PSP AND SP SUBMITTAL AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBIT.

CASE NO. ZONE-26-0012

EXHIBIT D

CONCEPTUAL PLAN
SADDLE CREEK COMMERCIAL

BLOCK A, LOT 2R & 3
593,039 SQUARE FEET
13.614 ACRES
BEING ALL OF BLOCK A, LOT 2R AND BLOCK A LOT 3 OF THE REPLAT OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20250100000403 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
HORTON LIVING TRUST
436 Dixon Road
Farragut, TN 37934
Contact: Roy Horton
865.675.1255

OWNER
SADDLE CREEK INVESTMENTS, LTD.
5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

PROJECT INFORMATION
Project No.: BRB 23074
Date: OCTOBER 12, 2026
Drawn By: CAS
Scale: 1"=60'

SHEET 1 of 1

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

ENGINEER
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Cameron Slown

Exhibit E

Development Schedule

The development schedule for the approximately 15 acres of retail uses with some office uses will be phased over the next five to six years as scheduled below:

Current Buildings:

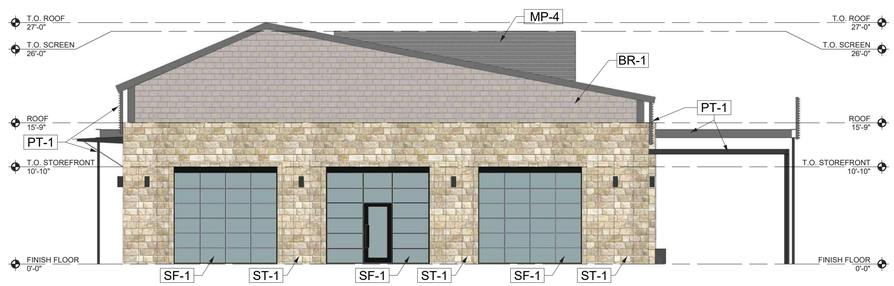
1. Chase Bank 1.1 acres at the hard corner of Preston Rd and Prosper Trail is **complete**
2. Heartland Dental shell on 1 acre at the NE corner on Preston Rd is **complete** waiting on tenant to complete interior finish out construction. Tenant opening anticipated on or before June 1, 2025.

Future Buildings:

The development of the remaining 13 acres of retail/office is anticipated to occur within the next five to six years as the market dictates.

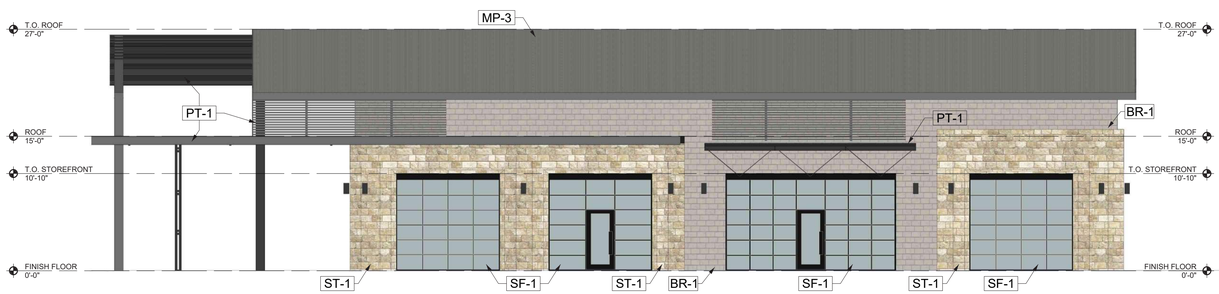
BUILDING 1 - SOUTH ELEVATION 04

SCALE: 1/8" = 1'-0"



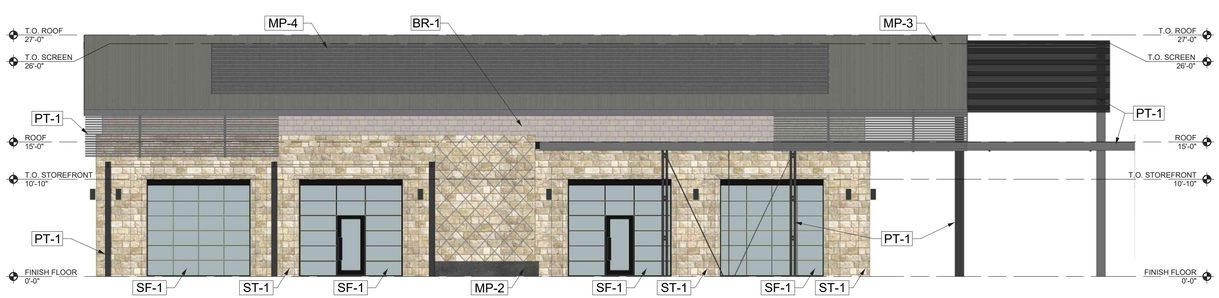
BUILDING 1 - NORTH ELEVATION 03

SCALE: 1/8" = 1'-0"



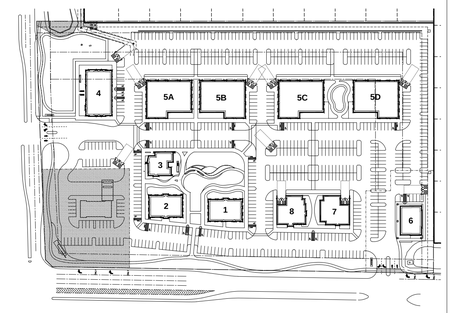
BUILDING 1 - EAST ELEVATION 02

SCALE: 1/8" = 1'-0"



BUILDING 1 - WEST ELEVATION 01

SCALE: 1/8" = 1'-0"



KEY Plan N

FACADE PLAN NOTES:

* These elevations are for conceptual purposes only. All building plans require review and approval by Development Services.
* All mechanical units shall be screened from public view as required by the Zoning Ordinance.
* When permitted, exposed utility boxes and conduits shall be painted to match the building.
* All signage Areas and locations are subject to approval by Development Services.
* Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

KEYNOTE LEGEND

#	KEYNOTE
MP-1	Prefinished Corrugated Metal Panel - Streaked Blackened Rust - Western States Metal Roofing
MP-2	Metal Planter - Weathered Steel
MP-3	Standing Seam Metal Panel Roof System - Charcoal Gray
MP-4	Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5	Solid Corrugated Metal Roof Screen - Charcoal
MP-6	Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1	Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2	Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1	Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1	Thin Limestone Veneer - Leuders Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1	Composite Wood Siding NewTechWood - Peruvian Teak
SC-1	Cement Plaster Stucco - SW 7008 Alabaster
BR-1	Brick Blend - Acme Dove Gray
BFC-1	Board Formed Concrete Panel - Gray

OWNER
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5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

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Contact: Roy Horton
865.675.1255

ARCHITECT

GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

Exhibit F
Conceptual Elevations
Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026

GFFdesign

SADDLE CREEK RANCH
PROSPER, TEXAS

SCHEMATIC DESIGN

No.	Date	Revision

Drawn

Approved

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

GFF ARCHITECTS

ELEVATIONS

Project No.	23001.00
Date	5.28.25

A-1

BUILDING 2 - NORTH ELEVATION 04

SCALE: 1/8" = 1'-0"

BUILDING 2 - SOUTH ELEVATION 03

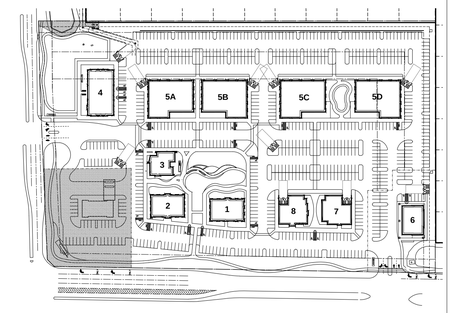
SCALE: 1/8" = 1'-0"

BUILDING 2 - WEST ELEVATION 02

SCALE: 1/8" = 1'-0"

BUILDING 2 - EAST ELEVATION 01

SCALE: 1/8" = 1'-0"



KEY Plan N

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KEYNOTE LEGEND

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MP-2	Metal Planter - Weathered Steel
MP-3	Standing Seam Metal Panel Roof System - Charcoal Gray
MP-4	Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5	Solid Corrugated Metal Roof Screen - Charcoal
MP-6	Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1	Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2	Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1	Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
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Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026

GFFdesign

SADDLE CREEK RANCH
PROSPER, TEXAS

SCHEMATIC DESIGN

No.	Date	Revision

Drawn

Approved

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GFF ARCHITECTS

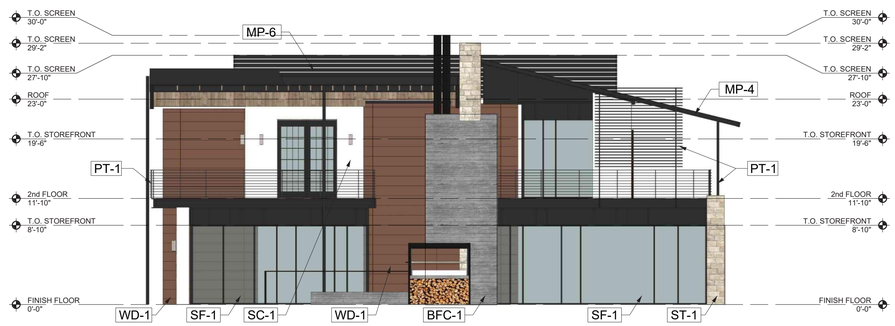
ELEVATIONS

Project No.	23001.00
Date	5.28.25

A-2

BUILDING 3 - SOUTH ELEVATION 04

SCALE: 1/8" = 1'-0"



BUILDING 3 - NORTH ELEVATION 03

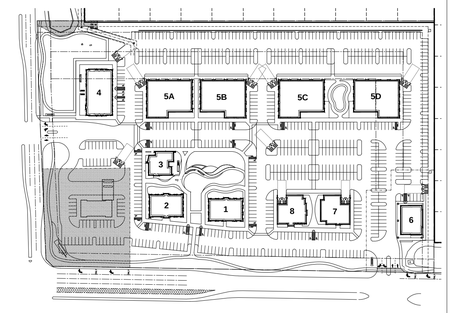
SCALE: 1/8" = 1'-0"

BUILDING 3 - EAST ELEVATION 02

SCALE: 1/8" = 1'-0"

BUILDING 3 - WEST ELEVATION 01

SCALE: 1/8" = 1'-0"



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Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026

GFFdesign

SADDLE CREEK RANCH
PROSPER, TEXAS

SCHEMATIC DESIGN

No.	Date	Revision

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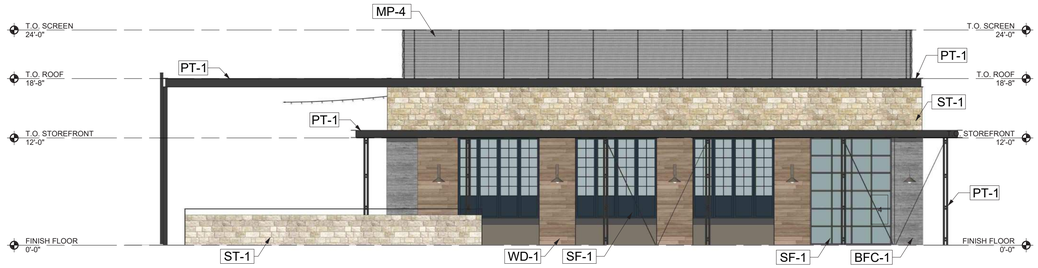
GFF ARCHITECTS

ELEVATIONS

Project No. 23001.00
Date 5.28.25

A-3



BUILDING 4 - EAST ELEVATION 04

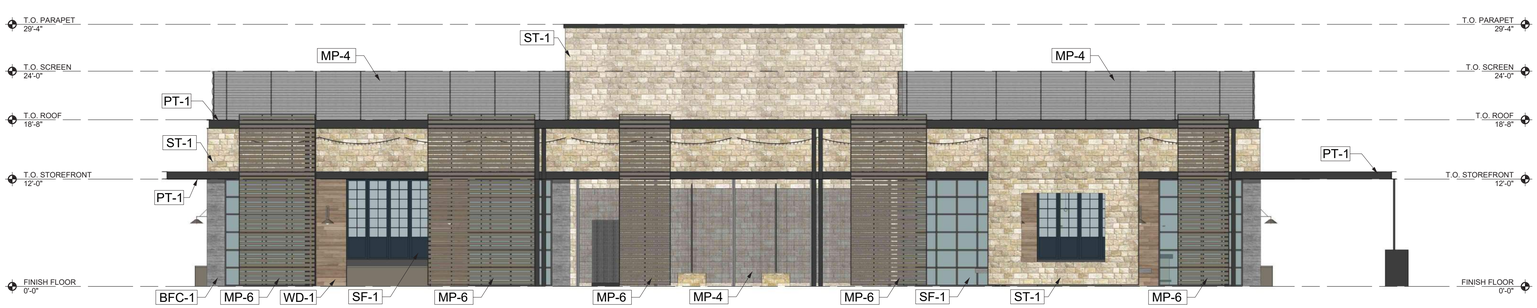
SCALE: 1/8" = 1'-0"

BUILDING 4 - WEST ELEVATION 03

SCALE: 1/8" = 1'-0"

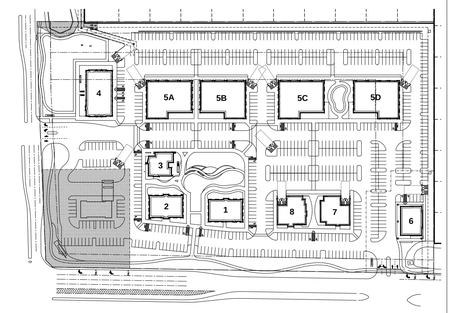
BUILDING 4 - NORTH ELEVATION 02

SCALE: 1/8" = 1'-0"



BUILDING 4 - SOUTH ELEVATION 01

SCALE: 1/8" = 1'-0"



KEY Plan N

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KEYNOTE LEGEND

#	KEYNOTE
MP-1	Prefinished Corrugated Metal Panel - Streaked Blackened Rust - Western States Metal Roofing
MP-2	Metal Planter - Weathered Steel
MP-3	Standing Seam Metal Panel Roof System - Charcoal Gray
MP-4	Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5	Solid Corrugated Metal Roof Screen - Charcoal
MP-6	Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1	Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2	Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1	Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1	Thin Limestone Veneer - Leuders Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1	Composite Wood Siding NewTechWood - Peruvian Teak
SC-1	Cement Plaster Stucco - SW 7008 Alabaster
BR-1	Brick Blend - Acme Dove Gray
BFC-1	Board Formed Concrete Panel - Gray

OWNER
SADDLE CREEK INVESTMENTS, LTD.
5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

OWNER
HORTON LIVING TRUST
436 Dixon Road
Farragut, TN 37934
Contact: Roy Horton
865.675.1255

ARCHITECT

GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

Exhibit F
Conceptual Elevations
Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026

GFFdesign

SADDLE CREEK RANCH
PROSPER, TEXAS

SCHEMATIC DESIGN

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GFF ARCHITECTS

ELEVATIONS

Project No. 23001.00
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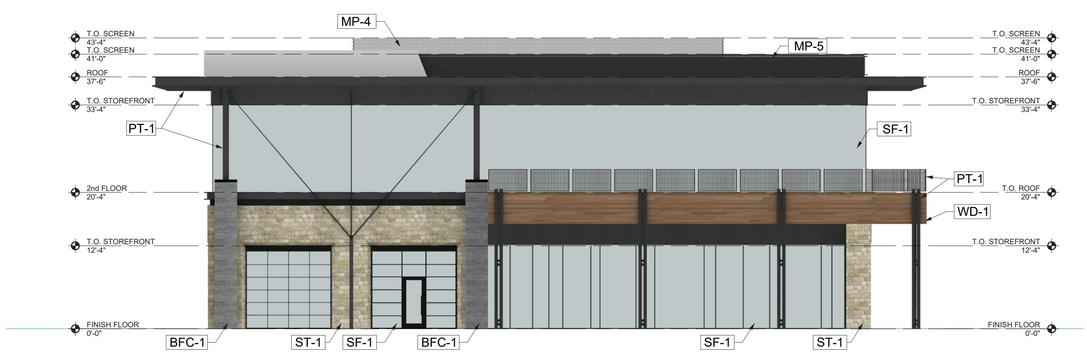
A-4

BUILDING 5A, 5B, 5C - WEST ELEVATION 04

SCALE: 3/32" = 1'-0"

BUILDING 5A, 5B, 5C - NORTH ELEVATION 03

SCALE: 3/32" = 1'-0"

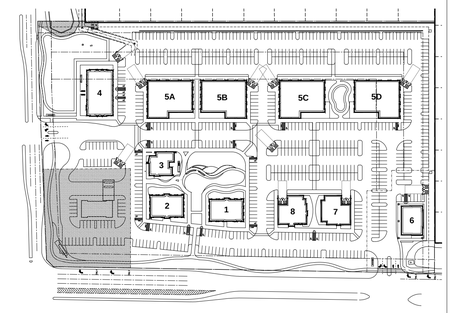


BUILDING 5A, 5B, 5C - EAST ELEVATION 02

SCALE: 3/32" = 1'-0"

BUILDING 5A, 5B, 5C - SOUTH ELEVATION 01

SCALE: 3/32" = 1'-0"



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ELEVATIONS

Project No. 23001.00
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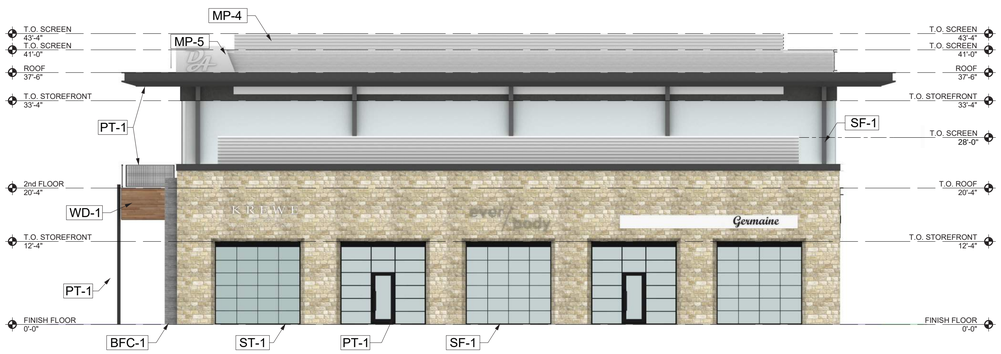
A-5A 5B 5C

BUILDING 5D WEST ELEVATION 04

SCALE: 3/32" = 1'-0"



BUILDING 5D NORTH ELEVATION 03

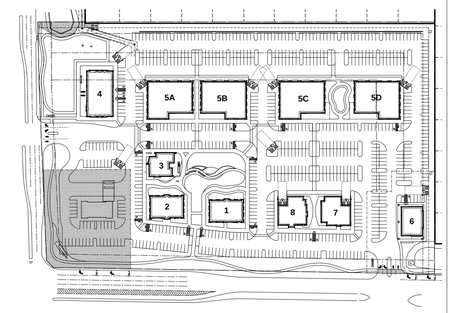
SCALE: 3/32" = 1'-0"

