



AGENDA

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

Welcome to the Prosper Planning and Zoning Commission Meeting.

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

Addressing the Planning and Zoning Commission:

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

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

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

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

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

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

CONSENT AGENDA:

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

- 3a. Consider and act upon the minutes from the December 2, 2025, Planning and Zoning Commission regular meeting.
- 3b. Consider and act upon a request for a Preliminary Site Plan for Restaurant and Retail Buildings on Frontier Gateway, Block A, Lots 1-11, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)

- 3c. Consider and act upon a request for a Revised Conveyance Plat of Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-25-0071)
- 3d. Consider and act upon a request for a Site Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0177)
- 3e. Consider and act upon a request for a Facade Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0176)
- 3f. Consider and act upon a request for a Final Plat of Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0175)
- 3g. Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 5 and a Replat of Victory at Frontier, Block A, Lot 7R, on 2.9± acres, located on the east side of Preston Road and the south side of Frontier Parkway. (DEVAPP-25-0091)

CITIZEN COMMENTS

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

REGULAR AGENDA:

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

- 4. Conduct a Public Hearing and consider and act upon a request to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of 10.8± acres on the south side of Prosper Trail and 815± feet east of Mike Howard Lane. (ZONE-25-0012)
- 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 by 5:00 p.m., on Wednesday, December 10, 2025, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

NOTICE

Pursuant to Section 551.071 of the Texas Government Code, the Town Council 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 Town Council 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
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, December 2, 2025
6:00 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:01 P.M.

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

Commissioners Absent: Matt Furay

Staff Members Present: David Hoover, AICP (Director of Development Services) and Dakari Hill (Senior Planner)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a.** Consider and act upon the minutes from the November 18, 2025, Planning and Zoning Commission work session meeting.
- 3b.** Consider and act upon the minutes from the November 18, 2025, Planning and Zoning Commission regular meeting.
- 3c.** Consider and act upon a request for a Conveyance Plat of Victory at Frontier South, Block A, Lots 1-3, on 7.9± acres, located on the west side of Preston Road and 500± feet north of Coleman Street. (DEVAPP-25-0117)

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

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

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

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

5. Adjourn

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

The meeting was adjourned at 6:06 P.M.



PLANNING

To: Planning & Zoning Commission **Item No. 3b**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-11
Meeting: December 16, 2025

Agenda Item:

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

Future Land Use Plan:

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

Zoning:

The property is zoned Commercial.

Conformance:

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

Description of Agenda Item:

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

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

- Lot 8: Retail (16,772)
- Lot 9: Retail/Restaurant (13,585)
- Lot 10: Retail/Restaurant (12,817)
- Lot 11: Retail (109,091)

Access:

Access is provided from Frontier Parkway and North Dallas Parkway.

Landscaping, Open Space, and Screening:

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

Companion Item:

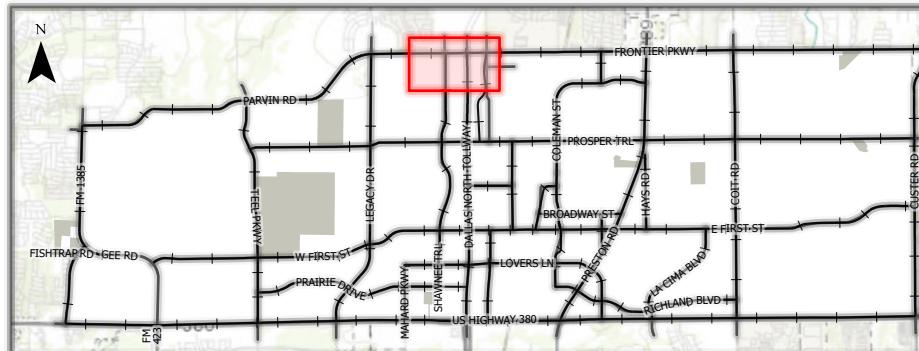
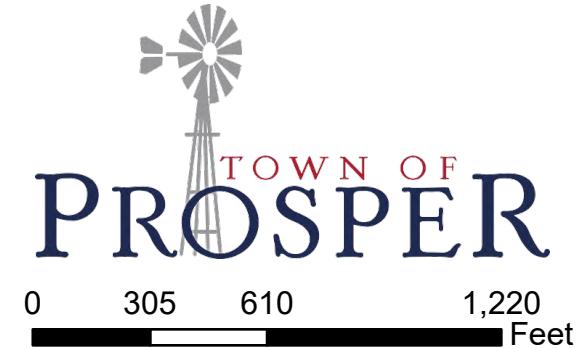
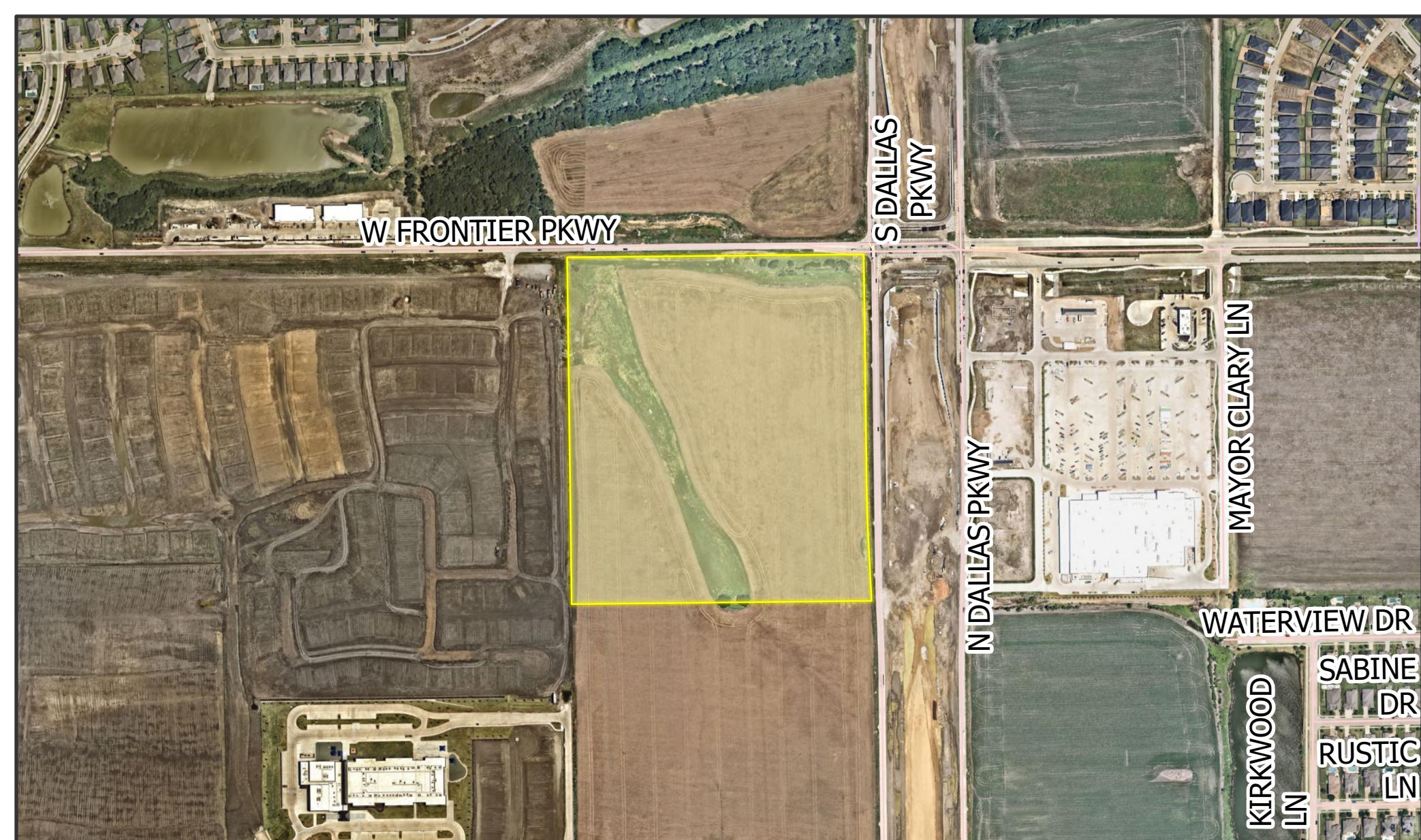
There are no companion items.

Attachments:

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

Town Staff Recommendation:

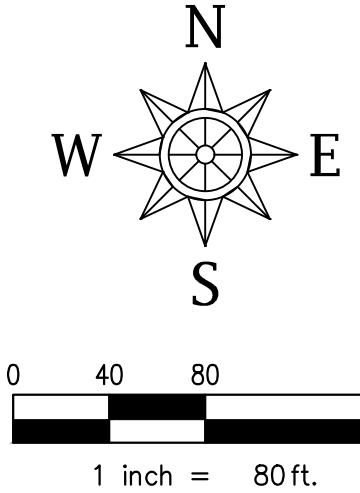
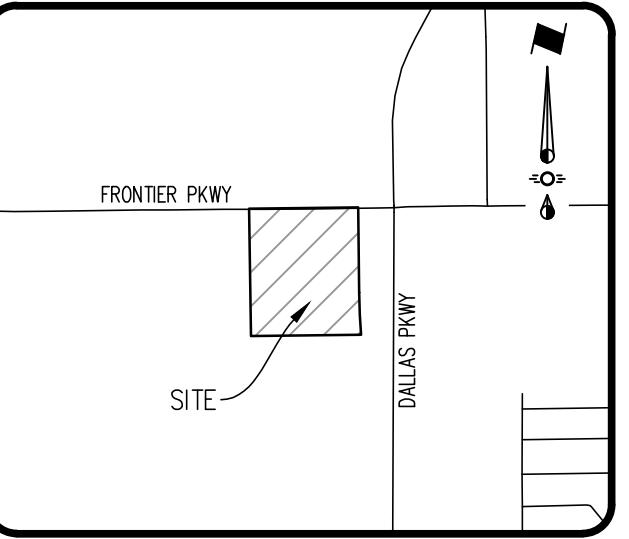
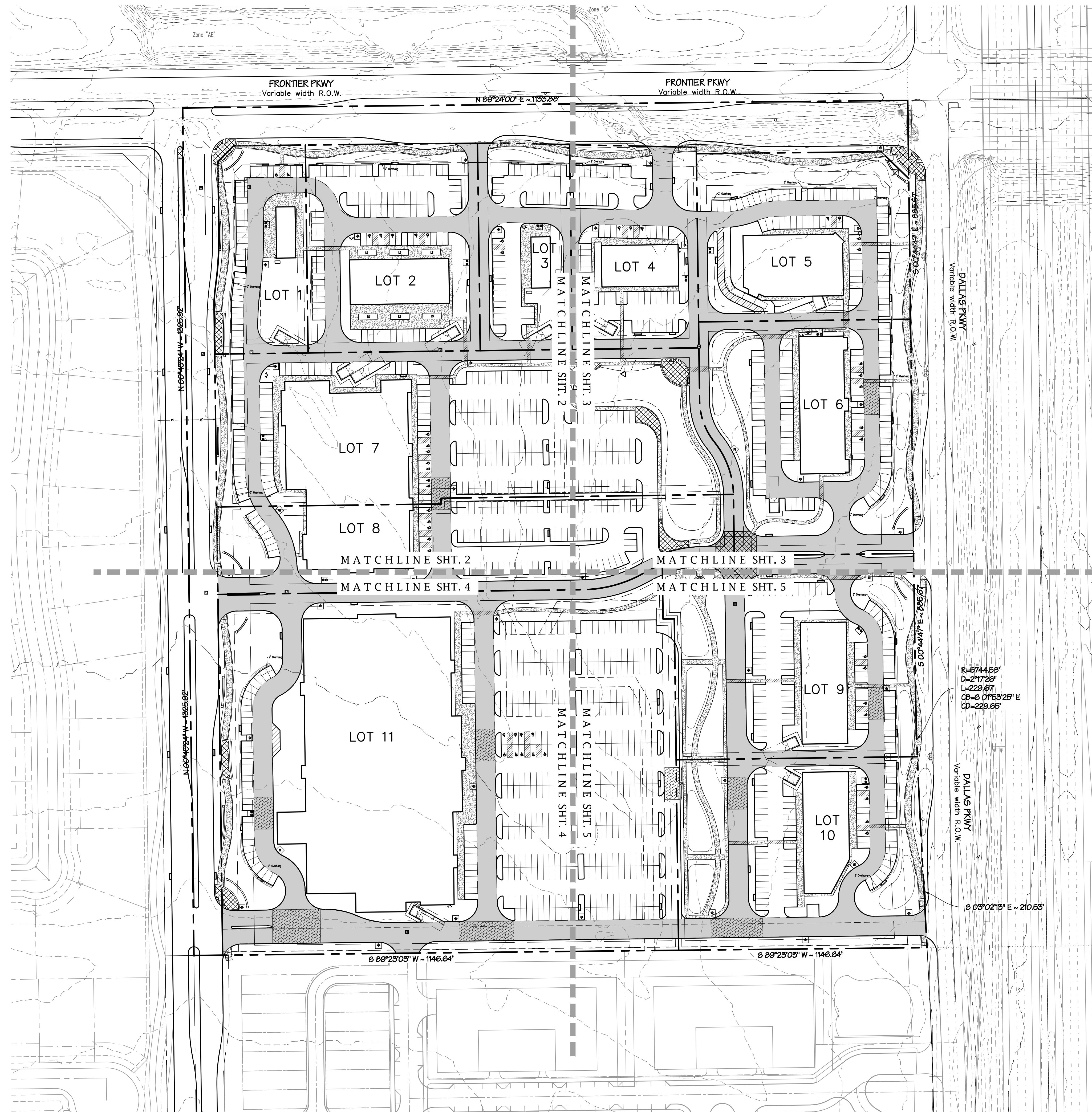
Town Staff recommends approval of the Preliminary Site Plan.



DEVAPP-24-0110

Frontier Gateway,
Block A, Lots 1-11

Preliminary Site Plan



Town of Prosper Site Plan Notes:

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

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

LEGEND

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

Sheet 1 of 6
 PRELIMINARY SITE PLAN
FRONTIER GATEWAY

IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
 SECTION NO. 12, ABSTRACT NO. 147

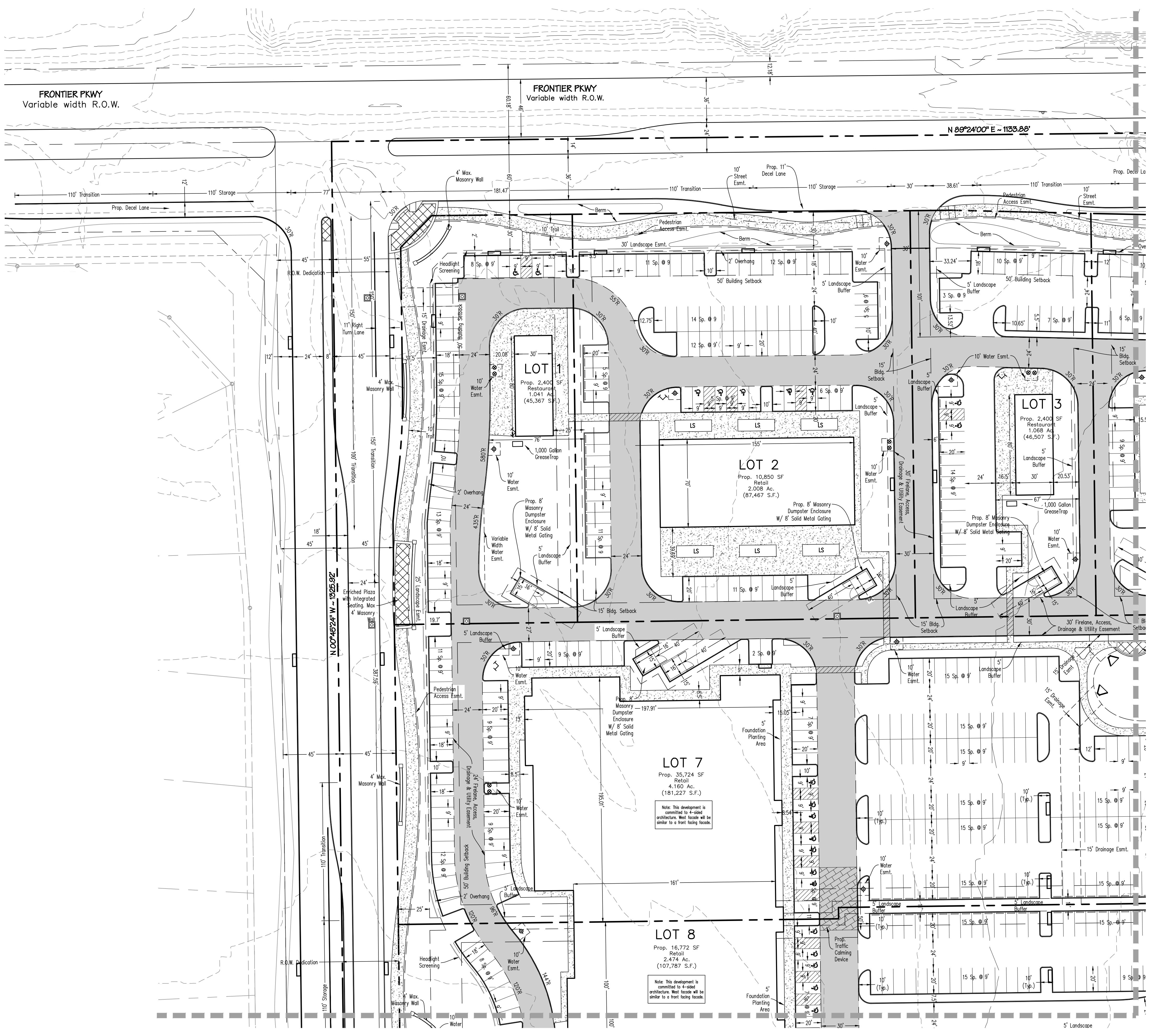
1,369,004 Net Sq.Ft. / 31.428 Net Acres
 1,505,293 Gross Sq.Ft. / 34.556 Gross Acres

Current Zoning: C-Commercial
 Town Case No. : DEVAPP-24-0110

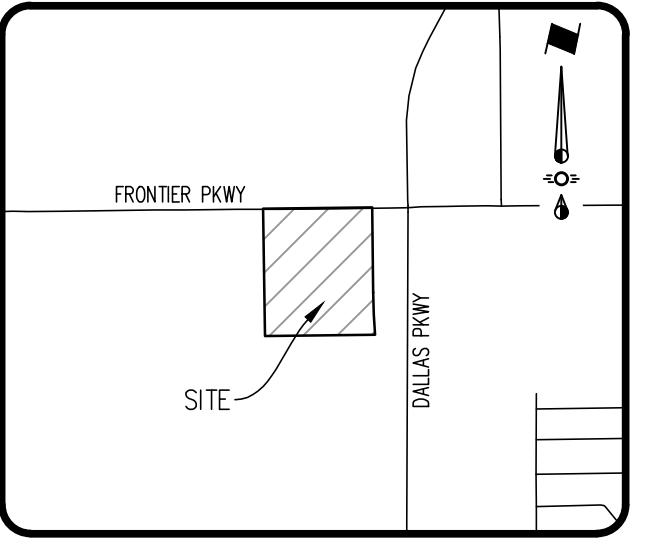
Prepared October 2025

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

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



MATCHLINE SHT. 4



LOCATION MAP

$$1'' = 2000'$$

GEND

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

MATCHLINE SHT. 3

Sheet 2 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY

BLOCK A, LOTS 1-11,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY

IN THE COLLIN COUNTY SCHOOL LAND
SECTION NO. 12, ABSTRACT NO. 147

SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres

1,505,293 Gross Sq.Ft. / 34.556 Gross Acres

1,335,295 Gross Sq.Ft. / 1,335 Gross Acres Current Zoning: C-Commercial

Town Case No. : DEVAPP-24-0110

Prepared October 2025

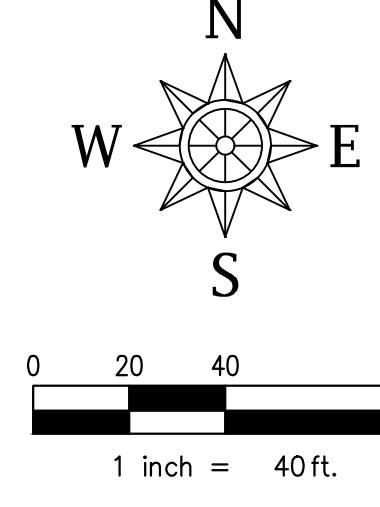
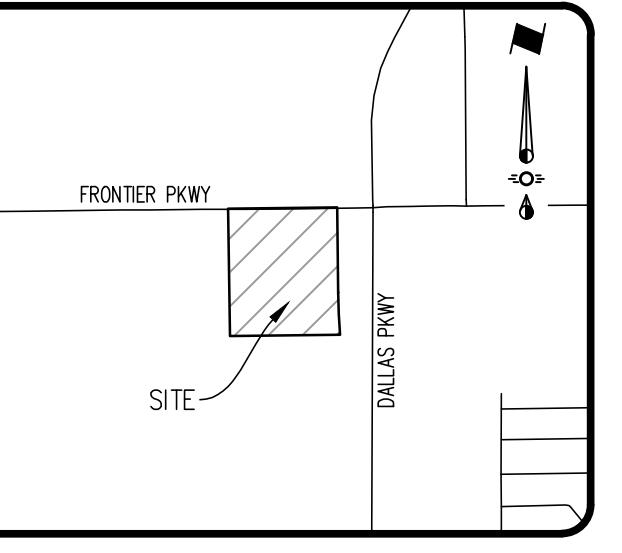
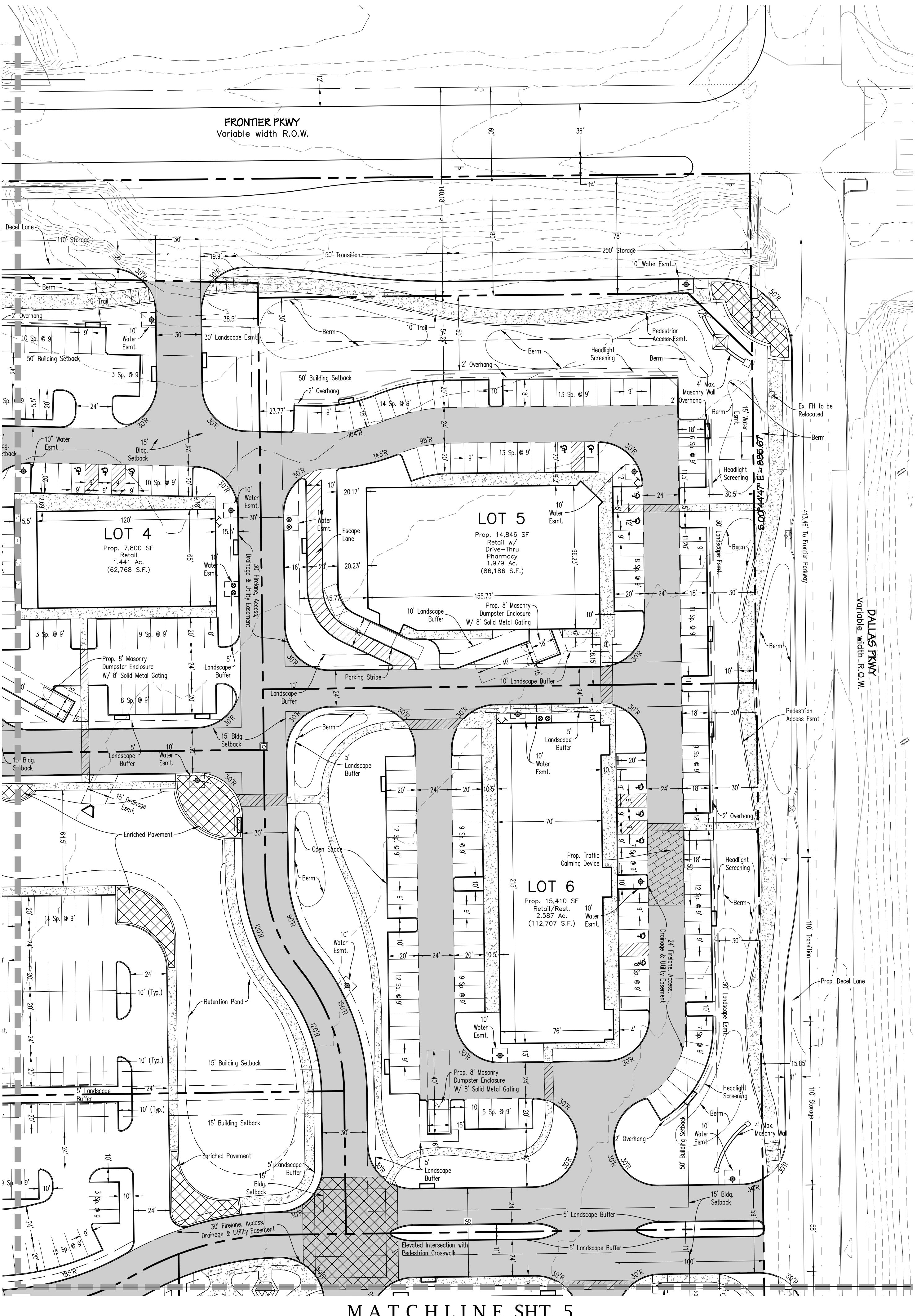
Spurs Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Urban Heights 4577 Firewheel Dr Plano, TX 75024

TBPE No. F-2121
Contact: David Bond
Contact: Ravi Yarlagadda

For more information, contact: David Bond

Sheet 2 of 6 Scale: 1"=40' Prepared: Dec-25 SEI Job No. 23-24

MATCHLINE SHT. 2



LEGEND

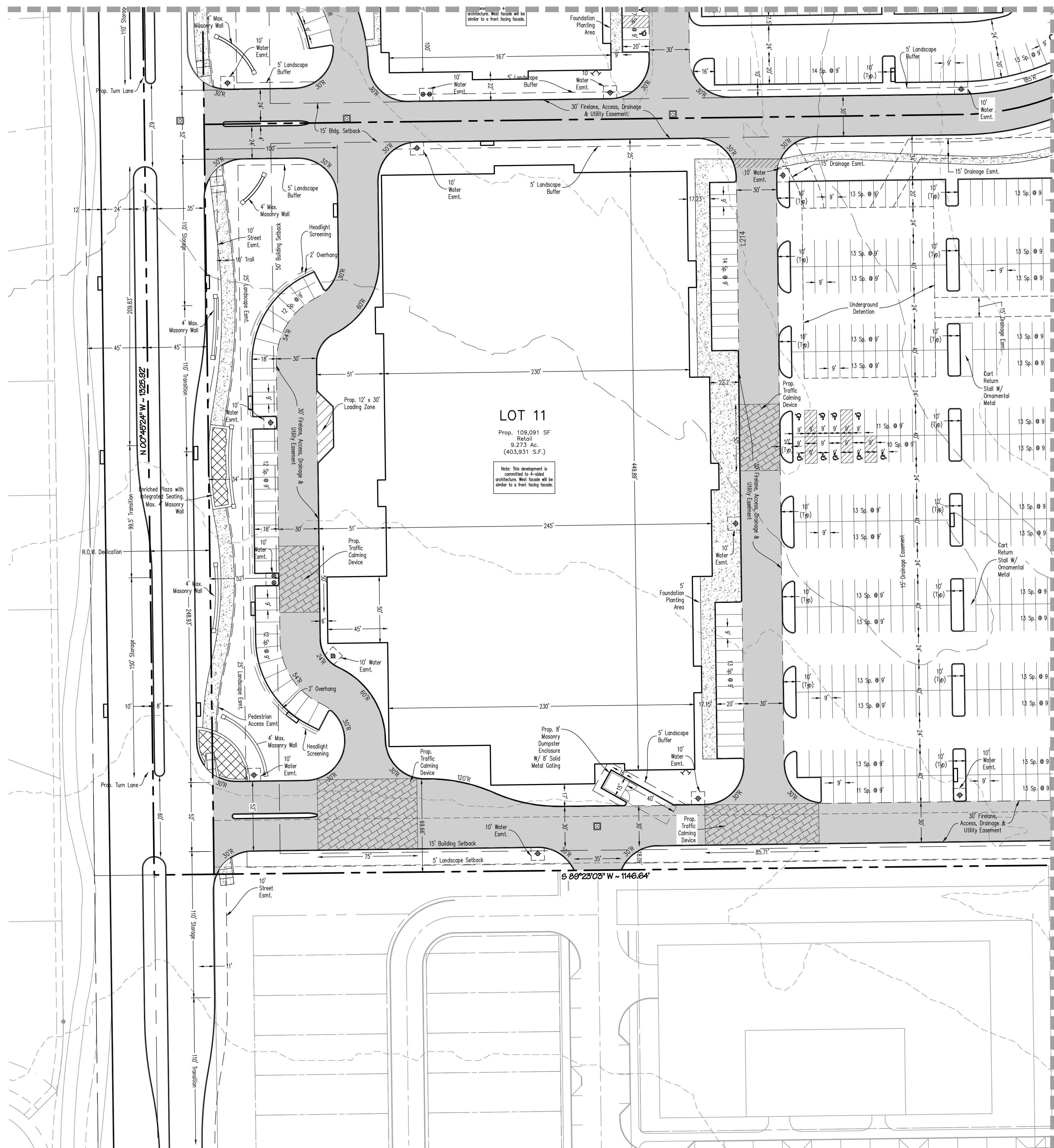
- [Shaded Box] FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- [Hatched Box] PROPOSED SIDEWALK
- [Cross-hatched Box] PROPOSED ENHANCED PAVEMENT (TRAFFIC CALMING)
- [Power Pole] POWER POLE/STANDARD GUY WIRE ANCHOR
- [Signpost] SIGNPOST
- [Overhead Line] OVERHEAD POWER LINE
- [Fire Hydrant] PROPOSED FIRE HYDRANT
- [Existing Hydrant] EXISTING FIRE HYDRANT
- [FDC] PROPOSED FDC
- [Meter] PROPOSED METER
- [Trap] PROPOSED GREASE TRAP
- [Headlight Screening] HEADLIGHT SCREENING

Sheet 3 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
BLOCK A, LOTS 1-11,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
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Town Case No. : DEVAPP-24-0110
Prepared October 2025

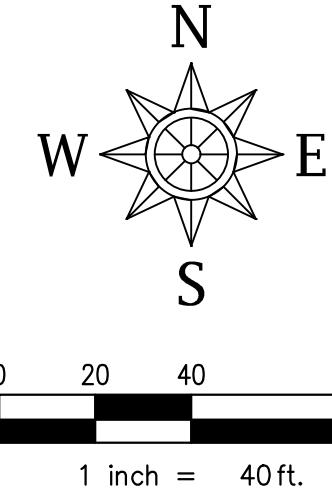
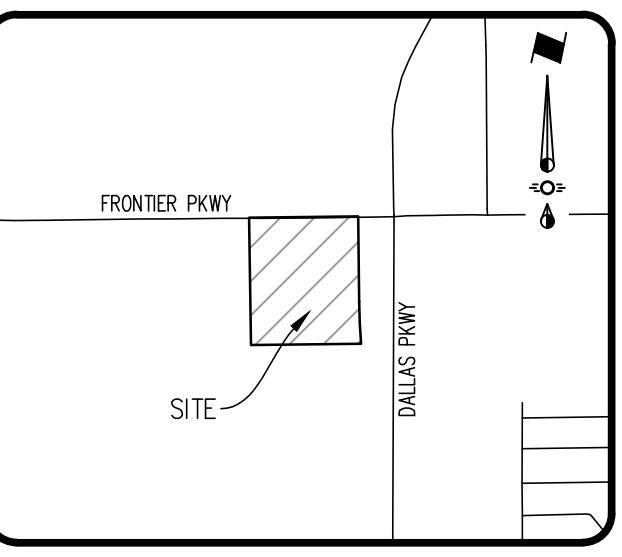
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457 Firewheel Dr
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Telephone: (248) 390-3400
Contact: Ravi Yarlagadda

MATCHLINE SHT. 2



MATCHLINE SHT. 5



LEGEND

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

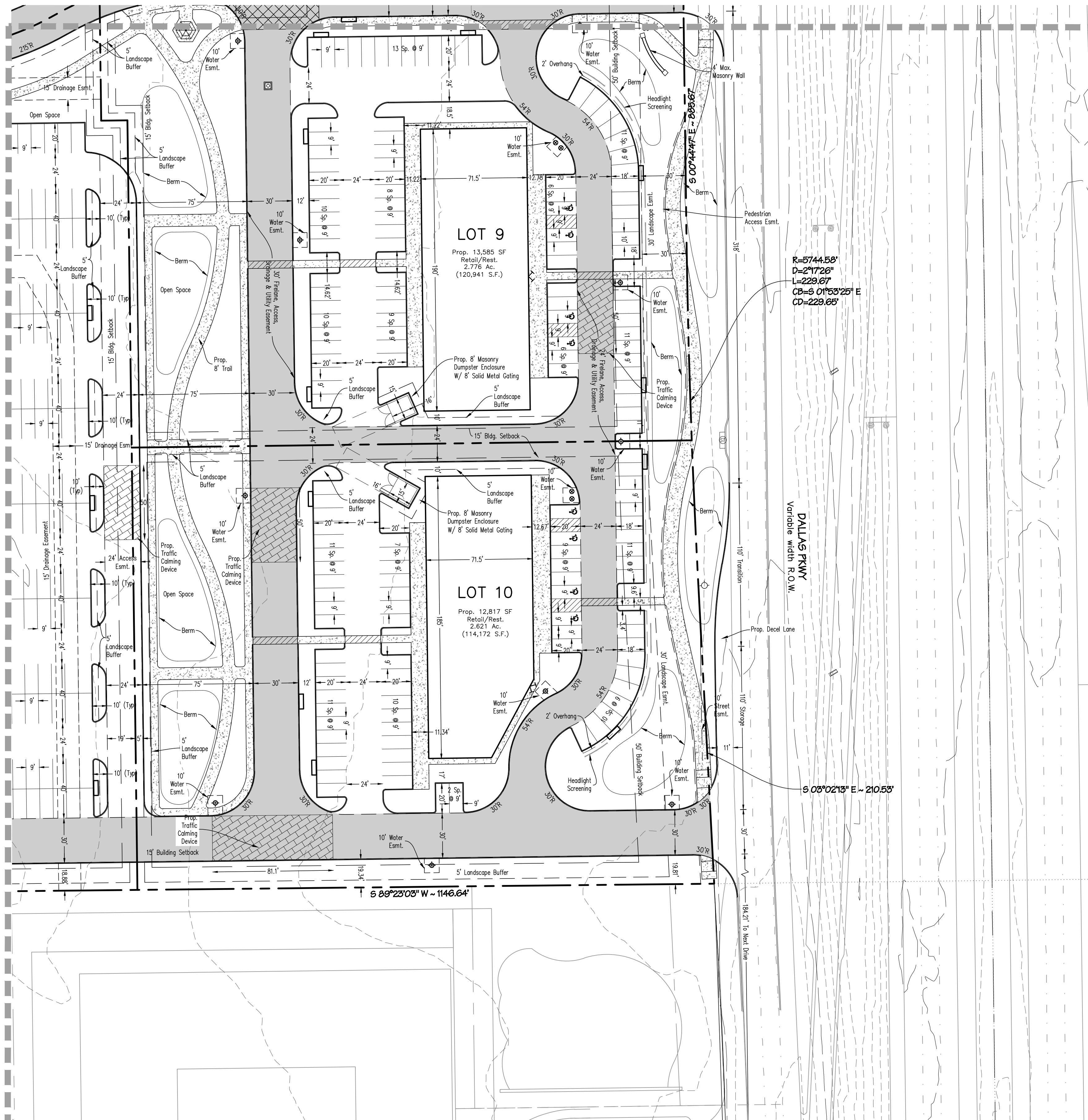
Sheet 4 of 6 PRELIMINARY SITE PLAN FRONTIER GATEWAY