BUILDING 5D EAST ELEVATION 02

SCALE: 3/32" = 1'-0"

BUILDING 5D SOUTH ELEVATION 01

SCALE: 3/32" = 1'-0"



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GFFdesign

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ELEVATIONS

Project No. 23001.00
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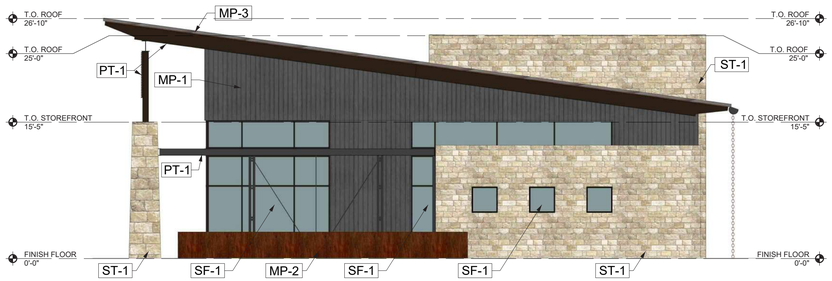
A-5D



BUILDING 6 - EAST ELEVATION 04

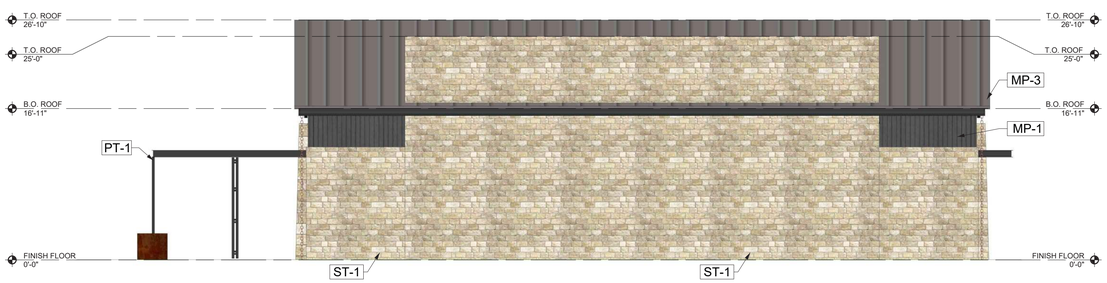
SCALE: 1/8" = 1'-0"

BUILDING 6 - WEST ELEVATION 03

SCALE: 1/8" = 1'-0"

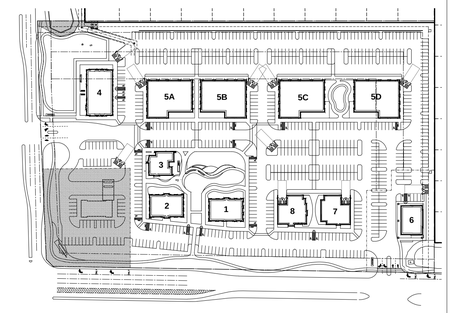
BUILDING 6 - SOUTH ELEVATION 02

SCALE: 1/8" = 1'-0"



BUILDING 6 - NORTH ELEVATION 01

SCALE: 1/8" = 1'-0"



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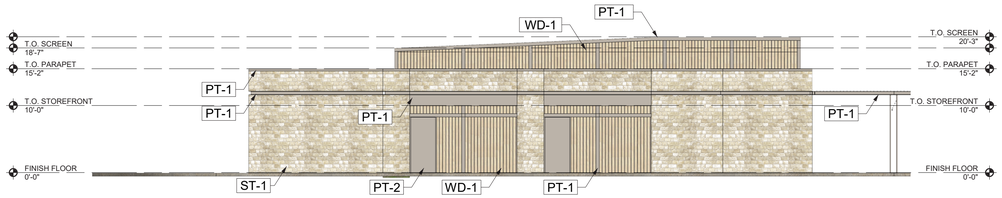
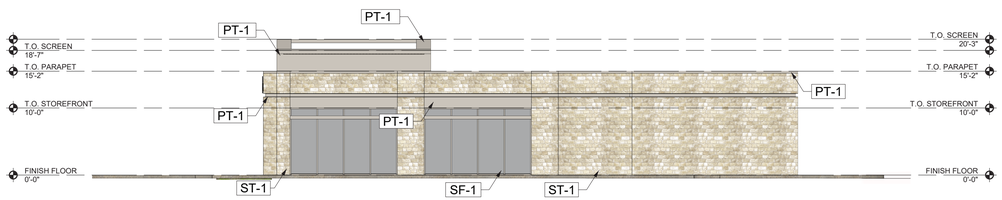
A-6

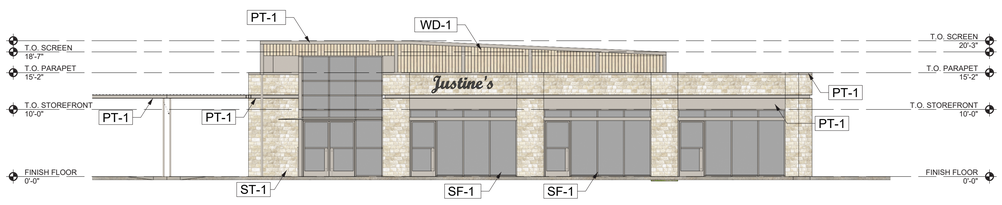


BUILDING 7 - WEST ELEVATION 04



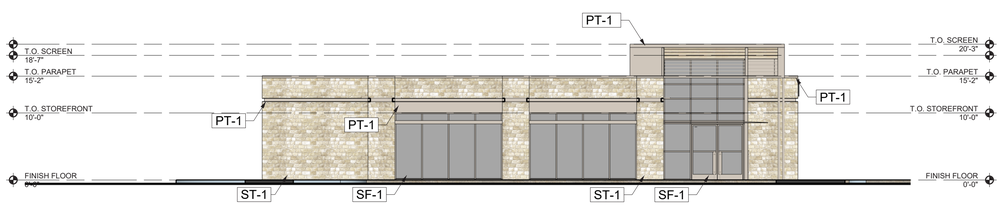
BUILDING 7 - NORTH ELEVATION 03

SCALE: 3/32" = 1'-0"



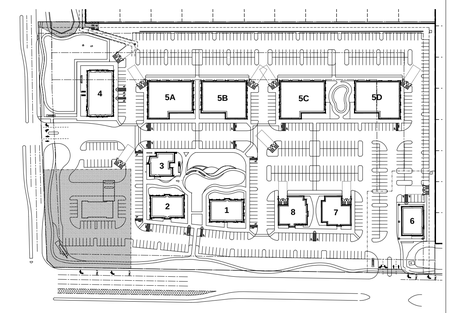
BUILDING 7 - EAST ELEVATION 02

SCALE: 3/32" = 1'-0"



BUILDING 7 - SOUTH ELEVATION 01

SCALE: 3/32" = 1'-0"



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ELEVATIONS

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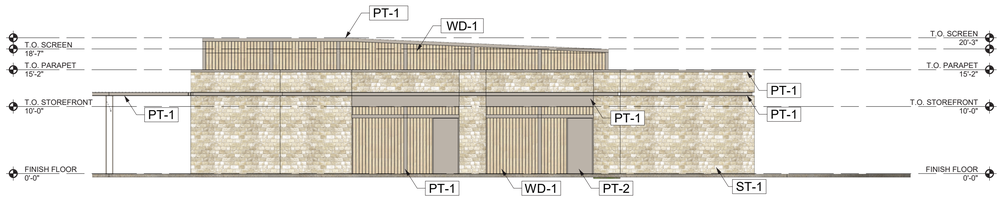
A-7



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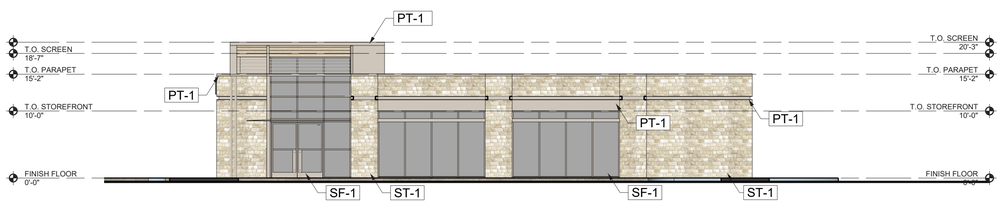

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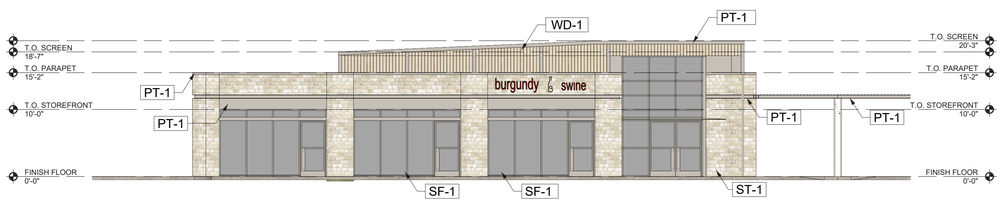
SCALE: 3/32" = 1'-0"



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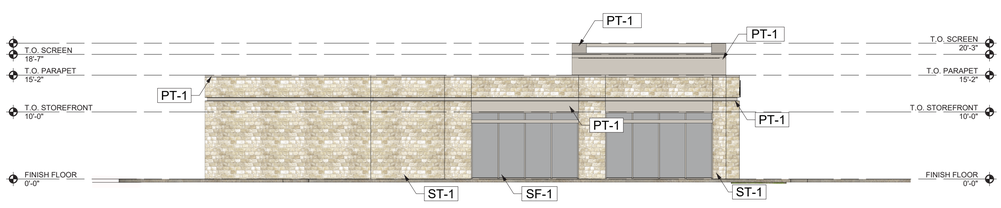

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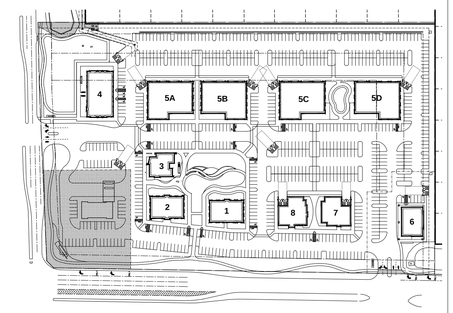

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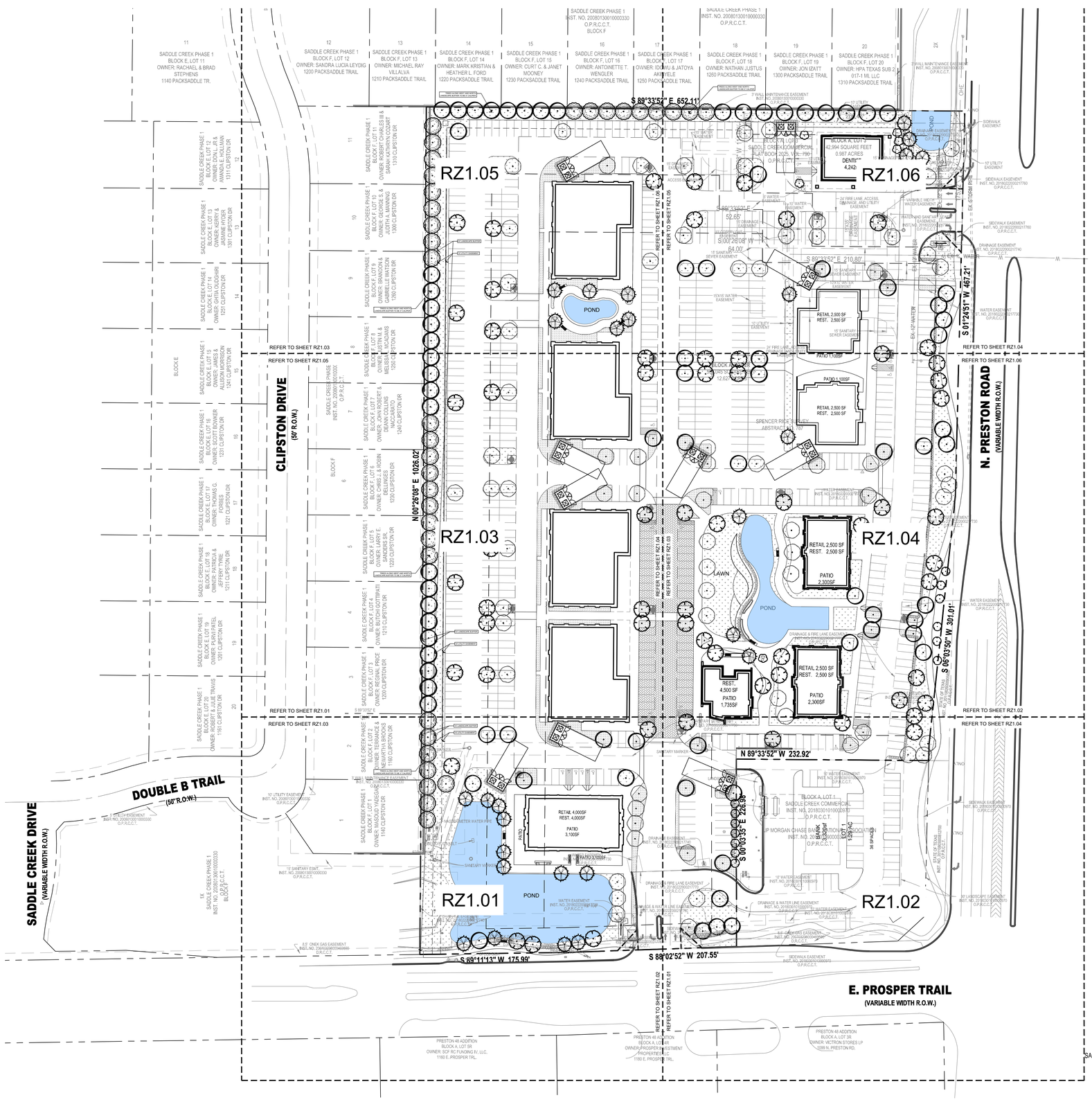
GFF ARCHITECTS

ELEVATIONS

Project No. 23001.00
Date 10.02.26

A-8



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ILE VOM	Ilex vomitoria / Yaupon Holly
	MAG BRK	Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Beauty Southern Magnolia
	QUE VIR	Quercus virginiana / Southern Live Oak
	TAX DIS	Taxodium distichum / Bald Cypress
	ULM CRA	Ulmus crassifolia / Cedar Elm
	ULM PAR	Ulmus parvifolia / Lacebark Elm
	UNG SPE	Ungnadia speciosa / Mexican Buckeye
SHRUBS		
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GROUND COVERS		
	EVE GRC	Evergreen Groundcover / Landscape Buffer Groundcover
	ZOY PAL	Zoysia x 'Palisades' / Palisades Zoysia

CASE NO. ZONE-26-0012

EXHIBIT G - LANDSCAPE PLAN
SADDLE CREEK COMMERCIAL

BLOCK A, LOTS 2R & 3

593,039 SQUARE FEET
13.614 ACRES

ALL OF THE REMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20090805010001980 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
SADDLE CREEK INVESTMENTS, LTD.
5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

PROJECT INFORMATION
Project No.: 8525071
Date: October 02, 2026
Drawn By: TDJ
Scale: 1"=60'

SHEET 1 of 7

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

ENGINEER
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
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214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Cameron Slown

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

Tylor D. Johnson
Registered Landscape Architect of the State of TEXAS

Registration Number: 3769

NOT FOR CONSTRUCTION

PROJECT

SADDLE CREEK COMMERCIAL

SADDLE CREEK INVESTMENTS, LTD.

ABSTRACT NUMBER 787

PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

RZ1.00

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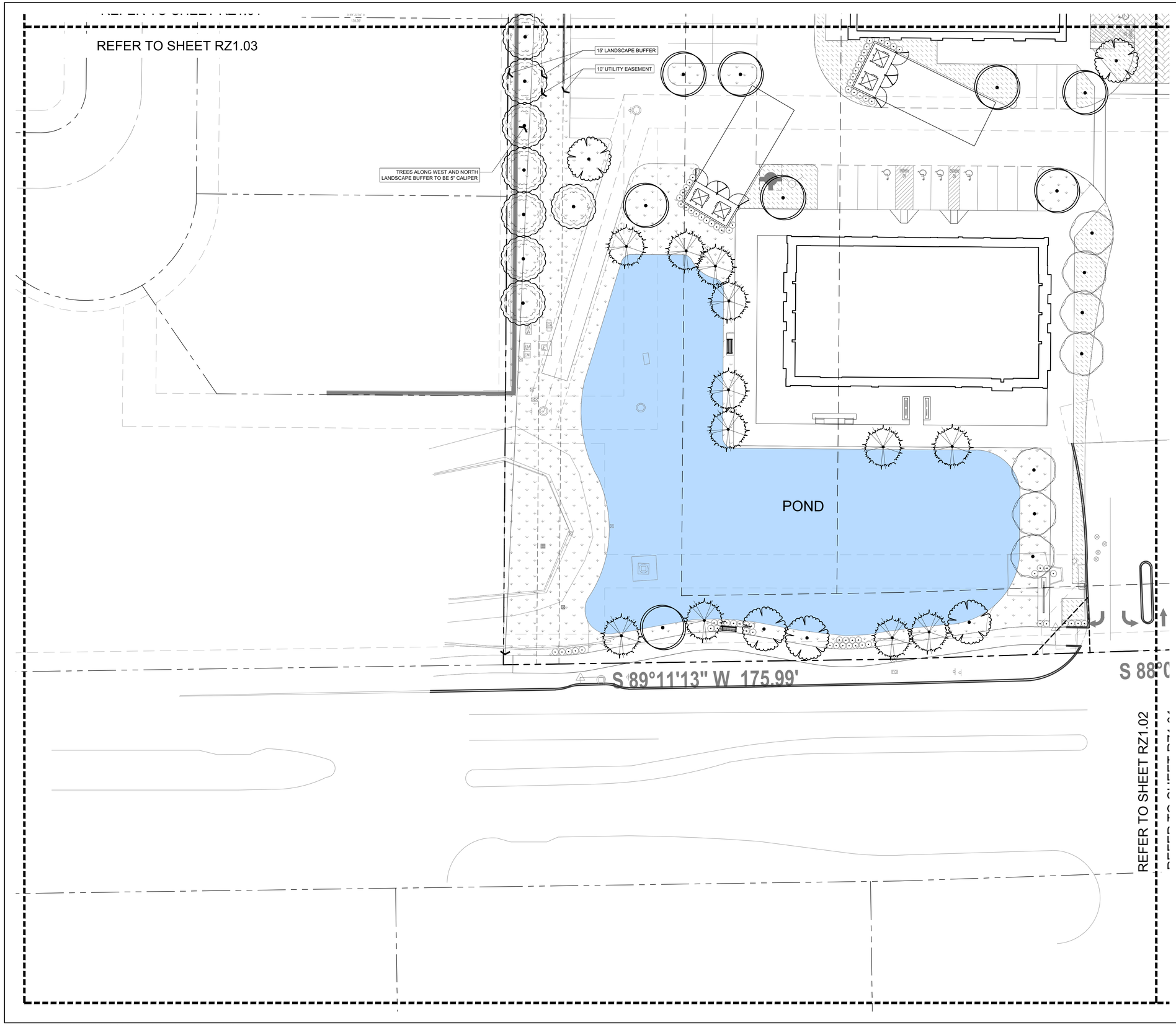

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ILE VOM	Ilex vomitoria / Yaupon Holly
	MAG BRK	Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Beauty Southern Magnolia
	QUE VIR	Quercus virginiana / Southern Live Oak
	TAX DIS	Taxodium distichum / Bald Cypress
	ULM CRA	Ulmus crassifolia / Cedar Elm
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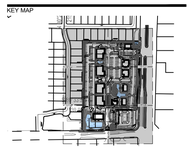

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PROJECT

SADDLE CREEK COMMERCIAL

SADDLE CREEK INVESTMENTS, LTD.
ABSTRACT NUMBER 787
PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.# 8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

NORTH

SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER

RZ1.01

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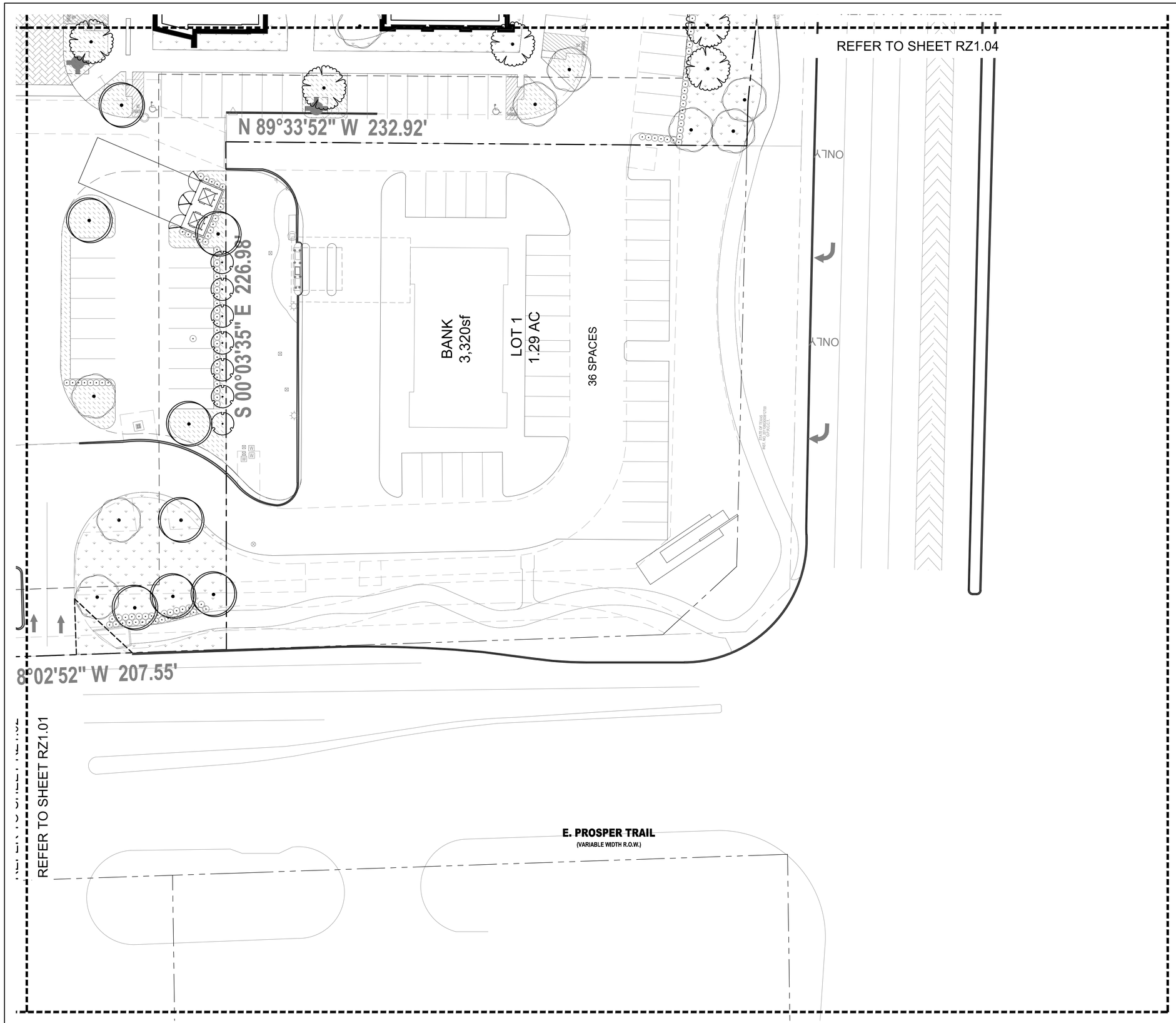

PLANT SCHEDULE

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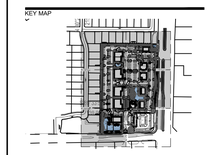

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PROJECT

SADDLE CREEK COMMERCIAL

SADDLE CREEK INVESTMENTS, LTD.
ABSTRACT NUMBER 787
PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE
VERT: N/A
HORZ: 1" = 20'
0 10 20 40

NORTH

SHEET TITLE
ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER
RZ1.02

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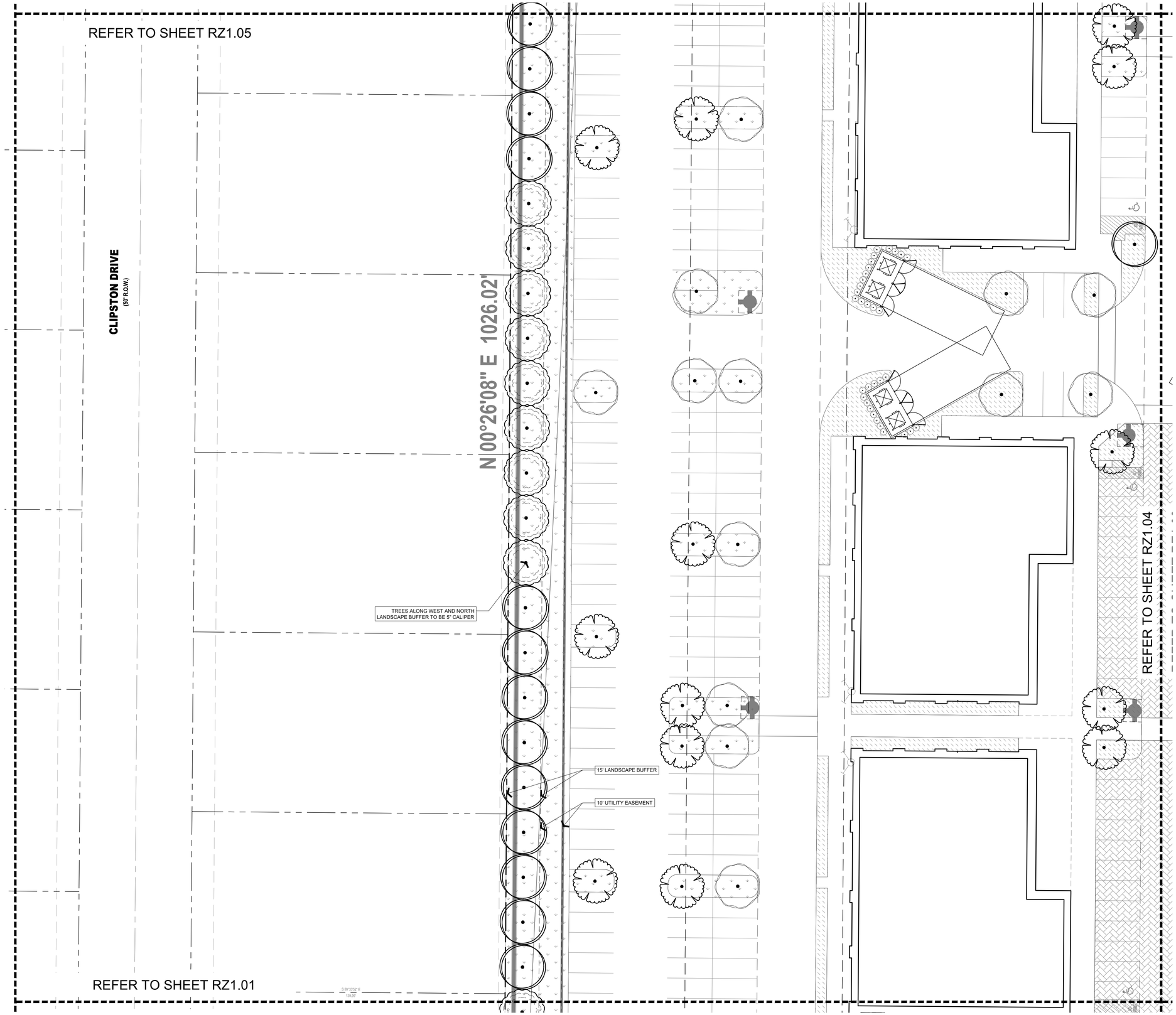

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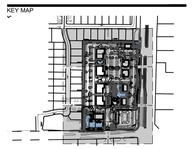
KEY MAP



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PROJECT

SADDLE CREEK COMMERCIAL

SADDLE CREEK INVESTMENTS, LTD.

ABSTRACT NUMBER 787

PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

NORTH

SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER

RZ1.03

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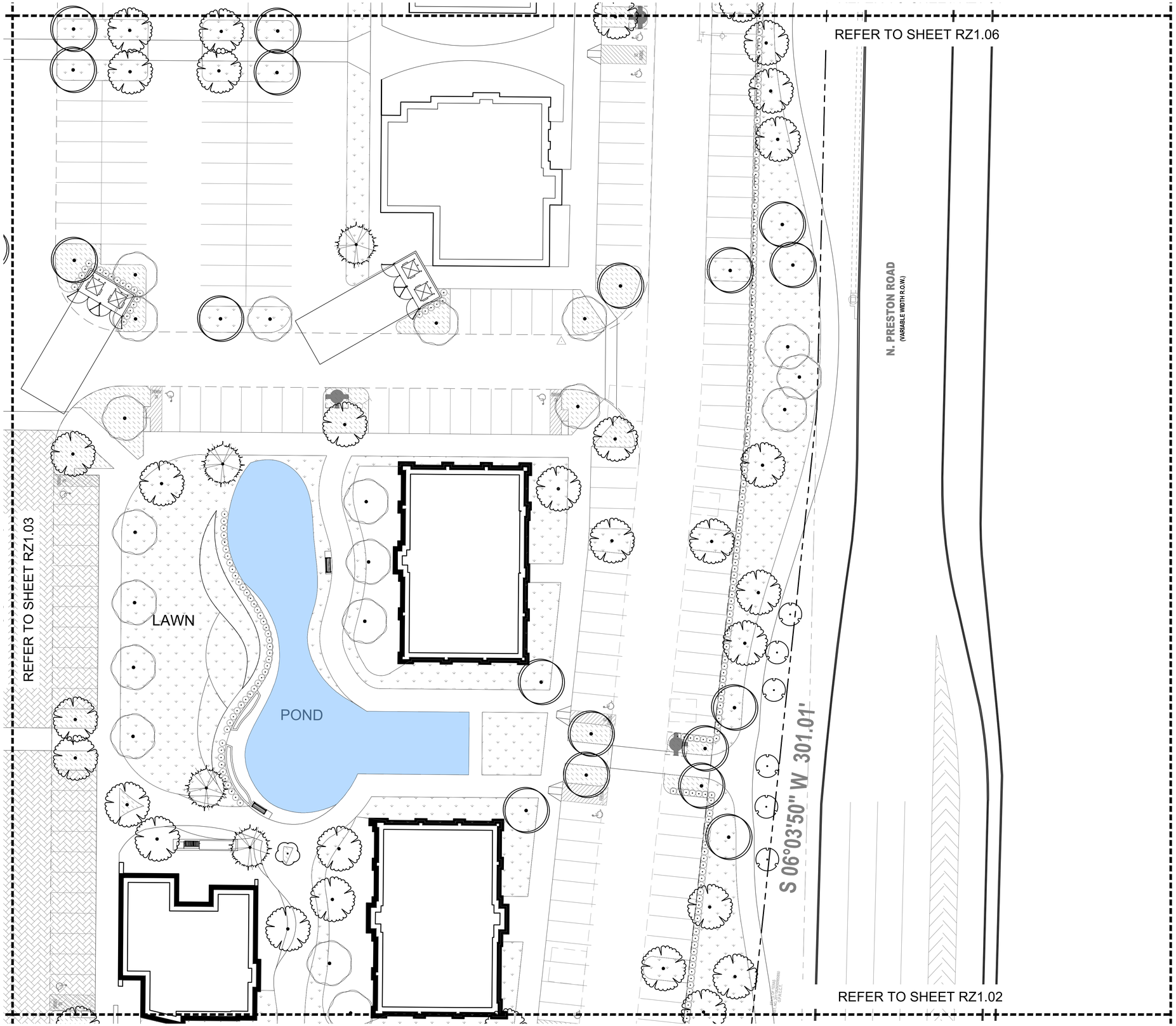

PLANT SCHEDULE

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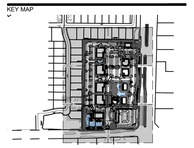
KEY MAP



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PROJECT

SADDLE CREEK COMMERCIAL

SADDLE CREEK INVESTMENTS, LTD.

ABSTRACT NUMBER 787

PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

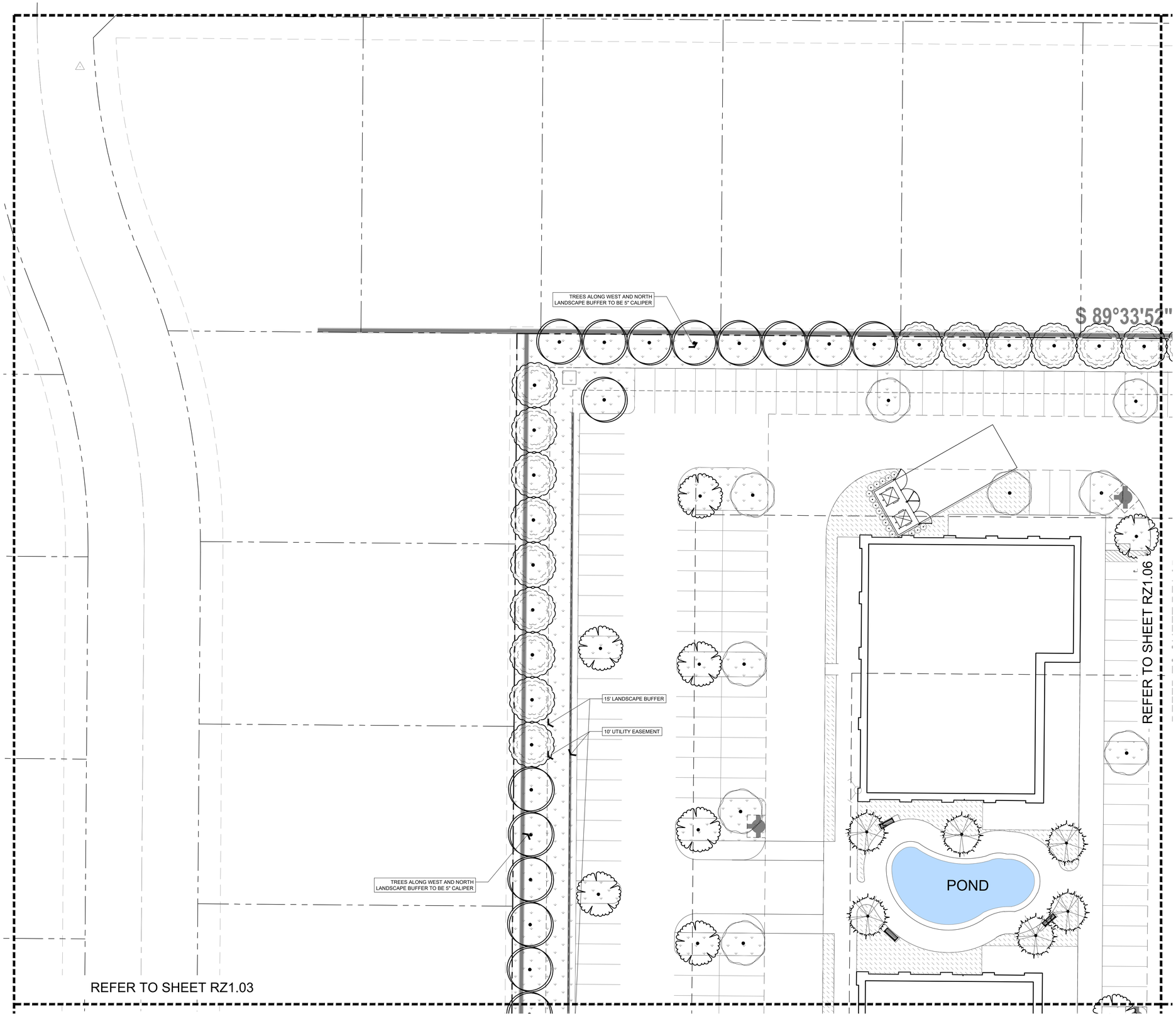
NORTH

SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER

RZ1.04



PLANT SCHEDULE

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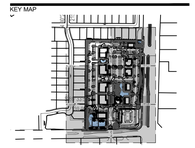
KEY MAP



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Tylor D. Johnson
Registered Landscape Architect of the State of TEXAS

Registration Number: 3769

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PROJECT

SADDLE CREEK COMMERCIAL

SADDLE CREEK INVESTMENTS, LTD.