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MATCHLINE SHT. 4



Sheet 5 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY

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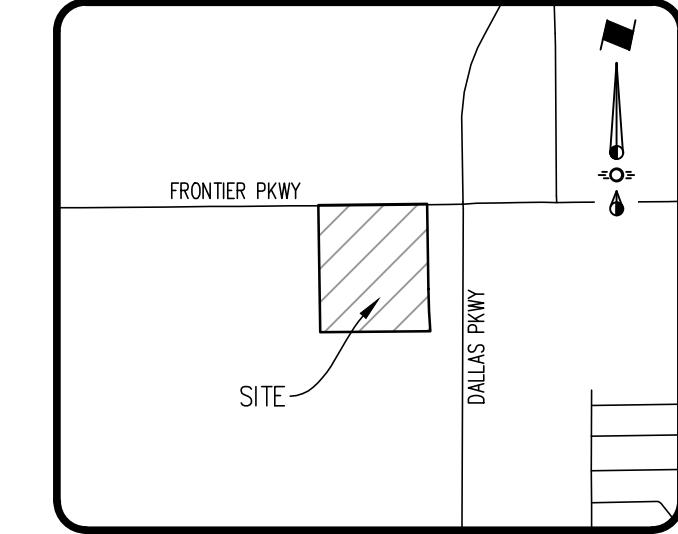
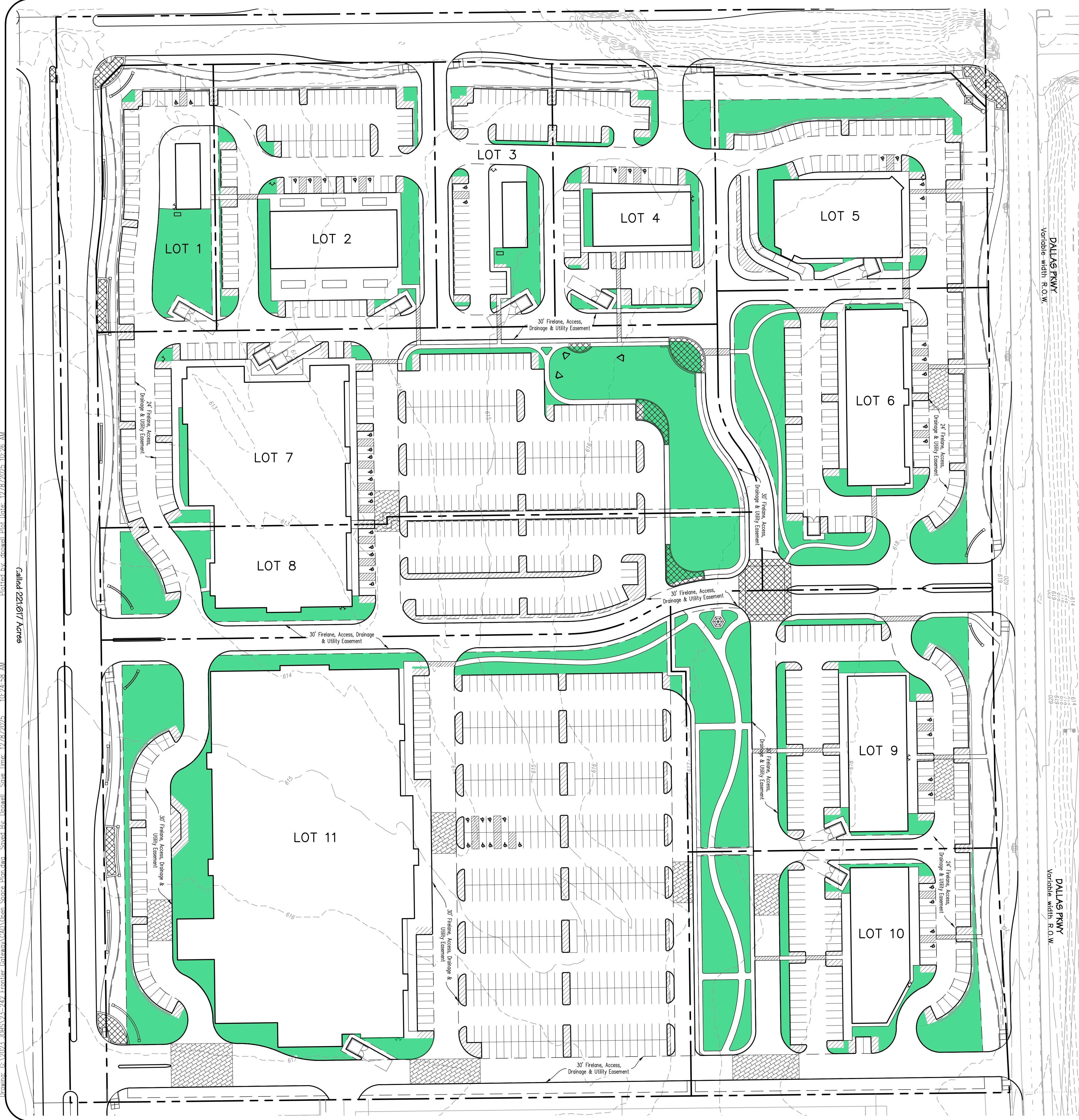
Site Data Summary Table													
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11		
Zoning	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial		
Proposed Use	Rest.	Retail	Rest.	Retail	Retail	Retail/Rest.	Retail	Retail	Retail/Rest.	Retail/Rest.	Retail		
Lot Area (Ac)	1.041	2.008	1.068	1.441	1.979	2.587	4,160	2,474	2.776	2.621	9.273		
Lot Area (SF)	45,367	87,467	46,507	62,768	86,186	112,707	181,227	107,787	120,941	114,172	403,931		
Building Area (SF)	2,400	10,850	2,400	7,800	14,846	15,410	35,724	16,772	13,585	12,817	109,091		
Building Height	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	28'-0"	30'-0"		
Lot Coverage	5.3%	12.4%	5.2%	12.4%	17.2%	13.7%	19.7%	15.6%	11.2%	11.2%	27.0%		
Floor Area Ratio	0.053:1	0.124:1	0.052:1	0.124:1	0.172:1	0.137:1	0.197:1	0.156:1	0.112:1	0.112:1	0.27:1		
Total Parking Required	1 Sp./100 SF (Restaurant)	1 Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant)	1 Sp./250 SF (Retail)	1 Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant)		1 Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant)		1 Sp./250 SF (Retail)		
						1Sp./250 SF (Retail)			1Sp./250 SF (Retail)				
						30% Rest.	4623 SF		35% Rest.	4755 SF			
						70% Retail	10787 SF		65% Retail	8830 SF	76% Retail	9740.9 SF	
	24	43	24	31	59	89	143	67	83	70	436		
Total Parking Provided	36 Sp.	95 Sp.	37 Sp.	55 Sp.	64 Sp.	90 Sp.	231 Sp.	113 Sp.	86 Sp.	70 Sp.	442 Sp.		
Handicap Parking Required	2 Sp.	4 Sp.	2 Sp.	3 Sp.	3 Sp.	4 Sp.	7 Sp.	5 Sp.	4 Sp.	3 Sp.	9 Sp.		
Handicap Parking Provided	2 Sp.	5 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	7 Sp.	5 Sp.	4 Sp.	4 Sp.	9 Sp.		
Parking Lot Landscaping Required (SF)	540	1,410	555	1,065	915	1,350	3,180	1,695	1,290	1,065	6,630		
Parking Lot Landscaping Provided (SF)	786	3,057	1,499	2,537	2,994	2,668	5,063	5,587	2,309	2,312	8,502		
Total Impervious Area (SF)	36,149	77,376	40,206	54,522	70,842	89,625	115,519	69,338	93,089	89,950	248,231		
Open Space Required (SF)	3,176	6,123	3,255	4,394	6,033	7,889	12,686	7,545	8,466	7,992	28,275		
Open Space Provided (SF)	8,432	7,214	4,800	5,882	12,001	20,414	24,536	15,447	25,119	21,309	39,123		

Sheet 6 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY

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LOCATION MAP

$$1'' = 2000'$$

Site Data Summary Table											
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11
Lot Area (Ac)	1.041	2.008	1.068	1.441	1.979	2.587	4,160	2,474	2.776	2.621	9.273
Lot Area (SF)	45,367	87,467	46,507	62,768	86,186	112,707	181,227	107,787	120,941	114,172	403,931
Parking Lot Landscaping Required (SF)	540	1,410	555	1,065	915	1,350	3,180	1,695	1,290	1,065	6,630
Parking Lot Landscaping Provided (SF)	786	3,057	1,499	2,537	2,994	2,668	5,063	5,587	2,309	2,312	8,502
Total Impervious Area (SF)	36,149	77,376	40,206	54,522	70,842	89,625	115,519	69,338	93,089	89,950	248,231
Open Space Required (SF)	3,176	6,123	3,255	4,394	6,033	7,889	12,686	7,545	8,466	7,992	28,275
Open Space Provided (SF)	8,432	7,214	4,800	5,882	12,001	20,414	24,536	15,447	25,119	21,309	39,123

LEGEND

INTERIOR LANDSCAPE AREA PROVIDED

OPEN SPACE PROVIDED

OPEN SPACE PLAN

NTIER GATEWAY

BLOCK A, LOTS 1-11,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY

IN THE COLLIN COUNTY SCHOOL LAND
SECTION NO. 12, ABSTRACT NO. 147

SECTION NO. 12, ABSTRACT NO. 147
1360.004 N. 4 S. E. 1/4 31-123 N. 4 A.

1,369,004 Net Sq.Ft. / 31.428 Net Acres
505,383 G. S. F. / 34,556 G. A.

,505,293 Gross Sq.Ft. / 34.556 Gross Acres
G Z G G

Current Zoning: C-Commercial T-1 C-1 N-1 REVARD 24-0110

Town Case No. : DEVAPP-24-0110
Prepared May 2025

Prepared May 2025

ENGINEER / SURVEYOR / APPLICANT OWNER / DEVELOPER

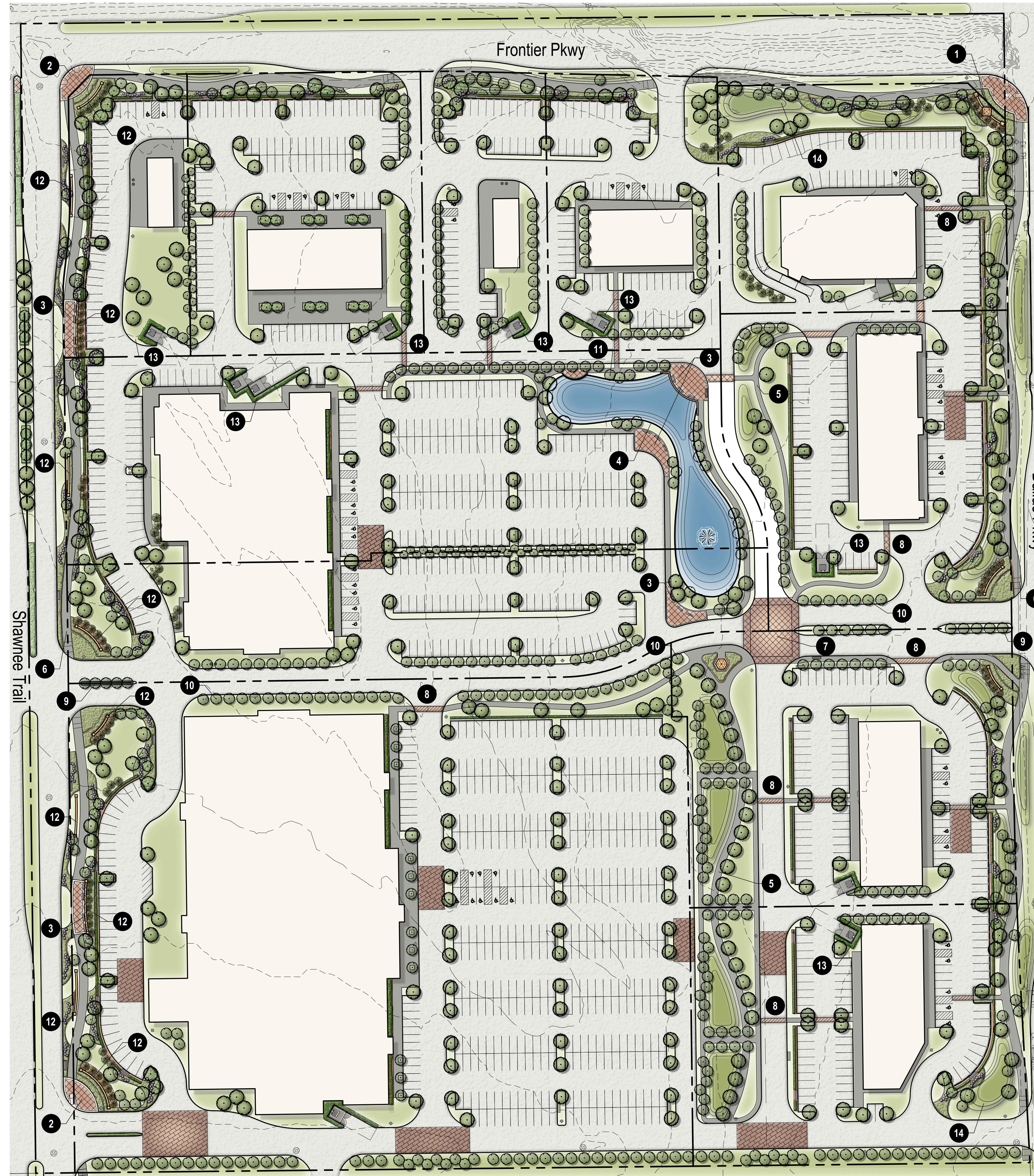
ENGINEER / SURVEYOR/ APPLICANT OWNER/DEVELOPER
Spiars Engineering, Inc. Urban Heights

President George Bush Hwy, Suite 200
Richardson, TX 75080

TBPE No. F-2121 Contact: Ravi Yarlagadda
Contact: David Bond

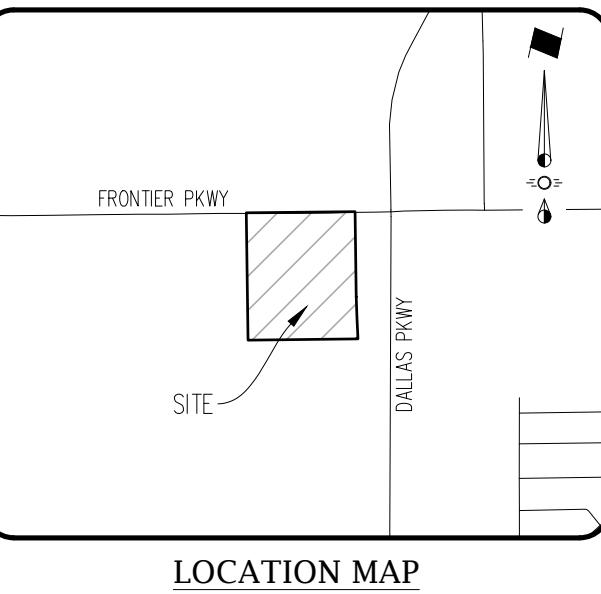
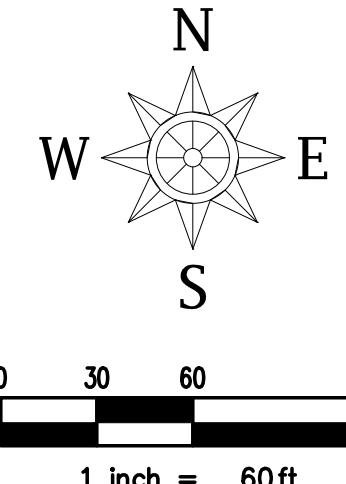
For further information, contact: David Bond

Sheet 1 of 1 Scale: 1"=40' Prepared: Dec-25 SEI Job No. 2



Amenity and Landscape Features Key

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



CONCEPTUAL LANDSCAPE PLAN
FRONTIER GATEWAY

IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,505,293 Gross Sq.Ft. / 31.543 Gross Acres
1,374,047 Net Sq.Ft. / 34.556 Net Acres
Current Zoning: C-Commercial
Town Case No.: DEVAPP-24-0110
Prepared July 2025

LANDSCAPE ARCHITECT
Spiers Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBAE No. 2986
Contact: Anthony Stewart, RLA

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

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



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: Revised Conveyance Plat of Westside Addition, Block A, Lots 4 and 5
Meeting: December 16, 2025

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-25-0071)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-94 (Mixed Use).

Conformance:

The Revised Conveyance Plat conforms to the development standards of Planned Development-94.

Description of Agenda Item:

The purpose of the Revised Conveyance Plat is to shift the property line between lots 4 and 5 to the west for the development of Lots 4 and 5. The previous Conveyance Plat (D19-0015) was approved on 11/05/2019 and recorded in February of 2020.

Companion Item:

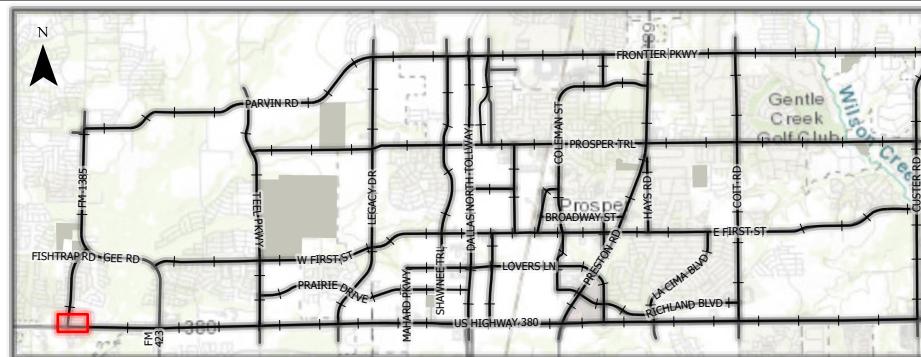
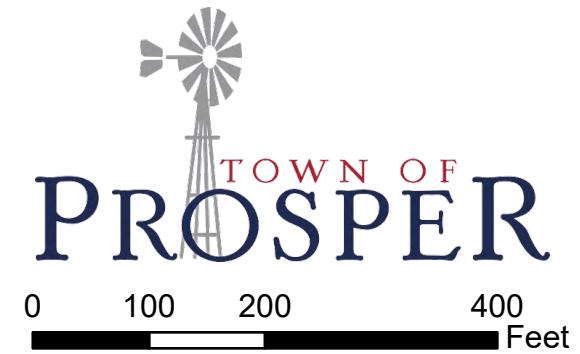
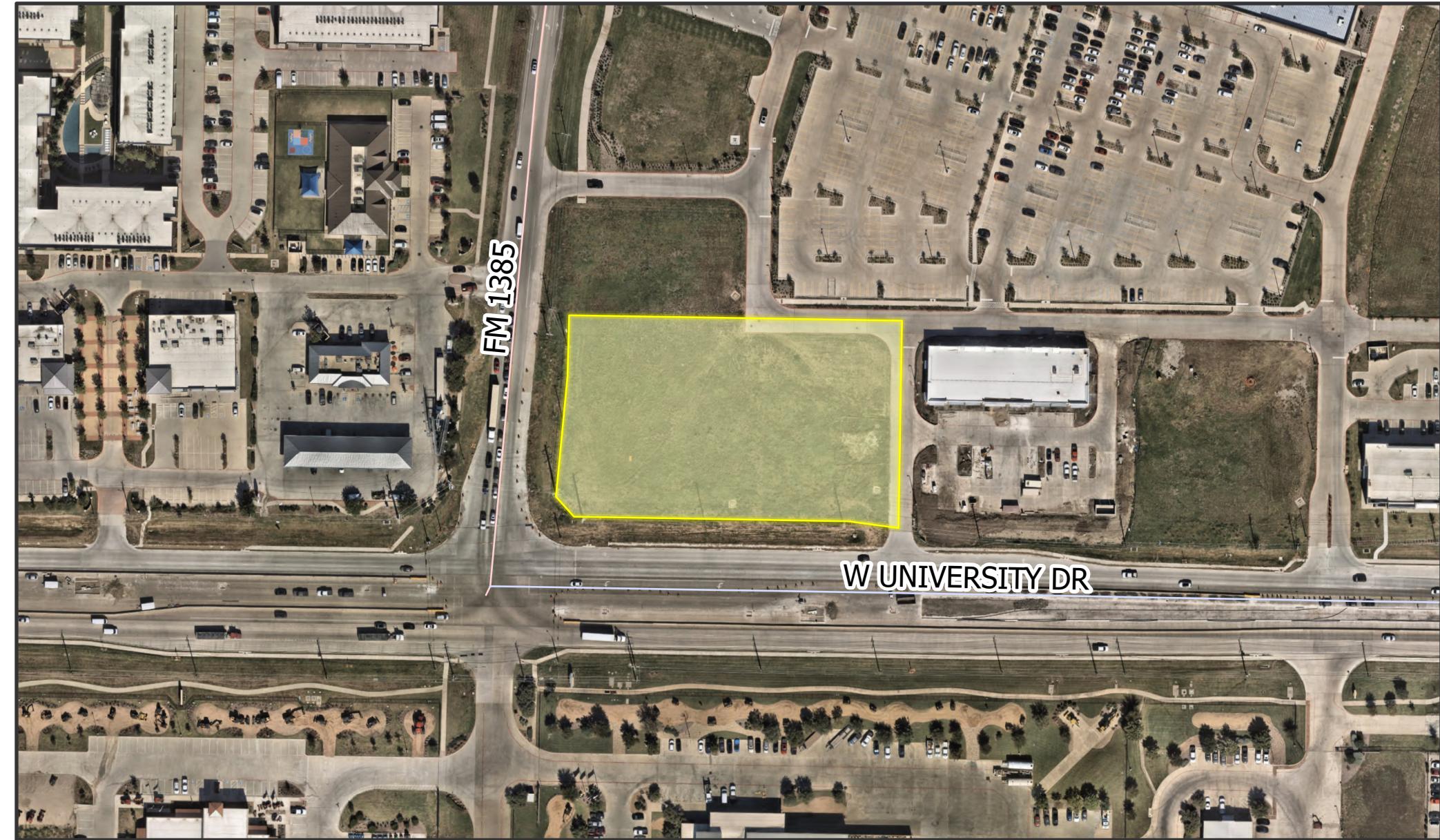
As companion items, the Site Plan (DEVAPP-24-0177), Façade Plan (DEVAPP-24-0176), and the Final Plat (DEVAPP-24-0175) are on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Revised Conveyance Plat
3. Previously Recorded Conveyance Plat (D19-0015)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat.

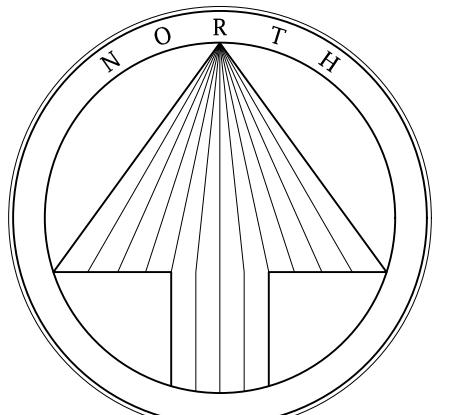


This map for illustration purposes only

DEVAPP-25-0071

Westside Addition Block A,
Lots 4 and 5

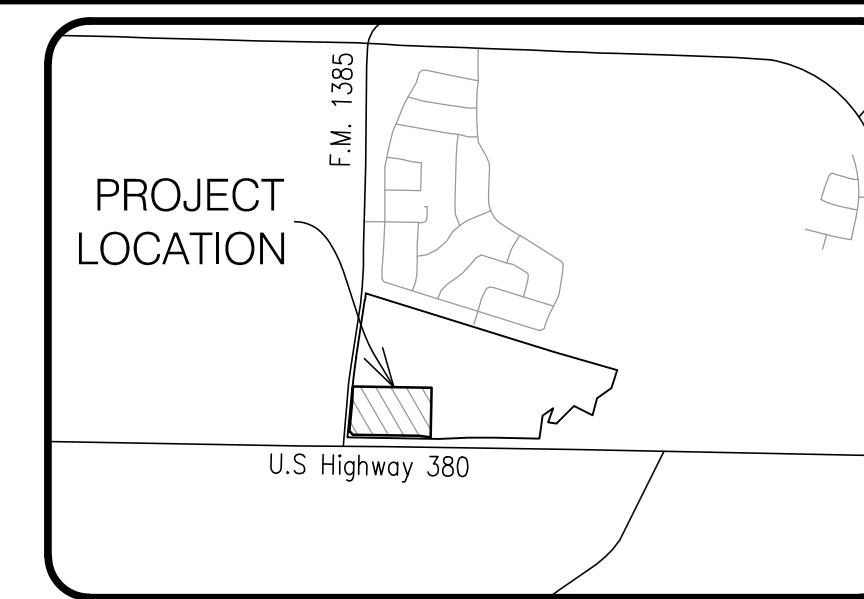
Revised Conveyance Plat



40 0 20 40 80
1 inch = 40 ft.

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

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



LOCATION MAP
1" = 2000'

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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, Town of Prosper, Denton County, Texas, being all/part of a tract conveyed to Roundrock 520, LLC, by deed recorded in 2024-106981 of the Official Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at at a 1/2" iron rod with plastic cap stamped "SPIARSEG" set at the southwestern corner of said Lot 4 and lying in the right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE N 41°48'24" W, 33.55 feet to a 1/2" capped iron rod stamped "SPIARSEG" set at the southwestern corner of Lot 4 and lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE N 05°26'52" E, 150.68 feet to a 1/2" capped iron rod stamped "SPIARSEG" set lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE N 01°37'31" E, 76.37 feet to a 1/2" capped iron rod stamped "SPIARSEG" set at the northwestern corner of said Lot 4 and lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE S 89°04'43" E, 415.07 feet to a 1/2" capped iron rod stamped "SPIARSEG" set at the northeastern corner of said Lot 5 and a common northwestern corner of Lot 6;

THENCE S 00°55'25" W, 258.98 feet to a mag found at the southeastern corner of Lot 5 and a common southwestern corner of Lot 6;

THENCE N 82°11'54" W, 62.88 feet;

THENCE N 89°02'28" W, 342.70 feet to the POINT OF BEGINNING with the subject tract containing 105,666 square feet or 2.426 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROUNDROCK 520, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as WESTSIDE ADDITION, BLOCK A, LOTS 4 AND 5, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. ROUNDROCK 520, LLC, does herein certify the following:

1. The streets and alleys are dedicated for street purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Prosper.
5. The Town of Prosper shall have the right to remove 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 use thereof.
7. The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, monitoring, 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.

Witness our hands this _____ day of _____, 2025.

ROUNDROCK 520, LLC

By:

Signature

Name, Title

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Zeanat Ladiwalla, 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 _____, 2025.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren 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 _____, 2025.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

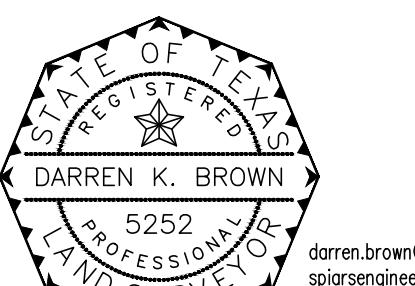
DARREN BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared DARREN 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 _____, 2025.

Notary Public, State of Texas



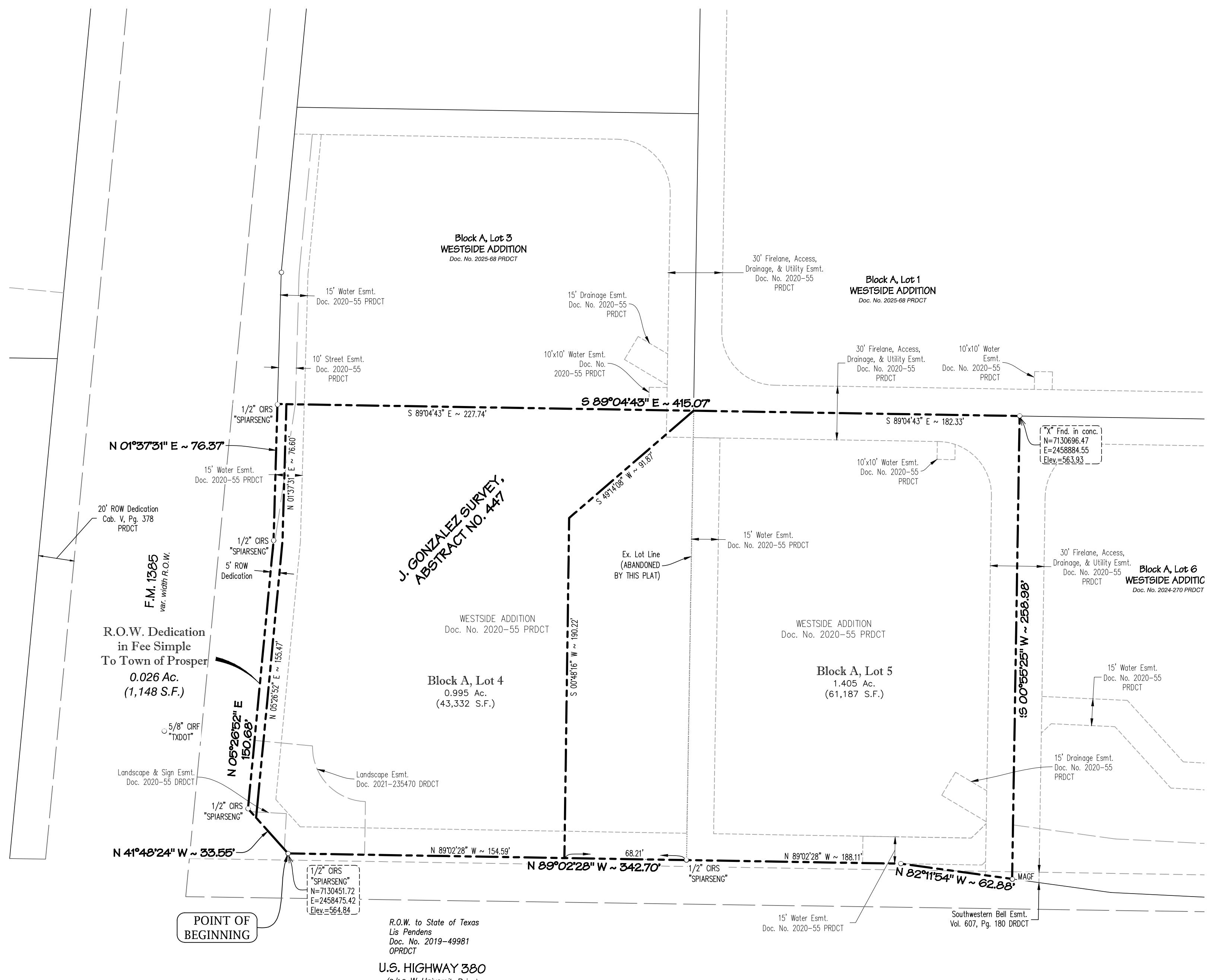
darren.brown@sparsengineering.com

PURPOSE STATEMENT
The purpose of this Conveyance Plat is to shift the property line between lots 4 and 5 to the west for the development of Lots 4 and 5.

NOTICE:
A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance. Its entirety or interest therein defined, no building permit shall be issued for permanent public utility services provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

NOTES:

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



CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2025, by
the Planning & Zoning Commission of the Town of Prosper, Texas.

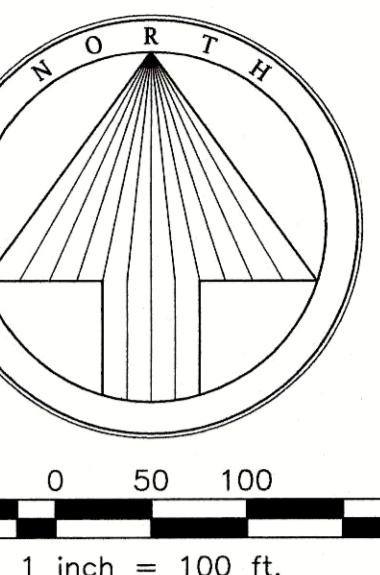
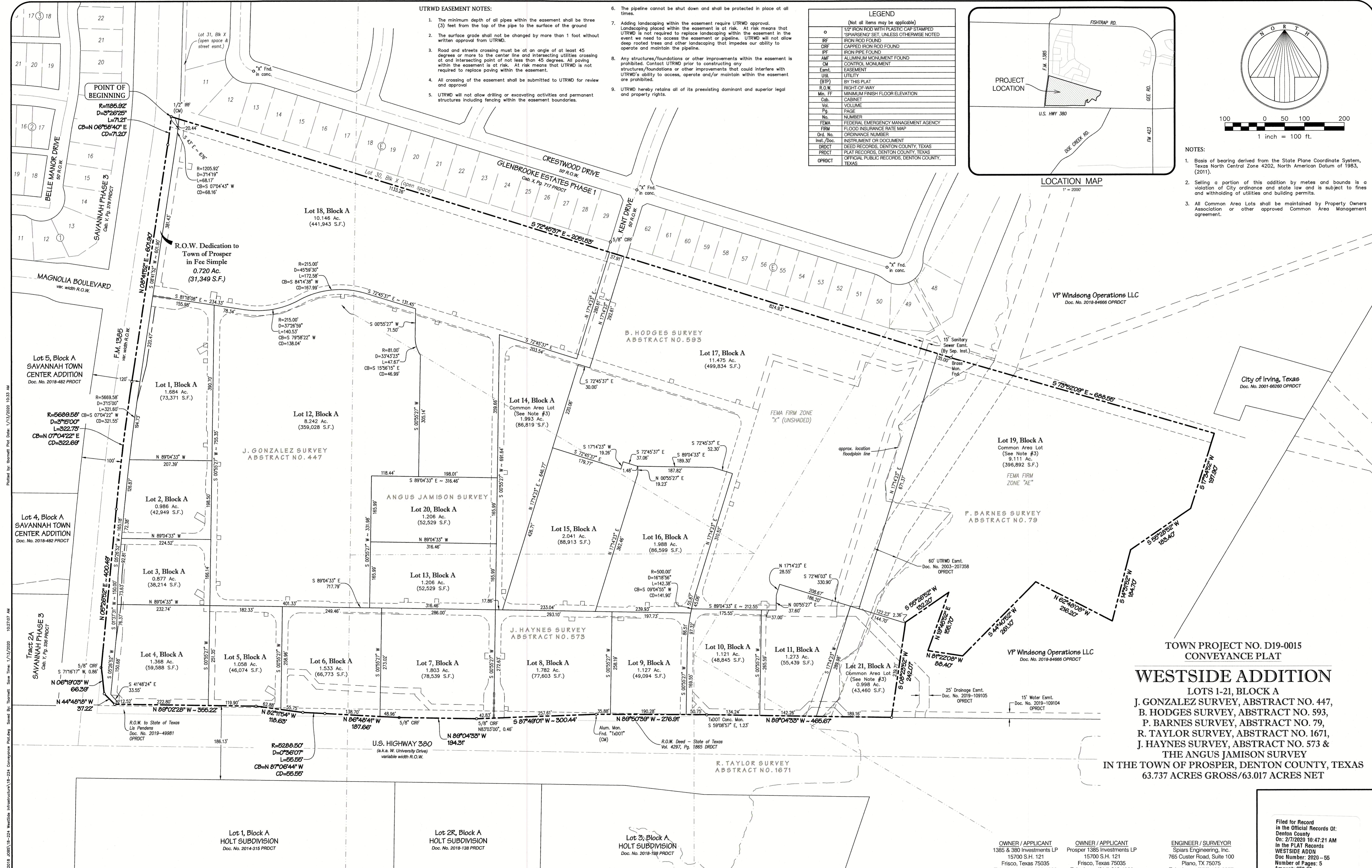
Town Secretary _____

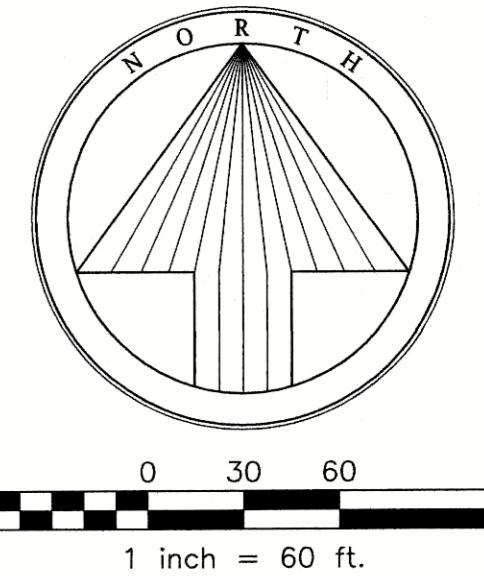
Engineering Department _____

Development Services Department _____

OWNER / APPLICANT
Roundrock 520, LLC
405 TX-121, Suite C-140
Lewisville, TX 75067
Telephone (469) 208-1872
Contact: Zeanat Ladiwalla
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith

REVISED CONVEYANCE PLAT
WESTSIDE ADDITION
BLOCK A, LOTS 4 AND 5
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
105,666 Sq. Ft./2.426 Acres
Current Zoning: PD-94
Town Case No. DEVAPP-25-0071
Prepared December 2025





1 inch = 60 ft.

Plotted by: tbarnett Plot Date: 1/13/2020 10:33 AM

Plotted by: tbarnett Plot Date: 1/13/2020 10:33 AM

10:27:07 AM
13/1/2020

13/2020

Save Time: 1

ed By: T barnett

Plat.dwg Sav

224 Conveyance

structure\18-2

4 WestSide Infr

JOBS\18-22

Drawing: G:\201

□

PAGE 2: Easement annotation

■ ■ ■ ■ ■ MATCH LINE

<u>OWNER / APPLICANT</u>	<u>OWNER</u>
1385 & 380 Investments LP	Prosper 1
15700 S.H. 121	15
Frisco, Texas 75035	Frisco
Telephone (214) 619-4930	Telephone
Contact: Mike Fannin	Contact

ER / APPLICANT
385 Investments LP
5700 S.H. 121
co, Texas 75035
one (214) 619-4930
act: Mike Fannin

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

Contact: Kevin Wier

iled for Record
n the Official Records Of:
enton County
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WESTSIDE ADDN
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Page 2 of 5 Scale: 1" = 60' December, 2019 SEI Job No. 18-224

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rastructure\18-224 Conveyance Plat.dwg Saved By: Tbarnett Save Time: 1/13/2014

Plotted by: tbarnett Plot Date: 1/13/2020 10:33 AM

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**TOWN PROJECT NO. D19-0015
CONVEYANCE PLAT**

WESTSIDE ADDITION

LOTS 1-21, BLOCK A

**J. GONZALEZ SURVEY, ABSTRACT NO. 447,
B. HODGES SURVEY, ABSTRACT NO. 593,
P. BARNES SURVEY, ABSTRACT NO. 79,
R. TAYLOR SURVEY, ABSTRACT NO. 1671,
J. HAYNES SURVEY, ABSTRACT NO. 573 &
THE ANGUS JAMISON SURVEY**

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

63.737 ACRES GROSS/63.017 ACRES NET

OWNER / APPLICANT
Prosper 1385 Investments LP
15700 S.H. 121
Frisco, Texas 75035
Telephone (214) 619-4930
Contact: Mike Fannin

OWNER / APPLICANT
Prosper 1385 Investments LP
15700 S.H. 121
Frisco, Texas 75035
Telephone (214) 619-4930
Contact: Mike Fannin

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

**Filed for Record
in the Official Records Of:
Denton County
On: 2/7/2020 10:47:21 AM
In the PLAT Records
WESTSIDE ADDN
Doc Number: 2020-55
Number of Pages: 5
Amount: 250.00
Order#202007000255
By: CB**

U.S. HIGHWAY 380
(a.k.a. W. University Drive)
variable width R.C.W.

VP WindSong Operations LLC
Doc. No. 2018-84666 OPRDCT

City of Irving, Texas
Doc. No. 2001-66260 OPRDCT

Upper Trinity Periodic Water District
Doc. No. 2006-5932 OPRDCT

1 inch = 60 ft.

60 0 30 60 120

1 inch = 60 ft.

City of Irving, Texas
Doc. No. 2001-66260 OPRDCT

Loc. No. 2006-5932 Water Distrib. Reg. No. 2006-5932 OPRDCT

TOWN PROJECT NO. D19-0015
CONVEYANCE PLAT

OTS 1-21, BLOCK A

J. GONZALEZ SURVEY, ABSTRACT NO. 447,
B. HODGES SURVEY, ABSTRACT NO. 593,
P. BARNES SURVEY, ABSTRACT NO. 79,
R. TAYLOR SURVEY, ABSTRACT NO. 1671,
J. HAYNES SURVEY, ABSTRACT NO. 573 &
THE ANGUS JAMISON SURVEY

THE ANGUS JAMISON SURVEY
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
63.737 ACRES GROSS/63.017 ACRES NET

PLICANT
estments LP
I. 121
s 75035
) 619-4930
e Fannin

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: Kevin Wier

Denton County
On: 2/7/2020 10:47:21 AM
In the PLAT Records
WESTSIDE ADDN
Doc Number: 2020-55
Number of Pages: 5
Amount: 250.00
Order#:20200207000255
By: CB



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: Site Plan for Westside Addition, Block A, Lots 4 and 5
Meeting: December 16, 2025

Agenda Item:

Consider and act upon a request for a Site Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0177)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-94 (Mixed Use).

Conformance:

The Site Plan conforms to the development standards of Planned Development-94. The Planned Development allows for development of three non-contiguous drive-through restaurants along University Drive and one on FM 1385; a Specific Use Permit is not required.

Description of Agenda Item:

The Site Plan consists of a 4,800 square foot drive-through restaurant and an 8,208 square foot retail building with associated parking.

Access:

Access is provided from FM 1385 and University Drive through cross access within the overall commercial development.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. The Planned Development provides for two areas of open space within the entire development that satisfies the requirement for open space on these lots.

Companion Item:

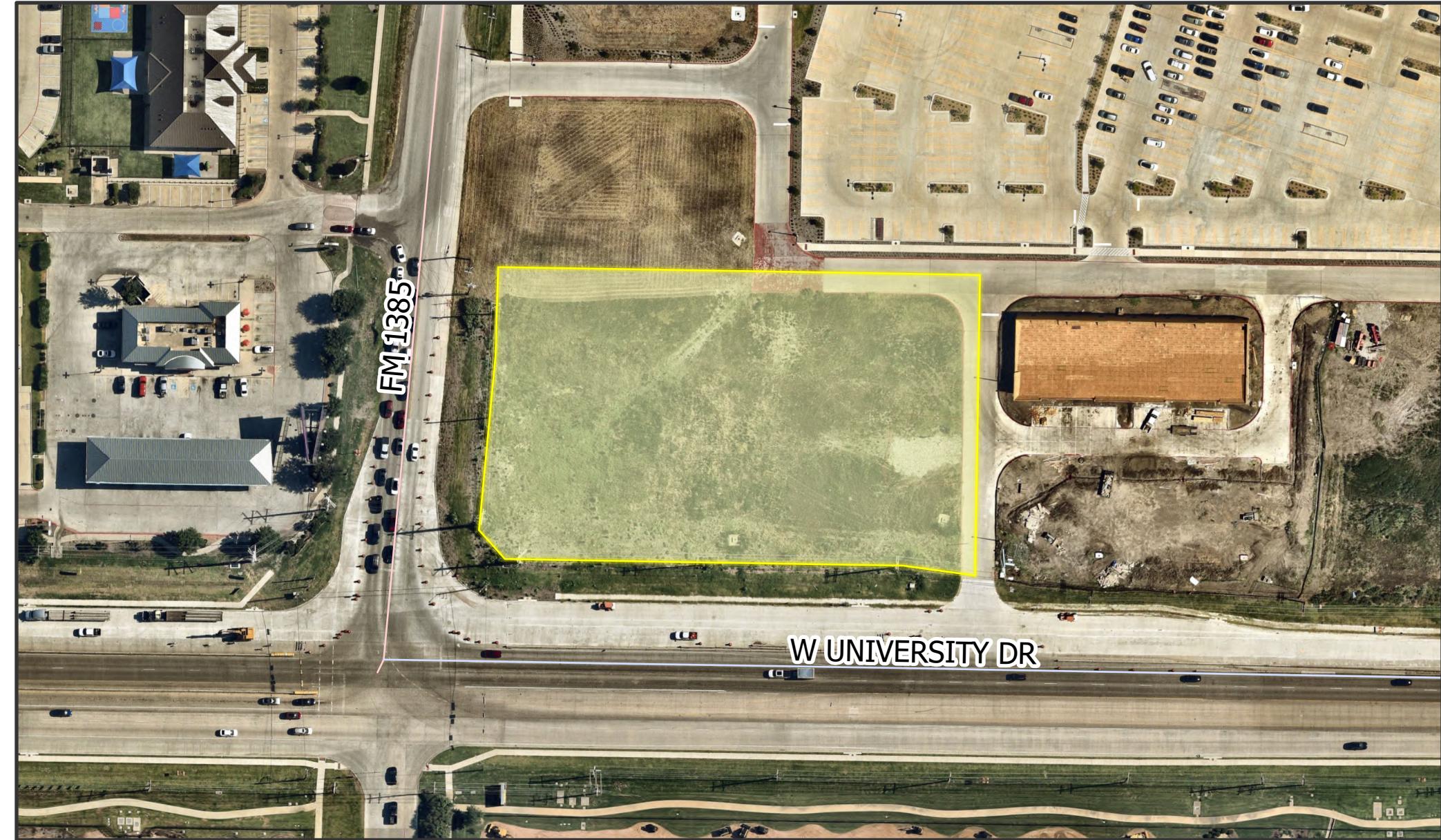
As companion items, the Revised Conveyance Plat (DEVAPP-25-0071), Façade Plan (DEVAPP-24-0176), and the Final Plat (DEVAPP-24-0175) are on this Planning and Zoning Commission agenda.

Attachments:

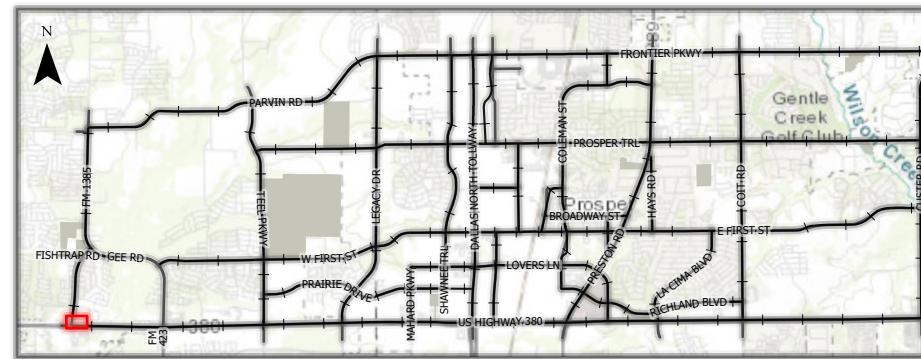
1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



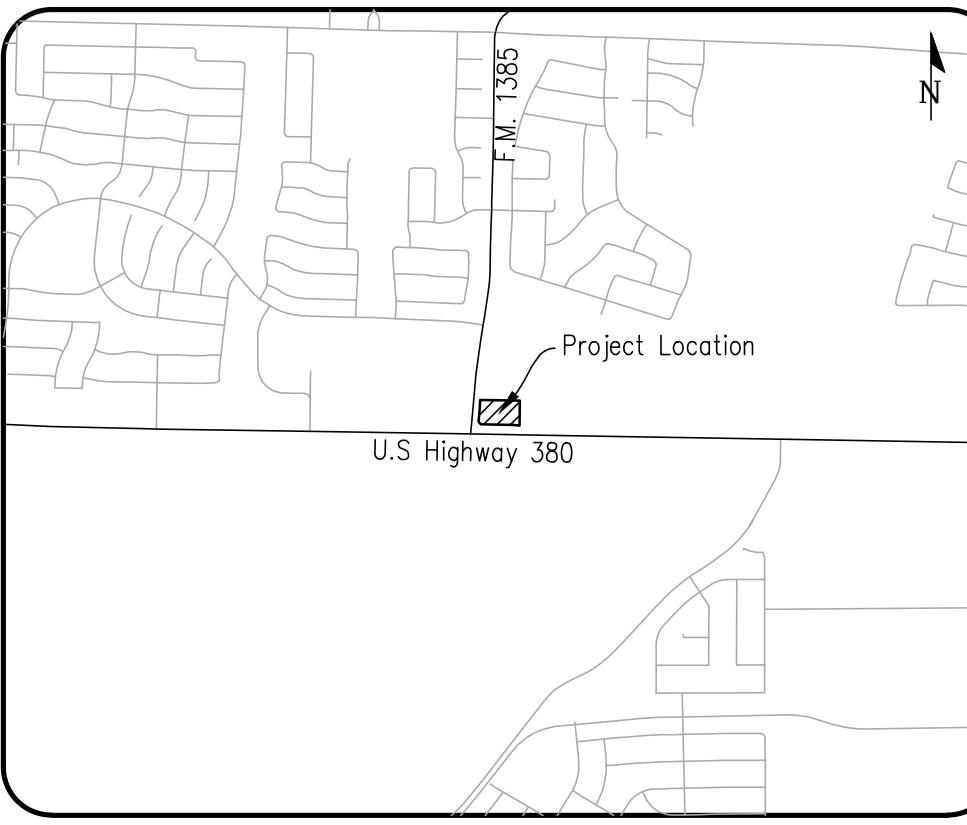
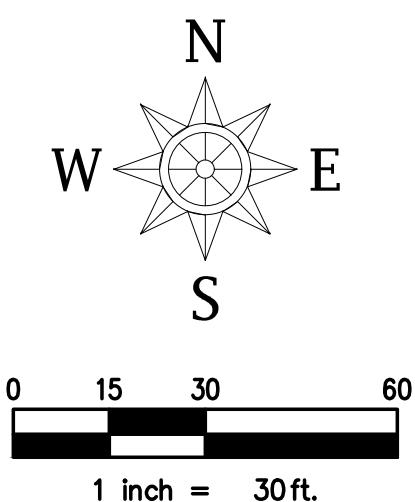
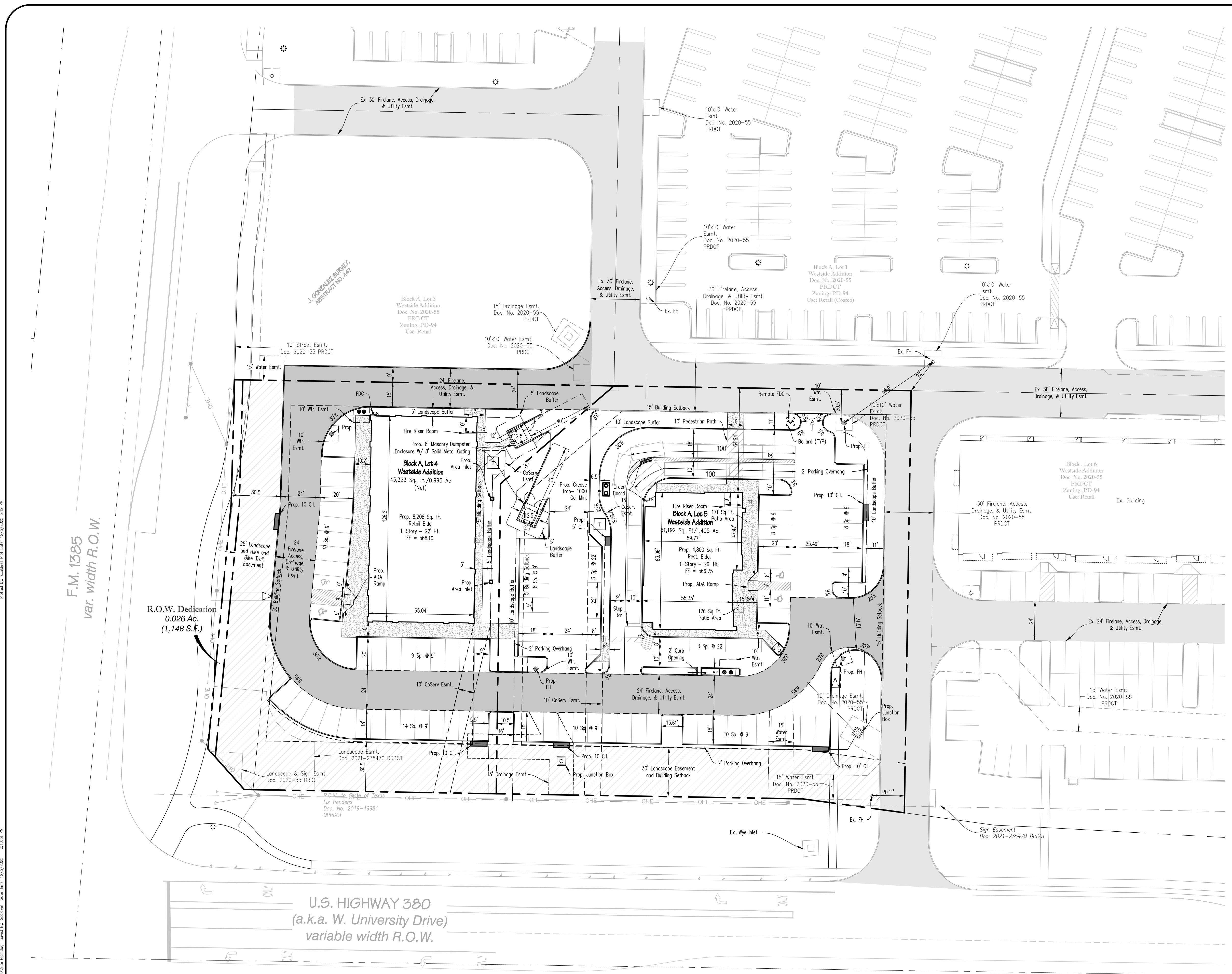
**TOWN OF
PROSPER**
0 65 130 260
Feet



DEVAPP-24-0177

**Westside Addition, Block A,
Lots 4 & 5**

Site Plan



Vicinity Map

TOWN OF PROSPER SITE PLAN NOTES:

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

<u>SITE DATA</u>	<u>LOT 4</u>	<u>LOT 5</u>
Zoning	Mixed Use PD-94	Mixed Use PD-94
Proposed Use:	Retail	Restaurant with Drive-Through
Lot Area:	0.995 Ac. (Net) (43,323 Sq. Ft.)	1.405 Ac. (61,192 Sq. Ft.)
Building Area:	8,208 Sq. Ft.	4,800 Sq. Ft.
Building Height:	1 Story, 22'-0"	1 Story, 26'-0"
Lot Coverage:	18.9%	07.8%
Floor Area Ratio:	0.189:1	0.078:1
Parking Required:	Lot 4 – Retail 1:250 Sq. Ft. (8,208 Sq. Ft.) = 33 Sp. Total Required: 33 Spaces	Lot 5 – Restaurant 1:100 Sq. Ft. (4,800 Sq. Ft) = 48 Sp. Patio 1:200 Sq. Ft. (347 Sq. Ft.) = 2 Sp. Total Required: 50 Spaces
Total Parking Provided:	Total Provided: 33 Spaces	Total Provided: 50 Spaces
HC Parking Required:	2 Spaces	2 Spaces
HC Parking Provided:	2 Spaces	2 Spaces
Interior Landscape Required:	510 Sq. Ft	735 Sq. Ft
Interior Landscape Provided:	986 Sq. Ft	2,605 Sq. Ft
Impervious Surface:	28,380 Sq. Ft	45,140 Sq. Ft
Open Space Required: (7%)	3,033 Sq. Ft	4,283 Sq. Ft
Open Space Provided:	Provided in Lots 14 and 19	Provided in Lots 14 and 19

LEGEND

- EXISTING FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
- PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED BERM AREA
- 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "SPIARSENG" SET, UNLESS
OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED CURB INLET (S.L.)

DEVAPP No. 24-0177
SITE PLAN

WESTSIDE LOTS 4 & 5

BLOCK A, LOTS 4 & 5
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
J. GONZALEZ SURVEY ABSTRACT NO. 447

501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBPLS No. F-10043100 • www.spiarseng.com

TBPE No F-2121 • TBPLS No. F-10043100 • www.spiarseng.com
Karis Smith • karis.smith@spiarsengineering.com

Karis Smith • karis.smith@spiarsengineering.com

Kans Smith Kans.Smith@sparseengineering.com

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

OWNER / APPLICANT
Roundrock 520, LLC
405 TX-121, Suite C-140
Lewisville, TX 75067
Telephone: (469) 208-1872
Contact: Zeenat Ladiwalla



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: Façade Plan for Westside Addition, Block A, Lots 4 and 5
Meeting: December 16, 2025

Agenda Item:

Consider and act upon a request for a Facade Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0176)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-94 (Mixed Use).

Conformance:

The Facade Plan conforms to the development standards of Planned Development-94 and the associated development agreement.

Description of Agenda Item:

The Façade Plan is for a 4,800 square foot drive-through restaurant and an 8,208 square foot retail building. The building facades are compatible with the architecture and appearance of the buildings in the development.

Companion Item:

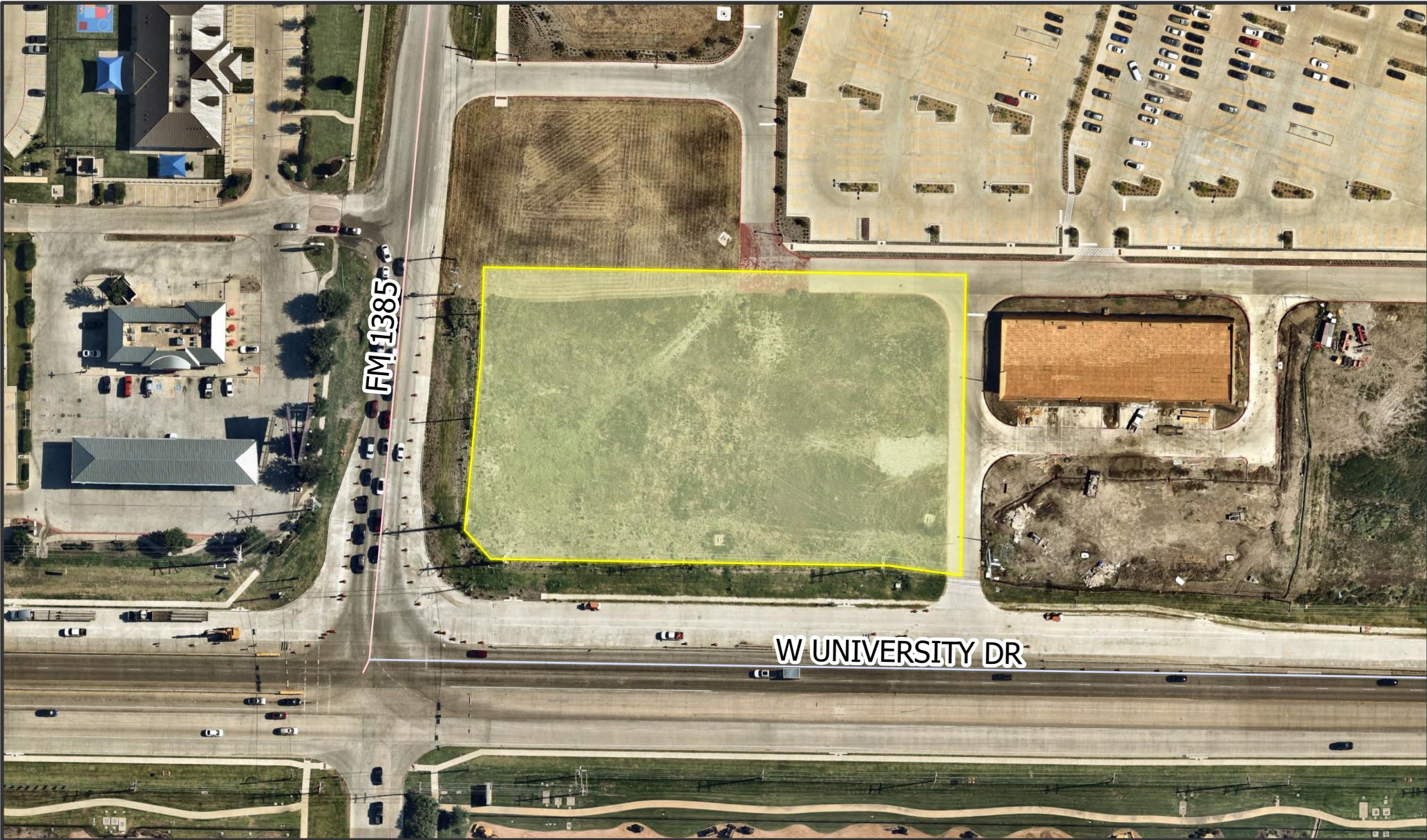
As companion items, the Site Plan (DEVAPP-24-0177), the Revised Conveyance Plat (DEVAPP-25-0071), and the Final Plat (DEVAPP-24-0175) are on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Façade Plan

Town Staff Recommendation:

Town Staff recommends approval of the Façade Plan.

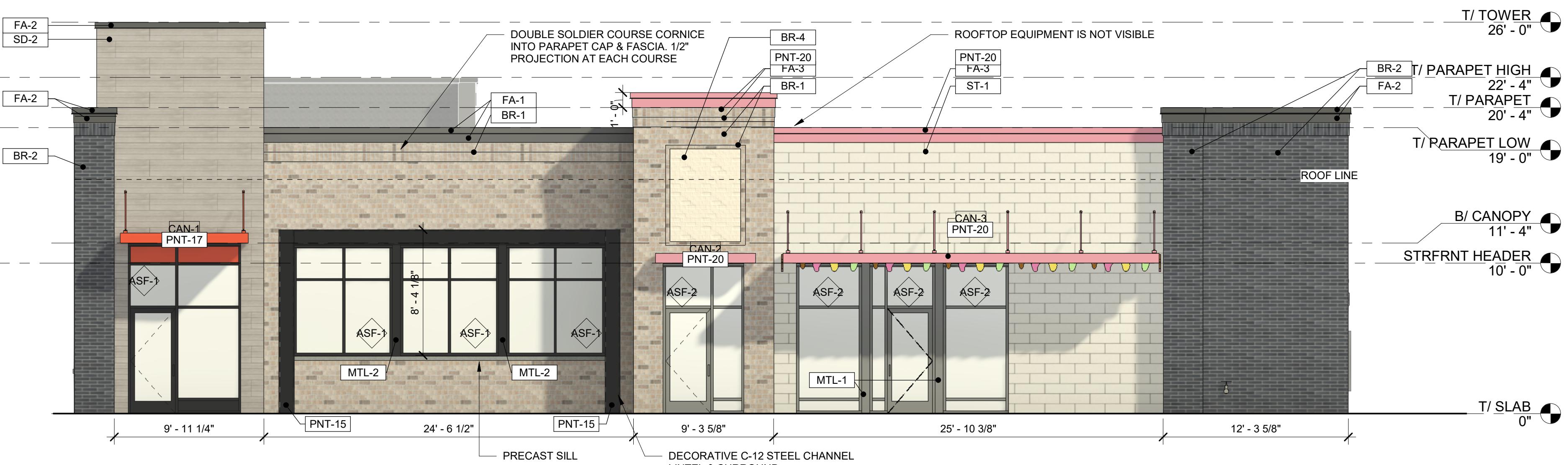


**TOWN OF
PROSPER**
0 65 130 260
Feet



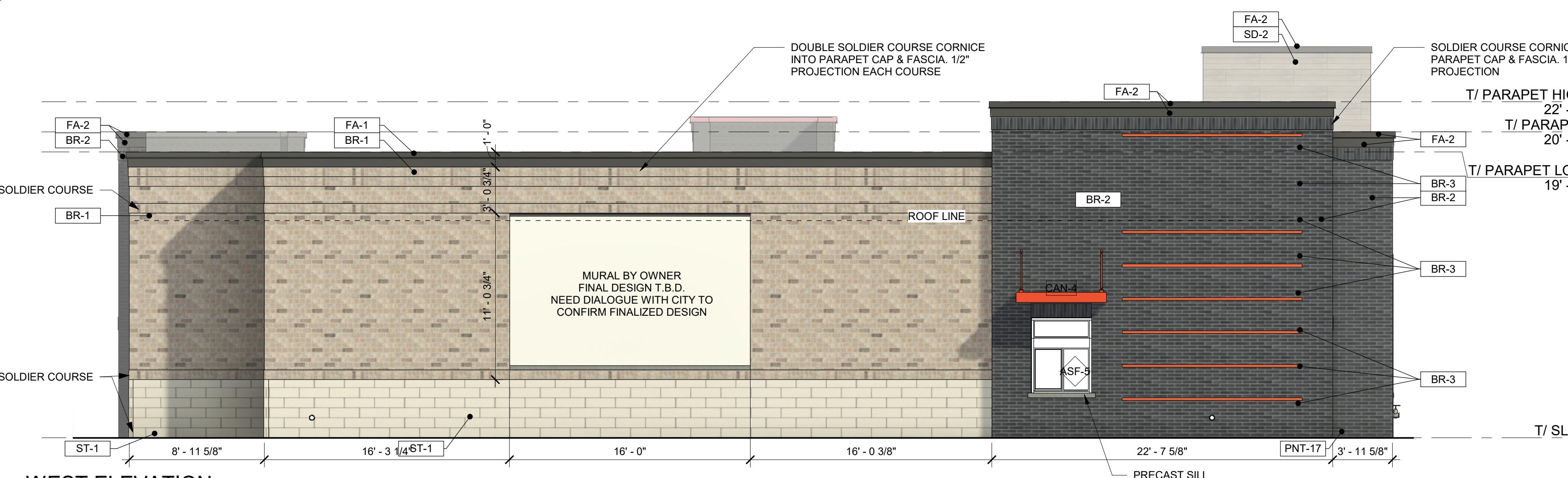
DEVAPP-24-0176

Westside Addition, Block A,
Lots 4 & 5
Facade Plan



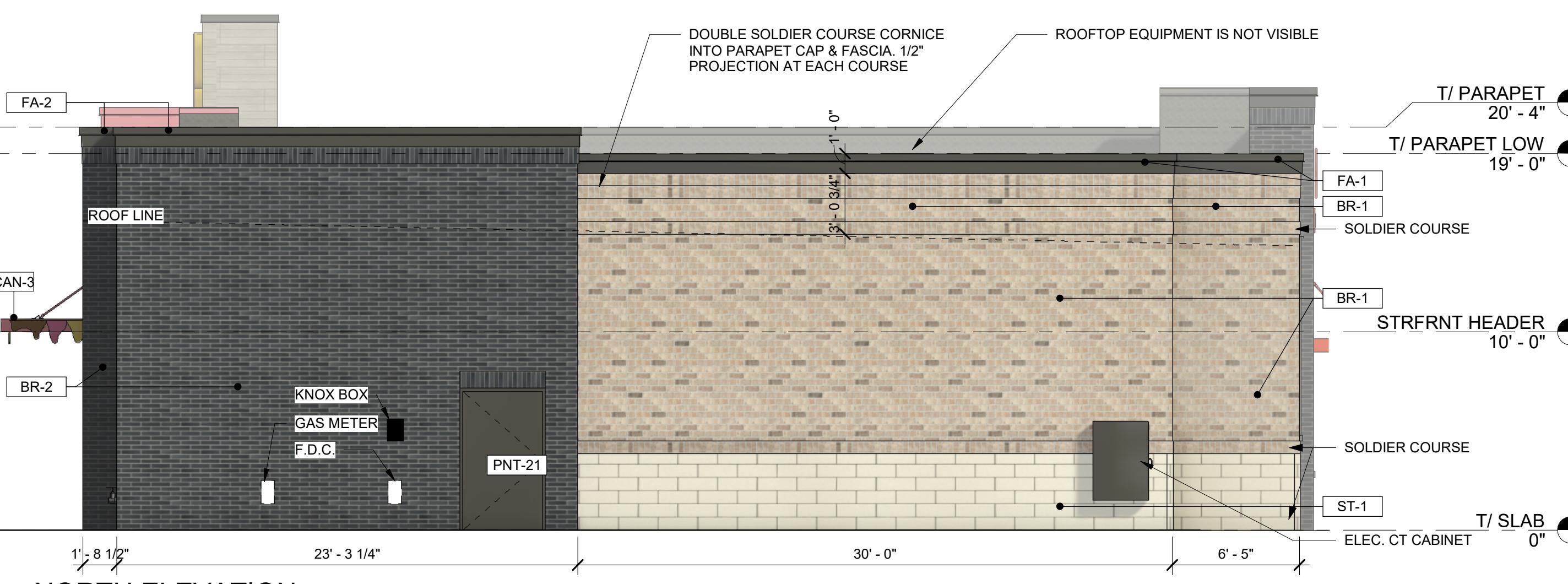
1 EAST ELEVATION | FRONT ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION

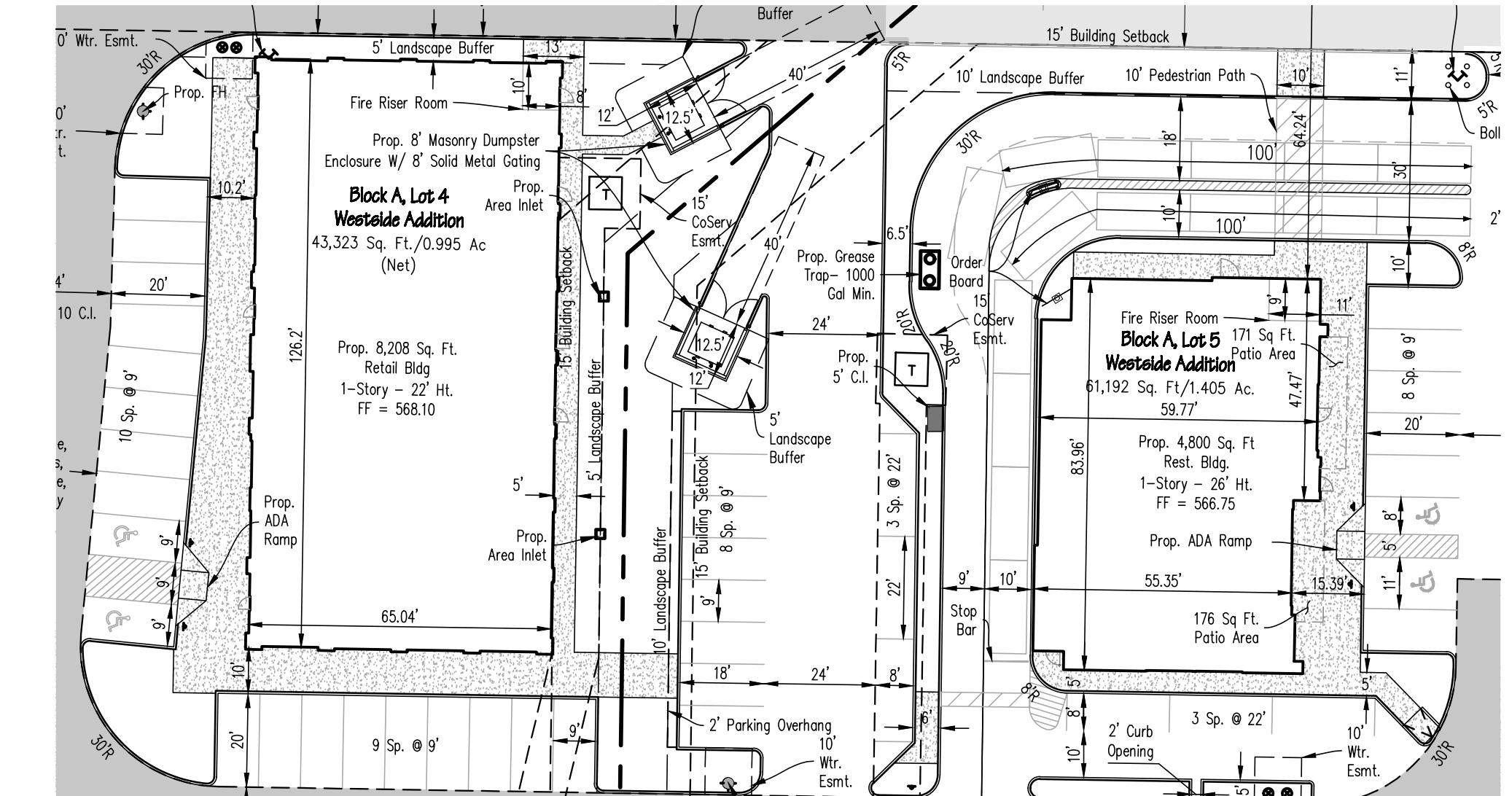
SCALE: 3/16" = 1'-0"



STANDARD LANGUAGE AND/OR NOTATIONS AS FOLLOWS:

STANDARD LANGUAGE AND/OR NOTATIONS AS FOLLOWS:

- THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF 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 THE BUILDING INSPECTIONS DIVISION.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
- ANY DEVIATION FROM THE APPROVED FAÇADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.