ABSTRACT NUMBER 787

PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

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HORZ: 1" = 20'

0 10 20 40

NORTH

SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER

RZ1.05

10/12/2026 11:35 AM DRAKE JOHNSON P:\DAL_2025\8525071\CAD\DOCUMENTATION\ENTITLEMENTS\8525071_RZN_TDS.DWG

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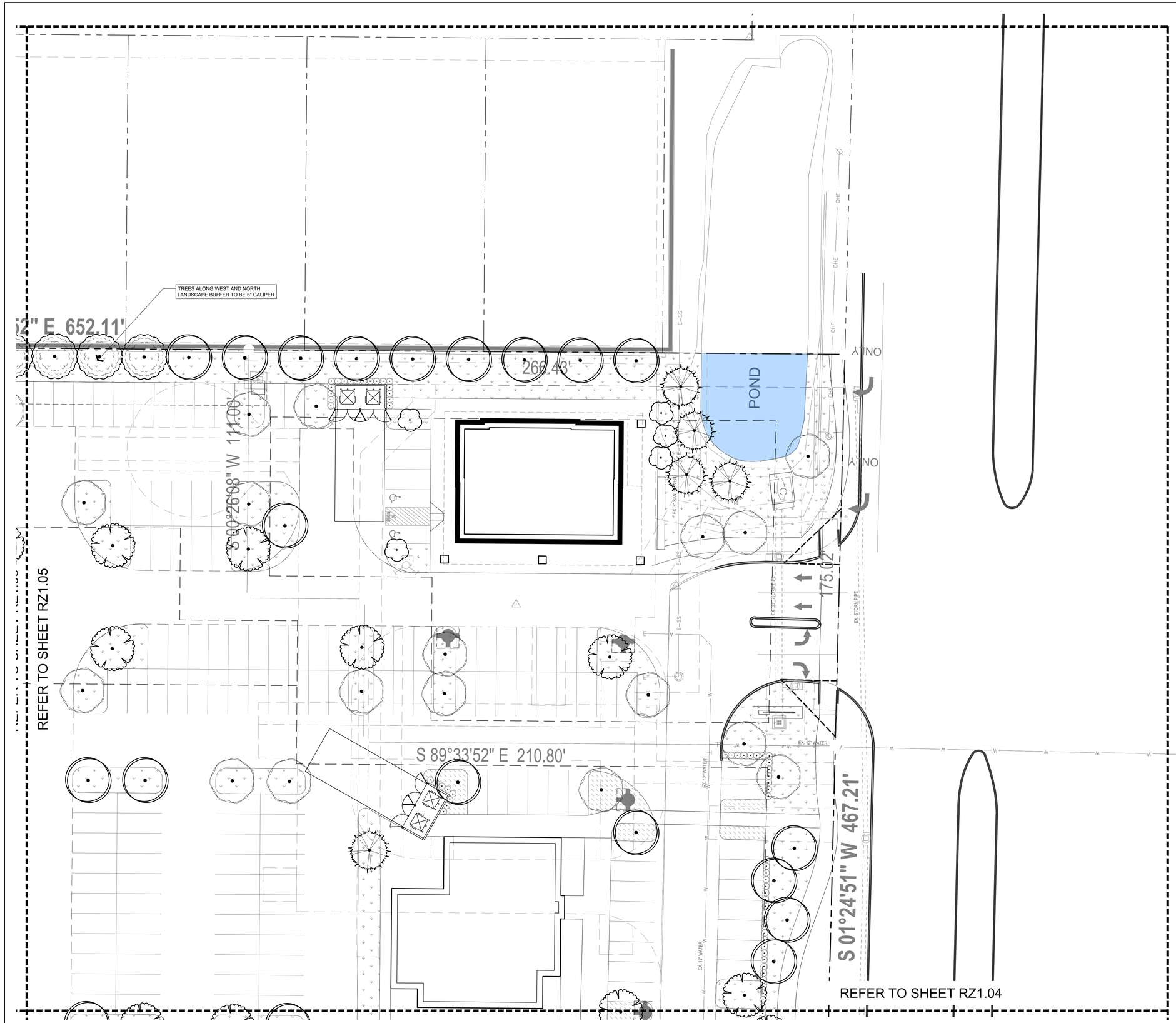

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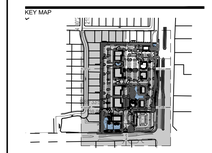

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ABSTRACT NUMBER 787

PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

VERT: N/A
HORZ: 1" = 20'

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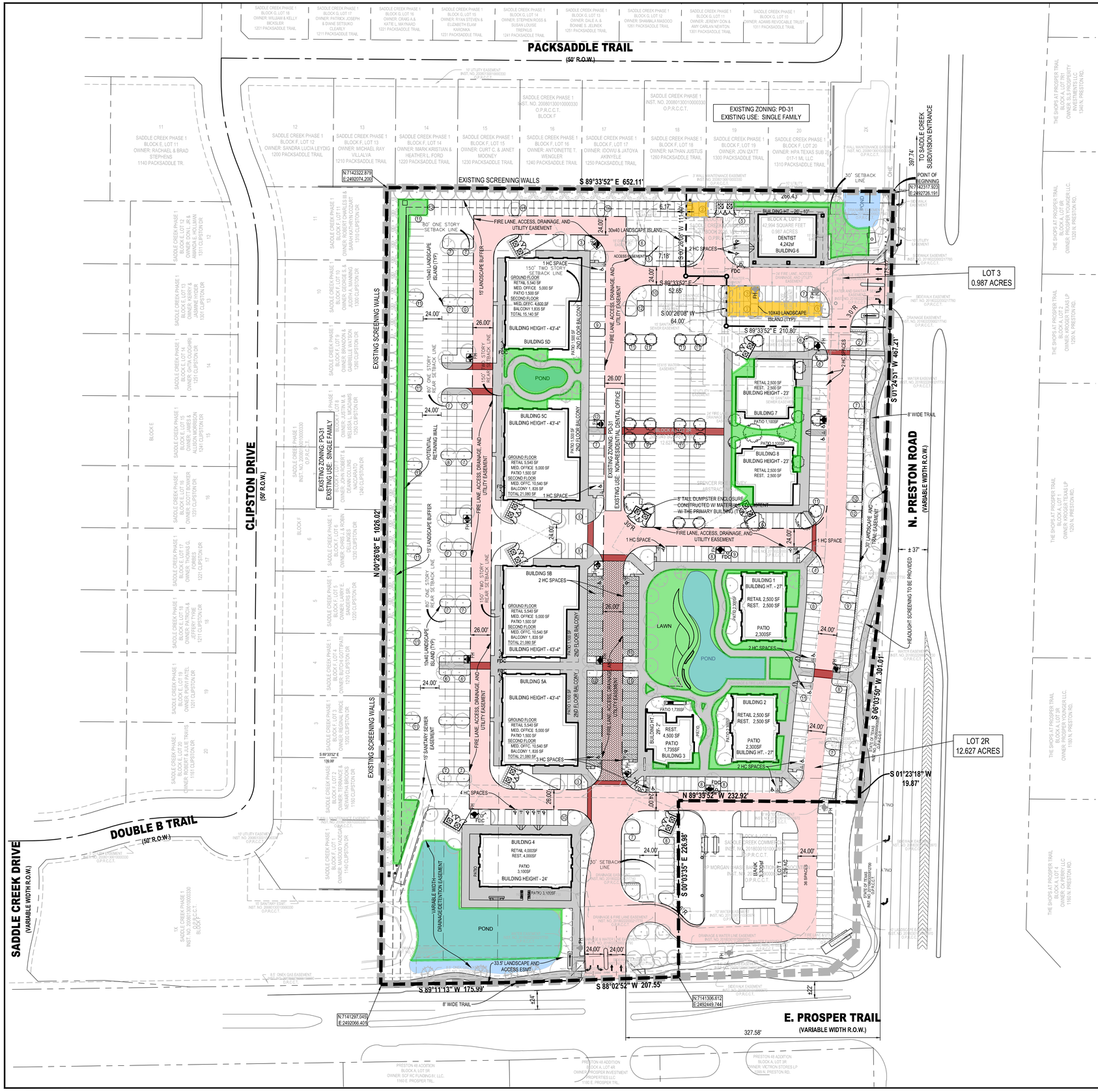
NORTH

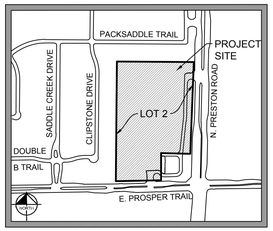
SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER

RZ1.06





VICINITY MAP
NOT TO SCALE

tnp

60 30 0 60
SCALE IN FEET
1" = 60'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LIMITS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED POND
- LOT 3 PHASE 2 DEVELOPMENT
- OPEN SPACE
- ENHANCED PAVEMENT

TOWN OF PROSPER STANDARD SITE PLAN NOTES:

1. All development standards shall follow Town Standards.
2. Landscaping shall conform to landscape plans approved by the Town of Prosper. All development standards shall follow Fire Requirements per the Town of Prosper.
3. 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.
4. All signage is subject to Building Official approval.
5. 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.
6. 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.
7. 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 *

SITE INFORMATION	
TOTAL LAND AREA:	13.614 AC. (593,039 S.F.)
CURRENT ZONING:	PD-31 - MIXED USE
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING USE:	NON-RESIDENTIAL, DENTAL OFFICE
PROPOSED USE:	MIXED USE - RETAIL, OFFICE, AND RESTAURANT
TOTAL BUILDING FOOTPRINT:	77,729 S.F.
TOTAL BUILDING AREA:	±115,122 S.F.
BUILDING HEIGHT:	45' MAX.
BUILDING TO LOT COVERAGE:	77,729/593,039=.131-> 13.1%
FLOOR AREA RATIO:	0.194:1
OPEN SPACE PROVIDED:	63,919 SF (10.8%)

NOTE: THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

NOTE: AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANT/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1,000 GALLON GREASE TRAP. GREASE TRAP MUST BE EXTERIOR, IN GROUND AND MUST INCLUDE A SAMPLE WELL. GREASE TRAP CANNOT BE INSTALLED IN A PARKING STALL OR FIRE LANE. GREASE TRAP SIZE AND LOCATION MUST BE SHOWN ON SITE PLAN PER HEALTH DEPARTMENT.

CASE NO. ZONE-26-0012

EXHIBIT H

OPEN SPACE PLAN
SADDLE CREEK COMMERCIAL

BLOCK A, LOT 2R & 3

593,039 SQUARE FEET
13.614 ACRES
BEING ALL OF BLOCK A, LOT 2R AND BLOCK A LOT 3 OF THE REPLAT OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2025010000403 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
HORTON LIVING TRUST
436 Dixon Road
Farragut, TN 37934
Contact: Roy Horton
865.675.1255

OWNER
SADDLE CREEK INVESTMENTS, LTD.
5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

PROJECT INFORMATION
Project No.: BRB 23074
Date: OCTOBER 12, 2026
Drawn By: CAS
Scale: 1"=60'

SHEET 1 of 1

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
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www.tnpinc.com
Contact : Cameron Slown

SADDLE CREEK COMMERCIAL DEVELOPMENT AGREEMENT

THIS SADDLE CREEK COMMERCIAL DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Saddle Creek Investments, Ltd. and Horton Living Trust ("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 Saddle Creek Commercial ("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. <u>Maintenance of Landscape Areas</u>.

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

4. <u>Periodic Review of the Property's Zoning by the Town Council</u>. The Town Council reserves the right to periodically review the progress and/or scope of development of the Property pursuant to the terms of any zoning regulations applicable to the Property, and in the event any amendment(s) or revision(s) to said zoning regulations are deemed reasonably appropriate and have the written approval of the Developer, the Town may provide appropriate notices for Town consideration of same, pursuant to the provisions of Chapter 211 of the Texas Local Government Code, as amended, and the Town's Zoning Ordinance, as amended.

5. **Certain Business Establishments Prohibited**. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, "cash for title" lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; and (8) business entities which primarily utilize outdoor storage or displays. Additionally, Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

6. **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.

7. **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

8. **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 Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

9. **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: Saddle Creek Investments, Ltd.
c/o Brad T. Burns
5550 Granite Parkway, Suite 110
Plano, TX 75024

And

Horton Living Trust
c/o Henry Roy Horton
436 Dixon Rd
Farragut, TN 37394

10. **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).

11. **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.

12. **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.

13. **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.

14. **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.

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

16. 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.

17. 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.

18. 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.

19. 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.

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

21. **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.

22. **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.

23. **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.

24. **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.

25. **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.

26. **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.

27. <u>Exactions/Infrastructure Costs</u>. 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.

(REMINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

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:

Saddle Creek Investments, Ltd

By: _____
Name: Brad T. Burns

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Brad T. Burns on behalf of Saddle Creek Investments, Ltd., 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:

_____

DEVELOPER:

Horton Living Trust

By: _____
Name: Henry Roy Horton

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Henry Roy Horton on behalf of Horton Living Trust, 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:

_____

ZONE-26-0012

Exhibit A-1

BEING a tract of land situated in the Spencer Rice Survey, Abstract Number 787, Town of Prosper, Collin County, Texas, said tract being all of Block A, Lot 2R and Block A, Lot 3 of the replat of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2025010000403 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAA" found on the west right-of-way of Preston Road, a variable width right-of-way, for the southeast corner of Tract 1X, Block F of Saddle Creek Phase One, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20080130010000330 of the Official Public Records of Collin County, Texas, same being the northeast corner of said Block A, Lot 3;

THENCE along the west right-of-way of said Preston Road same being the east line of said Block A, the following courses and distances;

South 01 degrees 24 minutes 51 seconds West, a distance of 467.21 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 06 degrees 03 minutes 50 seconds West, a distance of 301.01 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 01 degrees 23 minutes 18 seconds West, a distance of 19.87 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most easterly southeast corner of said Block A, Lot 2R, same being the northeast corner of Block A, Lot 1 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20180301010000970 of the Official Public Records of Collin County, Texas

THENCE North 89 degrees 33 minutes 52 seconds West along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 232.92 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of said Block A, Lot 1, same being an ell corner of said Block A, Lot 2R;

THENCE South 00 degrees 03 minutes 35 seconds East continuing along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 226.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found on the north right-of-way of Prosper Trail, a variable width right-of-way for the southwest corner of said Block A, Lot 1, same being the most southerly southeast corner of said Block A, Lot 2R;

THENCE South 88 degrees 02 minutes 52 seconds West along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 207.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 89 degrees 11 minutes 13 seconds West continuing along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 175.99 feet to a "X" Cut found for the southeast corner of Tract 1X, Block F of said Saddle Creek Phase One same being the southwest corner of said Block A, Lot 2R;

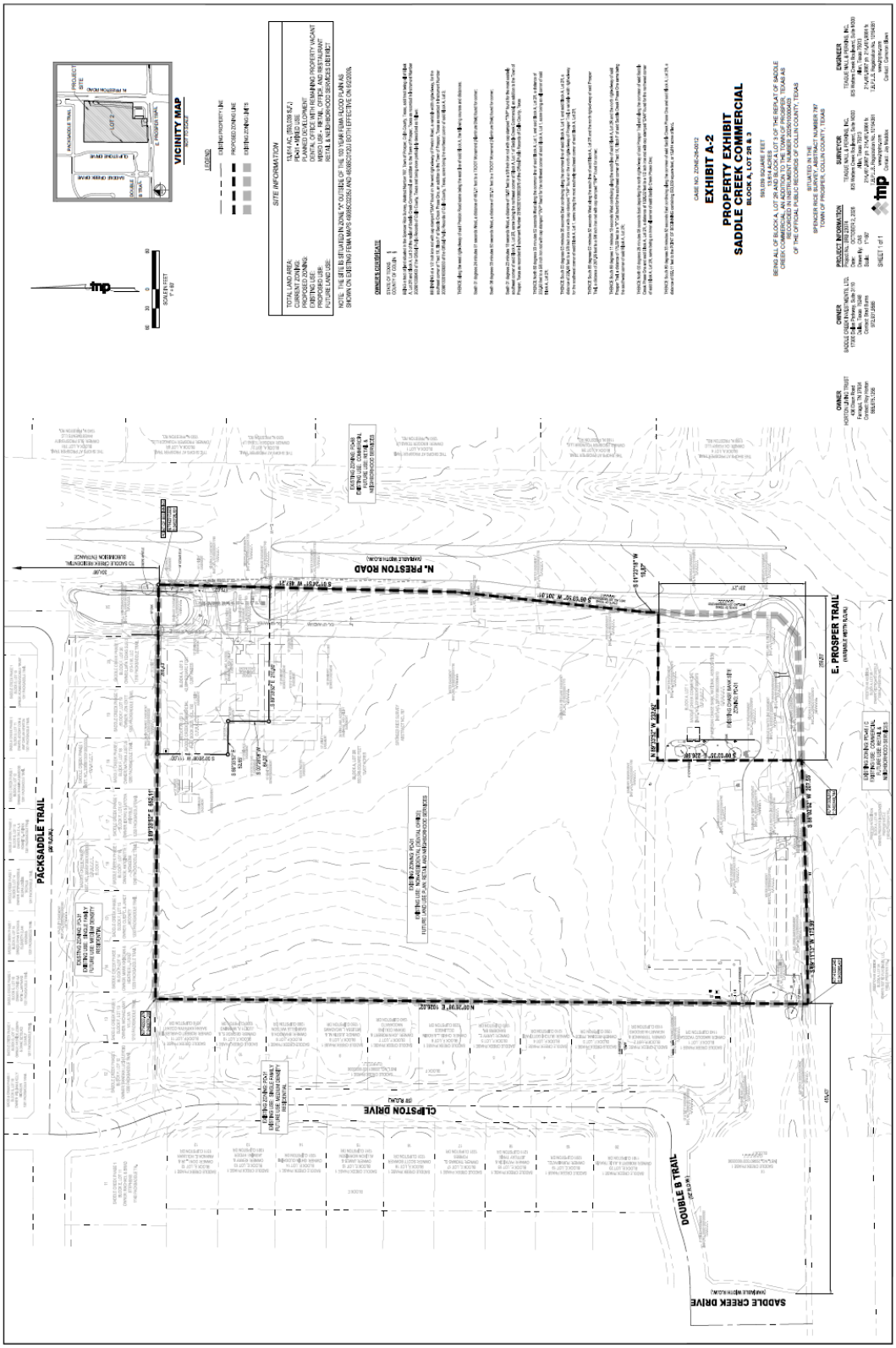
THENCE North 00 degrees 26 minutes 08 seconds East departing the north right-of-way of said Prosper Trail and along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 1026.02 feet to a 1/2 inch iron rod with cap stamped "DAA" found for the northwest corner of said Block A, Lot 2R, same being an inner ell corner of said Saddle Creek Phase One;

THENCE South 89 degrees 33 minutes 52 seconds East continuing along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 652.11 feet to the POINT OF BEGINNING containing 593,039 square feet, or 13.614 acres of land.

Brian Jay Maddox II
Registered Professional Land Surveyor Texas No. 6659
Teague Nall and Perkins, Inc.
April 20, 2026

ZONE-26-0012

EXHIBIT A-2



ZONE-26-0012

EXHIBIT B

Architectural and Building Design Standards:

1. Façade Plans for each building shall be required to be approved by the Director of Development Services.

2. Materials and colors shall be consistent throughout the Planned Development District.

3. No balconies may face residential properties.

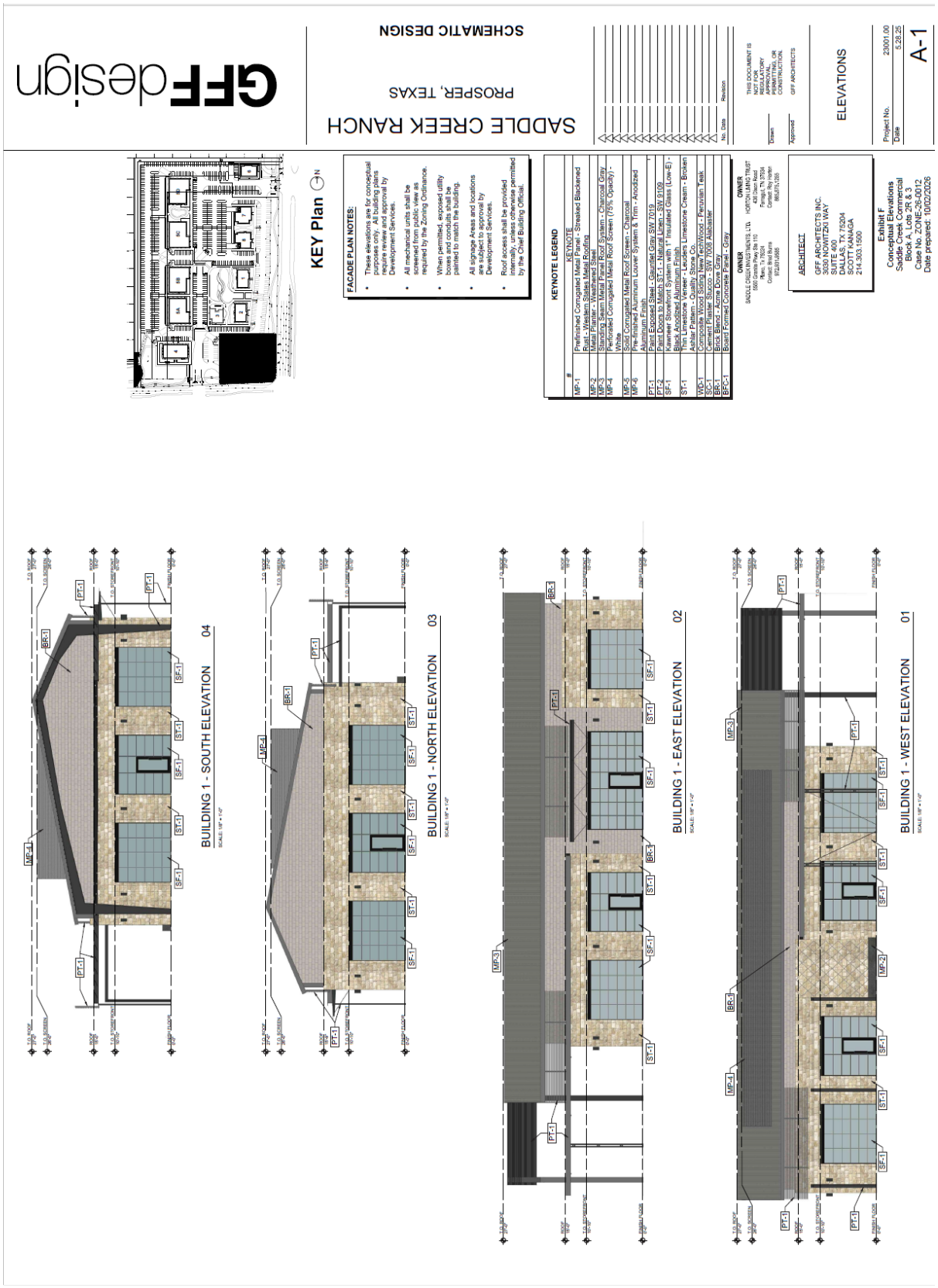
4. Exterior Building Material Requirements: The exterior of all buildings (excluding area occupied by windows and doors) shall be finished in one or more of the following materials indicated below.
    a. Masonry materials shall constitute a minimum of 80% of the building materials.
    Masonry Materials:
        - Brick (including thin brick),
        - Stone: natural stone, cast stone, manufactured stone
        - Rock
        - Marble
        - Granite
        - Architectural concrete masonry units (CMU) with a polished, burnished, honed, ground, or split faced finish, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade. These products are allowed on no more than percent (10%) of each façade.
    b. Non-masonry materials may be incorporated on up to 20% of a façade (excluding area occupied by windows and doors).
        - Stucco (3-coat cement plaster system)
        - Pre-finished aluminum components and trim
        - Architectural steel elements
        - Architectural metal panels and composite metal panels and trim
        - Pre-finished aluminum louver systems
        - Simulated or real wood
        - High-density architectural quality fiber cement panels

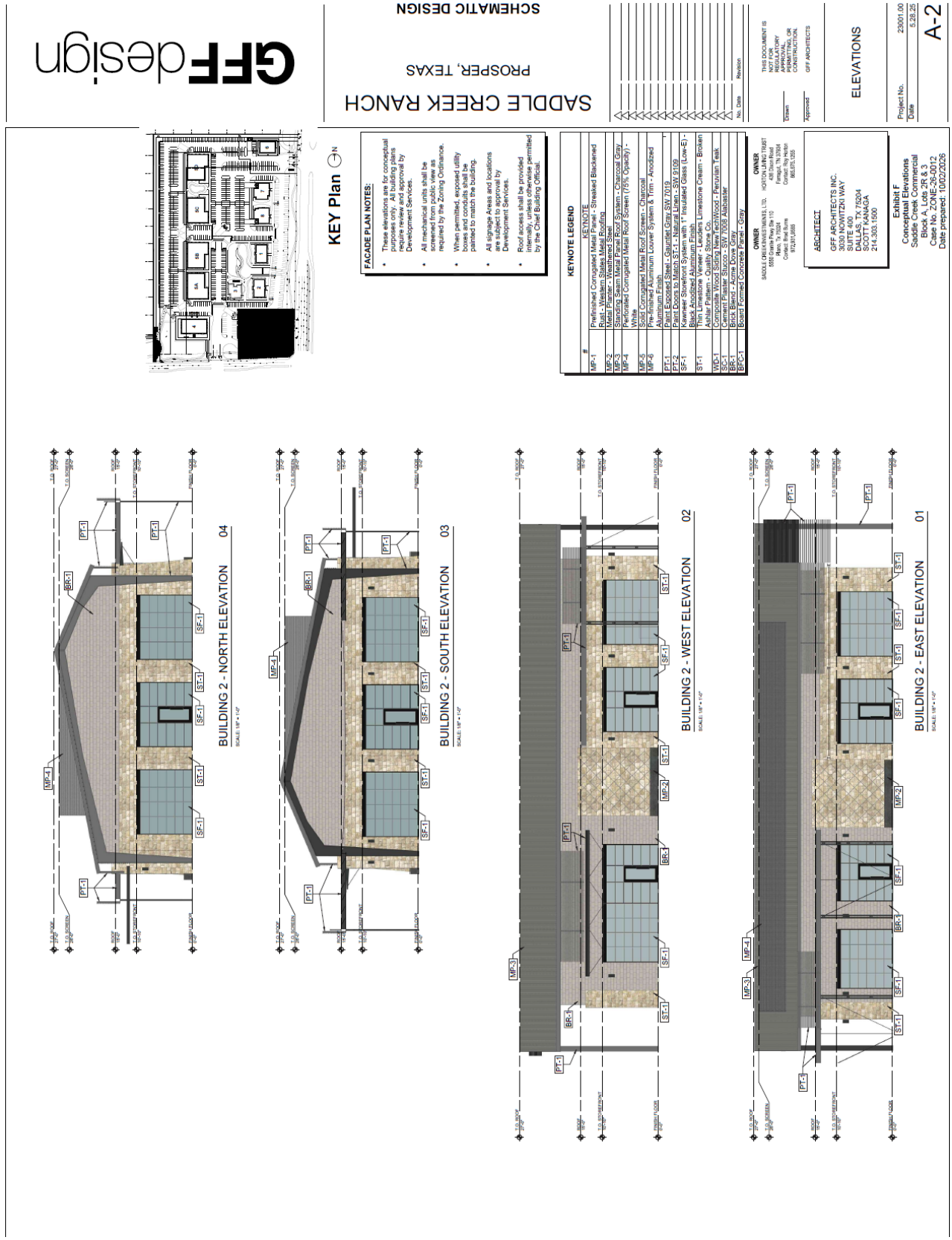
c. Side and Rear Facades: Side and rear facades on all buildings shall be finished the same as the primary street-facing facades.
d. Architectural glass with less than twenty percent (20%) reflectance.

4. Architectural Features
   a. Facades of all primary commercial structures which face a street shall include the following key architectural features:
      - Colorful metal awnings, pre-finished aluminum or steel canopies, and open trellises composed of wood, aluminum, or steel members shall be used above windows, doors, storefront areas, and over outdoor patio and dining areas. The use of arcades, covered walkways, or porticos is also encouraged. Finishes on these elements shall be the same as those permitted on the buildings.
      - Windows, which may include see-through doors, shall be provided along all facades which face streets, such that they comprise at least 50% of the length of that face for buildings under 10,000 square feet in size, and at least 25% for buildings over 10,000 square feet in size.

5. Roofs
   a. Roofline variations are required to reduce the visual scale of buildings, and to create visual interest. The roofs of non-residential buildings shall include at least two of the following elements:
      - Parapet walls that conceal flat roofs and rooftop equipment from eye level public view at adjacent public streets. Parapet walls shall vary in height and will include architectural detailing cornices, moldings, trims, variations in brick coursing, and other similar type detailing.
      - Overhanging eaves, extending past the supporting walls.
      - Two or more roof slope planes.
      - Sloping roofs. Sloped roof areas exposed to view shall be finished in a pre-finished metal material in a standing seam or similar profile. Finish shall be a Galvalume or similar painted finish. Snap-on batten strips exceeding ½” wide shall not be permitted.
      - Separate freestanding roof screens set back from the perimeter parapet walls. Roof screen finishes shall be prefinished architectural louvers and/or metal panels with 100% opacity.

6. Color
   a. Exterior colors shall be low reflectance, subtle, neutral or earth tone colors.
   b. The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single façade, excluding all windows, doors, and glass construction materials.


GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
No. Date Revision
THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
Drawn
Approved
GFF ARCHITECTS
ELEVATIONS
Project No. 23001.00
Date 5.28.25
A-1
KEY Plan
FACADE PLAN NOTES:
These elevations are for conceptual purposes only. All building plans require review and approval by Development Services.
All mechanical units shall be screened from public view as required by the Zoning Ordinance.
When permitted, exposed utility boxes and conduits shall be painted to match the building.
All signage Areas and locations are subject to approval by Development Services.
Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.
KEYNOTE LEGEND
KEYNOTE
MP-1 Prefinished Corrugated Metal Panel - Streaked Blackened Rust - Western States Metal Roofing
MP-2 Metal Planter - Weathered Steel
MP-3 Standing Seam Metal Roof System - Charcoal Gray
MP-4 Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5 Solid Corrugated Metal Roof Screen - Charcoal
MP-6 Pre-Finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1 Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2 Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1 Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1 Thin Limestone Veneer - Leuders Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1 Composite Wood Siding New AgeWood - Peruvian Teak
SOC-1 Cement Fiber Board Soffit - Sherwin Williams Alabaster
BR-1 Brick Blend - Acme Dove Gray
BFC-1 Board Formed Concrete Panel - Gray
OWNER
SADDLE CREEK INVESTMENTS, LTD.
5500 Spring Frwy Ste 110
Dallas, TX 75240
Contact: Brad Burns
972.870.5888
HORTON LAND TRUST
JOB DEVELOPMENT
Fort Worth, TX 76104
Contact: Roy Horton
682.375.1205
ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT WALKER
214.303.1500
Exhibit F
Conceptual Elevations
Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026
BUILDING 1 - SOUTH ELEVATION 04
SCALE: 1/8" = 1'-0"
BUILDING 1 - NORTH ELEVATION 03
SCALE: 1/8" = 1'-0"
BUILDING 1 - EAST ELEVATION 02
SCALE: 1/8" = 1'-0"
BUILDING 1 - WEST ELEVATION 01
SCALE: 1/8" = 1'-0"


GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
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ST-1 Thin Veneer Stone - Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1 Composite Wood Siding New TechWood - Peruvian Teak
SC-1 Cement Plaster Stucco - SW 7008 Alabaster
BR-1 Brick Veneer - Acme Dover Gray
BPC-1 Board Formed Concrete Panel - Gray
OWNER
SADDLE CREEK RANCH DEVELOPMENTS, LTD. VORTEX DEVELOPMENT
5500 Granite Pkwy Ste 110 108 Town Blvd
Plano, Tx 75024 Farmers, Tx 75234
Contact: Brad Burns Contact: Ray Hutton
Phone: 214-495-0800 Phone: 972-562-9000
ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT ALANAGA
214.303.1500
THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
Drawn
Approved
GFF ARCHITECTS
ELEVATIONS
Exhibit F
Conceptual Elevations
Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026
Project No. 23001.00
Date 5.28.25
A-2
BUILDING 2 - NORTH ELEVATION 04
BUILDING 2 - SOUTH ELEVATION 03
BUILDING 2 - WEST ELEVATION 02
BUILDING 2 - EAST ELEVATION 01

GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
No. Date Revision
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Drawn
Approved
GFF ARCHITECTS
ELEVATIONS
Project No. 23001.00
Date 5.28.25
A-3
KEY Plan
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SC-1 Cement Plaster Stucco - SW 7008 Alabaster
BR-1 Brick Blend - Acme Dove Gray
BFC-1 Board Formed Concrete Panel - Gray
OWNER
SADDLE CREEK INVESTMENTS, LTD.
3550 Grants Pkwy Ste 110
Frisco, TX 75034
Contact: Brad Burns
972.251.2088
OWNER
HORTON IUING TRUST
435 Elbon Road
Fredericksburg, TX 78624
Contact: Ray Horton
830.875.1255
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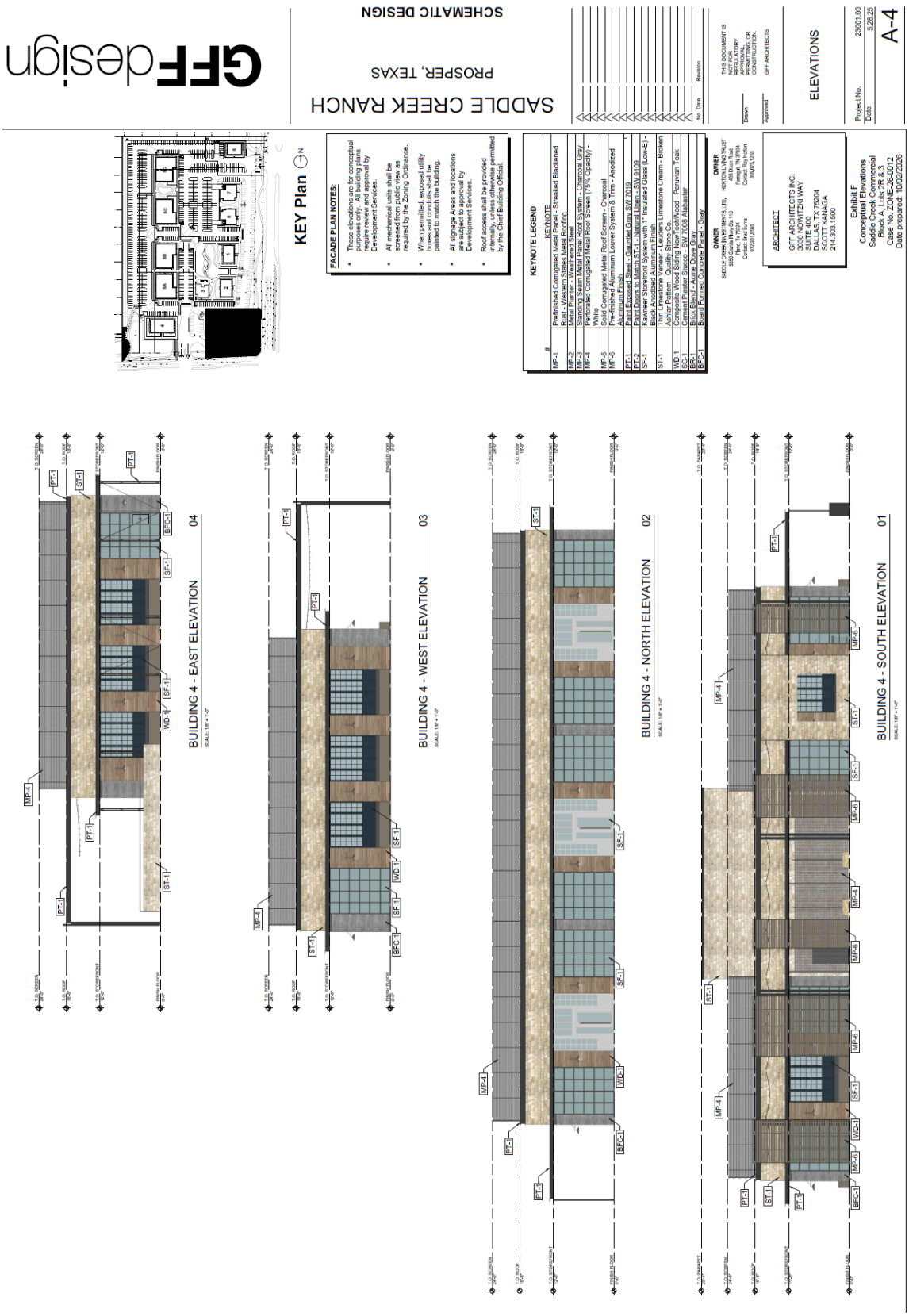
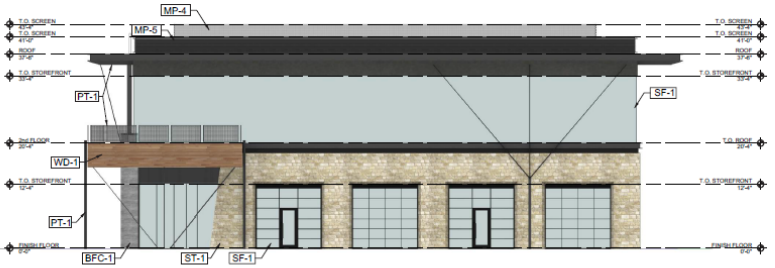
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026
BUILDING 3 - SOUTH ELEVATION 04
BUILDING 3 - NORTH ELEVATION 03
BUILDING 3 - EAST ELEVATION 02
BUILDING 3 - WEST ELEVATION 01


GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
KEY Plan
FACADE PLAN NOTES:
KEYNOTE LEGEND
KEYNOTE
ARCHITECT
GFF ARCHITECTS INC.
3030 NORTHZEN WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500
Exhibit F
Conceptual Elevations
Saddle Creek Commercial
Block A, Lots 1, 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026
ELEVATIONS
A-4
BUILDING 4 - EAST ELEVATION 04
BUILDING 4 - WEST ELEVATION 03
BUILDING 4 - NORTH ELEVATION 02
BUILDING 4 - SOUTH ELEVATION 01

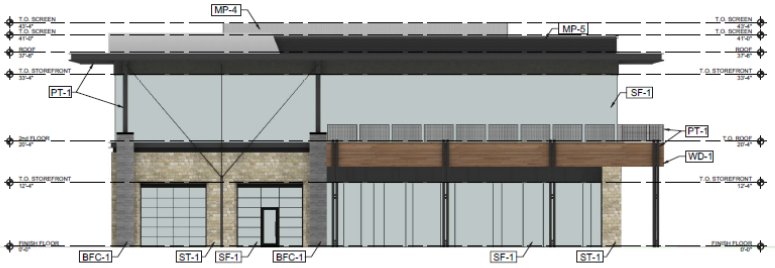
BUILDING 5A, 5B, 5C - WEST ELEVATION 04

SCALE: 3/32" = 1'-0"