KEY SITE PLAN



MATERIAL CALCULATIONS TABLE

EAST ELEVATION		WEST ELEVATION		NORTH ELEVATION		SOUTH ELEVATION	
336 SQFT EBONITE BRICK	24.25%	322 SQFT EBONITE BRICK	18.75%	310 SQFT EBONITE BRICK	26.5%	603 SQFT EBONITE BRICK	57.75%
414 SQFT ALAMO BRICK	29.75%	867 SQFT ALAMO BRICK	50%	656 SQFT ALAMO BRICK	56%	60 SQFT ALAMO BRICK	5.75%
362 SQFT CREAM STONE	26%	16 SQFT ORANGE BRICK	1%	62 SQFT BRAKE METAL	5.5%	34 SQFT ORANGE BRICK	3.25%
167 SQFT FIBER CEMENT SIDING	11.75%	47 SQFT FIBER CEMENT SIDING	2.75%	142 SQFT CREAM STONE	12%	22 SQFT FIBER CEMENT SIDING	2%
76 SQFT BRAKE METAL	5.25%	89 SQFT BRAKE METAL	5.25%			65 SQFT BRAKE METAL	6.25%
45 SQFT DECORATIVE STEEL	3%	164 SQFT MURAL	9.5%			45 SQFT DECORATIVE STEEL	4.25%
		222 SQFT CREAM STONE	12.75%			217 SQFT GRAPHITE STONE	20.75%
1400 NET TOTAL SQFT	100%	1727 NET TOTAL SQFT	100%	1170 NET TOTAL SQFT	100%	1046 NET TOTAL SQFT	100%
422 SQFT DOORS & GLAZING		20 SQFT DOORS & GLAZING		31 SQFT DOORS & GLAZING		256 SQFT DOORS & GLAZING	
2822 GROSS TOTAL SQFT		1747 GROSS TOTAL SQFT		1201 GROSS TOTAL SQFT		1302 GROSS TOTAL SQFT	



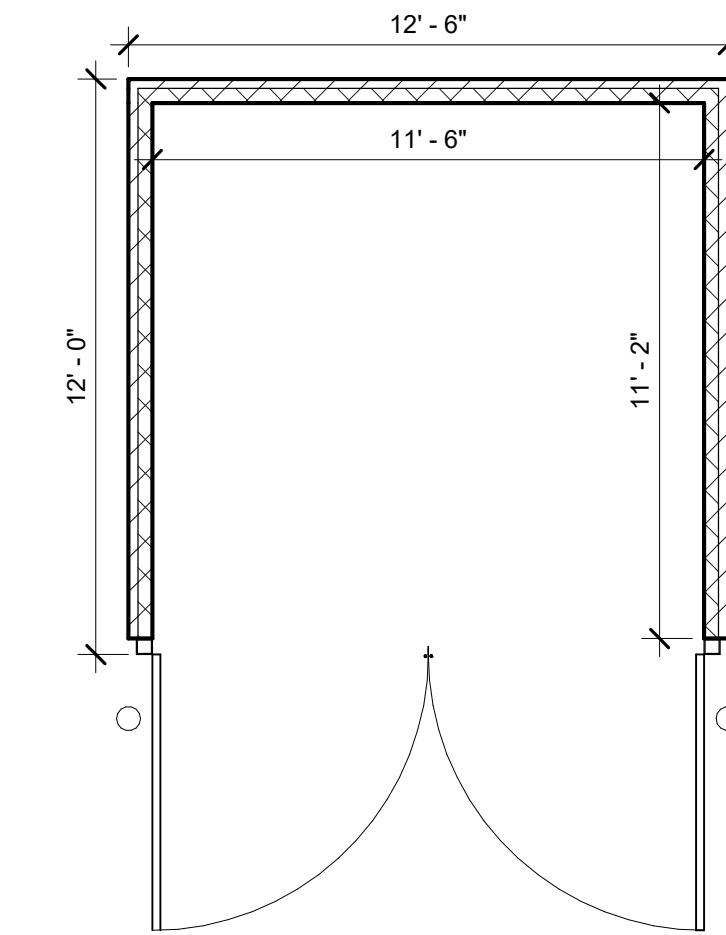
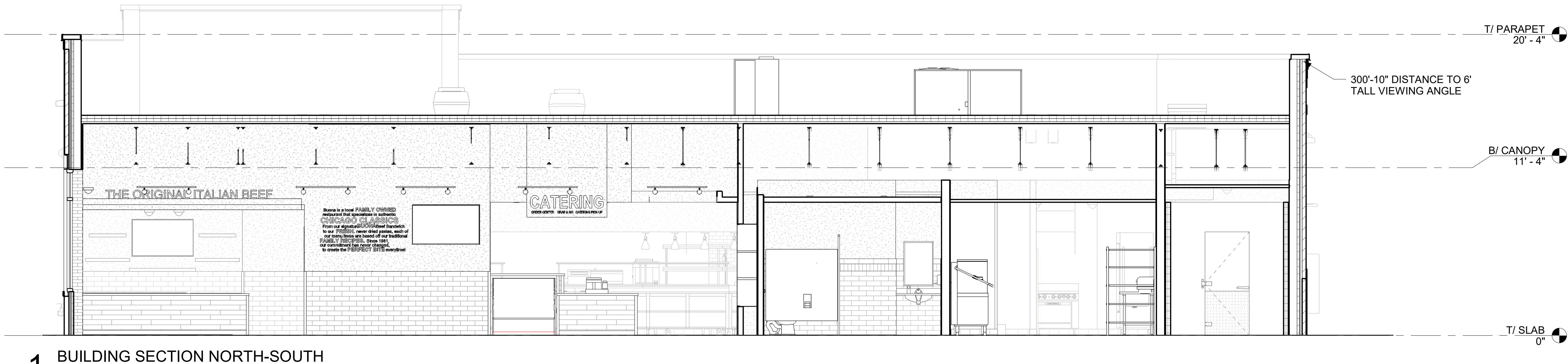
1 SOUTH ELEVATION

4

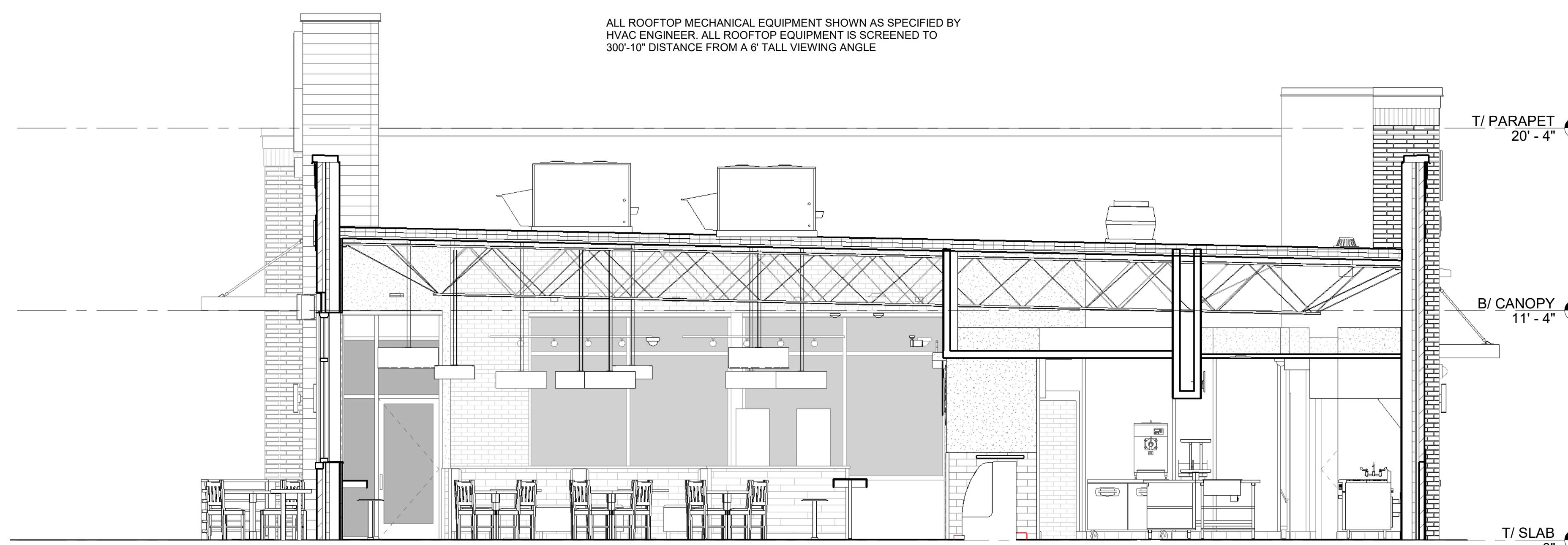
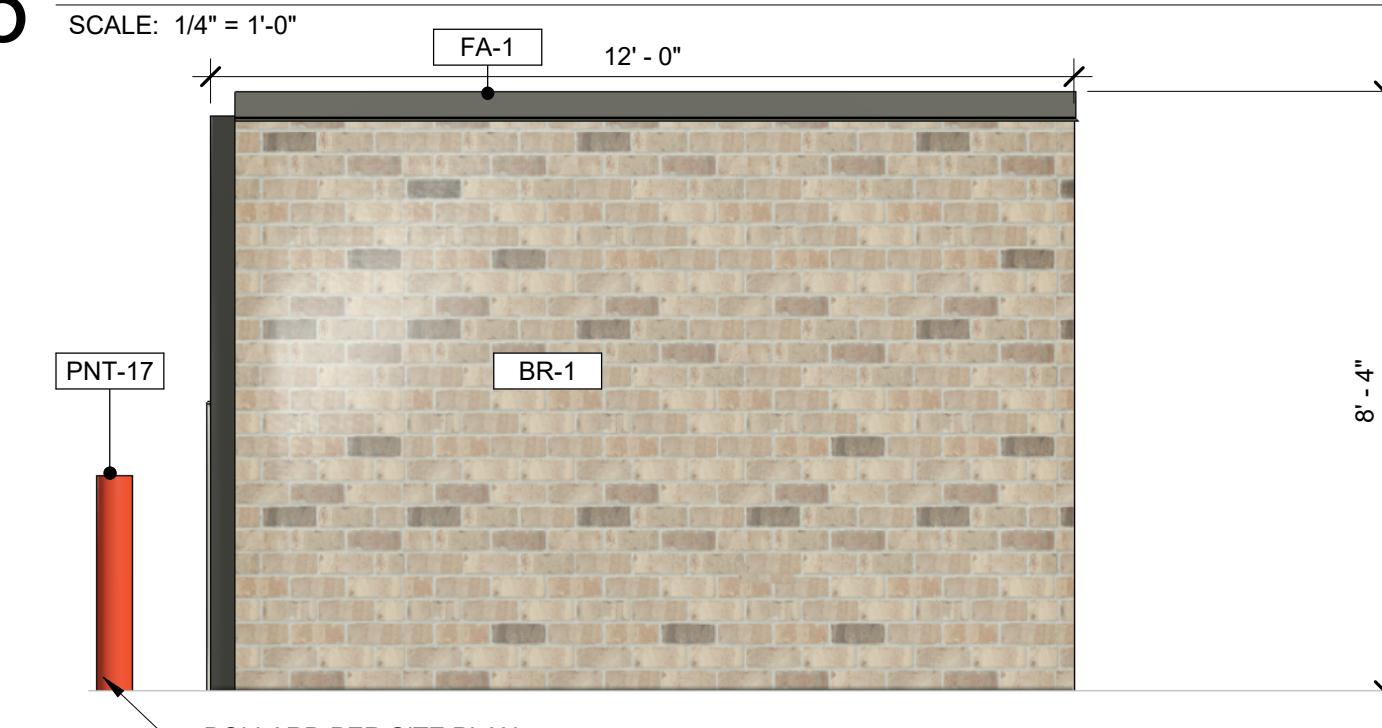
ARCHITECT: TOMASZ GACEK, AIA
ADDRESS: 7075 VETERANS BLVD,
BURR RIDGE, IL 60527
CONTACT: 708 480-2185

OWNER / APPLICANT: SAMAD AZHAR
ADDRESS: 2600 DALLAS PKWY SUITE 500
FRISCO, TX 75034
CONTACT: 469 455-1820

DEVAPP 24-0176 | FACADE PLAN
BUONA-RC - PROSPER TX
WESTSIDE ADDITION - BLOCK A, LOT 5
MATERIAL ELEVATIONS | 2025-12-08

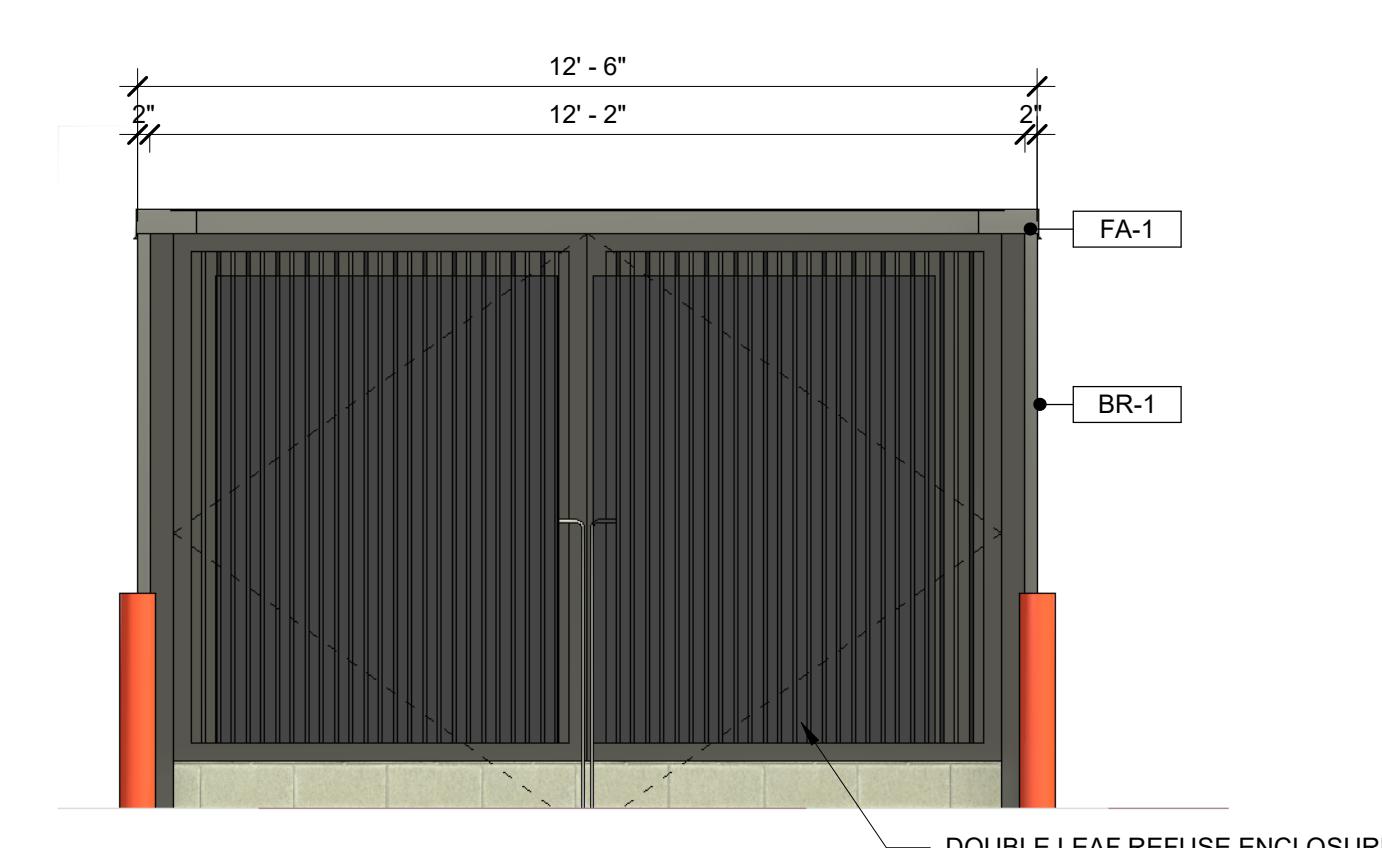


6 REFUSE ENCLOSURE

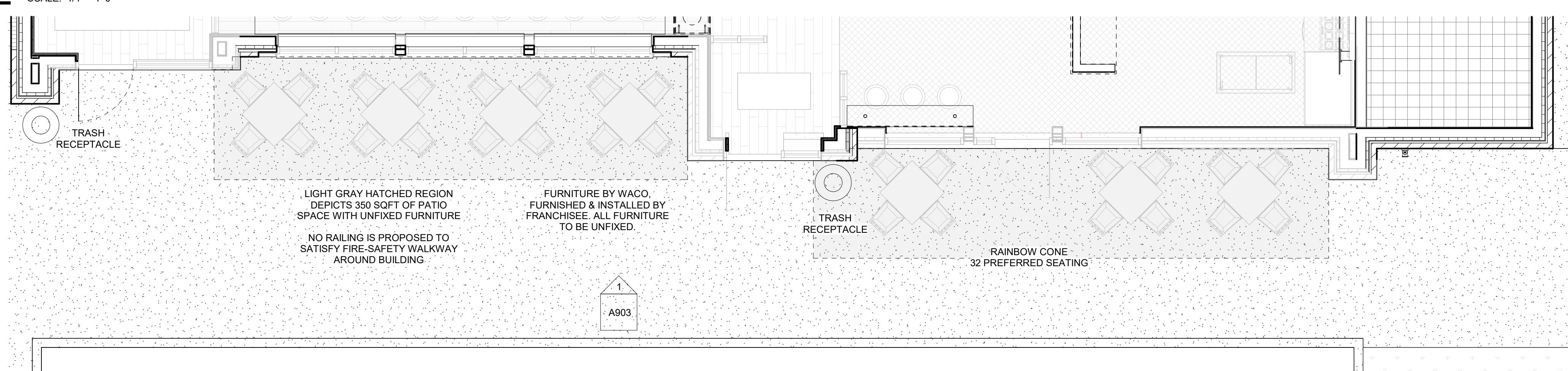


2 BUILDING SECTION EAST-WEST
SCALE: 1/4" = 1'-0"

3 REFUSE ENCLOSURE SIDE ELEVATION
SCALE: 3/8" = 1'-0"



5 REFUSE ENCLOSURE FRONT ELEVATION
SCALE: 3/8" = 1'-0"



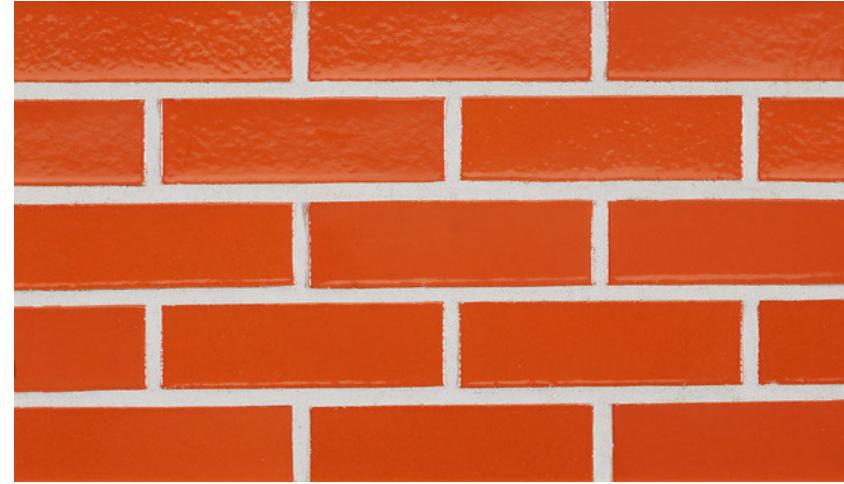
4 PATIO FLOOR PLAN
SCALE: 1/4" = 1'-0"



BR-1



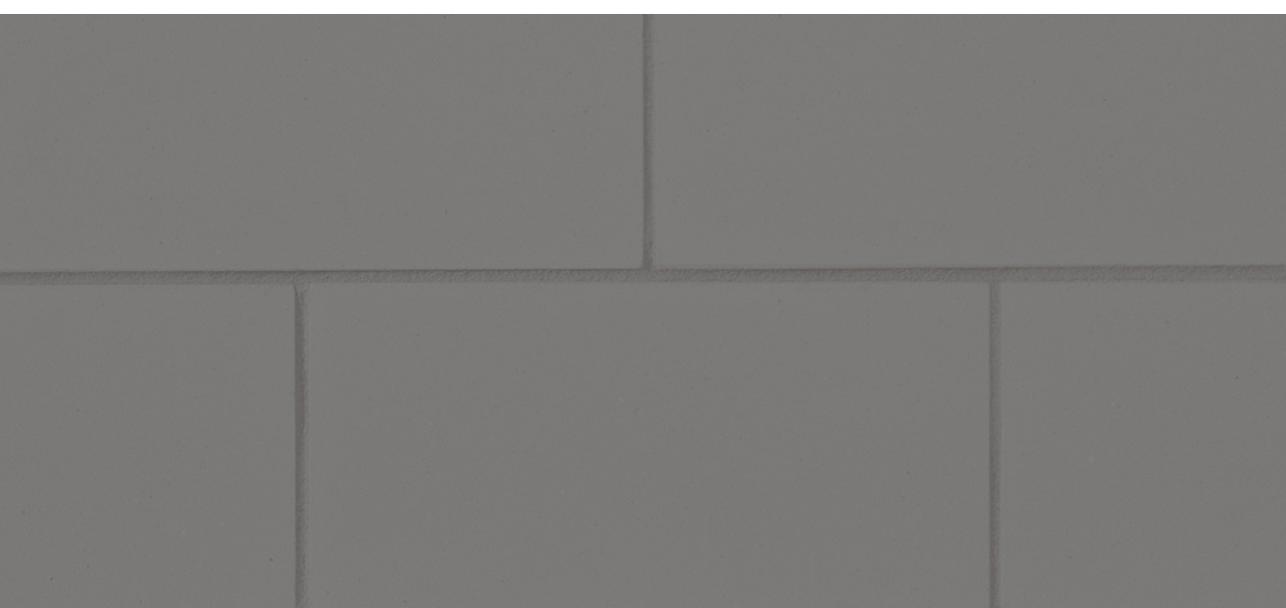
BR-2



BR-3



ST-1



ST-2



SHERWIN WILLIAMS
PNT-15 Tricorn Black



BENJAMIN MOORE
PNT-17 Outrageous Orange

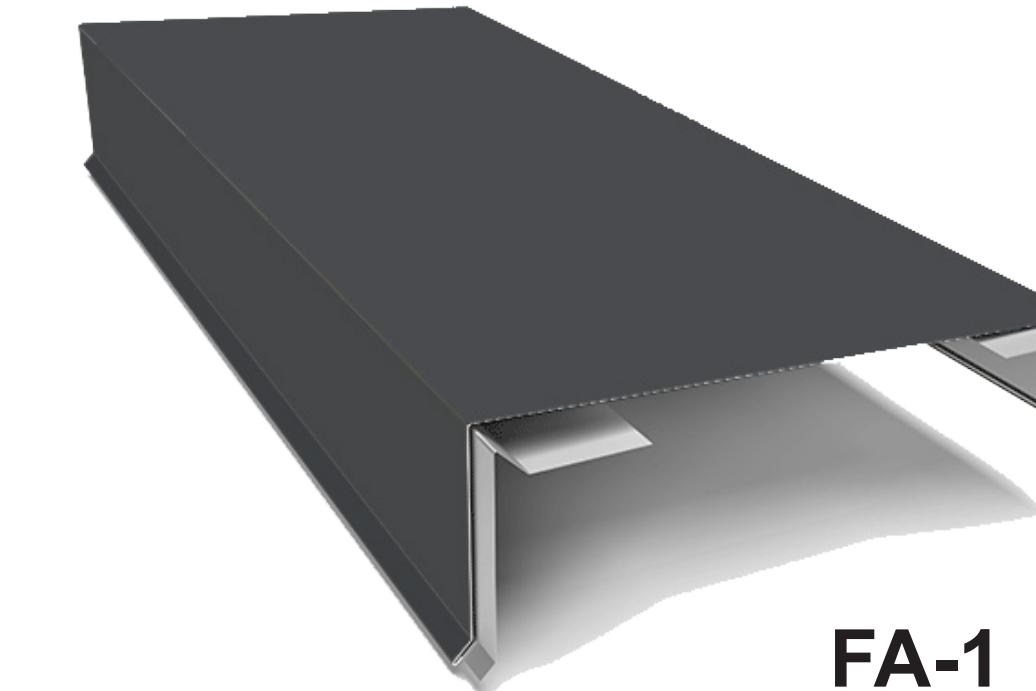


SHERWIN WILLIAMS
PNT-20 Tuberose

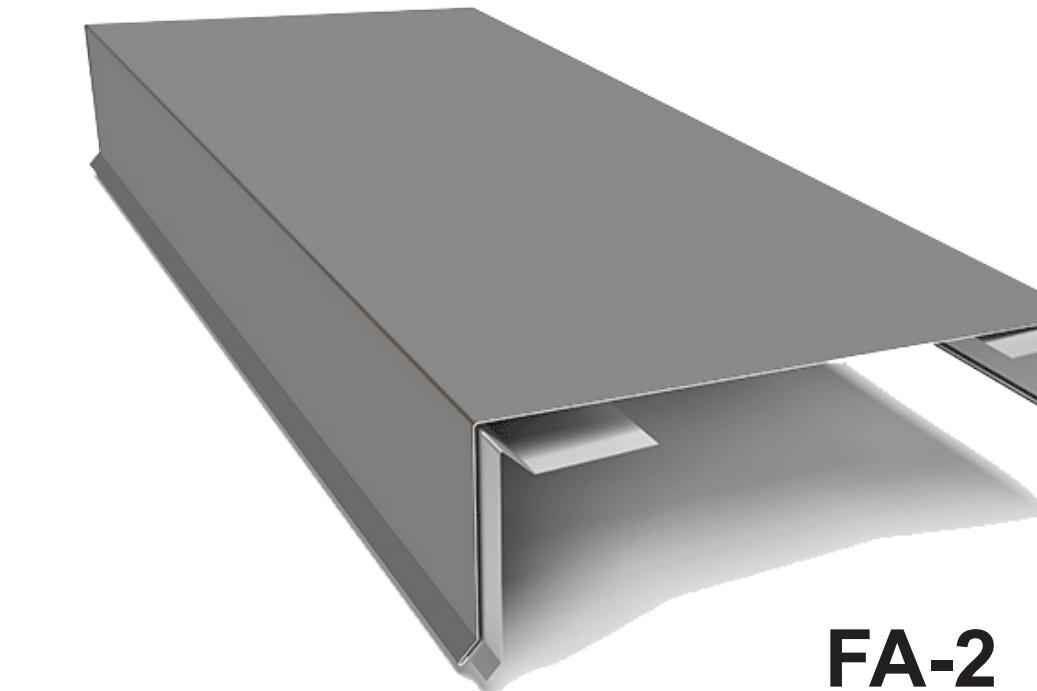


SHERWIN WILLIAMS
PNT-21 Iron Ore

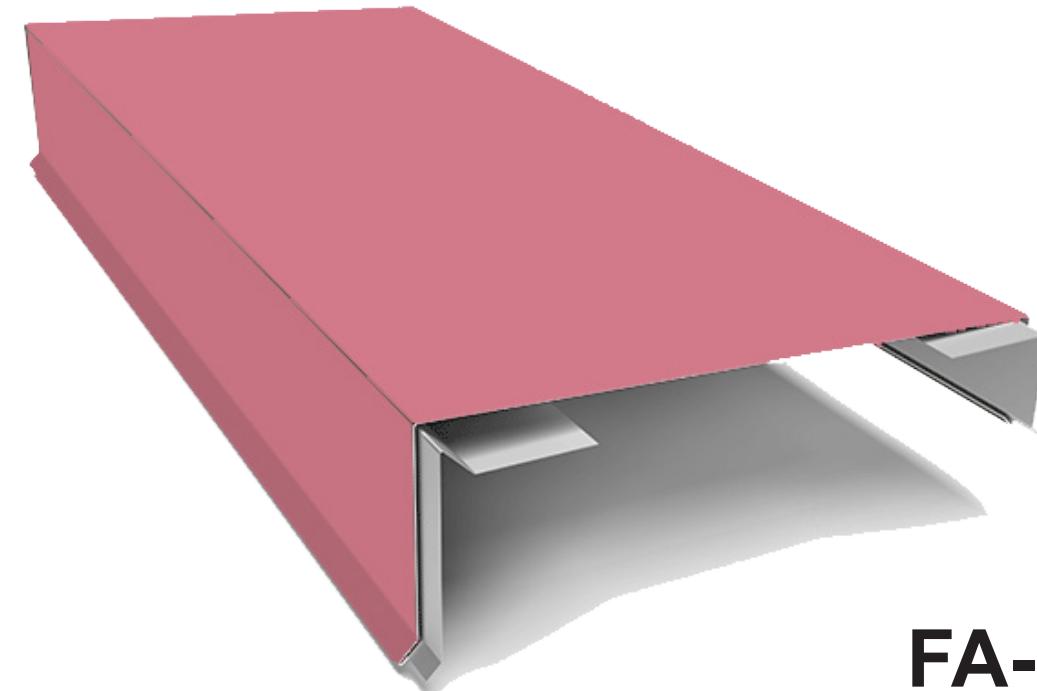
FINISH SCHEDULE - EXTERIOR											
TAG	ELEMENT	MNFR.	STYLE	MODEL #	SIZE	COLOR	FINISH	INSTALLATIO	COMMENTS		
BR-1	QUEEN SIZE BRICK VENEER	US BRICK	-	ALAMO	3 1/8" T 2 3/4" H 9 5/8" L	ALAMO	-		PROVIDE WITH GREY MORTAR SM100 BY SPEC MIX		
BR-2	NORMAN SIZE BRICK VENEER	GLEN-GARY	EXTRUDED	EBONITE SMOOTH	3 5/8" T 2 1/4" H 11 5/8" L	BLACK	SMOOTH		PROVIDE WITH BLACK MORTAR SM800 BY SPEC MIX		
BR-3	NORMAN SIZED ACCENT BRICK	BELDEN	-	PUMPKIN PATCH GLAZE	3 5/8" T 2 1/4" H 11 5/8" L	ORANGE	GLAZED		PROVIDE WITH BLACK MORTAR SM800 BY SPEC MIX. RECESS COARPES SINCE GLAZED BRICK IN ONLY FINISHED ON FRONT		
CONC-1	FLOORING	-	-	-	-	-	CONCRETE	CAST-IN-PLACE & SEALED			
FA-1	PARAPET COPING & FASCIA	PAC-CLAD	COPING AND FASCIA	METAL WRAPPED PLYWOOD, SEE A410		WEATHERED ZINC					
FA-2	PARAPET COPING & FASCIA	PAC-CLAD	COPING AND FASCIA	METAL WRAPPED PLYWOOD, SEE A410		CHARCOAL	CHARCOAL				
FA-3	PARAPET COPING & FASCIA	PAC-CLAD	COPING AND FASCIA	SEE A410		EXTERIOR RAINBOW CONE PINK	FIELD PAINTED		RECEIVES PNT-20		
GL-1	EXTERIOR GLAZING	VITRO	SOLARBAN 60	SOLARBAN 60 (2) CLEAR + CLEAR GLASS INSULATING GLASS UNIT	VARIES	CLEAR			WITH ARGON GAS. GLAZING U-VALUE: 0.24. SHGC: 0.39. REFER TO STOREFRONT SCHEDULE FOR SYSTEM PERFORMANCE.		
GL-1-T	EXTERIOR GLAZING	VITRO	SOLARBAN 60	SOLARBAN 60 (2) CLEAR + CLEAR GLASS INSULATING GLASS UNIT	VARIES	CLEAR			WITH ARGON GAS. GLAZING U-VALUE: 0.24. SHGC: 0.39. REFER TO STOREFRONT SCHEDULE FOR SYSTEM PERFORMANCE.		
GL-2	INTERIOR GLAZING	VITRO		CLEAR 1/4" GLASS UNIT					1/4" GLASS INTERIOR		
GL-2T	INTERIOR GLAZING	VITRO		CLEAR 1/4" TEMPERED GLASS UNIT					1/4" TEMPERED GLASS INTERIOR		
MTL-1	ALUMINUM STOREFRONT AND BRAKE METAL	KAWNEER		REFER TO STOREFRONT SCHEDULE		CLEAR ANODIZED	REFER TO STOREFRONT SCHEDULE		REFER TO STOREFRONT SCHEDULE		
MTL-2	ALUMINUM STOREFRONT AND BRAKE METAL	KAWNEER		REFER TO STOREFRONT SCHEDULE		DARK BRONZE ANODIZED	REFER TO STOREFRONT SCHEDULE		REFER TO STOREFRONT SCHEDULE		
MTL-3	ALUMINUM STOREFRONT AND BRAKE METAL	KAWNEER		REFER TO STOREFRONT SCHEDULE		BM OUTRAGEOUS ORANGE			RECEIVES PNT-17 BM OUTRAGEOUS ORANGE		
PNT-15	DECORATIVE C-CHANNEL: TRASH ENCLOSURE GATE	SHERWIN WILLIAMS OR EQUAL		SATIN/SW6258 TRICORN BLACK/OIL BASED		TRICORN BLACK	FIELD PAINTED				
PNT-17	PAINT	BENJAMIN MOORE	2013-10			OUTRAGEOUS ORANGE	SEMIGLOSS				
PNT-20	PAINT	SHERWIN WILLIAMS	SW 6578			TUBEROSE	SEMIGLOSS				
PNT-21	PAINT	SHERWIN WILLIAMS	SW 7069			IRON ORE	SEMIGLOSS				
SD-2	FIBER CEMENT SIDING	NICHIIHA		VINTAGEWOOD AWP 1818		ASH	AWP 1818		NICHIIHA CORNER TRIM AT OUTSIDE CORNERS. NICHIIHA STARTER AT BASE OF SIDING. NICHIIHA CLIP AT BASE OF OUTSIDE CORNERS.		
ST-1	MANUFACTURED FULL-BED STONE	ROCKCAST	-	CHARLOTTE TAN	3 1/8" T 2 3/4" H 9 5/8" L	CHARLOTTE TAN	-		PROVIDE WITH GREY MORTAR SM100 BY SPEC MIX		
ST-2	MANUFACTURED FULL-BED STONE	ROCKCAST	MANUFACTURED STONE	SHADOW	3 1/8" T 2 1/4" H 11 5/8" L	GRAPHITE	SMOOTH		PROVIDE WITH BLACK MORTAR SM800 BY SPEC MIX		