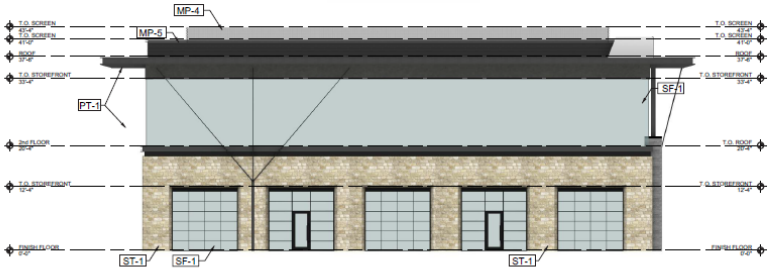
BUILDING 5A, 5B, 5C - NORTH ELEVATION 03

SCALE: 3/32" = 1'-0"



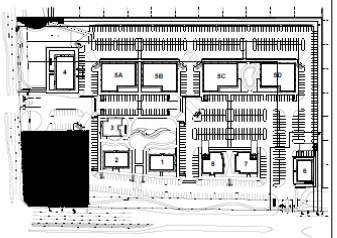
BUILDING 5A, 5B, 5C - EAST ELEVATION 02

SCALE: 3/32" = 1'-0"



BUILDING 5A, 5B, 5C - SOUTH ELEVATION 01

SCALE: 3/32" = 1'-0"



KEY Plan N

FACADE PLAN NOTES:

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KEYNOTE LEGEND

#	KEYNOTE
MP-1	Prefinished Corrugated Metal Panel - Streaked Blackened Rust - Western States Metal Roofing
MP-2	Metal Planter - Weathered Steel
MP-3	Standing Seam Metal Panel Roof System - Charcoal Gray
MP-4	Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5	Solid Corrugated Metal Roof Screen - Charcoal
MP-6	Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1	Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2	Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1	Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1	Thin Limestone Veneer - Leuders Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1	Composite Wood Siding NewTechWood - Peruvian Teak
SC-1	Cement Plaster Stucco - SW 7008 Alabaster
BR-1	Brick Blend - Acme Dove Gray
BFC-1	Board Formed Concrete Panel - Gray

OWNER
SADDLE CREEK INVESTMENTS, LTD.
6560 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.231.2685

OWNER
HORTON LIVING TRUST
436 Dixon Road
Farragut, TN 37934
Contact: Ray Horton
865.675.1255

ARCHITECT

GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

Exhibit F
Conceptual Elevations
Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026

GFFdesign

SADDLE CREEK RANCH
PROSPER, TEXAS

SCHEMATIC DESIGN

No.	Date	Revision

Drawn

Approved

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

GFF ARCHITECTS

ELEVATIONS

Project No. 23001.00
Date 5.28.26

A-5A 5B 5C

GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
ELEVATIONS
A-5D
Project No. 23001.00
Date 5.28.25
Drawn
Approved
GFF ARCHITECTS
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No. Date Revision
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Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2025
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500
ARCHITECT
OWNER
SADDLE CREEK PROPERTIES, LTD.
5580 Dallas Pkwy Ste 110
Plano, Tx 75024
Contact: Jeff Davis
972.201.2888
OWNER
HORTON PROPERTIES
434 Dean Road
Farmers, TX 37034
Contact: Ryan Horton
615.275.1355
KEY Plan
N
FACADE PLAN NOTES:
These elevations are for conceptual purposes only. All building plans require review and approval by Development Services.
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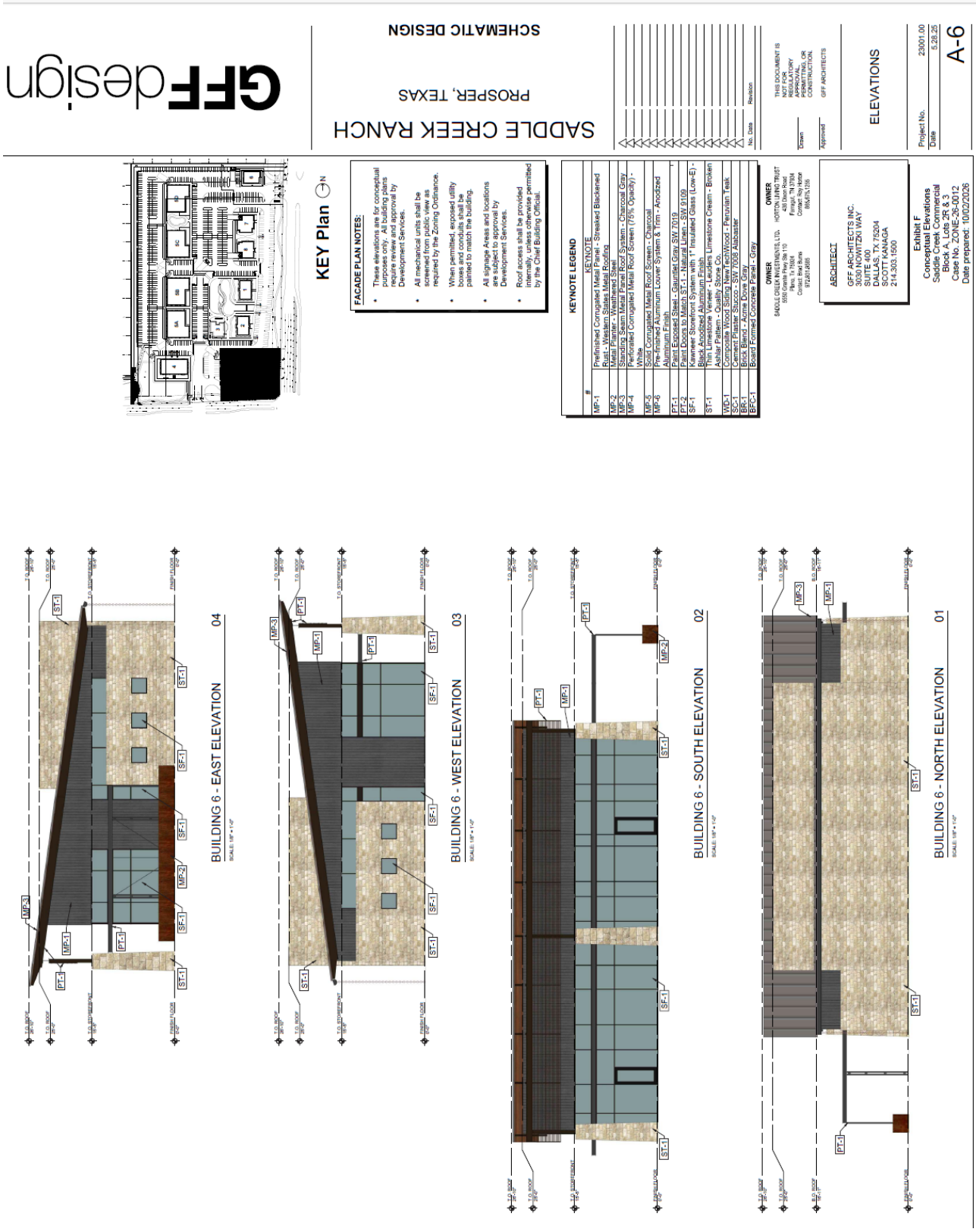
MP-2 Metal Planter - Weathered Steel
MP-3 Kawneer Storefront Louver System - Charcoal Gray
MP-4 Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5 Solid Corrugated Metal Roof Screen - Charcoal
MP-6 Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1 Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2 Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1 Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1 Brick Veneer - Ashlar Pattern - Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1 Composite Wood Siding NewTechWood - Peruvian Teak
SC-1 Cement Plaster Stucco - SW 7008 Alabaster
BF-1 Board Formed Concrete Panel - Gray
BFC-1 Board Formed Concrete Panel - Gray
BUILDING 5D WEST ELEVATION 04
SCALE: 3/32" = 1'-0"
BUILDING 5D NORTH ELEVATION 03
SCALE: 3/32" = 1'-0"
BUILDING 5D EAST ELEVATION 02
SCALE: 3/32" = 1'-0"
BUILDING 5D SOUTH ELEVATION 01
SCALE: 3/32" = 1'-0"
Ardennes
MP-4
MP-5
PT-1
SF-1
ST-1
WD-1
BFC-1


GFFdesign
SADDLE CREEK RANCH
PROSPER, TEXAS
SCHEMATIC DESIGN
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MP-5 Solid Corrugated Metal Roof Screen - Charcoal
MP-6 Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1 Painted Exposed Steel - Gauntlet Gray SW 7019
PT-2 Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1 Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1 Thin Limestone Veneer - Leathers Limestone Cream - Broken Ashlar Pattern - Owner Approved Sample
WD-1 Composite Wood Siding New TechWood - Peruvian Teak
SC-1 Cement Plaster Stucco - SW 7008 Alabaster
BR-1 Brick Blend - Acme Dove Gray
BFC-1 Board Formed Concrete Panel - Gray
OWNER
SADDLE CREEK INVESTMENTS, LTD.
5559 Gaelle Pkwy, Ste 110
Plano, Texas 75024
Contact: Brad Burns
972.691.6585
OWNER
HORTON LIVING TRUST
438 Stern Road
Prosper, Texas 75078
Contact: Ray Horton
805.675.1255
ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500
Exhibit F
Conceptual Elevations
Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026
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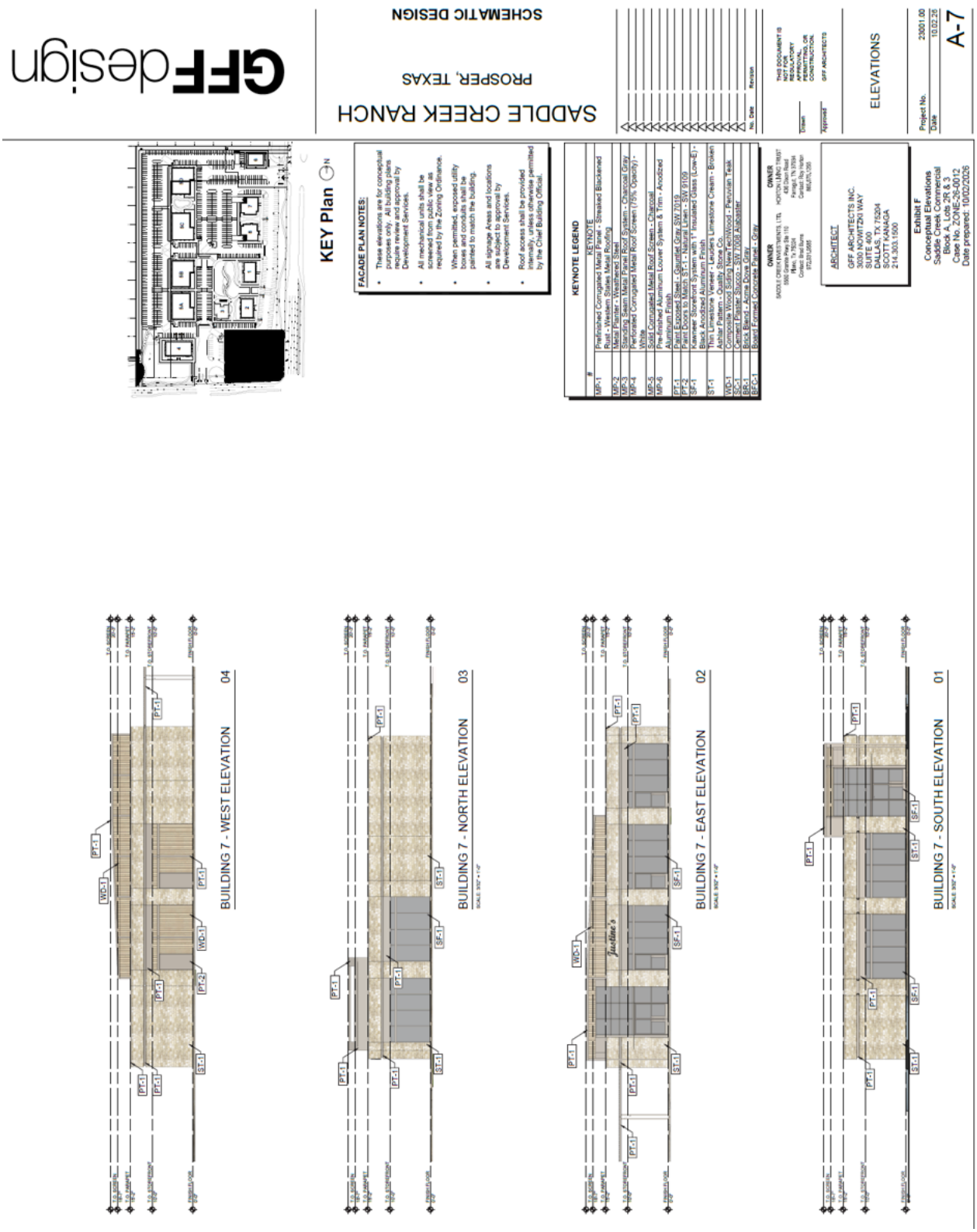
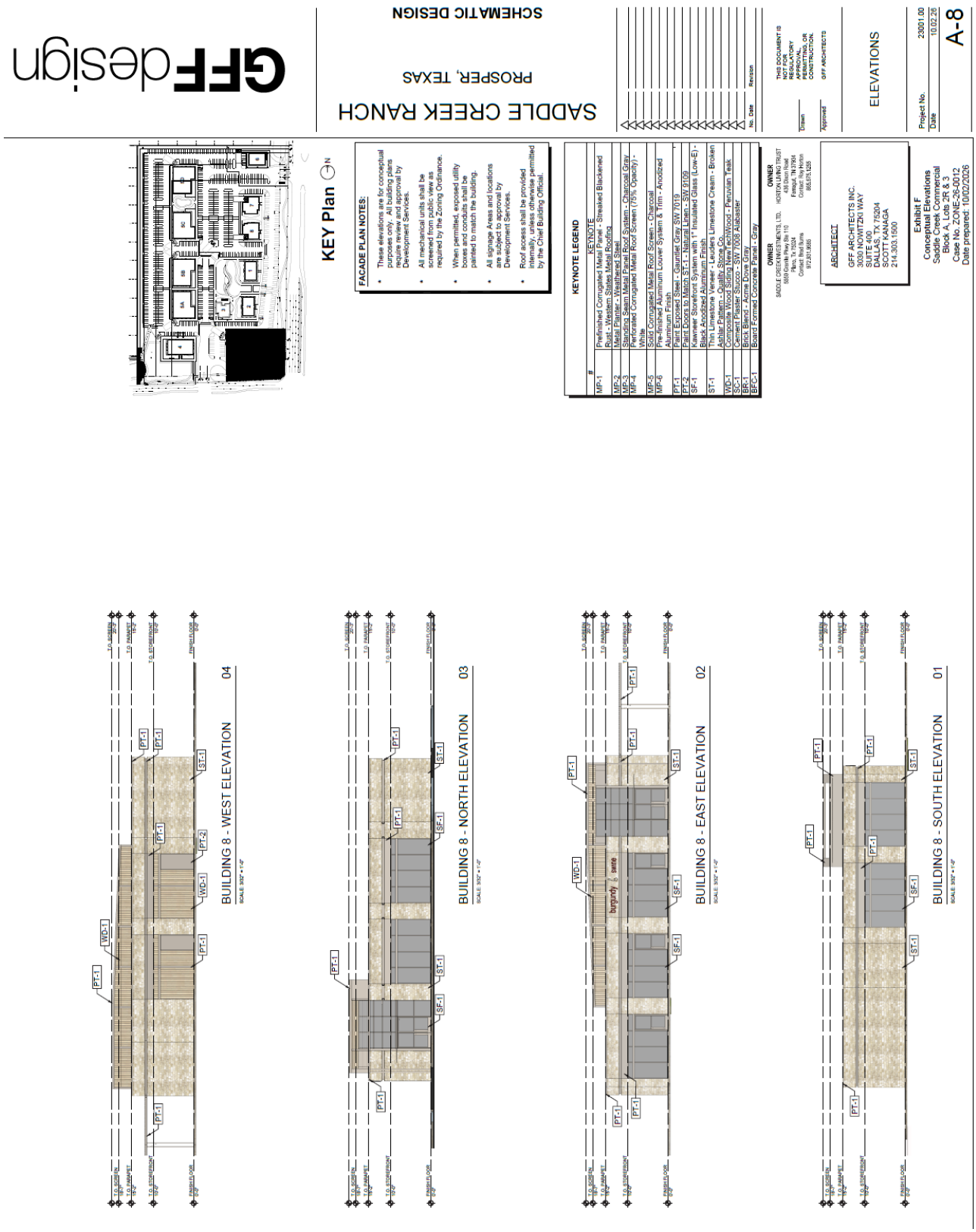
Drawn
Approved
GFF ARCHITECTS
ELEVATIONS
Project No. 23001.00
Date 5.28.25
A-6
BUILDING 6 - EAST ELEVATION 04
BUILDING 6 - WEST ELEVATION 03
BUILDING 6 - SOUTH ELEVATION 02
BUILDING 6 - NORTH ELEVATION 01


GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
ELEVATIONS
Project No. 23001.00
Date 10.02.26
A-7
KEY Plan
FACADE PLAN NOTES:
KEYNOTE LEGEND
OWNER
ARCHITECT
GFF ARCHITECTS INC.
3030 NORTZHI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KAMADA
214.803.1500
Exhibit F
Conceptual Elevations
Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026
BUILDING 7 - WEST ELEVATION 04
BUILDING 7 - NORTH ELEVATION 03
BUILDING 7 - EAST ELEVATION 02
BUILDING 7 - SOUTH ELEVATION 01


GFFdesign
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SADDLE CREEK RANCH
PROSPER, TEXAS
KEY Plan
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MP-4 Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5 Solid Corrugated Metal Roof Screen - Charcoal
MP-6 Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1 Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2 Paint Exposed Steel - Sealskin SW 6199
SF-1 Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1 Thin Limestone Veneer - Leuders Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1 Cement Plaster Soffit - Wood Grain Finish - Peerless Teak
SC-1 Cement Plaster Soffit - SW 7008 Alabaster
BR-1 Brick Blend - Acme Dove Gray
BFC-1 Board Formed Concrete Panel - Gray
OWNER
SADDLE CREEK INVESTMENTS, LTD.
6609 Corrie Pkwy Ste 110
Plano, Tx 75024
Contact: Mike Wells
972.931.9885
HORTON LIVING TRUST
438 Dixon Road
Forney, TX 75126
Contact: Ray Horton
855.575.1235
ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500
Exhibit F
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Saddle Creek Commercial
Block A, Lots 2R & 3
Case No. ZONE-26-0012
Date prepared: 10/02/2026
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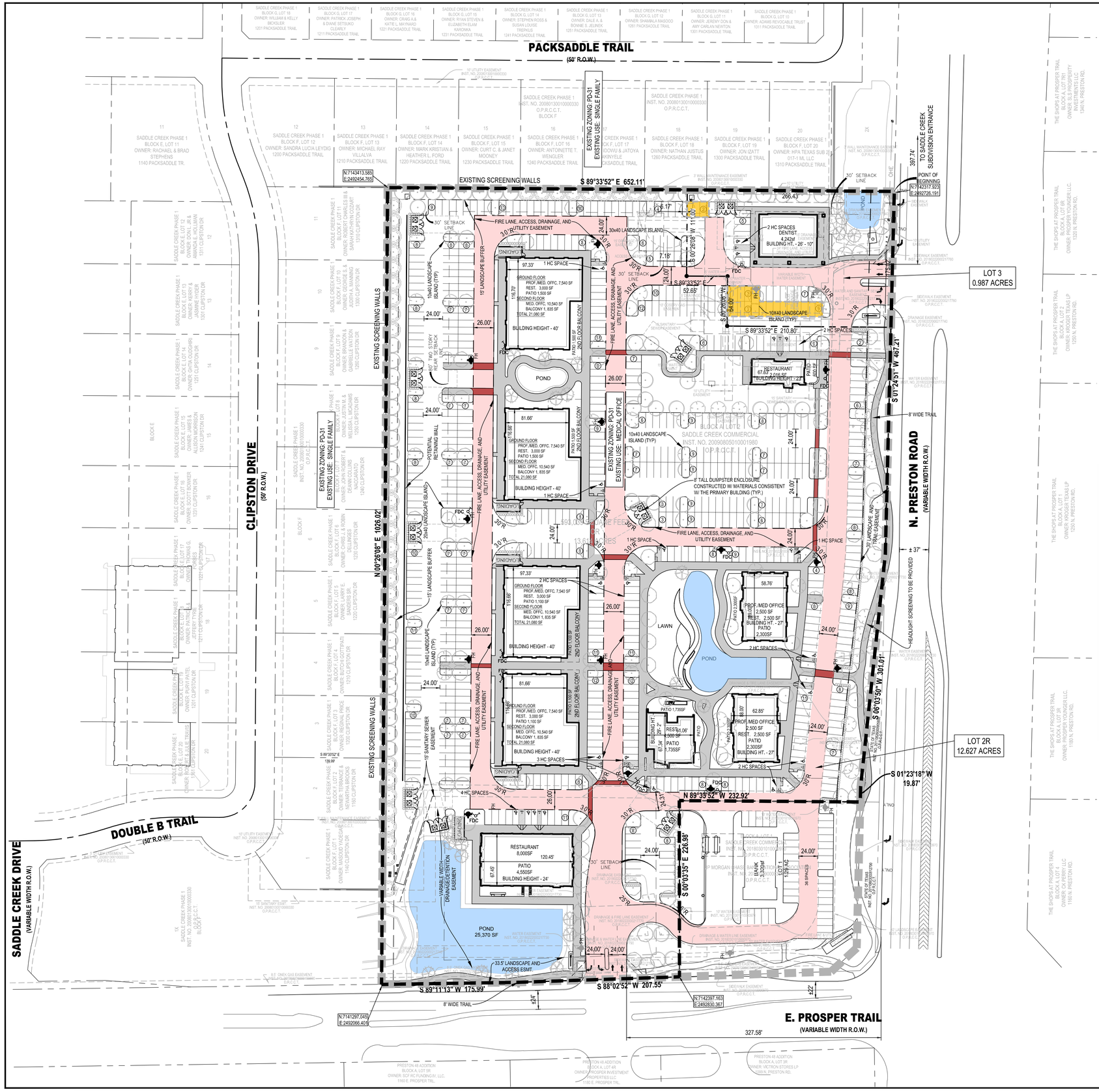
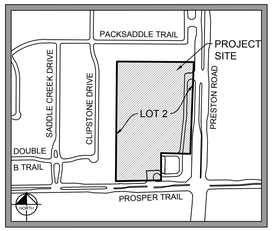
GFF ARCHITECTS
ELEVATIONS
Project No. 23001.00
Date 10.02.26
A-8
BUILDING 8 - WEST ELEVATION 04
BUILDING 8 - NORTH ELEVATION 03
BUILDING 8 - EAST ELEVATION 02
BUILDING 8 - SOUTH ELEVATION 01





VICINITY MAP

NOT TO SCALE

tnp

60 30 0 60

SCALE IN FEET
1" = 60'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LIMITS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED POND
- LOT 3 PHASE 2 DEVELOPMENT

TOWN OF PROSPER STANDARD SITE PLAN NOTES:

1. **All development standards shall follow Town Standards.**
2. **Landscaping shall conform to landscape plans approved by the Town of Prosper. All development standards shall follow Fire Requirements per the Town of Prosper.**
3. **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.**
4. **All signage is subject to Building Official approval.**
5. **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.**
6. **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.**
7. **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 ***

SITE INFORMATION

	OVERALL	LOT 2R	LOT 3
LAND AREA:	13.614 ACRES (593,039 SF)	12.627 ACRES (550,045 SF)	0.987 ACRES (42,994 SF)
CURRENT ZONING:	PLANNED DEVELOPMENT (PD-31)	PLANNED DEVELOPMENT (PD-31)	PLANNED DEVELOPMENT (PD-31)
EXISTING USE:	DENTAL OFFICE W/ REMAINING VACANT	VACANT	DENTAL OFFICE
PROPOSED USE:	DENTAL OFFICE & NON RESIDENTIAL USES PER PD	NON RESIDENTIAL USES PER PD	DENTAL OFFICE
BUILDING AREA:	± 113,078 SF	± 108,836 SF	± 4,242 SF
BUILDING HEIGHT:	40' MAX	40' MAX	27' MAX
LOT COVERAGE:	70,034/593,039=.118-> 11.8%	65,792/550,045=.119-> 11.9%	4,242/42,994=.098-> 9.8%
HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE	12	10	2
HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE	21	19	2
FLOOR AREA RATIO	113,078 SF / (13.614 x 43,560) = 0.19 -> 19%	108,836 SF / (12.627 x 43,560) = 0.19 -> 19%	4,242 SF / (0.987 x 43,560) = 0.098 -> 9.8%
*BUILDING REQUIRED PARKING:	1 / 250 SF OFFICE SPACE = 81,562 / 250 = 327 SPACES 1 / 100 SF RESTAURANT (MULTI TENANT SPACE) = 17,000 / 100 = 170 SPACES 1 / 75 SF RESTAURANT (STAND-ALONE) = 6,516 / 75 = 87 SPACES TOTAL = 584	1 / 250 SF OFFICE SPACE = 77,322 / 250 = 310 SPACES 1 / 100 SF RESTAURANT (MULTI TENANT SPACE) = 17,000 / 100 = 170 SPACES 1 / 75 SF RESTAURANT (STAND-ALONE) = 6,516 / 75 = 87 SPACES TOTAL = 567	1 / 250 SF OFFICE SPACE = 4,242 / 250 = 17 SPACES
BUILDING PARKING PROVIDED:	646	617	29
INTERIOR LANDSCAPE AREA REQUIRED (15 SF / PARKING SPACE):	9,690 SF	9,255 SF	435 SF
INTERIOR LANDSCAPE AREA PROVIDED	31,021	27,787	3,234
IMPERVIOUS SURFACE (SF)	480,660	446,745 SF	33,915 SF
OPEN SPACE REQUIRED (7% TOTAL AREA)	593,039 x 0.07 = 41,513 SF	550,045 x 0.07 = 38,504 SF	42,994 x 0.07 = 3010 SF
OPEN SPACE PROVIDED	72,550 SF	69,344 SF	3,206 SF

*NOTE: PATIO PARKING AT 1 SPACE PER 200 SF WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMITTAL.

NOTE: THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

NOTE: AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANT/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1,000 GALLON GREASE TRAP. GREASE TRAP MUST BE EXTERIOR, IN GROUND AND MUST INCLUDE A SAMPLE WELL. GREASE TRAP CANNOT BE INSTALLED IN A PARKING STALL OR FIRE LANE. GREASE TRAP SIZE AND LOCATION MUST BE SHOWN ON SITE PLAN PER HEALTH DEPARTMENT.

TOWN OF PROSPER
PLANNING DEPARTMENT

P&Z Approved
9/15/2025

CASE NO. DEVAPP - 25-0088

PRELIMINARY SITE PLAN
SADDLE CREEK COMMERCIAL
BLOCK A, LOTS 2R & 3

593,039 SQUARE FEET
13.614 ACRES
ALL OF THE REMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2024010000593 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
SADDLE CREEK INVESTMENTS, LTD.
5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

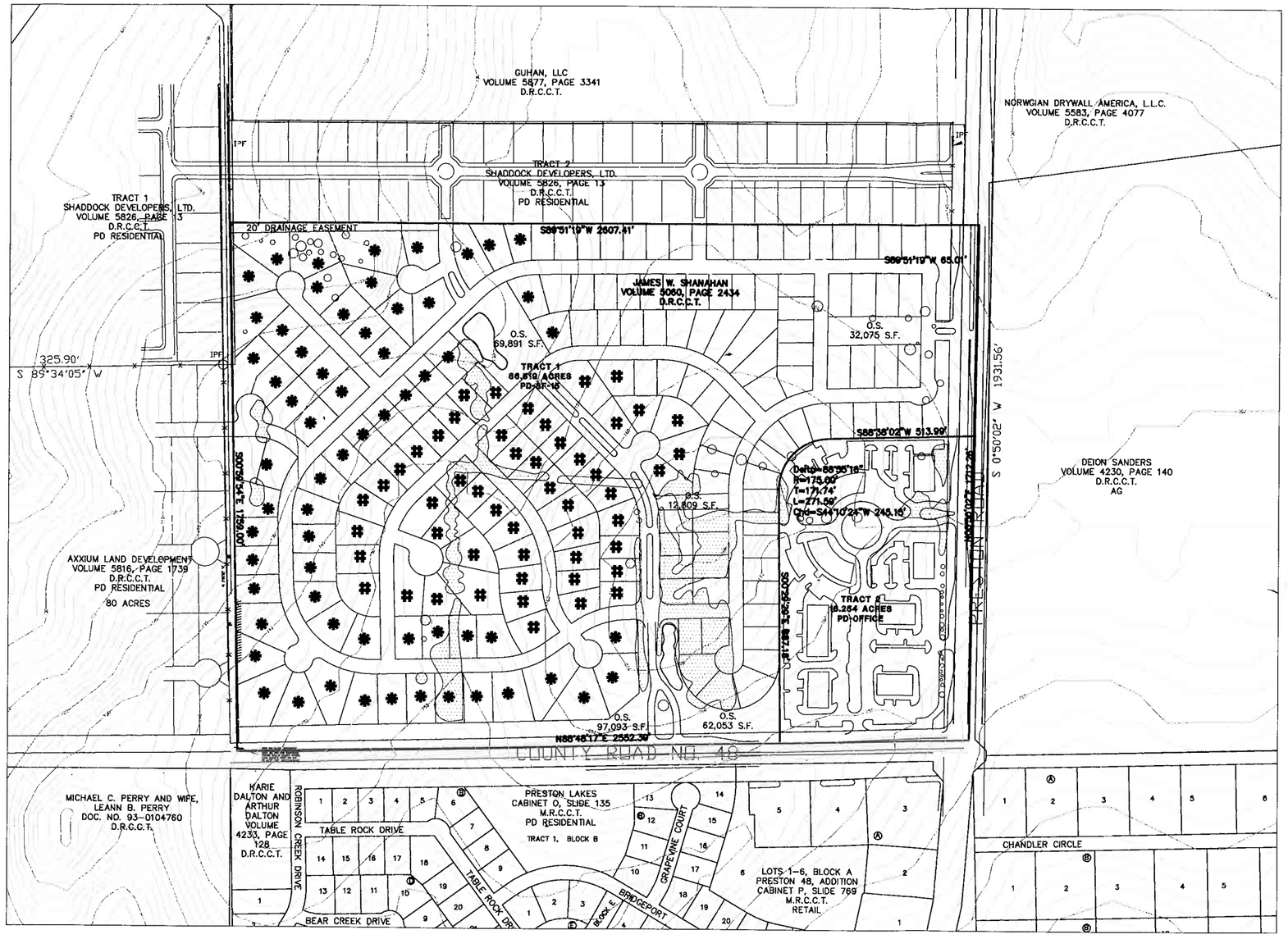
PROJECT INFORMATION
Project No.: BRB 23074
Date: SEPT 10, 2025
Drawn By: CAS
Scale: 1"=60'

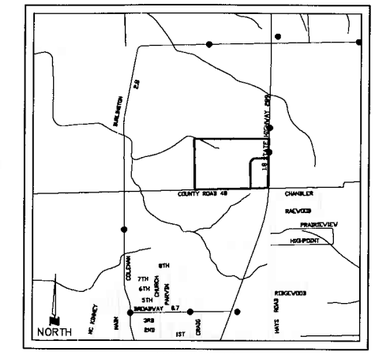
SHEET 1 of 1

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

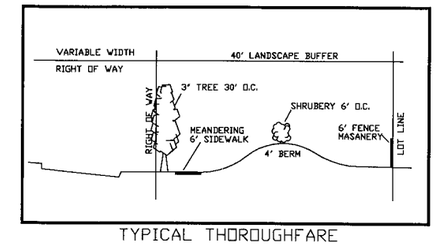
ENGINEER
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Cameron Slown

X:\Projects LDD\06037\planning\zoning.dwg, Layout1, 6/14/2006 3:50:01 PM, dhurst, Dowdey, Anderson & Associates, Inc., DHU

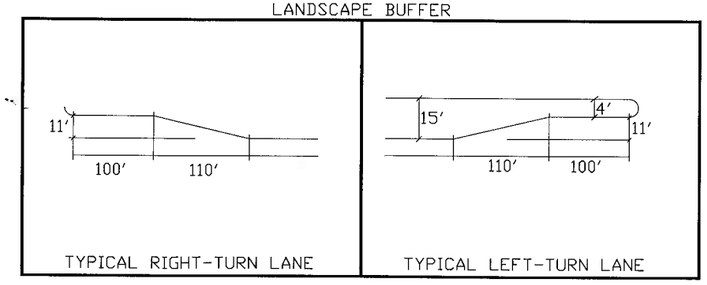




LOCATION MAP
NOT TO SCALE



TYPICAL THOROUGHFARE
LANDSCAPE BUFFER



TYPICAL RIGHT-TURN LANE

TYPICAL LEFT-TURN LANE

SUMMARY TABLE:	
PROPOSED: PD RESIDENTIAL	
GROSS ACREAGE:	98.039
OFFICE:	15.0
LANDSCAPE& TREE PRESERVATION:	6.5
NET RESIDENTIAL:	76.99

- 12,500 - 15,000 S.F. LOT

* - 15,000 - 25,000 S.F. LOT

GRAPHIC SCALE
0 200 400
(IN FEET)
1 inch = 200 ft.

EXISITNG: SF-15
PROPOSED: PD SF-15 & OFFICE

NET AREA OF RESIDENTIAL: 85.028
POTENTIAL NET DENSITY: 2.7 UPA
DENSITY CAP: 225 LOTS

THE THOROUGHFARES SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT SET THE ALIGNMENTS. ALIGNMENTS ARE DETERMINED AT FINAL PLAT.

OWNER:
JAMES SHANAHAN
5151 SPANISH OAKS DRIVE
FRISCO, TEXAS 75034

APPLICANT:
BTB DEVELOPMENT INC.
BRAD BURNS, PRESIDENT
17300 DALLAS PARKWAY SUITE 3110
DALLAS, TEXAS 75248

REPRESENTATIVE:
DOWDEY ANDERSON & ASSOC.
MARDY BROWN
5225 VILLAGE CREEK DR. STE.200
PLANO, TEXAS 75093
469-576-1272
972-931-9538(FAX)

ZONING CASE - Z06-9
EXHIBIT-D

102.773 ACRE PD ZONING

SINGLE FAMILY RESIDENTIAL
COLLIN COUNTY SCHOOL LAND , ABS. 787
TOWN OF PROSPER , TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MJB	MJB	MJB	5/25/06	1"=200'	06-037	1/1

From: noreply@civicplus.com
To: TSO Office; Planning
Subject: [*EXTERNAL*] - Online Form Submittal: Public Comment Request Form
Date: Wednesday, October 14, 2026 1:42:43 PM

***** | ATTENTION, PLEASE VERIFY THIS EMAIL OR CALENDAR INVITE | This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Public Comment Request Form

Instructions

- If you are attending in person, please submit this form to the Town Secretary or the staff person recording the minutes prior to the meeting. When called upon, please come to the podium and state your name and address for the records.
- If you are watching online, please submit this form prior to 4:00 p.m. on the day of the meeting in order for your comments to be filed 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, and/or Commission may not deliberate or vote on any matter that does not appear on the agenda. The Town Council/, Board, and/or 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 Town Council, Board, Commission, or Committee meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council, Board, Commission, or Committee. Any person making personal, impertinent, profane, or slanderous remarks or who becomes boisterous while addressing the Town Council, Board, Commission, or Committee member or while attending the meeting shall be removed from the room if so directed by the Mayor or presiding officer, and that person shall be barred from further audience before the Town Council, Board, Commission, or Committee during that session. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.
- **Citizen Comments** are limited up to three minutes with a cumulative total for Citizens' Comments not to exceed 15 minutes.
- **Agenda Items/Public Hearing Comments** are limited up to three minutes. If multiple individuals wish to speak, 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. **You must indicate in the comments section on the form whom you are yielding your time.** Comments during a public hearing are limited to a cumulative total of 60

minutes for those in favor of an item, and 60 minutes for those in opposition to an item.

Public Comment Request Form	
Date:	10/14/2026
First Name	Henry
Last Name	Horton
Address	436 Dixon Road
Town/City	Farragut
State	TN
Zip Code	37934
Phone Number	[redacted]
Email Address	[redacted]
Please select the meeting type:	Planning and Zoning Commission
I am attending*	Watching Online
Purpose	Agenda Item
Agenda Item Number	4
Comments:	I, Henry Horton, am a Trustee for the Horton Living Trust who owns the Heartland Dental property located at 1321 N Preston Road. Several months ago Brad Burns with Saddle Creek Development shared the comprehensive proposed development plan with me. I am 100% in favor of the Saddle Creek rezoning request and the proposed development.
Please select one:	I do not wish to speak
Please select one for this item to be recorded in the meeting minutes.	SUPPORT

Email not displaying correctly? View it in your browser.

TRANSMITTAL OF WRITTEN PROTESTS - ZONING CASE ZONE-25-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road & Prosper Trail

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078
Copy: Town Secretary
Date of hand delivery: October 12th, 2026 Time: _____

Enclosed for filing are sixteen (16) written protests of zoning case ZONE-25-0012 (successor case to ZONE-25-0012), each signed by the owner(s) of the property identified on the protest, submitted pursuant to Texas Local Government Code Section 211.0061 (formerly Section 211.006(d)) and Town of Prosper Unified Development Code Section 2.03(F)(3). Each protested property is located within 200 feet of the area covered by the proposed change. This delivery is made in advance of the filing deadline of 5:00 p.m. on the fourth working day preceding the October 27, 2026 Town Council public hearing.

The undersigned delivers these protests as a courtesy on behalf of the signing owners. Additional protests may be filed prior to the deadline.