FA-1



FA-2



FA-3



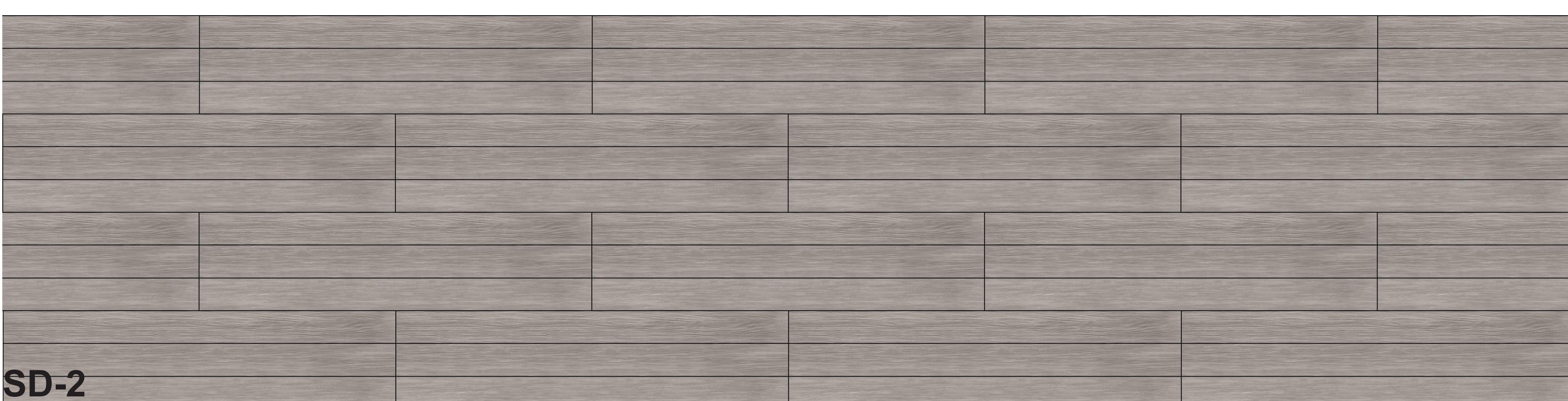
MTL-1



MTL-2



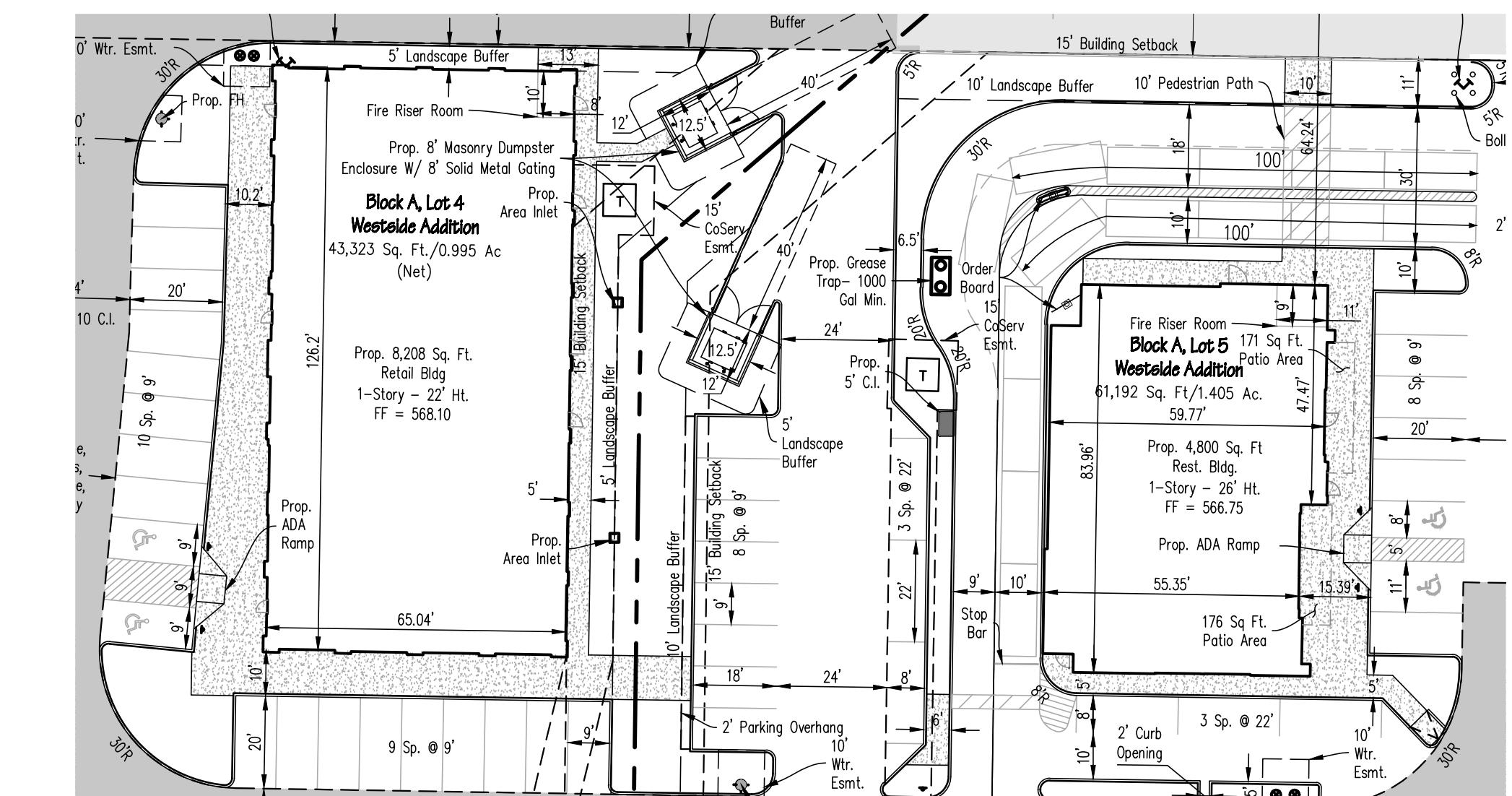
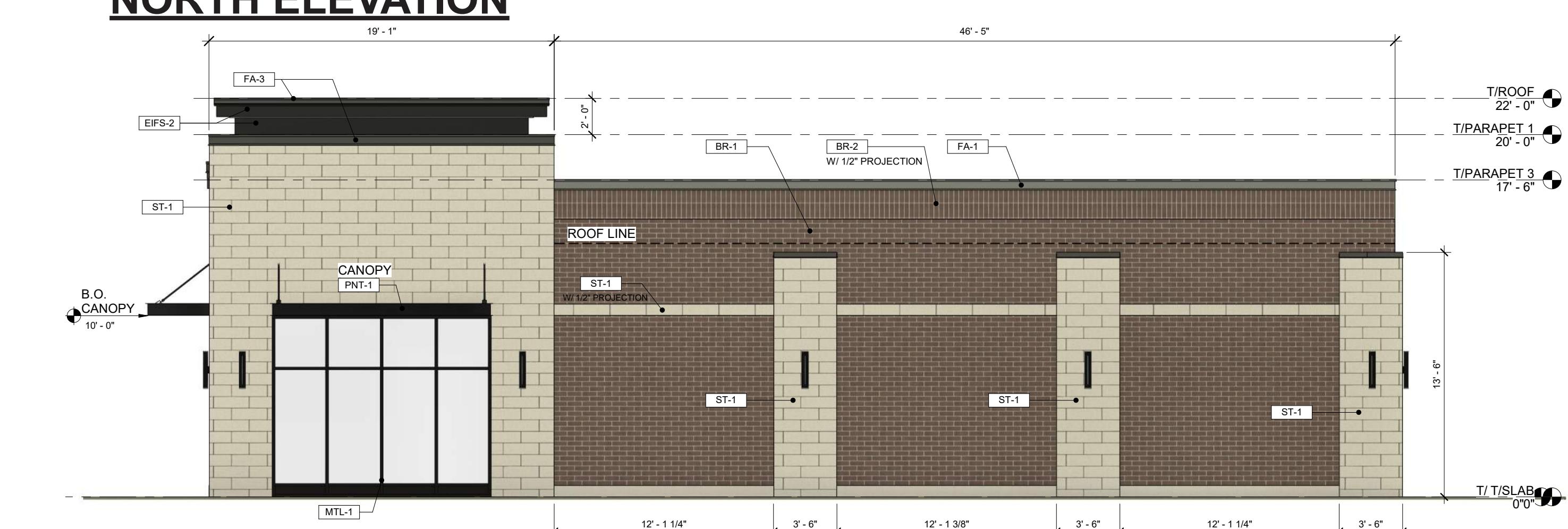
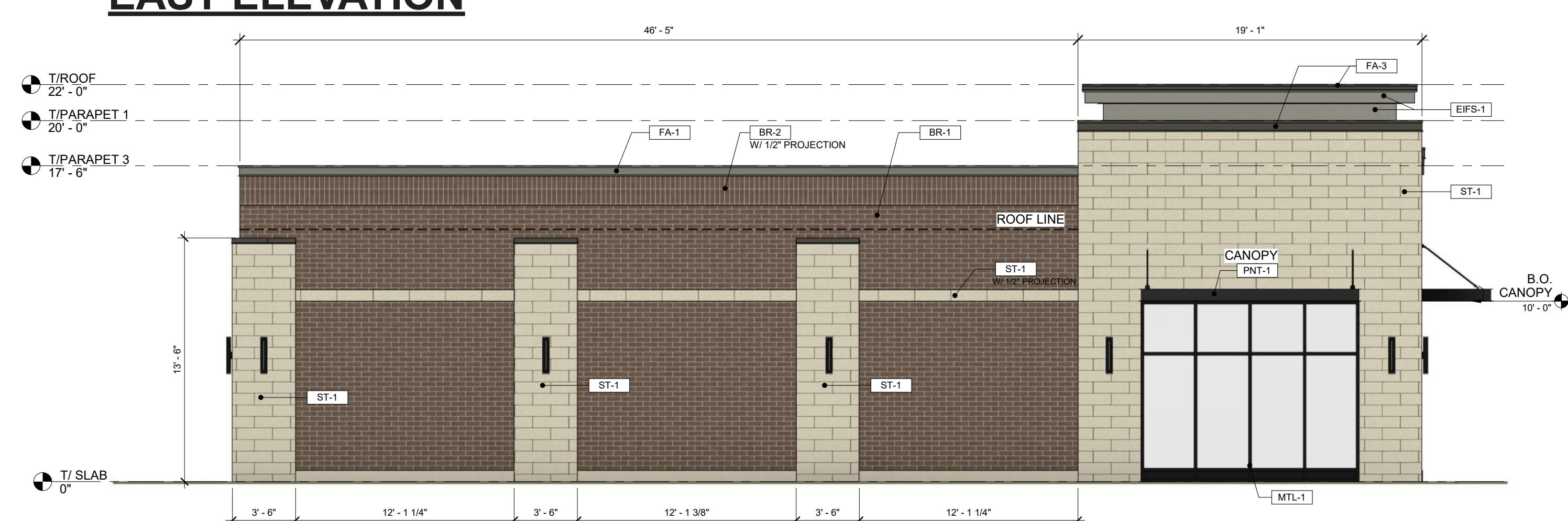
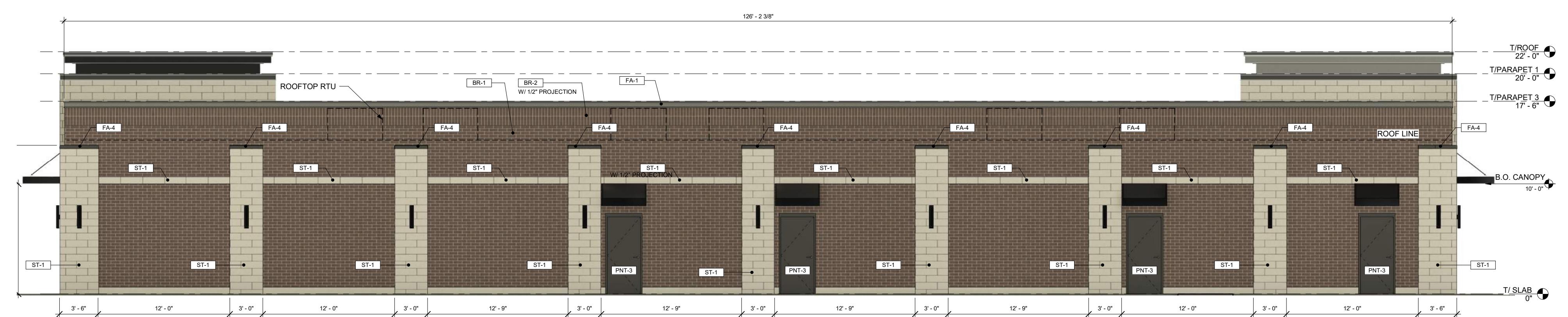
MTL-3



SD-2

MULTI - TEANANT BUILDING

PROSPER, TX - COLOR ELEVATIONS



REFUSE ENCLOSURE FOUND ON SECOND SHEET OF THIS SUBMITTAL

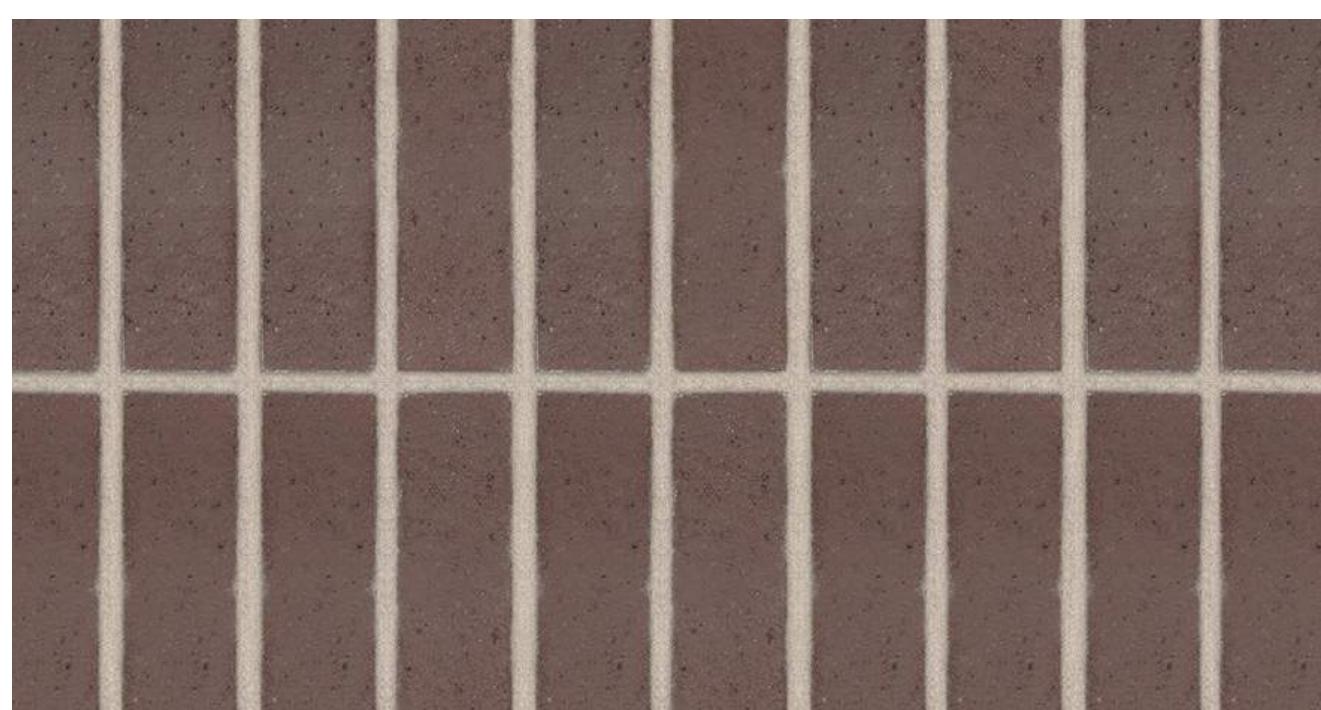
MATERIAL CALCULATIONS TABLE					
EAST ELEVATION	WEST ELEVATION	NORTH ELEVATION	SOUTH ELEVATION		
1555 SQFT BRICK	819 SQFT BRICK	52%	604 SQFT BRICK	54.25%	
488 SQFT STONE	583 SQFT STONE	37%	434 SQFT STONE	39%	
82 SQFT METAL	116 SQFT METAL	7.25%	48 SQFT METAL	4.25%	
		59 SQFT E.I.F.S.	3.75%	27 SQFT E.I.F.S.	2.5%
2125 NET TOTAL SQFT	1577 NET TOTAL SQFT	100%	1113 NET TOTAL SQFT	100%	
98 SQFT DOORS & GLAZING	854 SQFT DOORS & GLAZING		121 SQFT DOORS & GLAZING		
2223 GROSS TOTAL SQFT	2431 GROSS TOTAL SQFT		1234 GROSS TOTAL SQFT		

MULTI - TEANANT BUILDING

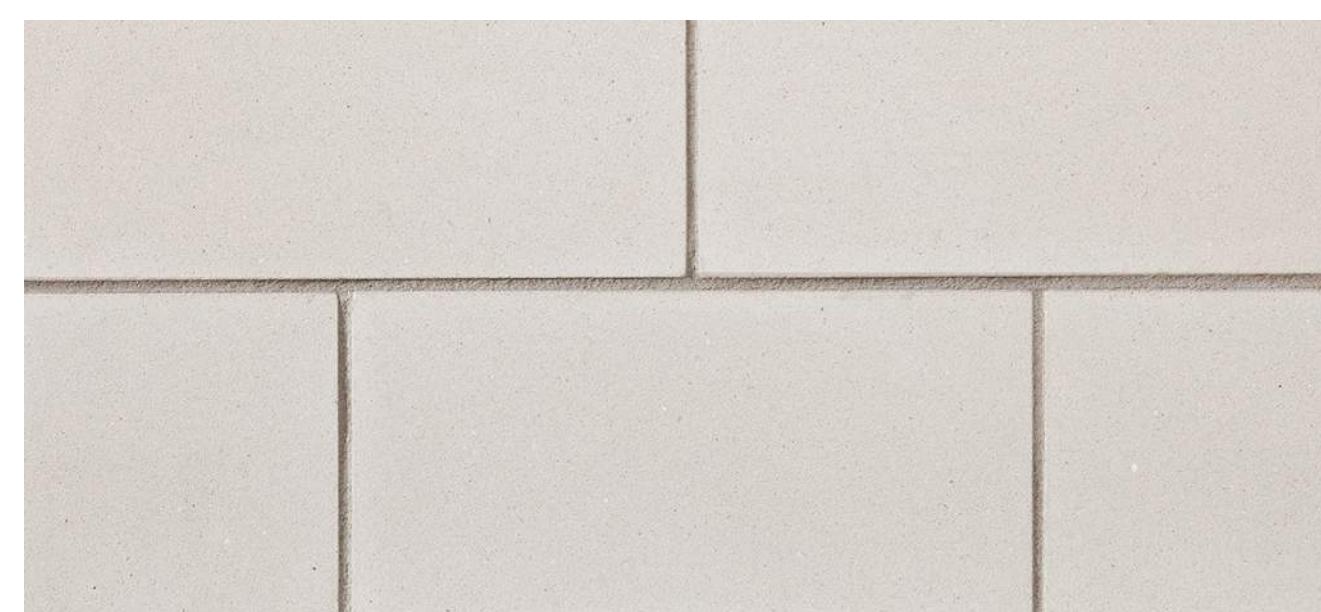
PROSPER, TX - MATERIALS



BR-1



BR-2



ST-1



PNT-1
SHERWIN WILLIAMS
Tricorn Black



PNT-2
SHERWIN WILLIAMS
Charcoal



PNT-3
SHERWIN WILLIAMS
Iron Ore

EXTERIOR FINISH TAGS					
TAG	COLOR	ELEMENT	MNFR.	MODEL#	COMMENTS
BR-1	BROWN	MODULAR BRICK	GLEN - GARY	MOCHA SMOOTH IRONSPOT	
BR-2	BROWN	SOLDIER BRICK	GLEN - GARU	MOCHA SMOOTH IRONSPOT	
ST-1	LIMESTONE	ARRIS TILE STONE SMOOTH	ARRISCRAFT	RS758TILE 7-5/8" X 23-5/8"	
FA-1	CHARCOAL	PARAPET COPING & FASCIA	PAC-CLAD		
FA-2	WEATHERED ZINC	PARAPET COPING & FASCIA	PAC-CLAD		
FA-3	PAINTED	PARAPET COPING & FASCIA	PAC-CLAD		TO BE PAINTED PNT-2
FA-4	PAINTED	PARAPET COPING & FASCIA	PAC-CLAD		TO BE PAINTED PNT-1
PNT-1	TRICORN BLACK	PAINT	SHERWIN WILLIAMS		
PNT-2	CHARCOAL	PAINT	SHERWIN WILLIAMS		
PNT-3	IRON ORE	PAINT	SHERWIN WILLIAMS		
MTL-1	DARK BRONZE ANODIZED	ALUMINUM STOREFRONT	KAWNEER		



MTL-1

ARCHITECT: TOMASZ GACEK, AIA
ADDRESS: 7075 VETERANS BLVD,
BURR RIDGE, IL 60527
CONTACT: 708 480-2185

OWNER / APPLICANT: SAMAD AZHAR
ADDRESS: 2600 DALLAS PKWY SUITE 500,
FRISCO, TX 75034
CONTACT: 469 455-1820



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: Final Plat of Westside Addition, Block A, Lots 4 and 5
Meeting: December 16, 2025

Agenda Item:

Consider and act upon a request for a Final Plat of Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0175)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-94 (Mixed Use).

Conformance:

The Final Plat conforms to the development standards of Planned Development-94.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate easements necessary for the development of Lots 4 and 5.

Companion Item:

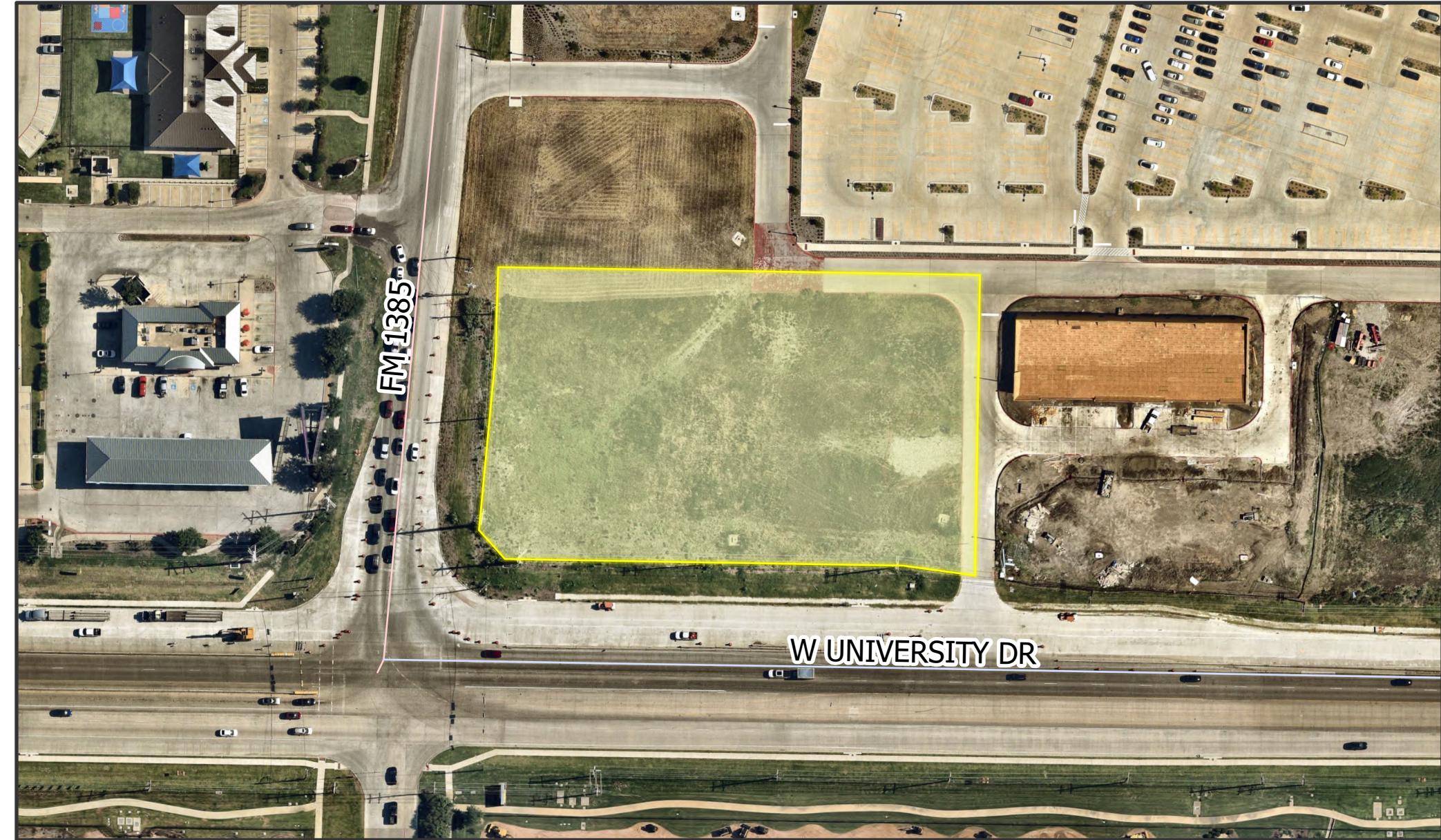
As companion items, the Revised Conveyance Plat (DEVAPP-25-0071), Site Plan (DEVAPP-24-0177), and Façade Plan (DEVAPP-24-00176) are on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.



TOWN OF
PROSPER
0 65 130 260
Feet

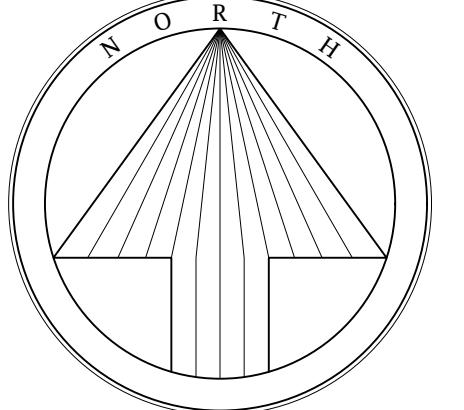


This map for illustration purposes only

DEVAPP-24-0175

Westside Addition, Block A,
Lots 4 & 5

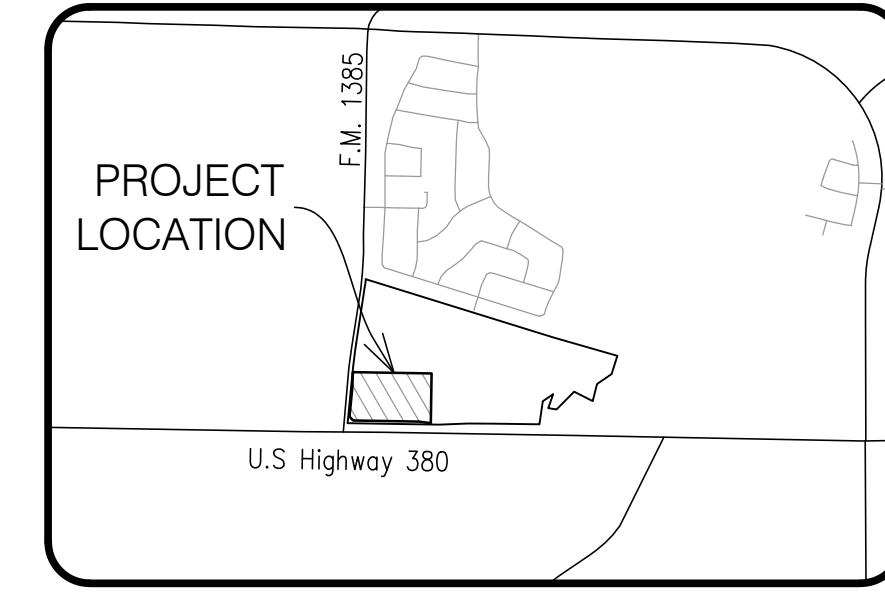
Final Plat



40 0 20 40 80
1 inch = 40 ft.

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

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSING" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
XF	STAMPED "X" FOUND



LOCATION MAP

1" = 2000

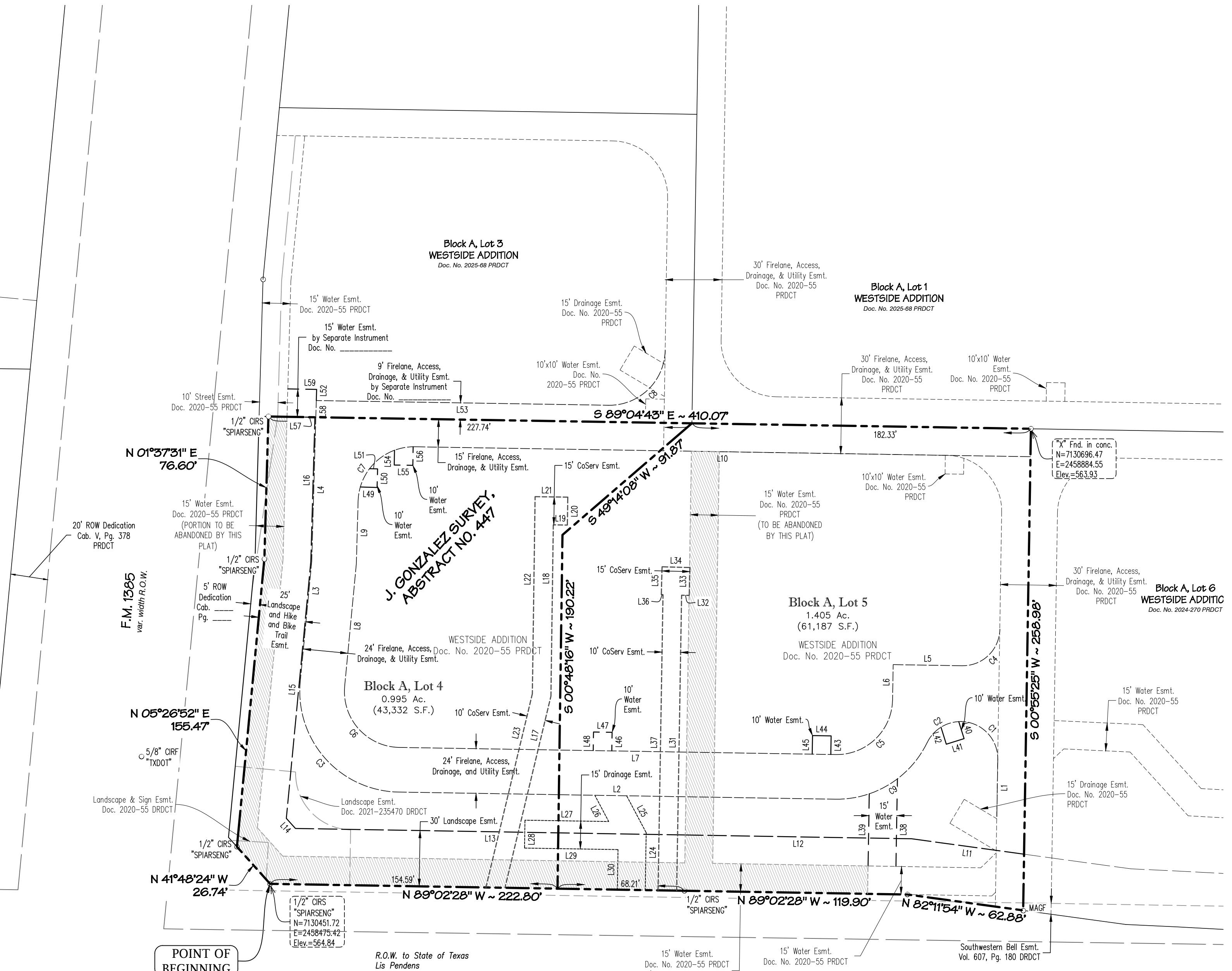
Posted by: *Academy* Date: 12/28/2025 4:09 PM

PURPOSE STATEMENT

The purpose of this Final Plat is to dedicate easements necessary for the development of Lots 4 and 5.

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

4. Landscape easements along FM 1385 and Hwy 380 are exclusive (with the exception of easements reflected on this plat as approved by the Town).



ACCESS EASEMENT

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

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements as dedicated and shown herein, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including, but not limited to, parking, loading, unloading, motor vehicle traffic, boats, 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 with the Town of Prosper's Fire Lane signs 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.

TOWN APPROVAL

APPROVED THIS _____ DAY OF _____, 2025, by
the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____

Engineering Department _____

Development Services Department _____

Line Table		
Line #	Bearing	Distance
L1	S0056'27"W	30.80'
L2	N89°03'43"E	234.80'
L3	S0526'52"W	65.21'
L4	S0137'28"W	77.50'
L5	S89°03'41"E	37.06'
L6	N0059'26"E	18.89'
L7	S89°03'43"E	234.80'
L8	S0526'52"W	66.01'
L9	S0137'28"W	33.96'
L10	N89°04'33"W	331.12'
L11	N8211'54"W	61.06'
L12	N89°02'28"W	121.69'
L13	N0057'32"E	21.54'
L14	N4748'24"W	7.31'
L15	N0526'52"E	138.56'
L16	N0137'31"E	77.74'
L17	N1329'32"E	105.97'
L18	N0047'50"E	92.10'
L19	S89°04'00"E	7.55'
L20	N0056'00"E	15.00'
L40	S1723'06"E	9.58'

Line Table		
Line #	Bearing	Distance
L41	S72°36'54"W	10.00'
L42	N1723'06"W	9.58'
L43	N0056'17"E	10.00'
L44	N89°03'43"W	10.00'
L45	S0056'17"W	10.00'
L46	S0056'17"W	10.00'
L47	S89°03'43"E	10.00'
L48	N0056'17"E	10.00'
L49	N88°22'32"W	9.04'
L50	S0137'28"W	10.00'
L51	S88°22'32"E	4.34'
L52	S0137'31"W	6.00'
L53	N89°04'33"W	157.13'
L54	S0055'27"W	7.96'
L55	S89°04'34"E	10.00'
L56	N0054'31"E	9.99'
L57	S89°04'33"E	15.31'
L58	S0137'28"W	9.00'
L59	S89°04'33"E	15.50'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'08"	S44°03'37"E	28.28'
C2	22.73'	20.00'	65°06'55"	N58°22'52"E	21.53'
C3	89.07'	54.00'	94°30'36"	S41°48'26"E	79.31'
C4	31.44'	20.00'	90°04'57"	N45°33'50"E	28.30'
C5	47.10'	30.00'	89°56'51"	N45°33'51"E	42.41'
C6	49.49'	30.00'	94°30'36"	S41°48'26"E	44.06'
C7	46.76'	30.00'	89°17'59"	S46°16'27"W	42.17'
C8	47.12'	30.00'	90°00'00"	S45°55'27"W	42.43'
C9	61.37'	54.00'	65°06'52"	N58°22'51"E	58.12'

DEVAPP-24-0175
FINAL PLAT

WESTSIDE ADDITION

SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
104,519 Sq. Ft./2,400 Acres
Current Zoning: PD-94
Prepared December 2025
Page 1 of 2

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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, Town of Prosper, Denton County, Texas, being all/part of a tract conveyed to Roundrock 520, LLC, by deed recorded in 2024-106981 of the Official Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" set at the southwestern corner of said Lot 4 and lying in the right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE N 41°48'24" W, 26.74 feet to a 1/2" capped iron rod stamped "SPIARSEN" set at the southwestern corner of Lot 4 and lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE N 05°26'52" E, 155.47 feet to a 1/2" capped iron rod stamped "SPIARSEN" set lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE N 01°37'31" E, 76.60 feet to a 1/2" capped iron rod stamped "SPIARSEN" set at the northwestern corner of said Lot 4 and lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE S 89°04'43" E, 410.07 feet to a 1/2" capped iron rod stamped "SPIARSEN" set at the northeastern corner of said Lot 5 and a common northwestern corner of Lot 6;

THENCE S 00°55'25" W, 258.98 feet to a mag found at the southeastern corner of Lot 5 and a common southwestern corner of Lot 6;

THENCE N 82°11'54" W, 62.88 feet;

THENCE N 89°02'28" W, 119.90 feet to a 1/2" capped iron rod stamped "SPIARSEN" set;

THENCE N 89°02'28" W, 222.80 feet to the POINT OF BEGINNING with the subject tract containing 104,519 square feet or 2.400 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren Brown, of Spiers 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 _____, 2025.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

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



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared DARREN 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 _____, 2025.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROUNDROCK 520, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as WESTSIDE ADDITION, BLOCK A, LOTS 4 AND 5, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. ROUNDROCK 520, LLC, does herein certify the following:

1. The streets and alleys are dedicated for street purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. All utility lines, trees, shrubs, or other improvements, growths, or structures, to be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may be in, under, or over any easements, including the construction, maintenance, or inspection of their respective systems in the said easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plot and approved by the Town of Prosper.

Witness our hands this ____ day of _____, 2025.

ROUNDROCK 520, LLC

By: _____
Signature _____

Name, Title _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Zeenat Ladiwalla, 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 _____, 2025.

Notary Public, State of Texas

TOWN APPROVAL

APPROVED THIS ____ DAY OF _____, 2025, by
the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____

Engineering Department _____

Development Services Department _____

DEVAPP-24-0175
FINAL PLAT

WESTSIDE ADDITION

BLOCK A, LOTS 4 AND 5

SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

104,519 Sq. Ft./2.400 Acres

Current Zoning: PD-94

Prepared December 2025

Page 2 of 2

OWNER / APPLICANT

Roundrock 520, LLC
405 TX-121, Suite C-140
Lewisville, TX 75067
Telephone (469) 208-1872
Contact: Zeenat Ladiwalla

ENGINEER / SURVEYOR

Spiers Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith



PLANNING

To: Planning and Zoning Commission **Item No. 3g**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat of Victory at Frontier, Block A, Lot 5 and Replat of Victory at Frontier, Block A, Lot 7R
Meeting: December 16, 2025

Agenda Item:

Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 5 and a Replat of Victory at Frontier, Block A, Lot 7R, on 2.9± acres, located on the east side of Preston Road and the south side of Frontier Parkway. (DEVAPP-25-0091)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Planned Development-10 (Retail).

Conformance:

The Final Plat/Replat conforms to the development standards of Planned Development-10.

Description of Agenda Item:

The purpose of this Final Plat/Replat is to revise the boundary lines of both Lots 5 and 7R and dedicate easements necessary for the development of Lot 5. There is an existing multi-tenant structure on Lot 7R, and Lot 5 is being developed to expand the 7-Eleven parking to accommodate trucks and trailers, as well as EV charging stations. The revision to the boundary line adjusts the allocation of parking spaces between the two lots.

Lot 5:

A Revised Conveyance Plat (DEVAPP-25-0015), that created Lot 5, was approved by the Planning and Zoning Commission on June 17, 2024.

Lot 7R:

A Final Plat of Lot 7 (D22-0094) was approved by the Planning and Zoning Commission on December 6, 2022.

Companion Item:

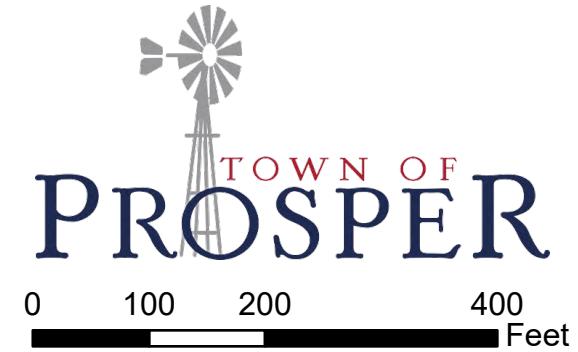
There is no companion item on this agenda.

Attached Documents:

1. Location Map
2. Final Plat/Replat
3. Approved Revised Conveyance Plat including Lot 5 (DEVAPP-25-0015)
4. Approved Final Plat of Lot 7 (D22-0094)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat/Replat, subject to Town Staff approval of the Revised Site Plan for Lots 5 and 7R that reflects the updated boundary.



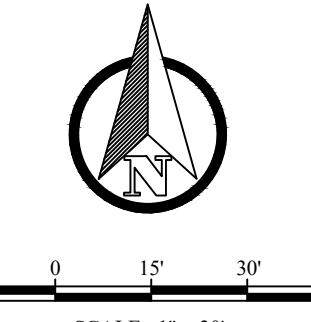
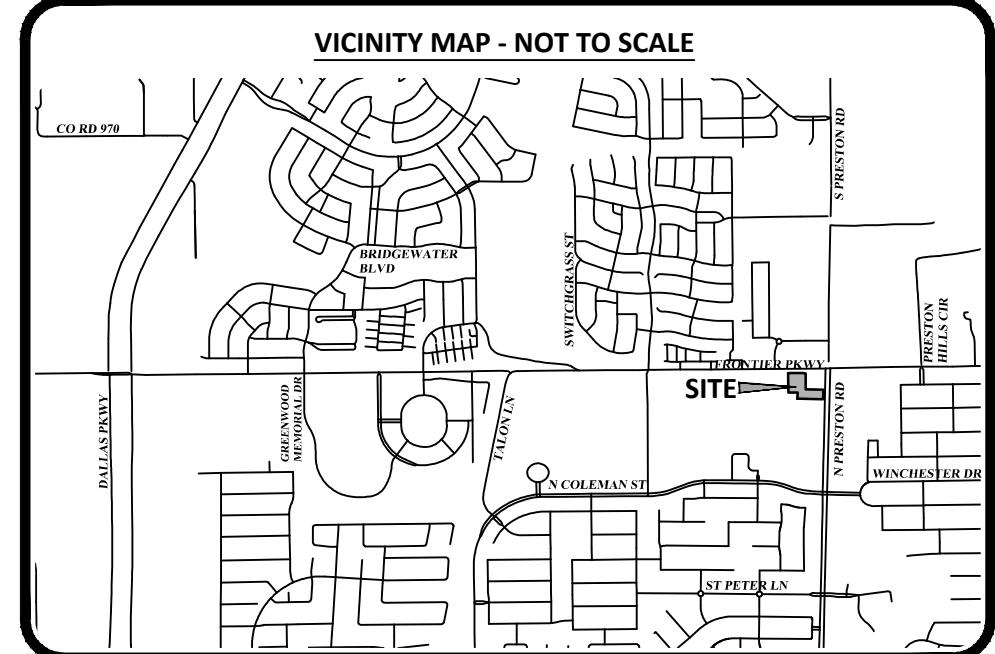
DEVAPP-25-0091

Victory at Frontier, Block A,
Lots 5 and 7R

Final Plat/Replat

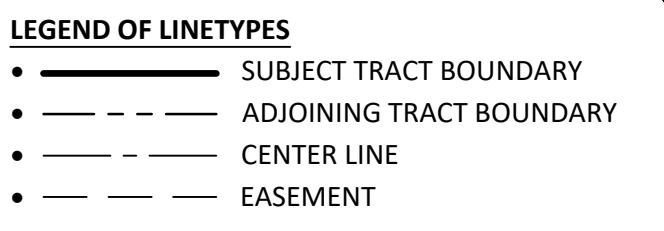
SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- No floodplain exists on the site, according to FEMA FIRM #480850120J, effective 06/02/2009.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- 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.
- The purpose of this plat is to revise the boundary of Lot 5 and final plat, to revise the boundary of Lot 7 and replat, and to dedicate easements dictated by the town of Prosper.
- All landscape easements must be exclusive of any other type of easement, unless otherwise approved by the Town and reflected on this plat.



LEGEND OF ABBREVIATIONS

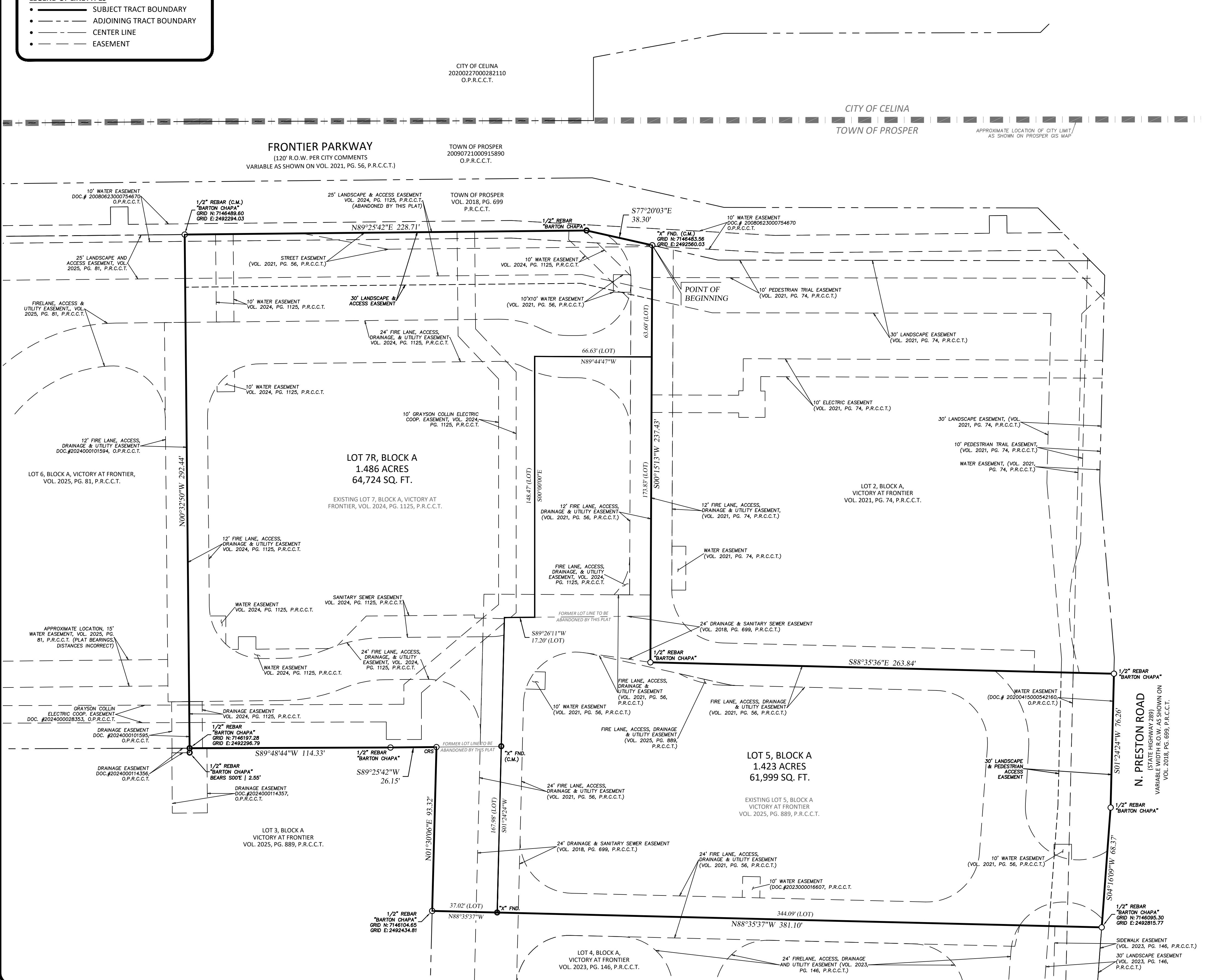
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET
- FND. FOUND



CITY OF CELINA
2020027000282110
O.P.R.C.C.T.

CITY OF CELINA
TOWN OF PROSPER

APPROXIMATE LOCATION OF CITY LIMIT
AS SHOWN ON PROSPER GIS MAP



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS LUCKY 7 RETAIL III, LLC AND LUCKY 7 RETAIL IV, LLC are the owners of a tract situated in the S. Rice survey, abstract number 787, being all of Lot 5, Block A, Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded in volume 2025, page 889, Plat Records, Collin County, Texas, together with of Lot 7, Block A, Victory at Frontier, an addition in said Town of Prosper, recorded in volume 2024, page 1125 of said Plat Records, the subject tract being more particularly described as follows:

BEGINNING at an "X" cut found in concrete at the northeast corner of said Lot 7;

THENCE with the east line of said Lot 7, SOUTH 00 degrees 15 minutes 13 seconds WEST, passing an "X" cut found at the southeast corner of said Lot 7, continuing for a total distance of 237.43 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at the northern re-entrant corner of said Lot 5;

THENCE with the north line of said Lot 5, SOUTH 88 degrees 35 minutes 36 seconds EAST, a distance of 263.84 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at its northeast corner;

THENCE with the east line of said Lot 5, SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 76.26 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE continuing with the east line of said Lot 5, SOUTH 04 degrees 16 minutes 09 seconds WEST, a distance of 68.37 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at the southeast corner thereof, same being the northeast corner of Lot 4, Block A, Victory at Frontier, an addition in said Town of Prosper, recorded in volume 2021, page 56, of said Plat Records;

THENCE with the north line of said Lot 4, NORTH 88 degrees 35 minutes 37 seconds WEST, a distance of 381.10 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at the northwest corner of said Lot 4, same being the southwest corner of said Lot 5;

THENCE with the west line of said Lot 5, NORTH 01 degrees 30 minutes 06 seconds EAST, a distance of 93.32 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE with the south line of said Lot 7, SOUTH 89 degrees 25 minutes 42 seconds WEST, a distance of 26.15 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE with the west line of said Lot 7, NORTH 00 degrees 32 minutes 50 seconds WEST, a distance of 292.44 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at its northwest corner;

THENCE with the north line of said Lot 7, NORTH 89 degrees 48 minutes 44 seconds WEST, a distance of 114.33 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at its southwest corner, from which a 1/2 inch rebar with cap stamped "BARTON CHAPA" found for reference bears South 00 degrees East, a distance of 2.55 feet;

THENCE with the west line of said Lot 7, NORTH 00 degrees 32 minutes 50 seconds WEST, a distance of 292.44 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at its northwest corner;

THENCE with the north line of said Lot 7, NORTH 89 degrees 25 minutes 42 seconds EAST, a distance of 228.71 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE continuing with the north line, SOUTH 77 degrees 20 minutes 03 seconds EAST, a distance of 38.30 feet, returning to the POINT OF BEGINNING and enclosing 2.909 acres (126,723 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT LUCKY 7 RETAIL III, LLC AND LUCKY 7 RETAIL IV, LLC, do hereby certify and adopt this plat designating the herein above described property as VICTORY AT FRONTIER, BLOCK A, LOT 5 AND LOT 7R, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

LUCKY 7 RETAIL III, LLC AND LUCKY 7 RETAIL IV, LLC, do 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 to 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. Landscape easements are exclusive of any other type of easement.

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 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 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 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 _____. LUCKY 7 RETAIL III, LLC

By: _____

Authorized Representative, Print Name/Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20 _____. Notary Public in and for the State of Texas

Witness my hand this the _____ day of _____, 20 _____. LUCKY 7 RETAIL IV, LLC

By: _____

Authorized Representative, Print Name/Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20 _____. Notary Public in and for the State of Texas

Known All Men By These Presents:

That I, John H. Barton III, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20 _____. PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED

FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT RELEASED FOR INTERIM REVIEW ON December 4, 2025

John H. Barton, RPLS #6737

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20 _____. Notary Public in and for the State of Texas

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

LANDSCAPE EASEMENT

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

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING, LLC
John H. Barton III, RPLS #6737
3601 NE Loop 820, Ste. 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm# 10194474

OWNER/DEVELOPER

Lucky 7 Retail IV, LLC
6125 LUTHER LANE, SUITE 583
DALLAS, TX 75225
CONTACT RYAN PRICE
214.207.0944

JOB NO. 2022.001.283

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

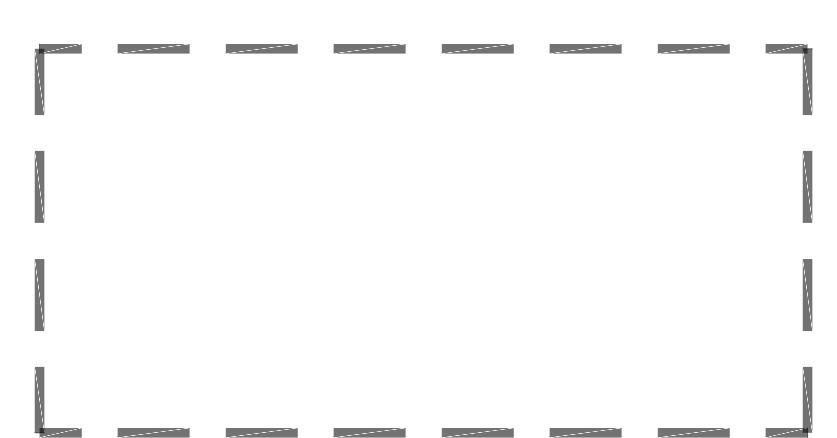
DATE SUMMARY

VICTORY AT FRONTIER

PROSPER,
TEXAS

CERTIFICATE OF APPROVAL	
APPROVED THIS _____ DAY OF _____, 20 _____. BY THE	PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS
TOWN SECRETARY	
ENGINEERING DEPARTMENT	
DEVELOPMENT SERVICES DEPARTMENT	

CASE# DEVAPP-25-0091
FINAL PLAT/REPLAT
VICTORY AT FRONTIER
BLOCK A, LOT 5 AND LOT 7R
2.909 ACRES - S. RICE SURVEY, ABSTRACT #787
AN ADDITION IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
BEING A FINAL PLAT OF VICTORY AT FRONTIER, BLOCK A, LOT 5
BEING A REPLAT OF VICTORY AT FRONTIER, BLOCK A, LOT 7

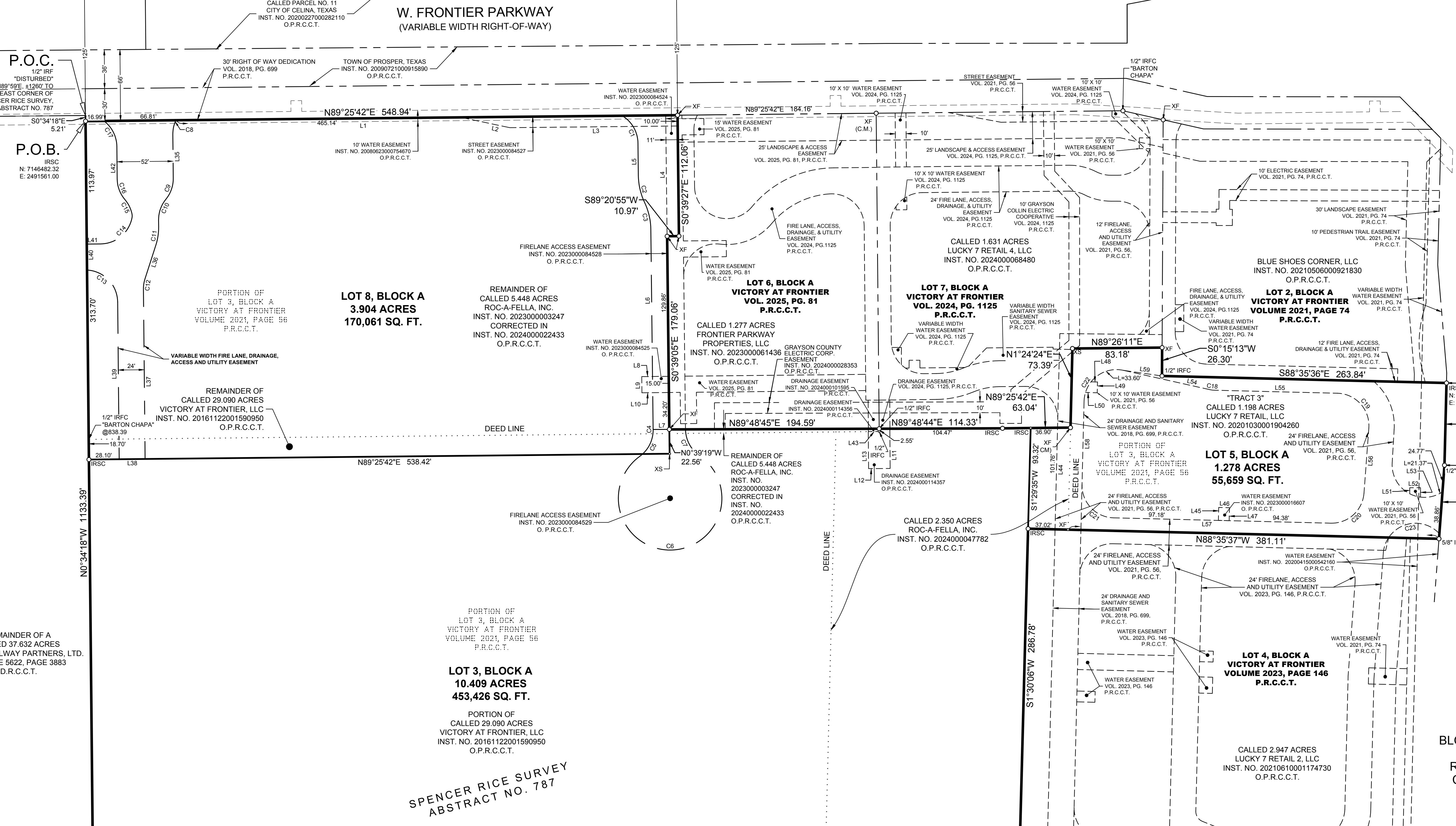
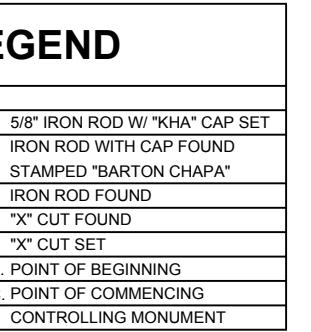
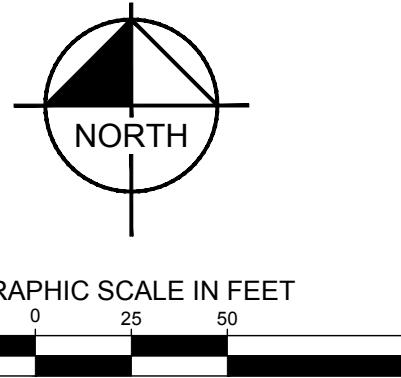
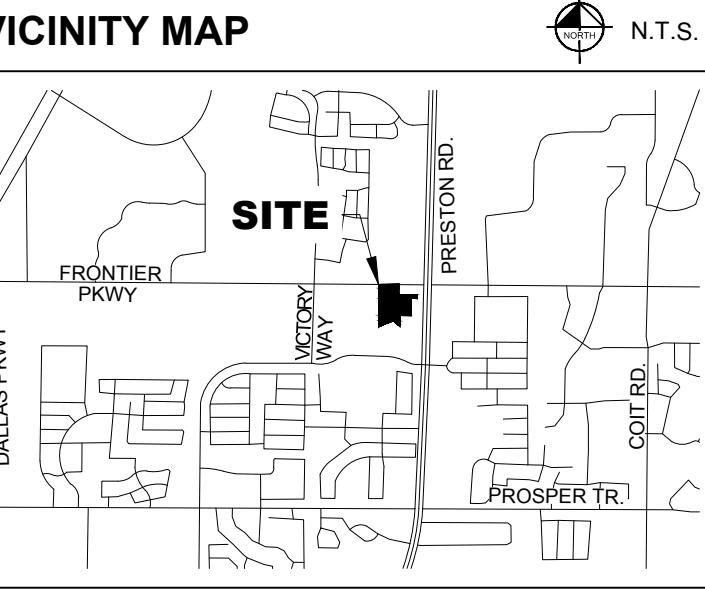
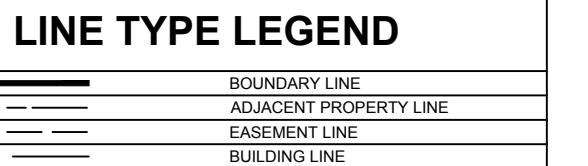


VO1

FINAL PLAT

PAGE 1 OF 2

**Approved Revised Conveyance Plat including Lot 5
(DEVAPP-25-0015)**



REMAINDER OF A
CALLED 37.632 ACRES
FRISCO TOLLWAY PARTNERS, LTD.
VOLUME 5622, PAGE 3883
D.R.C.C.T.

FLOOD CERTIFICATE:

According to FIRM Map No. 48085C0120J, effective June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A" which is defined as "Special Flood Hazard Areas Inundated By 100-Year Flood, no base flood elevations determined and Zone "X" unshaded, which is defined as "Areas determined to be outside 500-year floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.

OWNER:
Roc-A-Fella, Inc.
211 W Frontier Parkway
Prosper, Texas 75078
Contact: Tony Ramji
Ph. (469) 213-7833
jesus@vg-re.com

OWNER:
Lucky 7 Retail LLC
2911 Turtle Creek Blvd.
Suite 700
Dallas, Texas 75219
Contact: Tony Ramji
Ph. (469) 213-7833
jesus@vg-re.com

OWNER:
Victory at Frontier LLC
211 W Frontier Parkway
Prosper, Texas 75078
Contact: Tony Ramji
Ph. (469) 213-7833
jesus@vg-re.com

APPLICANT / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road
210 Galleria Office Tower,
Suite #700, Dallas, Texas 75240
Contact: David J. De Weirdt
Ph. (817) 335-6511
david.deweirdt@kimley-horn.com

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
Contact: David J. De Weirdt
Ph. (817) 335-6511
david.deweirdt@kimley-horn.com

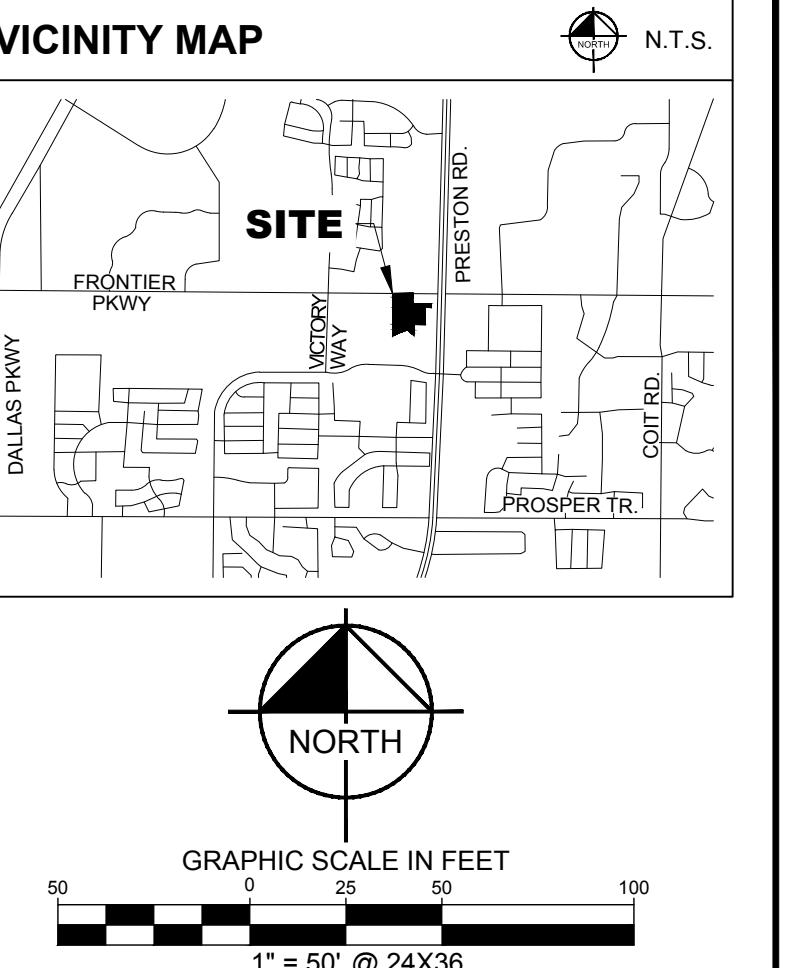
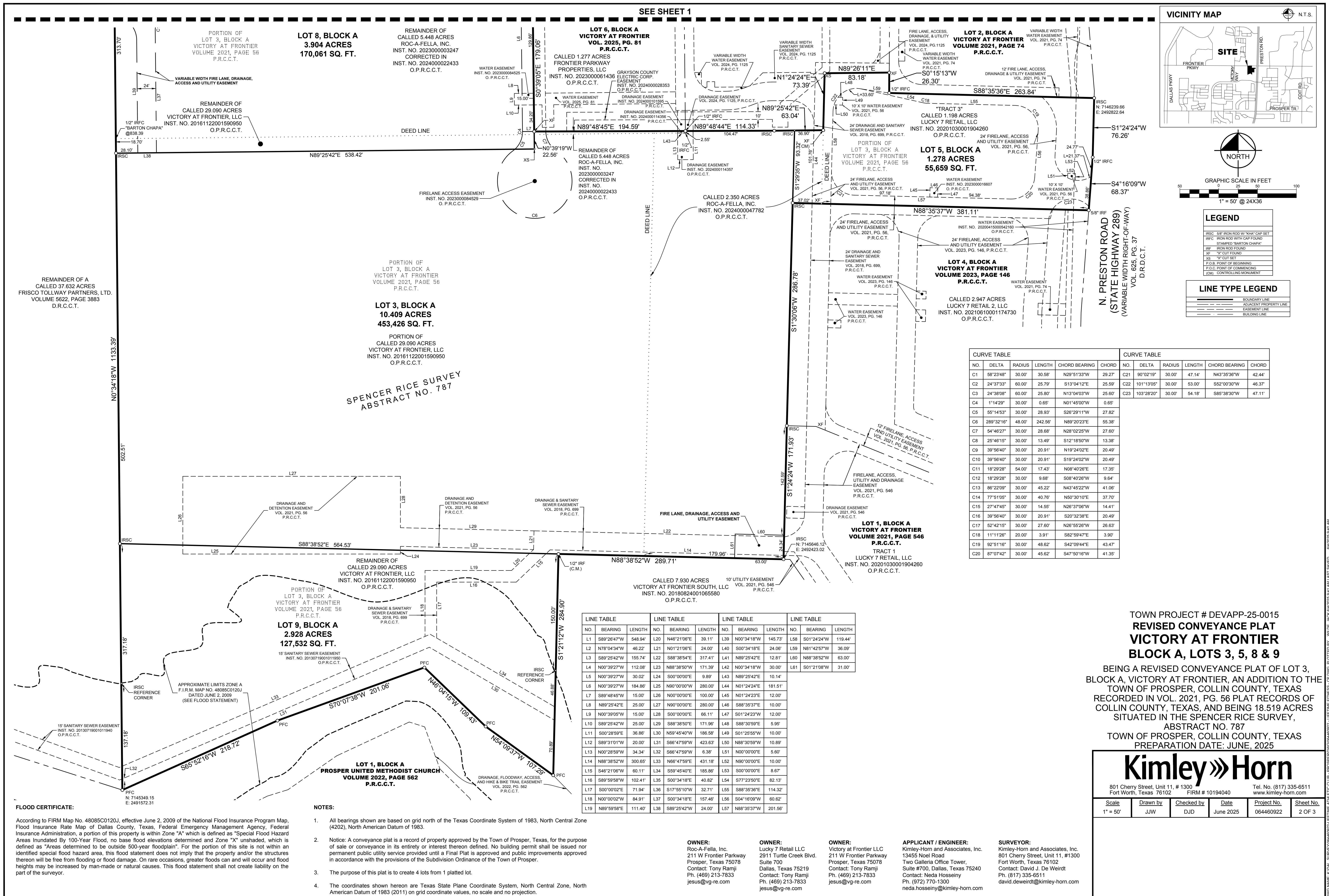
Kimley»Horn

801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JJW	DJD	June 2025	064460922	1 OF 3

DWG NAME: KHDAL_SURVEY0704460922.LIFETIME.FITNESS - CP.DWG PLOTTED BY WILDE JACK 6/4/2025 9:40 AM LAST SAVED 6/4/2025 9:40 AM

DWG NAME: KHDAL_SURVEY0704460922.LIFETIME.FITNESS - CP.DWG PLOTTED BY WILDE JACK 6/4/2025 9:40 AM LAST SAVED 6/4/2025 9:40 AM



LEGEND

IRSC	5/8" IRON ROD W/ "WHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IR	STAMPED MARTON CHAPA"
XF	IRON ROD FOUND
XS	XX-CUT SET
L1	P.O.B. POINT OF BEGINNING
L2	P.O.C. POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT

LINE TYPE LEGEND

—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
—	EASEMENT LINE
—	BUILDING LINE

**TOWN PROJECT # DEVAPP-25-0015
REVISED CONVEYANCE PLAT
VICTORY AT FRONTIER
BLOCK A, LOTS 3, 5, 8 & 9**

BEING A REVISED CONVEYANCE PLAT OF LOT 3,
BLOCK A, VICTORY AT FRONTIER, AN ADDITION TO THE
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
RECORDED IN VOL. 2021, PG. 56 PLAT RECORDS OF
COLLIN COUNTY, TEXAS, AND BEING 18.519 ACRES
SITUATED IN THE SPENCER RICE SURVEY,
ABSTRACT NO. 787

**TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JUNE, 2025**

Kimley » Horn

801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

WHEREAS VICTORY AT FRONTIER LLC, ROC-A-FELLA, INC., and LUCKY 7 RETAIL, LLC, are the owners of a tract of land situated in the Spencer Rice Survey, Abstract No. 787, Collin County, Texas, and being a portion of Lot 3, Block A of Victory at Frontier, an addition to the Town of Prosper according to the plat thereof recorded in Volume 2021, Page 56, Plat Records, Collin County, Texas, and being a portion of a called 29.090 acre tract of land as described in the Special Warranty Deed to Victory at Frontier, LLC, recorded in Instrument No. 20161122001590950, Official Public Records, Collin County, Texas, a portion of a called 5.448 acre tract of land described in the Special Warranty Deed to Roc-A-Fella, Inc., recorded in Instrument No. 2023000003247, as corrected in Instrument No. 2024000022433, Official Public Records, Collin County, Texas, all of a called 2.350 acre tract of land described in the Special Warranty Deed to Roc-A-Fella, Inc., recorded in Instrument No. 2024000047782, Official Public Records, Collin County, Texas, and all of that called 1.198 acre tract of land described as "Tract 3" in the Special Warranty Deed to Lucky 7 Retail LLC, recorded in Instrument No. 20201030001904260, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found (disturbed) for the northwest corner of said Lot 3, Block A and being in the east line of a called 37.632 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Frisco Tollway Partners, LTD., recorded in Volume 5622, Page 3863, Deed Records, Collin County, Texas, and being the south right-of-way line of West Frontier Parkway (a variable width public right-of-way);

THENCE South 00°34'18" East with the east line of said 37.632 acre tract, a distance of 5.21 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said 5.448 acre tract;

THENCE North 89°25'42" East with said south right-of-way line, a distance of 548.94 feet to an "X" cut found for the northwest corner of Lot 6, Block A of Victory at Frontier, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2025, Page 81, Plat Records, Collin County, Texas;

THENCE with the west line of said Lot 6, Block A, the following courses and distances:

South 00°39'27" East, a distance of 112.06 feet to an "X" cut found for corner;
South 89°20'55" West, a distance of 10.97 feet to an "X" cut found for corner;

South 00°39'05" East, a distance of 179.06 feet to a an "X" cut found for the southwest corner of said Lot 6, Block A;

THENCE North 89°48'45" East with the south line of said Lot 6, Block A, a distance of 194.59 feet to a 1/2-inch iron rod with plastic cap stamped "BARTON CHAPA" found for the southeast corner of said Lot 6, Block A, same being the southwest corner of Lot 7, Block A of Victory at Frontier, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2024, Page 1125, Plat Records, Collin County, Texas;

THENCE with the common line of said Lot 7, Block A and said 2.350 acre tract, the following courses and distances:

North 89°48'44" East, a distance of 114.33 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;
North 89°25'42" East, a distance of 63.04 feet to an "X" cut found for the northeast corner of said 2.350 acres and being in the west line of said "Tract 3".

THENCE with the common line of said Lot 7, Block A, and said "Tract 3", the following courses and distances:

North 01°24'24" East, a distance of 73.39 to an "X" cut set for corner;
North 89°26'11" East, a distance of 83.18 to an "X" cut found for the most easterly southeast corner of Lot 7, Block A, and being in the west line of Lot 2, Block A of Victory at Frontier, an addition to the Town of Prosper according to the plat thereof recorded in Volume 2021, Page 74, Plat Records, Collin County, Texas;

THENCE with the common line of said Lot 2, Block A, and said "Tract 3", the following courses and distances:

South 00°16'13" West, a distance of 26.30 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 2, Block A;
South 88°35'36" East, a distance of 263.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said Lot 2, Block A, and being in the west right-of-way line of N. Preston Road (State Highway 289, a variable width right-of-way);

THENCE with the west right-of-way line of said N. Preston Road, the following courses and distances:

South 01°24'24" West, a distance of 76.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;
South 04°16'09" West, a distance of 68.37 feet to a 5/8-inch iron rod found for the northeast corner of Lot 4, Block A of Victory at Frontier, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2023, Page 146, Plat Records, Collin County, Texas;

THENCE with the north line of said Lot 4, Block A, North 88°35'37" West, a distance of 381.11 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 4, Block A, and being in the east line of said 2.350 acre tract;

THENCE South 01°30'06" West with the common line of said Lot 4, Block A, and said 2.350 acre tract, a distance of 286.78 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of said Lot 4, Block A, and being the northwest corner of Lot 1, Block A of Victory at Frontier, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2021, Page 546, Plat Records, Collin County, Texas;

THENCE South 01°24'24" West with the common line of said Lot 1, Block A, and said 2.350 acre tract, a distance of 171.93 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for a southeast corner of said Lot 3, Block A, the southeast corner said 2.350 acre tract, the southwest corner of said Lot 1, Block A, and being in the north line of a called 7.930 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Victory At Frontier South, LLC., recorded in Instrument No. 20180824001065580, Official Public Records, Collin County, Texas;

THENCE North 88°38'52" West with the common line of said Lot 3, Block A and said 7.930 acre tract, passing at a distance of 179.96 feet, the southwest corner of said 2.350 acre tract, continuing in all a distance of 289.71 feet to a 1/2-inch iron rod found for the northwest corner of said 7.930 acre tract;

THENCE continuing with the common line of said Lot 3, Block A, and said 7.930 acre tract, South 01°21'12" West, passing at a distance of 150.00 feet, a 5/8-inch iron rod with red plastic cap stamped "KHA" set for reference, continuing in all a distance of 284.90 feet to a point for corner in the north line of Lot 1, Block A, of Prosper United Methodist Church, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2022, Page 562, Plat Records, Collin County Texas;

THENCE with the common line of said Lot 3, Block A and said Lot 1, Block A, the following courses and distances:

North 54°09'37" West, a distance of 107.29 feet to a point for corner;
North 46°04'15" West, a distance of 109.43 feet to a point for corner;
South 70°07'38" West, a distance of 201.06 feet to a point for corner;
South 65°52'16" West, a distance of 218.72 feet to a point for the southwest corner of said Lot 3, Block A, and being the southeast corner of the aforementioned 37.632 acre tract;

THENCE North 00°34'18" West with the common line of said Lot 3, Block A and said 37.632 acre tract, passing at a distance of 137.18 feet, a 5/8-inch iron rod with red plastic cap stamped "KHA" set for reference, passing at a distance of 838.39 feet, a 1/2-inch iron rod with plastic cap stamped "BARTON CHAPA" found for the northwest corner of the aforementioned 29.090 acre tract and the southwest corner of the aforementioned 5.448 acre tract, continuing along the common line of said Lot 3, Block A and said 37.632 acre tract, in all a distance of 1,133.39 feet to the POINT OF BEGINNING and containing a computed area of 806.677 square feet or 18.519 acres of land.