PROTESTED PROPERTIES ENCLOSED:

#	Property Address (all Prosper, TX 75078)
1	1201 Packsaddle Trl
2	1211 Packsaddle Trl
3	1220 Packsaddle Trl
4	1221 Packsaddle Trl
5	1230 Packsaddle Trl
6	1231 Packsaddle Trl
7	1240 Packsaddle Trl
8	1241 Packsaddle Trl
9	1250 Packsaddle Trl
10	1251 Packsaddle Trl
11	1260 Packsaddle Trl
12	1300 Packsaddle Trl
13	1310 Packsaddle Trl
14	1311 Packsaddle Trl
15	1140 Clipston Dr
16	1160 Clipston Dr
17	1161 Clipston Dr
18	1200 Clipston Dr
19	1201 Clipston Dr
20	1211 Clipston Dr
21	1221 Clipston Dr
22	1230 Clipston Dr
23	1231 Clipston Dr
24	1241 Clipston Dr
25	1250 Clipston Dr
26	1251 Clipston Dr
27	1300 Clipston Dr
28	1310 Clipston Dr
29	1311 Clipston Dr

30	Collin CAD Property ID: 2637654 Legal Description: SADDLE CREEK PHASE ONE (CPR), BLK F, LOT 1X; OPEN SPACE & SIDEWALK EASEMENT

REQUESTS: (1) Please date-stamp the enclosed duplicate of this transmittal as acknowledgment of receipt of the sixteen protests listed above. (2) Please include each protest and this transmittal in the public record for ZONE-25-0012. (3) Pursuant to UDC Section 2.03(F)(3), please provide written confirmation of the Town's calculation of the protested area, and the percentage of the area within 200 feet that it represents, when that calculation is performed, and identify any enclosed protest the Town determines not to count and the reason.

Delivered by: Curt Mooney, 1230 Packsaddle Trail, Prosper, TX 75078 | 972.567.6803

Signature: _____

TOWN RECEIPT ACKNOWLEDGMENT

The Town of Prosper Planning Division acknowledges receipt of this transmittal and all fourteen (14) enclosed written protests for zoning case ZONE-25-0012 listed above.

Received by (name/title): Michelle Grove - Sr. Admin Asst.

Signature: _____ Date: 10/12/26 Time: 4:36 pm

Date stamp:

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

Pursuant to Texas Local Government Code Section 211.0061 and Town of Prosper Unified Development Code Section 2.03(F)(3), I/we hereby **FORMALLY PROTEST** the proposed change described in zoning case ZONE-26-0012. This protest is made in writing and is signed by the owner(s) of the property identified below.

This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the undersigned.

The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent I/we previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this instrument is filed in addition to it, under the new case number ZONE-26-0012.

I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1201 PACKSADDLE TRL, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: [signature] Date: 9-26-26

Printed Name: WILLIAM BICKSLER

Owner 2 Signature (if jointly owned): [signature] Date: 9-26-26

Printed Name: Kelly Bicksler

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

_____

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1211 PACKSADDLE TRAIL, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: [signature] Date: 9.29.26

Printed Name: PATRICK CLEARY

Owner 2 Signature (if jointly owned): [signature] Date: 9.29.26.

Printed Name: DIANE CLEARY

Contact Phone or Email (optional, for verification): _____

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

WE OPPOSE THIS BUILDING PROJECT DUE TO NOISE FROM TRUCKS AND THE RODENTS PROBLEMS THAT WILL COME FROM THE RESTAURANTS.

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1220 Packsaddle Trail, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: K.M Sokel Date: 9/24/26

Printed Name: Kristen Sokel

Owner 2 Signature (if jointly owned): [signature] Date: 9/24/26

Printed Name: Javed Sokel

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

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PROTESTED PROPERTY

Property Address: 1221 Packsaddle Trl, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: [signature] Date: 9-27-26

Printed Name: Craig Maynard

Owner 2 Signature (if jointly owned): [signature] Date: 9/26/26

Printed Name: Katie Maynard

Contact Phone or Email (optional, for verification): _____

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

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PROTESTED PROPERTY

Property Address: 1230 PACKSADDLE TRL, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: Curt Mooney Date: 9/27/26

Printed Name: CURT MOONEY

Owner 2 Signature (if jointly owned): [illegible] Date: 9/28/26

Printed Name: JANET MOONEY

Contact Phone or Email (optional, for verification): _____

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

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PROTESTED PROPERTY

Property Address: 1231 Packsaddle Trail, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: [signature] Date: 9/24/2026

Printed Name: Ryan Karonka

Owner 2 Signature (if jointly owned): Elizabeth Karonka Date: 9/24/2026

Printed Name: Elizabeth Karonka

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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PROTESTED PROPERTY

Property Address: 1240 PACKSADDLE TRAIL, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: [signature] Date: 09/26/2026

Printed Name: John M Perry

Owner 2 Signature (if jointly owned): [signature] Date: 09/26/26

Printed Name: Christine M. Perry

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

_____

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

Pursuant to Texas Local Government Code Section 211.0061 and Town of Prosper Unified Development Code Section 2.03(F)(3), I/we hereby **FORMALLY PROTEST** the proposed change described in zoning case ZONE-26-0012. This protest is made in writing and is signed by the owner(s) of the property identified below.

This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the undersigned.

The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent I/we previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this instrument is filed in addition to it, under the new case number ZONE-26-0012.

I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: ~~1251 CLIPSTON~~ 1241 PACKSADDLE TRL, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: Susan Tiepkus Date: 9-26-26

Printed Name: SUSAN TIEPKUS

Owner 2 Signature (if jointly owned): _____ Date: _____

Printed Name: _____

Contact Phone or Email (optional, for verification): _____

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

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PROTESTED PROPERTY

Property Address: 1250 Packsaddle Trail, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: Idowu Akinyde Date: 9/26/2026

Printed Name: Idowu Akinyde

Owner 2 Signature (if jointly owned): Jatiyc Akinyde Date: 9/26/2026

Printed Name: Jatiyc Akinyde

Contact Phone or Email (optional, for verification): _____

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

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PROTESTED PROPERTY

Property Address: 1251 Packsaddle Trail, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: Dale A. Jelinek Date: 9-28-26

Printed Name: Dale A. Jelinek

Owner 2 Signature (if jointly owned): Bonnie S Jelinek Date: 9-28-26

Printed Name: Bonnie S. Jelinek

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

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PROTESTED PROPERTY

Property Address: 1260 Packsaddle Trl, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 9/27/2026

Printed Name: Nathan Justus

Owner 2 Signature (if jointly owned): _____ Date: 9/27/2026

Printed Name: Riika Justus

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

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PROTESTED PROPERTY

Property Address: 1300 Packsaddle Trl, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 9/28/26

Printed Name: Jonathan Izatt

Owner 2 Signature (if jointly owned): _____ Date: 9/28/26

Printed Name: Jessica Izatt

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

When we purchased this home we were told it would only be business/medical offices behind us.

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

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PROTESTED PROPERTY

Property Address: 1310 Parksaddle TRL, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 9-26-2026

Printed Name: Brandon Kessler

Owner 2 Signature (if jointly owned): _____ Date: 9-26-2026

Printed Name: Jessica Kessler

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):
After 20 Years of inaction, expanding restaurant, Retail, and administrative approval uses is NOT required to complete the development of this land.

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

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Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

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PROTESTED PROPERTY

Property Address: 1311 Rocksaddle Trail, Prosper, TX 75078

Collin CAD Property ID (optional): 2637624

OWNER(S) AS SHOWN ON THE DEED ADAMS REVOCABLE TRUST

Owner 1 Signature: David Adams - Trustee Date: 9/25/2026

Printed Name: David Adams, TRUSTEE

Owner 2 Signature (if jointly owned): Naomi Ruth Adams trustee Date: 9/25/2026

Printed Name: Naomi Ruth Adams, Trustee

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

We protest any changes to current zoning under which we purchased our property and Saddle Creek was developed.

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

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PROTESTED PROPERTY

Property Address: 1140 Elipston Dr, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 10/11/26

Printed Name: Masoud Yadegar

Owner 2 Signature (if jointly owned): _____ Date: _____

Printed Name: _____

Contact Phone or Email (optional, for verification): _____

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

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The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent I/we previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this instrument is filed in addition to it, under the new case number ZONE-26-0012.

I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1160 Clipston Dr., Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 09/29/2026

Printed Name: Newatha Brooks

Owner 2 Signature (if jointly owned): _____ Date: _____

Printed Name: _____

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

_____

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1161 Clipstone Dr., Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: _____

Printed Name: Roberto TRAVIS

Owner 2 Signature (if jointly owned): _____ Date: _____

Printed Name: Julie Travis

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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PROTESTED PROPERTY

Property Address: 1200 Clipston Dr, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 10/8/2026

Printed Name: Reginal Price

Owner 2 Signature (if jointly owned): _____ Date: _____

Printed Name: _____

Contact Phone or Email (optional, for verification): _____

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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PROTESTED PROPERTY

Property Address: 1201 Clipston Drive, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 09/27/26

Printed Name: Dhruv Soni

Owner 2 Signature (if jointly owned): _____ Date: 9/27/26

Printed Name: Purvi Patel

Contact Phone or Email (optional, for verification): _____

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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PROTESTED PROPERTY

Property Address: 1211 Clipston Dr, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 9/27/2026

Printed Name: Ken Glavan

Owner 2 Signature (if jointly owned): Lauren C Glavan Date: 9/27/2026

Printed Name: Lauren Glavan

Contact Phone or Email (optional, for verification): LaurenC

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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PROTESTED PROPERTY

Property Address: 1221 CLIPSTON, Prosper, TX 75078

Collin CAD Property ID (optional): /

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: _____

Printed Name: Thomas Forbes FORBES

Owner 2 Signature (if jointly owned): Anne C. Forbes Date: _____

Printed Name: Anne Forbes

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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PROTESTED PROPERTY

Property Address: 1230 Clipston Dr, Prosper, TX 75078

Collin CAD Property ID (optional): 2637601

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: [signature] Date: 9/26/2026

Printed Name: Chair J. Dellinger

Owner 2 Signature (if jointly owned): Robin Dellinger Date: 9/26/2026

Printed Name: Robin Dellinger

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

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PROTESTED PROPERTY

Property Address: 1231 CLIPSTON, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: Scott Bowker Date: 9/28/2026

Printed Name: SCOTT BOWKER

Owner 2 Signature (if jointly owned): _____ Date: _____

Printed Name: _____

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

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PROTESTED PROPERTY

Property Address: 1241 CLIPSTON, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 10/1/2026

Printed Name: JAMES E. MORRISON

Owner 2 Signature (if jointly owned): Alison Morrison Date: 10/1/2026

Printed Name: ALISON MORRISON

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

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WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

Pursuant to Texas Local Government Code Section 211.0061 and Town of Prosper Unified Development Code Section 2.03(F)(3), I/we hereby **FORMALLY PROTEST** the proposed change described in zoning case ZONE-26-0012. This protest is made in writing and is signed by the owner(s) of the property identified below.

This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the undersigned.

The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent I/we previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this instrument is filed in addition to it, under the new case number ZONE-26-0012.

I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1250 Clipston Dr., Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: SM Date: 9/26/26

Printed Name: Justin McAdams

Owner 2 Signature (if jointly owned): Melissa McAdams Date: 09/26/26

Printed Name: Melissa McAdams

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

_____

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the undersigned.

The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent I/we previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this instrument is filed in addition to it, under the new case number ZONE-26-0012.

I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1251 Clipston Dr, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 09/25/2026

Printed Name: ELMEHDI KOUCHTAF

Owner 2 Signature (if jointly owned): _____ Date: 09/25/2026

Printed Name: Cohita Oudghiri

Contact Phone or Email (optional, for verification): _____

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

_____

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

Pursuant to Texas Local Government Code Section 211.0061 and Town of Prosper Unified Development Code Section 2.03(F)(3), I/we hereby **FORMALLY PROTEST** the proposed change described in zoning case ZONE-26-0012. This protest is made in writing and is signed by the owner(s) of the property identified below.

This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the undersigned.

The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent I/we previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this instrument is filed in addition to it, under the new case number ZONE-26-0012.

I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1300 Clipstin DR, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: [signature] Date: 28 Sept 26

Printed Name: George S. Manning

Owner 2 Signature (if jointly owned): Judith A. Manning Date: 28 Sept. 2026

Printed Name: Judith A. Manning

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

This is a family neighborhood. We do not want businesses looking into our back yards, having the odor from rotting food, garbage trucks rats etc.. medical offices and business offices are OK, Because that is what we were told that would be built there!

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

Please ask yourselves if you would want a restaurant or fast food business built behind your home, when you are considering this proposal. Thank you!

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

Pursuant to Texas Local Government Code Section 211.0061 and Town of Prosper Unified Development Code Section 2.03(F)(3), I/we hereby **FORMALLY PROTEST** the proposed change described in zoning case ZONE-26-0012. This protest is made in writing and is signed by the owner(s) of the property identified below.

This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the undersigned.

The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent I/we previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this instrument is filed in addition to it, under the new case number ZONE-26-0012.

I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1310 Clipston Dr., Prosper, TX 75078

Collin CAD Property ID (optional): 2637606

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: _____ Date: 9-24-26

Printed Name: Robert Cozarth

Owner 2 Signature (if jointly owned): _____ Date: 9-24-26

Printed Name: Sarah Bozart

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

_____

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

Pursuant to Texas Local Government Code Section 211.0061 and Town of Prosper Unified Development Code Section 2.03(F)(3), I/we hereby **FORMALLY PROTEST** the proposed change described in zoning case ZONE-26-0012. This protest is made in writing and is signed by the owner(s) of the property identified below.

This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the undersigned.

The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent I/we previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this instrument is filed in addition to it, under the new case number ZONE-26-0012.

I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1311 Clipston Drive, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: HTennison Date: 9-23-2026

Printed Name: HALEY TENNISON

Owner 2 Signature (if jointly owned): — Date: —

Printed Name: —

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

_____

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

SADDLE CREEK PROSPER HOMEOWNERS ASSOCIATION, INC.

September 29, 2026

Planning Division (copy: Town Secretary)
Town of Prosper
250 W. First Street
Prosper, Texas 75078

Re: Formal Written Protest of Zoning Case ZONE-26-0012 (Saddle Creek Commercial, Block A, Lots 2R and 3), successor case to ZONE-25-0003

To the Planning Division:

Saddle Creek Prosper Homeowners Association, Inc. (the "Association") is the record owner of the real property parcels identified below, each of which is located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail from Planned Development-31 to a new Planned Development.

Pursuant to Texas Local Government Code Section 211.0061 and Town of Prosper Unified Development Code Section 2.03(F)(3), the Association hereby **FORMALLY PROTESTS** the proposed change described in zoning case ZONE-26-0012 as to each parcel listed below. The Board of Directors of the Association authorized this protest by action taken on August 27,, in accordance with the Association's governing documents, and the undersigned officer is authorized to execute and file this protest on the Association's behalf.

ASSOCIATION-OWNED PARCELS SUBJECT TO THIS PROTEST

Collin CAD Property ID: 2637654 Legal Description: SADDLE CREEK PHASE ONE (CPR), BLK F, LOT 1X; OPEN SPACE & SIDEWALK EASEMENT

This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the Association.

The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent the Association previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this letter is filed in addition to it, under the new case number.

The Association opposes the rezoning and the zoning classifications and uses it would allow, including the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to the homes the Association serves, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing. The Association requests that this protest be counted, as to each parcel listed above, toward the protest calculation under state law and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that this letter be included in the public record for ZONE-26-0012.

Respectfully,

Signature: Serena A. Smith Date: 9-29-26

Printed Name: Serena A. Smith

Title: HOA President

Saddle Creek Prosper Homeowners Association, Inc.

cc: Association Board of Directors; Neighborhood Management, Inc.

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

Pursuant to Texas Local Government Code Section 211.0061 and Town of Prosper Unified Development Code Section 2.03(F)(3), I/we hereby **FORMALLY PROTEST** the proposed change described in zoning case ZONE-26-0012. This protest is made in writing and is signed by the owner(s) of the property identified below.

This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the undersigned.

The Town has advised that zoning case ZONE-25-0003 is closed and that protests filed under that case number are closed with it. To the extent I/we previously filed a protest under ZONE-25-0003, that protest is reasserted here in full and is not withdrawn; this instrument is filed in addition to it, under the new case number ZONE-26-0012.

I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1201 Circle J Trail, Prosper, TX 75078

Collin CAD Property ID (optional): _

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: [signature] Date: 09/28/2026

Printed Name: BRIAN REMINGTON

Owner 2 Signature (if jointly owned): [signature] Date: 09/28/2026

Printed Name: TAMARA REMINGTON

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

When we bought the house, we were told there would NOT be restaurants on same side/next to Saddle Creek.

FILING INSTRUCTIONS: Per UDC Section 2.03(F)(3)(e), file with the PLANNING DIVISION, Prosper Town Hall, 250 W. First Street (courtesy copy to the Town Secretary). Mailed protests must be RECEIVED, not postmarked, by the filing deadline. The deadline is set by UDC Section 2.03(F)(3)(e)(ii) and runs from the Town Council hearing date advertised in the published notice; if the hearing is postponed or continued, the deadline automatically extends (UDC Section 2.03(F)(3)(e)(vi)).

WRITTEN PROTEST OF ZONING CASE ZONE-26-0012

Saddle Creek Commercial, Block A, Lots 2R and 3 | Preston Road and Prosper Trail, Prosper, Texas

To: Planning Division, Town of Prosper, 250 W. First Street, Prosper, Texas 75078 (copy: Town Secretary)

Re: Formal Written Protest, Zoning Case ZONE-26-0012 (successor case to ZONE-25-0003)

I/We, the undersigned, are the owner(s) of real property located within 200 feet of the area covered by proposed zoning change ZONE-26-0012, which would rezone approximately 13.6 acres at the northwest corner of Preston Road and Prosper Trail (Saddle Creek Commercial, Block A, Lots 2R and 3) from Planned Development-31 to a new Planned Development.

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This protest applies to the proposed change in whatever form it is presented, including any revision, amendment, or resubmittal of the application, and to any action on it by the Planning & Zoning Commission or the Town Council, including any public hearing on this case, any continuation, postponement, or rescheduling of that hearing, and any subsequent consideration of the proposed change under any successor or renumbered case covering substantially the same property and proposed change. This protest remains in effect unless and until withdrawn in writing by the undersigned.

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I/we request that this protest be counted toward the protest calculation under Texas Local Government Code Section 211.0061 and UDC Section 2.03(F)(3), requiring the affirmative vote of at least three-fourths of all members of the Town Council for the proposed change to take effect, and that it be included in the public record for ZONE-26-0012.

PROTESTED PROPERTY

Property Address: 1220 Circle J Trail, Prosper, TX 75078

Collin CAD Property ID (optional): _____

OWNER(S) AS SHOWN ON THE DEED

Owner 1 Signature: Coleman West Date: 9/24/26

Printed Name: Coleman West

Owner 2 Signature (if jointly owned): Helen West Date: 9/24/26

Printed Name: Helen West

Contact Phone or Email (optional, for verification): [redacted]

STATEMENT OF REASONS (required by UDC Section 2.03(F)(3)(e)(i)): I/we oppose the rezoning and the zoning classifications and uses it would allow. In particular, I/we oppose the removal of the limits established by Ordinance No. 06-78 on this tract, the expansion of restaurant, retail, and other commercial intensity adjacent to our homes, and any provision that allows uses to be added to the property by administrative determination rather than by the Town Council after a public hearing.

Additional reasons (optional):

_____

_____

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