OWNERS CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, VICTORY AT FRONTIER, LLC, ROC-A-FELLA, INC., and LUCKY 7 RETAIL, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as VICTORY AT FRONTIER, BLOCK A, LOTS 3, 5, 8 & 9, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The VICTORY AT FRONTIER, LLC, ROC-A-FELLA, INC., and LUCKY 7 RETAIL, LLC, do 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 easement limits the use 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 way be 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.
10. 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 assist 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 plating ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this ____ day of _____, 2025

VICTORY AT FRONTIER, LLC

BY: _____
Authorized Signature

Printer Name and Title

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025

Notary Public, State of Texas

ROC-A-FELLA, INC.

BY: _____
Authorized Signature

Printer Name and Title

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025

Notary Public, State of Texas

LUCKY 7 RETAIL, LLC

BY: _____
Authorized Signature

Printer Name and Title

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That I, David J. De Weirdt, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas. Dated this ____ day of _____, 2025

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
6/4/2025

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
(817) 335-6511
dave.deweirdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared David J. De Weirdt 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025

Notary Public, State of Texas

DRAINAGE AND DETENTION 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: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasions by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention 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 Drainage and Detention Easement 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 or 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 shall not be held liable for any damages of any nature resulting from the failure of any structure of structures, within the Easement.

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

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

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2025 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town of Secretary

Engineering Department

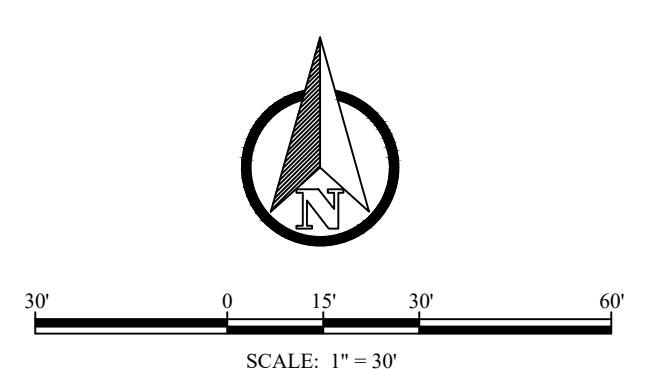
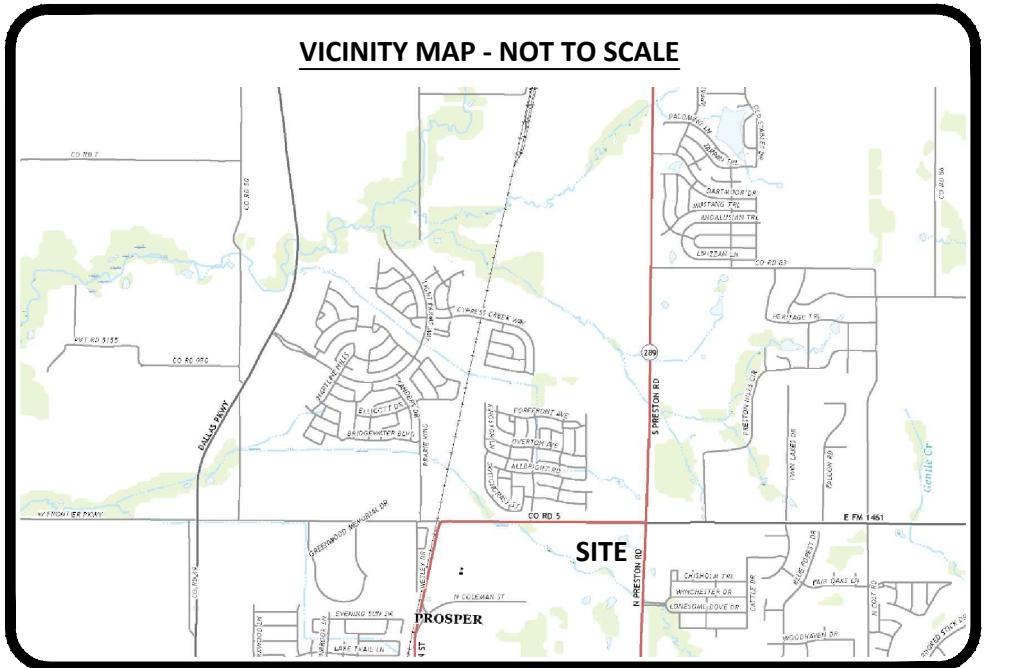
Development Services Department

**TOWN PROJECT # DEVAPP-25-0015
REVISED CONVEYANCE PLAT
VICTORY AT FRONTIER
BLOCK A, LOTS 3, 5, 8 & 9**

BEING A REVISED CONVEYANCE PLAT OF LOT 3,
BLOCK A, VICTORY AT FRONTIER, AN ADDITION TO THE
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
RECORDED IN VOL. 2021, PG. 56 PLAT RECORDS OF
COLLIN COUNTY, TEXAS, AND BEING 18.519 ACRES
SITUATED IN THE SPENCER RICE SURVEY,
ABSTRACT NO. 787

TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JUNE, 2025

Approved Final Plat for Lot 7 (D22-0094)



CERTIFICATE OF APPROVAL

APPROVED THIS ____ DAY OF _____, 20____ BY THE
DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT



12/06/2022

LEGEND OF ABBREVIATIONS	
• D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
• P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
• O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
• DOC.#	DOCUMENT NUMBER
• C.M.	CONTROLLING MONUMENT
• SQ. FT.	SQUARE FEET
• ROW	RIGHT OF WAY
• CRS	CAPPED REBAR SET

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

Known All Men By These Presents:

That I, John H. Barton III, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this the ____ day of _____, 20 ____.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT December 1, 2022

John H. Barton, RPLS #6737

STATE OF TEXAS _____
COUNTY OF _____

WHEREAS LUCKY 7 RETAIL, LLC, is the owner of a portion of Lot 3, Block A, Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded in Volume 2021, Page 56, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at an "X" cut in concrete set for the northeast corner of the herein described tract, same being the northwest corner of Lot 2 in Block A of Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded under Volume 2021, Page 74, P.R.C.C.T.;

THENCE South 00 degrees 15 minutes 13 seconds West, with the west line of said Lot 2, a distance of 211.13 feet to an "X" cut in concrete found;

THENCE through the interior of said Lot 3, the following calls:

1. South 89 degrees 26 minutes 11 seconds West, a distance of 83.18 feet to an "X" cut in concrete found;
2. South 01 degrees 24 minutes 24 seconds West, a distance of 73.39 feet to an "X" cut in concrete found;
3. South 89 degrees 25 minutes 42 seconds West, a distance of 63.04 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found (hereinafter called "capped rebar found")
4. South 89 degrees 48 minutes 44 seconds West, a distance of 114.33 feet to a capped rebar found;
5. North 00 degrees 32 minutes 50 seconds West, a distance of 292.44 feet to a capped rebar found in the north line of said Lot 3;

THENCE North 89 degrees 25 minutes 42 seconds East, with the north line of said Lot 3, a distance of 228.71 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set;

THENCE South 77 degrees 20 minutes 03 seconds East, with the north line of said Lot 3, a distance of 38.30 feet to the POINT OF BEGINNING and enclosing 1.631 acres (71,066 square feet) of land, more or less.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____

Notary Public in and for the State of Texas
SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
2. No floodplain exists on the site.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
5. 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.
6. The purpose of this replat is to subdivide a portion of existing Lot 3 into a single lot and dedicate easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Lucky 7 Retail, LLC do hereby certify and adopt this plat designating the herein above described property as LOT 7, BLOCK A, VICTORY AT FRONTIER, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

LUCKY 7 RETAIL, 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 to 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. Landscape easements are exclusive of any other type of easement.
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 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 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 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.

Lucky 7 Retail, LLC

By: _____
Authorized Representative, Print Name/Title: _____

STATE OF TEXAS _____
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

CASE# D22-0094
FINAL PLAT

LOT 7, BLOCK A

VICTORY AT FRONTIER

1.631 ACRES

AN ADDITION IN THE TOWN OF PROSPER,

COLLIN COUNTY, TEXAS

BEING A REPLAT OF PART OF LOT 3, BLOCK A

VICTORY AT FRONTIER

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

BARTON CHAPA SURVEYING, LLC
John H. Barton III, RPLS #6737
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
jack@bcsdfw.com
TBPLS Firm # 10194474

OWNER/DEVELOPER
Lucky 7 Retail, LLC
6125 LUTHER LANE
SUITE 583
DALLAS, TX 75225
CONTACT RYAN PRICE
214.207.0944

JOB NO. 2022.001.283
DRAWN: BCS
CHECKED: JHB
TABLE OF REVISIONS
DATE SUMMARY

PROSPER,
TEXAS



SHEET:

VO1

FINAL PLAT

Curve Data Table		
Curve #	Arc	Radius
C1	48.10'	30.00'
C2	24.89'	65.35'
C3	34.85'	92.00'
C4	26.19'	54.00'
C5	14.25'	30.00'
C6	46.99'	30.00'
C7	47.25'	30.00'
C8	25.66'	53.68'
C9	14.55'	30.00'
C10	47.11'	30.00'
C11	47.14'	30.00'
C12	25.76'	68.00'
C13	34.06'	89.35'
C14	23.82'	30.00'
C15	13.59'	20.00'

Line Data Table		
Line #	Distance	Bearing
L1	7.58'	N01°21'51"E
L2	23.81'	S89°32'27"W
L3	53.57'	S89°18'57"W
L4	178.25'	N89°25'41"
L5	6.30'	N89°59'46"E
L6	84.00'	S00°15'13"W
L7	5.93'	S89°59'46"W
L8	136.28'	S89°25'42"W
L9	107.84'	S00°32'50"E
L10	11.49'	N89°18'57"E
L11	55.19'	N89°32'27"E
L12	55.01'	S01°24'45"W
L13	8.82'	N90°00'00"E
L14	10.00'	S00°00'00"E

STATE OF TEXAS	5
COUNTY OF COLLIN	5

BY SURVEYOR (21) BPLS FIRM #10194742
HIGHWAY 121, COLLEYVILLE, TX 76034



PLANNING

To: Planning and Zoning Commission **Item No. 4**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planned Development for Prosper Flex Park
Meeting: December 16, 2025

Agenda Item:

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

Future Land Use Plan:

The Future Land Use Plan recommends Business Park.

- The Business Park District, located to the west of the BNSF Railroad between Prosper Trail and First Street, will include a variety of potential land uses, including light industrial, commercial warehousing, and commercial uses with outside storage. Retail & Neighborhood Services District recommends retail establishments that provide merchandise for retail sales, banks, neighborhood offices, and small medical offices.



Zoning:

The property is zoned Planned Development-52.

Thoroughfare Plan:

This property has direct access to Prosper Trail.

Parks Master Plan:

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

Hike & Bike Trail:

The Hike & Bike Trail Master Plan does not indicate that a hike and bike trail is needed.

Legal Obligations and Review:

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

Attached Documents:

1. Aerial & Zoning Maps
2. Future Land Use Exhibit
3. Exhibit A-1 – Written Metes and Bounds
4. Exhibit A-2 – Boundary Exhibit
5. Exhibit B – Letter of Intent
6. Exhibit C – Development Standards
7. Exhibit D – Conceptual Plan
8. Exhibit E – Development Schedule
9. Exhibit F – Elevations
10. Exhibit F-1 – Elevation Descriptions
11. Exhibit G – Landscape Plan
12. Exhibit H – Open Space Plan
13. Draft Development Agreement

Description of Agenda Item:

The purpose of this request is to modify the development standards, uses and layout of the current Planned Development-52. Originally, the Planned Development was developed for businesses dealing with residential and commercial landscaping, irrigation installation and maintenance, and wholesale tree and shrub sales. As of now, the Planned Development allows for open storage and graveled parking with no detailed landscaping.

This amended Planned Development allows for multiple uses and emphasizes being a high-quality flex industrial campus designed to accommodate a diverse mix of light industrial, warehouse, and office users, and goes into intense detail of the proposed landscaping.

COMPATIBILITY:

This amendment would not be out of character with the purpose of this Planned Development and the Future Land Use Plan. Importantly, the campus is not intended to serve heavy truck traffic or large-scale distribution operations. Instead, the design emphasizes accessibility for smaller-scale users, creating an environment that supports the needs of local businesses and entrepreneurs. This approach allows for the growth of companies that contribute directly to the Town of Prosper's economic vitality while minimizing potential impacts on infrastructure, traffic, and adjacent neighborhoods.

Conformance:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-52 (Commercial Corridor District)	Non-Residential	Business Park
North	Planned Development-12 (Single Family-10)	Single-Family Residential (The Village at Prosper Trail)	High Density Residential (Across Prosper Trail)
East	Single Family-15	Non-Residential	Business Park
South	Planned Development-26 (Office/Industrial)	Non-Residential	Business Park
West	Planned Development-26 (Office/Industrial)	Non-Residential	Business Park

District Regulations:

The district regulations within the Planned Development compared to the regulations in the previously approved Planned Development (PD-52) are shown below.

	Previous Regulations (Planned Development-52)	Proposed Regulations (Development Standards)
Size of Yards	Front: 30' Side: 5' for open storage/covered storage areas. 25' for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan. Rear: 5' for open storage/covered storage areas. 25' for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.	Front: 30' Side: 25' feet for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan. Rear: 25' for buildings. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
Size of Lots	Minimum Area: 10,000 SF Minimum Lot Width: 100' Minimum Lot Depth: 100'	Minimum Area: 10,000 SF Minimum Lot Width: 100' Minimum Lot Depth: 100'
Maximum Height	Stories: Two Stories or 40'	Stories: Two Stories or 40'
Maximum Lot Coverage	Lot Coverage: 60 Percent	Lot Coverage: 60 Percent
Floor Area Ratio	Maximum: 1:1	Maximum: 1:1

Uses:

The list of permitted uses within this Planned Development is shown below. Uses followed by an **S** are permitted by Specific Use Permit and uses followed by a **C** are permitted subject to conditional development standards.

- Administrative, Medical or Professional Office
- Antique Shop and Used Furniture
- Artisan's Workshop
- Auto Parts Sale, Inside
- Automobile Repair, Minor
- Bank, Savings and Loan, or Credit Union
- Building Material and Hardware Sales Minor
- Business Service
- Cabinet/Upholstery Shop
- Catering
- Commercial Amusement, Indoor
- Contractor's Shop
- Equipment and Machinery Sales and Rental, Minor
- Furniture, Home Furnishings and Appliance Store
- Furniture Restoration
- Governmental Office
- Gunsmith
- Gymnastics/Dance Studio
- Health/Fitness Center
- Homebuilder Marketing Center
- House of Worship
- Household Appliance Service and Repair
- Indoor Gun Range **S**
- Insurance Office
- Limited Assembly and Manufacturing Use Complying with Performance Standards
- Locksmith/Security System Company
- Museum/Art Gallery
- Office>Showroom
- Office/Warehouse
- Print Shop, Minor
- Private Recreation Center
- Repair Service, Indoor
- Research and Development Center
- Restaurant **C**
- Retail/Service Incidental Use
- Retail Stores and Shops
- Veterinarian Clinic and/or Kennel, Indoor

Uses that would be **eliminated** from what is currently allowed:

- Accessory Buildings
- Antenna and/or Antenna Support Structure
- Athletic Stadium or Field, Public or Private
- Automobile Parking Lot
- Bottling Works
- Bus Terminal
- Car Wash
- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- Community Center
- Convenience Store with Gas Pumps
- Day Care Center
- Fairgrounds/Exhibition Area
- Farm, Ranch, Stable, Garden, or Orchard
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Helistop
- Laundromat
- Massage Therapy, Licensed
- Mortuary/Funeral Parlor
- Nursery
- Open Storage
- Park or Playground
- Private Utility
- Recycling Center/Collection Point
- Rehabilitation Care Institution
- School District Bus Yard
- School, Private or Parochial
- Small Engine Repair Shop
- Stealth Antenna
- Storage or Wholesale Warehouse
- Taxidermist
- Telephone Exchange
- Temporary Building
- Trailer Renter
- Transit Center
- Utility Distribution/Transmission Facility

Landscaping:

The previously approved Planned Development (PD-52) established landscaping regulations to fit the needs of a development with outdoor storage. With the proposed change of uses and site design, a more detailed landscape plan has been submitted for this proposed layout that exceeds the Town of Prosper's Landscape Code requirements as seen below.

Town of Prosper Landscape Code Requirements Chart		
Item	Required	Proposed
Interior Parking Requirements		
15 sqft of Landscaping for each parking space to be provided within the paved boundaries of the parking lot area (277 spaces X 15 sqft)	4,155 SQ FT	24,360 SQ FT
1 Large tree per 10 parking spaces (277 spaces / 10)	28 TREES	39 PROPOSED TREES
Every landscape island shall have 1 large tree	39 ISLANDS	39 PROPOSED TREES
1 Large tree within 150 feet of every parking space	YES	YES
Perimeter Landscaping Requirements		
Prosper Trail (North Perimeter Line)		
***1 Large tree per 30 LF of frontage (400 LF / 30 LF)	13 TREES	13 TREES
15 shrubs per 30 LF of frontage (400 LF / 30 LF) X 15 (5 gal min.)	200 SHRUBS	206 SHRUBS
Parking lot screening shrubs (5 gal min.)	YES	YES
**East Perimeter Line		
Shrubs alternating species along the perimeter (5 gal min.)	YES	YES
South Perimeter Line		
1 Small tree per 25 LF (400 LF / 25 LF)	16 TREES	16 PROPOSED TREES
1 Shrub per 10 LF along fence (400 LF / 10 LF) (5 gal min.)	40 SHRUBS	40 SHRUBS
8' ht. Architectural Metal Fence along property line	YES	YES
West Perimeter Line		
1 Small tree per 25 LF (1203 LF / 25 LF)	48 TREES	48 PROPOSED TREES
1 Shrub per 10 LF along fence (1203 LF / 10 LF) (5 gal min.)	120 SHRUBS	120 SHRUBS
8' ht. Architectural Metal Fence along property line	YES	YES
Foundation Planting Requirements		
1 Large Tree (3" cal.) for every 10,000 sq ft of gross building area to be placed within 30' of building face. (154,000 SF / 10,000 SF)	16 TREES	16 TREES
Open Space Requirements		
7% of the Lot Area shall be open space (470,844 x .07 = 32,959)	32,959 SF	53,441 SF
<i>*Perimeter Landscape Requirements are to comply with PD-52 PLM Addition (Ordinance 11-007)</i>		
<i>**Note: No trees are required or are to be planted along the Eastern Property Line due to existing powerlines (per PD-52).</i>		
<i>***Note: 4 ornamental trees are proposed as part of the 13 required Prosper Trail perimeter trees due to existing trees and overhead utilities along the frontage.</i>		
<i>*Note: Trees labeled "F" on plans are required foundation planting trees.</i>		
<i>*Note: Trees labeled "P" on plans are required parking area trees.</i>		

Architectural Standards:

As shown in the attached exhibits (Exhibit F and F-1), the “FRONT A” facades facing Prosper Trail and the “SIDE 1” facades facing the central drive which includes all storefronts shall incorporate a combination of Cultured Natural Shaped Field Stone and concrete tilt wall elements. The canopies on the “FRONT A” and “SIDE 1” façade shall meet the architectural articulations requirements.

Permitted exterior materials for the “SIDE 2” and “REAR” facades include concrete tilt wall or masonry materials as generally shown on the conceptual renderings. No architectural articulation is required on the “SIDE 2” or “REAR” facades.

Buildings shall comply with the attached conceptual renderings (Exhibit F).

The roof shall be a low-slope roof with white TPO (Thermoplastic Polyolefin) Membranes.

Screening and Fencing:

There is no screening.

Town Staff Recommendation:

The proposed zoning request is compliant with the Future Land Use Plan designation of this area as Business Park. Additionally, the proposed zoning request eliminates a multitude of undesirable uses from an outdated Planned Development and allows for a development agreement that establishes building material requirements and other standard stipulations related to landscaping maintenance and uses.

For these reasons, Town Staff recommends approval of the request to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of $10.8\pm$ acres on the south side of Prosper Trail and $815\pm$ feet east of Mike Howard Lane.

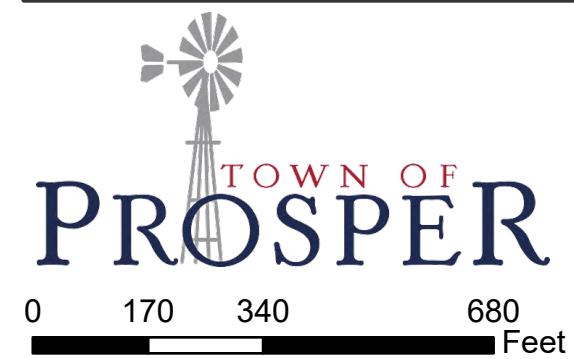
Town Council Public Hearing:

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 January 13, 2026.



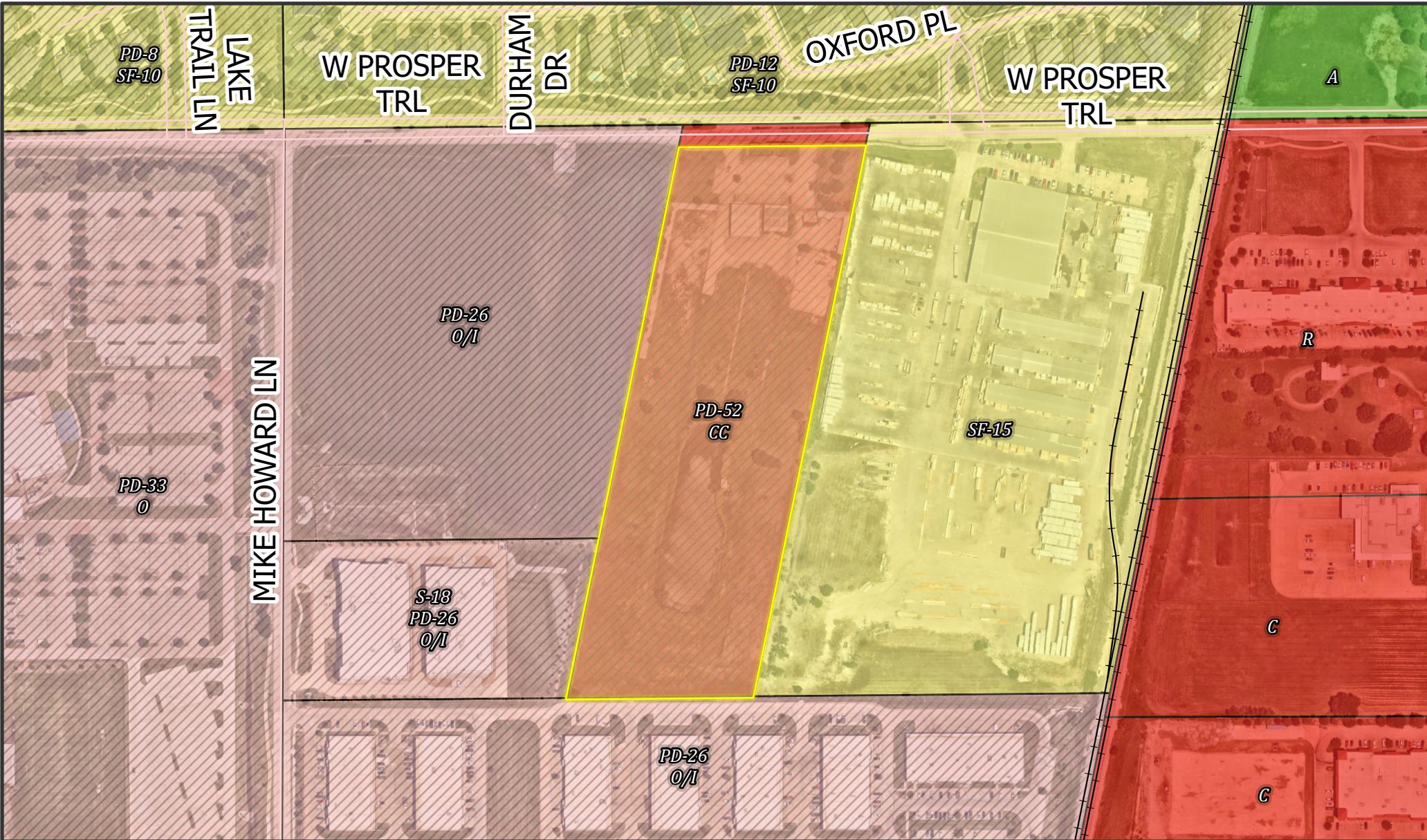
ZONE-25-0012

Prosper Flex Park



This map for illustration purposes only

Planned Development




TOWN OF
PROSPER
0 170 340 680 Feet

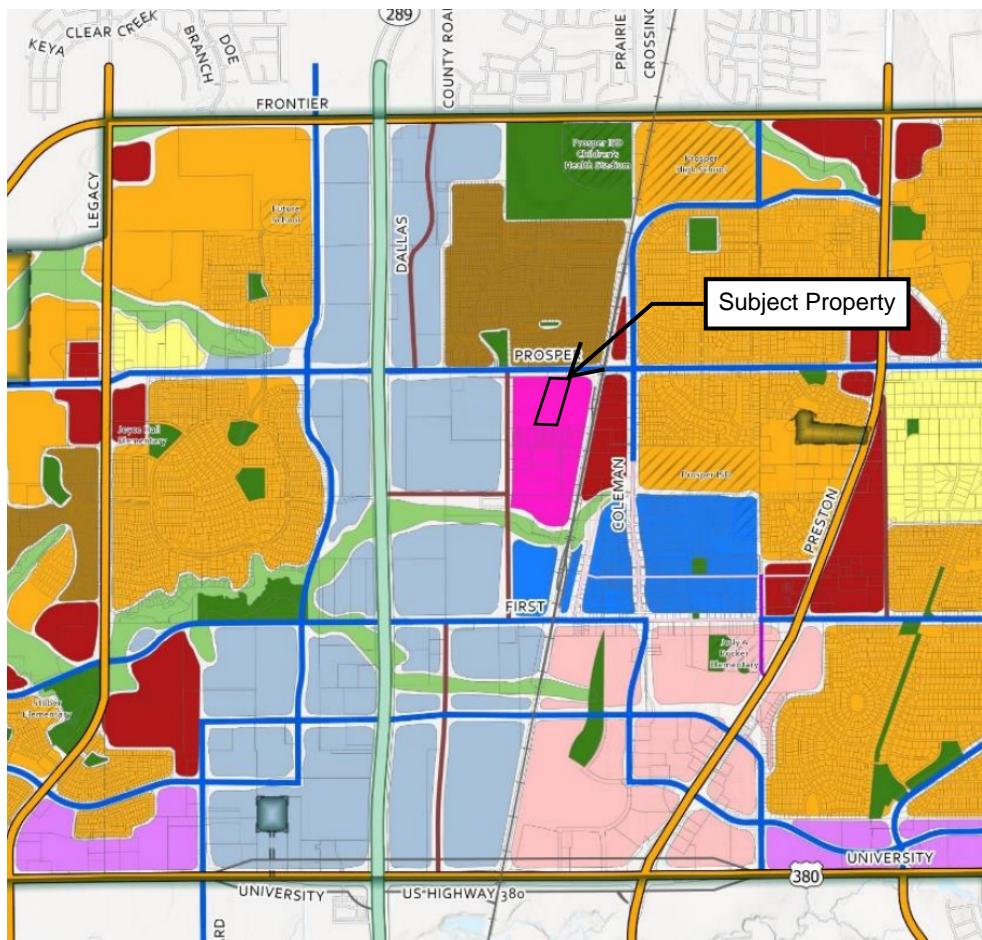


ZONE-25-0012

Prosper Flex Park

Planned Development

Future Land Use Exhibit



LEGAL DESCRIPTION

BEING a 10.809 acre (470,846 square foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of Lot 1, Block A of PLM Addition, an addition to the Town of Prosper, Collin County, Texas according to the plat recorded in Document No. 20110628010001150 of the Official Public Records of Collin County, Texas, said 10.809 acre (470,846 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap (illegible) found for the northeast corner of said Lot 1 and the northwest corner of a called 19.648 acre tract of land described in the Special Warranty Deed to Pro-Build Real Estate Holdings, LLC recorded in Document No. 20060804001112910 of said Official Public Records of Collin County, Texas, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of Prosper Trail (90' right-of-way);

THENCE South 11 degrees 31 minutes 22 seconds West, with the east line of said Lot 1 and the west line of said 19.648 acre tract of land, a distance of 1,203.52 feet to a 1/2-inch iron rod with cap (illegible) found for the southeast corner of said Lot 1 and the southwest corner of said 16.648 acre tract of land;

THENCE South 89 degrees 27 minutes 49 seconds West, with the south line of said Lot 1, a distance of 400.48 feet to a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the southwest corner of said Lot 1 and the southeast corner of Lot 1, Block A of All Storage Prosper Addition, an addition to the Town of Prosper, Collin County, Texas recorded in Document No. 20210126010000220 of said Official Public Records of Collin County, Texas;

THENCE North 11 degrees 33 minutes 32 seconds East, with the west line of said Lot 1, Block A of PLM Addition and the east line of said Lot 1, Block A of All Storage Prosper Addition, passing at a distance of 347.72 feet, a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the northeast corner of said Lot 1, Block A of All Storage Prosper Addition and the southeast corner of a called 14.00 acre tract of land described in the General Warranty Deed to PTCLP, LLC recorded in Document No. 20220308000381710 of said Official Public Records of Collin County, Texas, continuing with the west line of said Lot 1, Block A of PLM Addition and the east line of said 14.0 acre tract of land, in all, a distance of 1,203.46 feet to a 1/2-inch iron rod with cap (illegible) found for the northwest corner of said Lot 1 and the northeast corner of said 14.00 acre tract of land, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of said Prosper Trail;

THENCE North 89 degrees 25 minutes 57 seconds East, with the north line of said Lot 1 and the south right-of-way line of said Prosper Trail, a distance of 399.75 feet to the **POINT OF BEGINNING** and containing 470,846 square feet or 10.809 acres of land.

NOTE

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 07/16/2025 with an applied combined scale factor of 1.000152710.

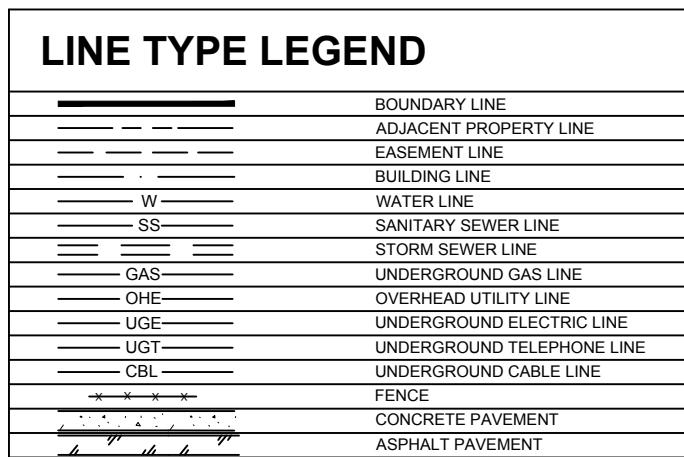
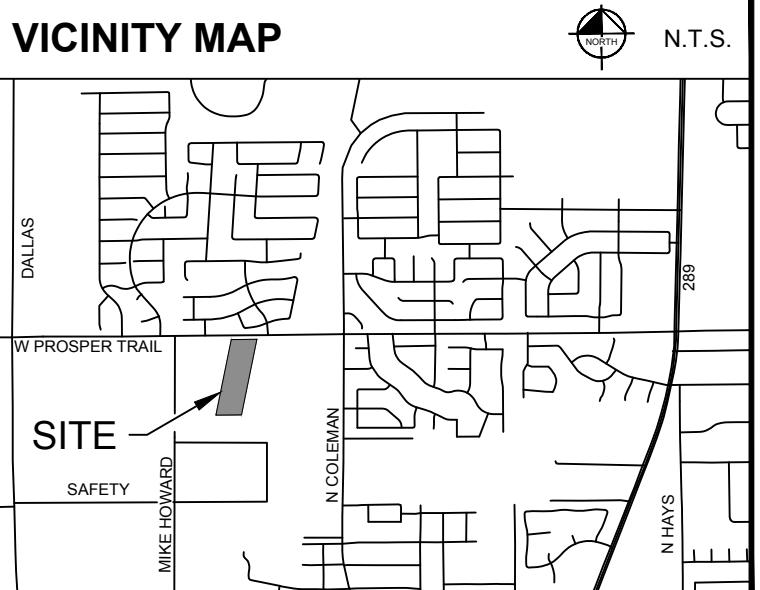
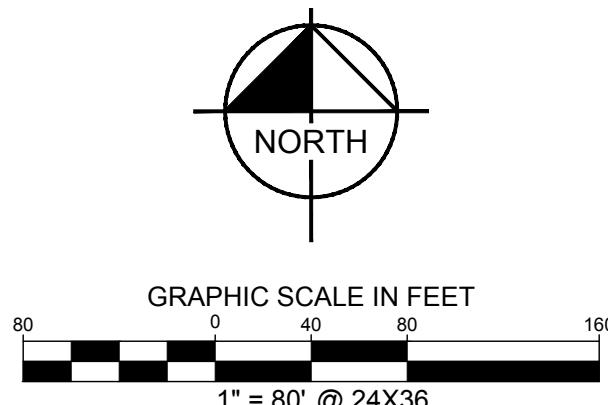
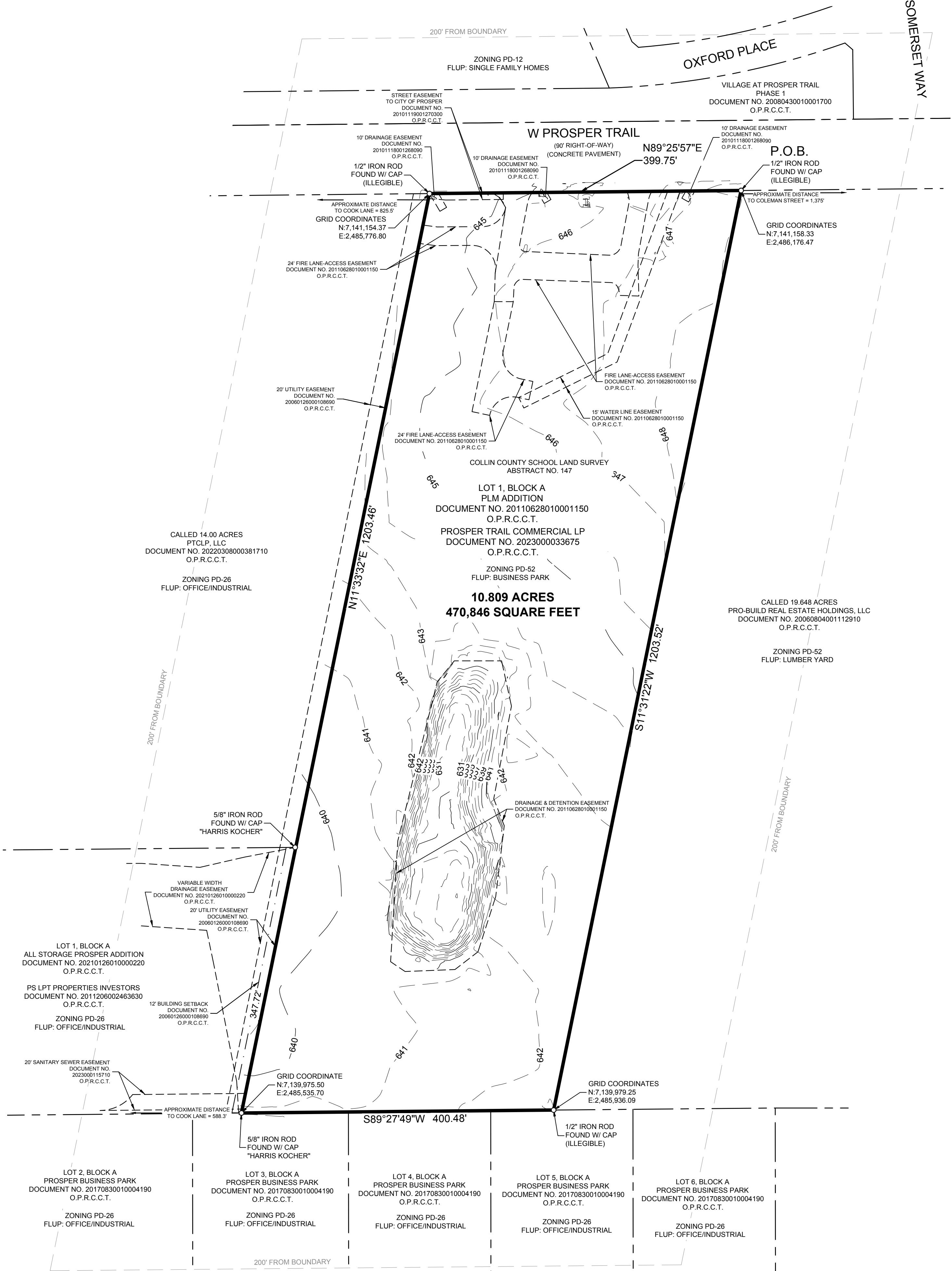
I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, do hereby attest that the metes and bounds and exhibit are prepared from a survey performed on the ground under my direct supervision.



Shaun Marvin Piepkorn

Registered Professional Land Surveyor No. 6432
Kimley-Horn and Associates, Inc.
110 W. Interstate 20 Frontage Road, Suite 140
Weatherford, Texas 76086
Ph. 682-235-9512
TBPELS Firm No. 10194040
shaun.piepkorn@kimley-horn.com





LEGEND
P.O.B.
O.P.R.C.C.T. POINT OF BEGINNING
OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

EXHIBIT "B"
ZONE-25-0012

555 W. Prosper Trail
Prosper Trail Commercial, LP, Owner/Representative

PROSPER FLEX PARK
PLANNED DEVELOPMENT DISTRICT

STATEMENT OF INTENT AND PURPOSE

Prosper Trail Commercial LP intends to develop this site into a high-quality flex industrial campus designed to support a variety of light industrial, warehouse, and office users. The project will be thoughtfully planned to enhance both functionality for future tenants and the visual character of the surrounding area, contributing positively to the Town of Prosper.

EXHIBIT "C"
ZONE-25-0012

PROSPER FLEX PARK
PD-COMMERCIAL CORRIDOR DISTRICT

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (No. 05-20 as it currently exists or may be amended) and the Town's Subdivision Ordinance (No. 03-05 as it exists or may be amended) shall apply to the property.

Commercial Corridor District -Prosper Flex Park:

1.1 GENERAL PURPOSE AND DESCRIPTION:

The Commercial Corridor District is intended primarily for employment center uses such as light manufacturing, warehousing, wholesaling, office, and distribution operations, as well as service uses necessary to support such employment center uses. This tract shall be developed in accordance with the Commercial Corridor District Regulations as it exists or may be amended, except as otherwise set forth in these development standards.

1.2 REGULATIONS:

A. Size of Yards:

1. **Minimum Front Yard:** Thirty (30) feet.

2. **Minimum Side Yard:**

a. Twenty-five (25) feet for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.

3. **Minimum Rear Yard:**

a. Twenty-five (25) feet for buildings. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.

B. Size of Lots:

1. **Minimum Size of Lot Area:** Ten thousand (10,000) square feet.

2. **Minimum Lot Width:** One hundred (100) feet.

3. **Minimum Lot Depth:** One hundred (100) feet.
- C. **Maximum Height for Buildings:** Two (2) stories, not greater than 40 feet.
- D. **Lot Coverage:** Sixty (60) percent.
- E. **Floor Area Ratio:** Maximum 1:1

1.3 PERMITTED USES:

- A. **Compliance with State and Federal Law:** No uses shall be allowed which are prohibited by State law or which operate in excess of State or Federal environment or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, Texas State Department of Health, or the Texas Water Commission, as the case.
- B. **High Risk or Hazardous Uses:**
 1. The uses listed in 1.3(C) below are permitted in the Commercial Corridor District, provided that such uses shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise of street traffic at that point and provided that such use does not create fire hazards on surrounding property.
 2. "High risk or hazardous" uses are not permitted in the Commercial Corridor District. In this section, "high risk or hazardous" use means any use whose operation, in the opinion of the Fire Chief, involves a much higher than average risk to public health and safety. These uses include but are not limited to facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, or disposed of.
- C. **List of Permitted Uses:** Uses followed by an S are permitted by Specific Use Permit. Uses followed by a C are permitted subject to conditional development standards. See the Zoning Ordinance for the conditional development standards.
 - Antique Shop and Used Furniture
 - Administrative, Medical, or Professional Office
 - Artisan's Workshop
 - Auto Parts Sales, Inside
 - Automobile Repair, Minor
 - Bank, Savings and Loan, or Credit Union
 - Building Material and Hardware Sales Minor
 - Business Service
 - Cabinet/Upholstery Shop

- Catering
- Commercial Amusement, Indoor
- Contractor's Shop
- Equipment and Machinery Sales and Rental, Minor
- Furniture, Home Furnishings and Appliance Store
- Furniture Restoration
- Governmental Office
- Gunsmith
- Gymnastics/Dance Studio
- Health/Fitness Center
- Homebuilder Marketing Center
- House of Worship
- Household Appliance Service and Repair
- Indoor Gun Range **S**
- Insurance Office
- Limited Assembly and Manufacturing Use Complying with Performance Standards
- Locksmith/Security System Company
- Museum/Art Gallery
- Office/Showroom
- Office/Warehouse
- Print Shop, Minor
- Private Recreation Center
- Repair Service, Indoor
- Research and Development Center
- Restaurant **C**
- Retail/Service Incidental Use
- Retail Stores and Shops
- Veterinarian Clinic and/or Kennel, Indoor

1.4 EXTERIOR APPEARANCE OF BUILDINGS: As shown in Exhibit F & F-1, the “FRONT A” facades facing Prosper Trail and the “SIDE 1” facades facing the central drive which includes all storefronts shall incorporate a combination of Cultured Natural Shaped Field Stone and concrete tilt wall elements. The canopies on the “FRONT A” and “SIDE 1” façade shall meet the architectural articulations requirements. Permitted exterior materials for the “SIDE 2” and “REAR” facades include concrete tilt wall or masonry materials as generally shown on the conceptual renderings. No architectural articulation is required on the “SIDE 2” or “REAR” facades.

Buildings shall comply with the attached conceptual renderings (Exhibit F). The roof shall be a low-slope roof with white TPO (Thermoplastic Polyolefin) Membranes.

1.5 PERIMETER LANDSCAPING:

- **West & South Line Perimeter: Small Trees & Shrubs.** West and South line perimeter landscaping will consist of one small, thirty (30) gallon tree, eight (8) feet high at time of planting, and a mix of 5 gal. Japanese Barberry and Texas Sage shrubs, three (3) feet high at time of planting, reaching six (6) feet high in two growing seasons. One (1) small tree shall be placed for every twenty-five (25) linear feet of perimeter line. One (1) shrub shall be placed for every ten (10) linear feet of perimeter line. Trees and shrubs may be grouped as represented on Exhibit G.
- **East Line Perimeter:** East line perimeter landscaping will consist of a mix of 5 gal. Glossy Abelia and Burford Holly shrubs, three (3) feet high at time of planting at four (4) feet on center, the latter two being of the tall variety, reaching six (6) feet high within two growing seasons. Shrubs shall be placed in a continuous row that runs the entire length of the East line perimeter to offset the lack of perimeter trees. No trees are to be planted along the east line adjoining property owner's chain-link fencing due to the existing power lines. The existing adjoininger owned chain-link fencing would remain as it exists on the east line.
- **Prosper Trail (North Perimeter Line):** Prosper Trail landscaping shall be installed as shown on Exhibit G and per the current Zoning Ordinance standards.
- **Open Space Amenities:** Prosper Flex Park will provide thoughtfully designed open space amenities to enhance usability for future tenants. The open area north of Building 1 will feature two tables, two benches, two bike racks, and a trash receptacle. Buildings 2, 3, and 4 will each have adjacent open spaces equipped with a table, a bench, a bike rack, and a trash receptacle. Additionally, the landscaped area surrounding the pond—maintained at a normal pool level—will include two tables and three benches positioned along a walking trail that encircles the pond, offering a scenic and functional outdoor experience.

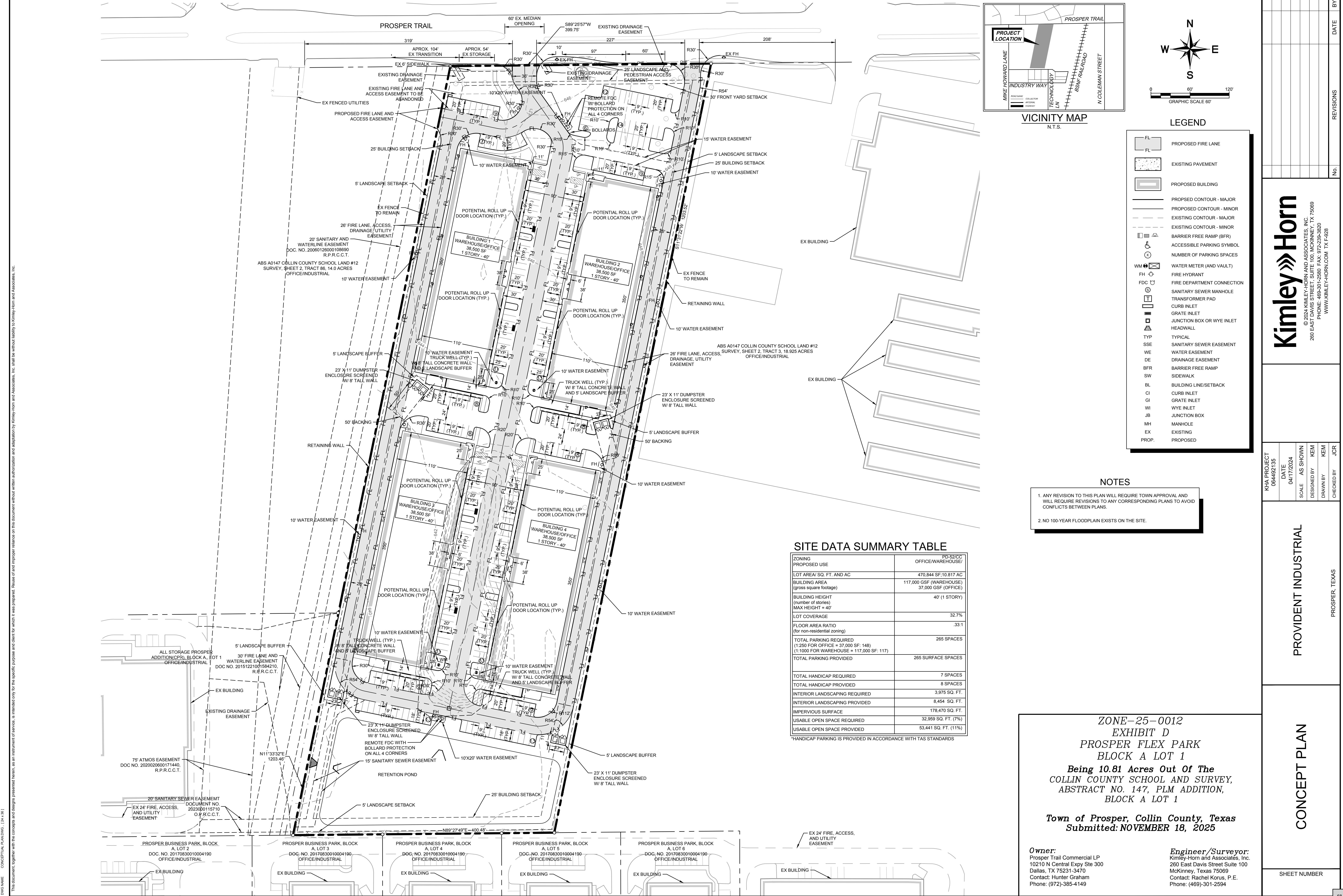


EXHIBIT "E"
ZONE-25-0012

555 W. Prosper Trail
Prosper Trail Commercial, LP, Owner/Representative

PROSPER FLEX PARK
PLANNED DEVELOPMENT DISTRICT

DEVELOPMENT SCHEDULE:

Following completion of all required zoning and permitting, PFP will begin construction of four 38,500-square-foot flex buildings. The project is anticipated to be completed in approximately 12 months.

g s r | andrade

ARCHITECTS

2001 North Lamar Street Ste. 400

Dallas, Texas 75202

P 214.824.7040

F 214.887.0559

GSR ANDRADE ARCHITECTS	
Architect	KIMLEY-HORN
Civil Engineer	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	



**PROVIDENT REALTY
PROSPER FLEX PARK**

BLOCK A, LOT 1
PROSPER, TEXAS

ZONE-25-0012
EXHIBIT F
PROSPER FLEX PARK
BLOCK A LOT 1
Being 10.81 Acres Out Of The
COLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1

Town of Prosper, Collin County, Texas
Submitted: November 18, 2025

OWNER
PROSPER TRAIL COMMERCIAL LP
10210 N CENTRAL EXPY STE 300
DALLAS, TEXAS 75231
CASE VAN LARE
TEL. NO. 972-385-4164
CVANLARE@PROVIDENTREALTY.NET

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROJECT NO.: November 18, 2025
DATE:
REVISIONS:
NO. DATE DESC
11.18.25 SITE PLAN SUBMITAL

R1

RENDERINGS



INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 11.18.2025 For
Site Plan Approval Only.
Not for Regulatory Approval,
Permit, or Construction.

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KIMLEY-HORN
Civil Engineer
-
Structural Engineer
-
Mechanical Engineer
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Electrical Engineer
-
Plumbing Engineer

PROVIDENT REALTY
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R3
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**PROVIDENT REALTY
PROSPER FLEX PARK**

BLOCK A, LOT 1
PROSPER, TEXAS

ZONE-25-0012
EXHIBIT F
PROSPER FLEX PARK
BLOCK A LOT 1

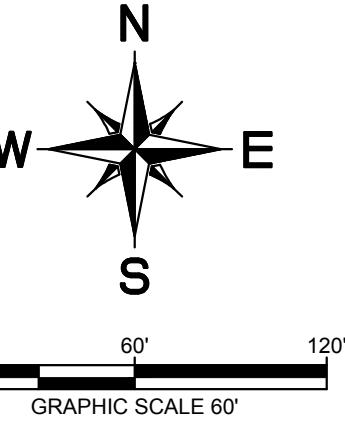
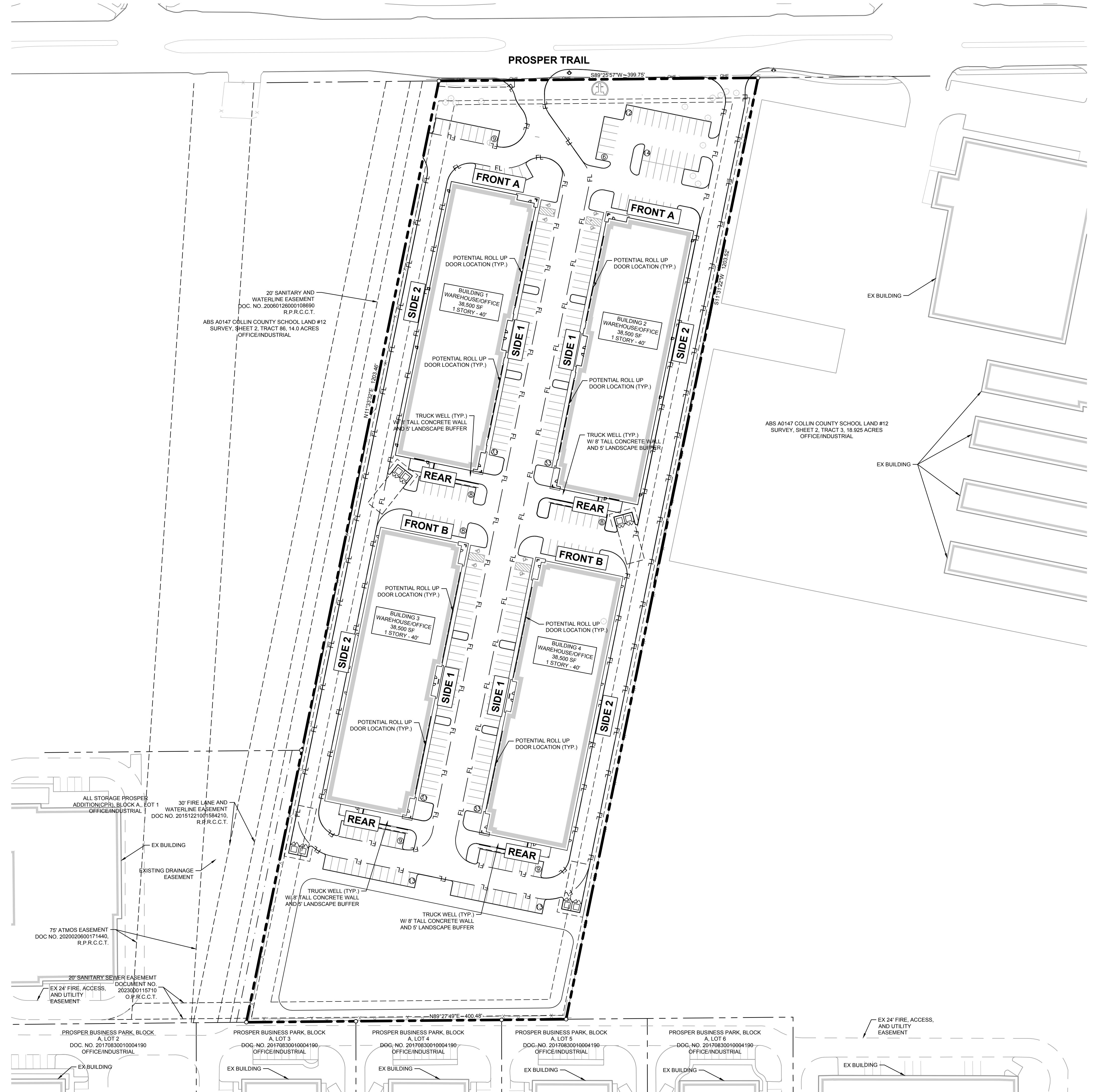
Being 10.81 Acres Out Of The
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ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1

Town of Prosper, Collin County, Texas
Submitted: November 18, 2025

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Contact: Rachel Korus, P.E.
Phone: (469) 301-2594

PROJECT NO.: November 18, 2025
DATE:
REVISIONS:
11.18.25 SITE PLAN SUBMITAL



Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
20 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: (469) 301-2580 FAX: (972) 239-3820
WWW.KIMLEY-HORN.COM TX-928

PRELIMINARY			
FOR REVIEW ONLY Not for construction or permit purposes.			
Kimley»Horn			
Engineer RACHEL A. KORUS P.E. No. 132488 Date 07/29/2025			
KHA PROJECT	06492135	DATE	04/17/2024
SCALE	AS SHOWN	DESIGNED BY	KEM
DRAWN BY	KEM	CHECKED BY	JCR

PROVIDENT INDUSTRIAL
PROSPER, TEXAS

ZONE-25-0012
EXHIBIT F-1
PROSPER FLEX PARK
BLOCK A LOT 1

Being 10.81 Acres Out Of The
COLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
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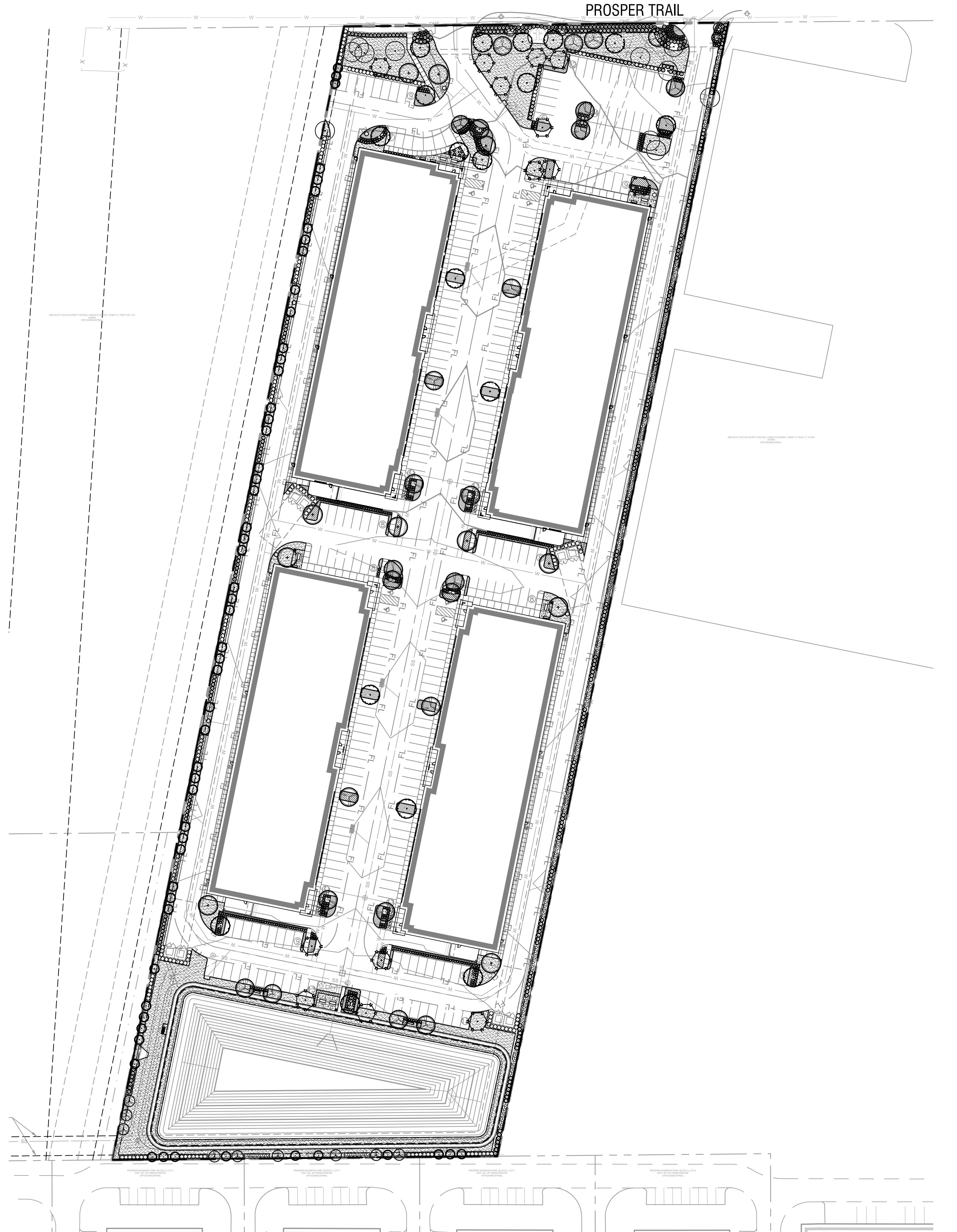
Town of Prosper, Collin County, Texas
Submitted: NOVEMBER 18, 2025

Owner: Prosper Trail Commercial LP
10210 N Central Expy Ste 300
Dallas, TX 75231-3470
Contact: Hunter Graham
Phone: (972) 385-4149

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469) 301-2594

ELEVATION
DESCRIPTIONS

SHEET NUMBER



PLANT SCHEDULE

Town of Prosper Landscape Code Requirements Chart		
Requirement	Required	Proposed
Interior Parking Requirements		
15 sqft of Landscaping for each parking space to be provided within the paved boundaries of the parking lot area (277 spaces / 15 sqft)	4,155 SQ FT	24,360 SQ FT
Large tree per 10 parking spaces (277 spaces / 10)	28 TREES	39 PROPOSED TREES
every landscape island shall have 1 large tree	39 ISLANDS	39 PROPOSED TREES
Large tree within 150 feet of every parking space	YES	YES
Perimeter Landscaping Requirements		
Prosper Trail (North Perimeter Line)		
**1 Large tree per 30 LF of frontage (400 LF / 30 LF)	13 TREES	13 TREES
5 shrubs per 30 LF of frontage (400 LF / 30 LF) X 15 (5 gal min.)	200 SHRUBS	206 SHRUBS
Parking lot screening shrubs (5 gal min.)	YES	YES
*East Perimeter Line		
Shrubs alternating species along the perimeter (5 gal min.)	YES	YES
South Perimeter Line		
Small tree per 25 LF (400 LF / 25 LF)	16 TREES	16 PROPOSED TREES
Shrub per 10 LF along fence (400 LF / 10 LF) (5 gal min.)	40 SHRUBS	40 SHRUBS
West Perimeter Line		
Small tree per 25 LF (1203 LF / 25 LF)	48 TREES	48 PROPOSED TREES
Shrub per 10 LF along fence (1203 LF / 10 LF) (5 gal min.)	120 SHRUBS	120 SHRUBS
Foundation Planting Requirements		
Large Tree (3" cal.) for every 10,000 sq ft of gross building area to be placed within 30' of building face. (154,000 SF / 10,000 SF)	16 TREES	16 TREES
Open Space Requirements		
% of the Lot Area shall be open space (470,844 x .07 = 32,959)	32,959 SF	53,441 SF
<i>*Note: No trees are required or are to be planted along the Eastern Property Line due to existing overlines.</i>		
<i>**Note: 4 ornamental trees are proposed as part of the 13 required Prosper Trail perimeter trees due to existing trees and overhead utilities along the frontage.</i>		
<i>Note: Trees labeled "F" on plans are required foundation planting trees.</i>		
<i>Note: Trees labeled "P" on plans are required parking area trees.</i>		

Kimley Horn

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PROVIDENT INDUSTRIAL

LANDSCAPE PLAN

11 of 11

ZONE-25-0012
EXHIBIT G
PROSPER FLEX PARK
BLOCK A LOT 1

own of Prosper, Collin County, Texas
Submitted: NOVEMBER 18, 2025

wner:
Prosper Trail Commercial LP
20210 N Central Expy Ste 300
Dallas, TX 75231-3470
Contact: Hunter Graham
Phone: (972)-385-4149

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

Engineer/Surveyor:
y-Horn and Associates, Inc.
ast Davis Street Suite 100
nney, Texas 75069
ct: Rachel Korus, P.E.
e: (469)-301-2594

SHEET NUMBER
EX-G

XREFS
XREF : XAM0 : x-pant : OPG : x-eutil : xslie : xstml : xsurv : xum1 : xree
11/17/2028 5:36 AM
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IMAGES
XREFS
LAST SAVED
PLOTTED BY
DWG PATH

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IMAGE

This site plan for Prosper Trail illustrates the layout of a business park. The plan features several rectangular building footprints, each containing a grid of 'FL' symbols representing office or industrial units. Roads are depicted as dashed lines with directional arrows, and parking areas are shown as hatched regions. Three distinct landscape areas are highlighted with green and pink patterns and labeled 'OPEN SPACE AREA, TYP.' in the top right, middle right, and bottom right sections. A blue and green outlined area in the bottom left is labeled 'OPEN SPACE AREA, TYP.' in the bottom right. The plan is bounded by a dashed outer line. A north arrow is located in the bottom left corner. The title 'PROSPER TRAIL' is centered at the top. The bottom of the plan shows labels for 'PROSPER BUSINESS PARK, BLOCK A, LOT 3', 'PROSPER BUSINESS PARK, BLOCK A, LOT 4', 'PROSPER BUSINESS PARK, BLOCK A, LOT 5', and 'PROSPER BUSINESS PARK, BLOCK A, LOT 6', all categorized as 'OFFICE/INDUSTRIAL'.

LEGEND



DECOMPOSED GRANITE PATH

PICNIC TABLE

LITTER RECEPTACLE

BIKE RACK

BENCH

OPEN SPACE AREA

LANDSCAPE AREA

Open Space Requirements	<i>Required</i>	<i>Proposed</i>
7% of the Lot Area shall be open space (470,844 x .07 = 32,959)	32,959 SF	53,441 SF

Kimley Horn

) 2025 KIMLEY-HORN AND ASSOCIATES, INC.
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PROVIDENT INDUSTRIAL

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ODEN SPACE DI AN

OPEN SPACE PLAN

SHEET NUMBER
EX-H

ZONE-25-0012
EXHIBIT H
PROSPER FLEX PARK
BLOCK A LOT 1

Town of Prosper, Collin County, Texas
Submitted: SEPTEMBER 23, 2025

Owner:
Prosper Trail Commercial LP
10210 N Central Expy Ste 300
Dallas, TX 75231-3470
Contact: Hunter Graham
Phone: (972)-385-4149

Engineer/Surveyor:
Stanley-Horn and Associates, Inc.
10 East Davis Street Suite 100
Kinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROSPER FLEX PARK DEVELOPMENT AGREEMENT

THIS PROSPER FLEX PARK DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Prosper Trail Commercial LP ("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 Prosper Flex Park ("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. Maintenance of Landscape Areas.

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. Periodic Review of the Property's Zoning by the Town Council. 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: Prosper Trail Commercial, LP
c/o Case Van Lare
10210 N Central Expy, Ste 300
Dallas, TX 75231

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. Exactions/Infrastructure Costs. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the

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

(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:

Prosper Trail Commercial, LP

By: _____

Name: Case Van Lare

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2026, by Case Van Lare on behalf of Prosper Trail Commercial, LP, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

Notary Public, State of Texas
My Commission Expires:

EXHIBIT A

ZONE-25-0012

LEGAL DESCRIPTION

BEING a 10.809 acre (470,846 square foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of Lot 1, Block A of PLM Addition, an addition to the Town of Prosper, Collin County, Texas according to the plat recorded in Document No. 20110628010001150 of the Official Public Records of Collin County, Texas, said 10.809 acre (470,846 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap (illegible) found for the northeast corner of said Lot 1 and the northwest corner of a called 19.648 acre tract of land described in the Special Warranty Deed to Pro-Build Real Estate Holdings, LLC recorded in Document No. 20060804001112910 of said Official Public Records of Collin County, Texas, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of Prosper Trail (90' right-of-way);

THENCE South 11 degrees 31 minutes 22 seconds West, with the east line of said Lot 1 and the west line of said 19.648 acre tract of land, a distance of 1,203.52 feet to a 1/2-inch iron rod with cap (illegible) found for the southeast corner of said Lot 1 and the southwest corner of said 16.648 acre tract of land;

THENCE South 89 degrees 27 minutes 49 seconds West, with the south line of said Lot 1, a distance of 400.48 feet to a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the southwest corner of said Lot 1 and the southeast corner of Lot 1, Block A of All Storage Prosper Addition, an addition to the Town of Prosper, Collin County, Texas recorded in Document No. 20210126010000220 of said Official Public Records of Collin County, Texas;

THENCE North 11 degrees 33 minutes 32 seconds East, with the west line of said Lot 1, Block A of PLM Addition and the east line of said Lot 1, Block A of All Storage Prosper Addition, passing at a distance of 347.72 feet, a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the northeast corner of said Lot 1, Block A of All Storage Prosper Addition and the southeast corner of a called 14.00 acre tract of land described in the General Warranty Deed to PTCLP, LLC recorded in Document No. 20220308000381710 of said Official Public Records of Collin County, Texas, continuing with the west line of said Lot 1, Block A of PLM Addition and the east line of said 14.0 acre tract of land, in all, a distance of 1,203.46 feet to a 1/2-inch iron rod with cap (illegible) found for the northwest corner of said Lot 1 and the northeast corner of said 14.00 acre tract of land, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of said Prosper Trail;

THENCE North 89 degrees 25 minutes 57 seconds East, with the north line of said Lot 1 and the south right-of-way line of said Prosper Trail, a distance of 399.75 feet to the **POINT OF BEGINNING** and containing 470,846 square feet or 10.809 acres of land.

NOTE

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 07/16/2025 with an applied combined scale factor of 1.000152710.

I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, do hereby attest that the metes and bounds and exhibit are prepared from a survey performed on the ground under my direct supervision.



Shaun Marvin Piepkorn
Registered Professional Land Surveyor No. 6432
Kimley-Horn and Associates, Inc.
110 W. Interstate 20 Frontage Road, Suite 140
Weatherford, Texas 76086
Ph. 682-235-9512
TBPELS Firm No. 10194040
shaun.piepkorn@kimley-horn.com



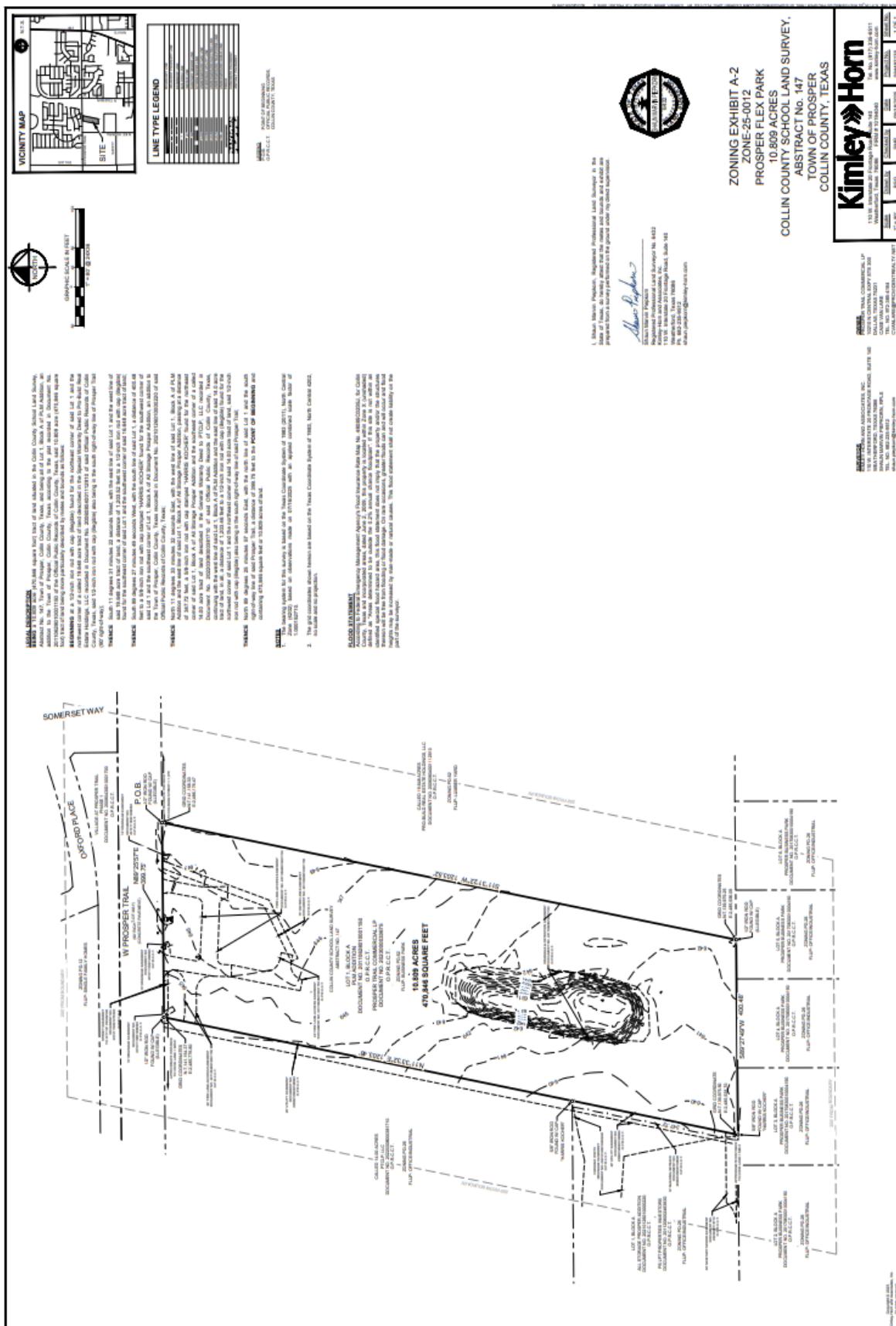


EXHIBIT B
(Building Materials)

EXTERIOR APPEARANCE OF BUILDINGS:

As shown in the attached exhibits (Exhibit F and F-1), the "FRONT A" facades facing Prosper Trail and the "SIDE 1" facades facing the central drive which includes all storefronts shall incorporate a combination of Cultured Natural Shaped Field Stone and concrete tilt wall elements. The canopies on the "FRONT A" and "SIDE 1" façade shall meet the architectural articulations requirements.

Permitted exterior materials for the "SIDE 2" and "REAR" facades include concrete tilt wall or masonry materials as generally shown on the conceptual renderings. No architectural articulation is required on the "SIDE 2" or "REAR" facades.

Buildings shall comply with the attached conceptual renderings (Exhibit F).

The roof shall be a low-slope roof with white TPO (Thermoplastic Polyolefin) Membranes.

Exhibit F









Exhibit F-1

