



**AGENDA**  
**Planning & Zoning Commission**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, August 19, 2025  
**6:00 PM**

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: [www.prospertx.gov/livemeetings](http://www.prospertx.gov/livemeetings)

**Addressing the Planning & Zoning Commission:**

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

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

**CONSENT AGENDA:**

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

- [3a.](#) Consider and act upon the minutes from the August 5, 2025, Planning & Zoning Commission work session meeting.
- [3b.](#) Consider and act upon the minutes from the August 5, 2025, Planning & Zoning Commission regular meeting.

- 3c. Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement Building on Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0170)
- 3d. Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-25-0009)
- 3e. Consider and act upon a request for a Preliminary Plat of Aavasa by Anvita, on 16.4± acres, located on the southeast corner of Coit Road and First Street. (DEVAPP-25-0002)
- 3f. Consider and act upon a request for a Preliminary Site Plan for a Free-Standing Emergency Room, Hospital, and Medical Office Buildings on HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the southeast corner of Mayor Clary Road and Frontier Parkway. (DEVAPP-25-0024)

### **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 & 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 & Zoning Commission.

- 4. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 5. 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 Friday, August 15, 2025, and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Michelle Lewis Sirianni, Town Secretary

\_\_\_\_\_  
Date Notice Removed

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

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Planning & Zoning 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 & Zoning Commission**  
**Work Session**  
Prosper Town Hall  
Executive Conference Room  
250 W. First Street, Prosper, Texas  
Tuesday, August 5, 2025, 5:30 p.m.

**Call to Order / Roll Call**

The meeting was called to order at 5:41p.m.

Commissioners Present: Secretary Josh Carson, John Hamilton, Glen Blanscet, and Matthew Furay

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

Other(s) Present: Jeremy Page, Town Attorney

**Items for Individual Consideration:**

**1. Discuss items on the August 5, 2025, Planning & Zoning Commission agenda.**

The Commissioners inquired about Consent Agenda Item 3d. Town Staff reviewed the item discussing the proposed number of lots, the standards for the development, and the Town Staff's recommendation. It was confirmed the applicant would be in attendance and could address any questions.

Staff provided a brief overview of Regular Agenda Items 4, 5, 6 & 7 stating that the applicants had presentations to make at the meeting and could address any questions.

**2. Adjourn.**

The work session was adjourned at 6:41 p.m.

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Michelle Crowe, Senior Administrative Assistant

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Josh Carson, Secretary





**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Regular Meeting**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, August 5, 2025, 6:30 p.m.

**1. Call to Order / Roll Call**

The meeting was called to order at 6:44 p.m.

Commissioners Present: Secretary Josh Carson, John Hamilton, Glen Blanscet, and Matthew Furay

Commissioners Absent: Chair Brandon Daniel, Vice Chair Damon Jackson, and Sekou Harris

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

Other(s) Present: Jeremy Page, Town Attorney

**2. Recitation of the Pledge of Allegiance.**

**CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the July 15, 2025, Planning & Zoning Commission work session meeting.**
- 3b. Consider and act upon the minutes from the July 15, 2025, Planning & Zoning Commission regular meeting.**
- 3c. Consider and act upon the minutes from the July 15, 2025, Planning & Zoning Commission work session meeting regarding the Unified Development Code.**
- 3d. Consider and act upon a request for a Preliminary Site Plan for three Restaurant/Retail buildings, a Bank, a Grocery Store with an associated Convenience Store with Gas Pumps, and three Restaurants on Preston and Frontier, Block A, Lots 1-4, on 24.0± acres, located on the southeast corner of Preston Road and Frontier Parkway. (DEVPP-23-0183)**
- 3e. Consider and act upon a request for a Revised Conveyance Plat of Prosper Commons, Block B, Lots 1 and 13-15 on 9.3± acres, located on the south side of Richland Boulevard and 250± feet west of Coit Road. (DEVAPP-25-0034)**
- 3f. Consider and act upon a request for a Final Plat of Bryant's First Addition, Block 14, Lot 12, on 0.3± acre, located on the north side of Second Street and 325± feet east of Coleman Street. (DEVAPP-25-0044)**

Commissioner Blanscet made a request to pull Consent Agenda Item 3d.

Commissioner Hamilton made a motion to approve Consent Agenda Items 3a, 3b, 3c, 3e, and 3f. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 4-0.

Ms. Porter provided an overview of Item 3d. She indicated that Town Staff recommended approval of the item contingent upon all drive-through restaurants requiring approval of a Specific Use Permit, the convenience store with gas pumps being associated with the grocery store, and creation of a Property Owner's Association prior to the recordation of any plat subdividing the property.

Commissioner Blanscet requested clarification regarding the stipulation about the convenience store with gas pump being associated with a grocery store. He questioned whether the grocery store had to be associated with the convenience store with gas pumps in the same manner.

Ms. Porter clarified that the grocery store was only permitted with a corresponding convenience store with gas pumps in the same manner that the convenience store with gas pump was only permitted with a corresponding grocery store. She stated that the two uses were tied together, and one could not be permitted without the other.

Commissioner Carson asked if potential changes to the preliminary site plan regarding uses or the layout would trigger the need for the plan to be reapproved by the Commission.

Ms. Porter responded that Town Staff would evaluate each proposed change and would require the preliminary site plan to go back to the Commission for approval if a change was deemed as significant.

Commissioner Carson asked if there was a possibility that these changes could come with the different site plans for each lot.

Ms. Porter responded that non-significant changes could be reviewed during the site plan submittal.

Commissioner Blanscet requested clarification regarding whether the Specific Use Permits were only required for drive-through restaurants.

Ms. Porter confirmed that a Specific Use Permit was only needed for the drive-through restaurants as the other uses were permitted by right.

Commissioner Blanscet made a motion to approve Item 3d subject to Town Staff's recommendations and the development of the grocery store and convenience store with gas pumps being tied together. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 4-0.

### **CITIZEN COMMENTS**

Fred Costa (260 Burnet Court, Prosper, TX 75058) requested that Chapter 14, Article 4, Division 6, Section 8 of the Town's Zoning Ordinance be updated regarding the need to use lumens to measure lighting instead of wattage and not allowing single-family dwellings with motion sensor lamps to exceed the maximum lighting level at the property line.

## **REGULAR AGENDA:**

- 4. Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022)**

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

Mr. Hill presented Item 4, specifically the items the applicant had addressed based upon the Commission's comments from the hearing on June 17, 2025.

The applicant, Mike Boswell with Toll Brothers, provided a presentation regarding the proposal and the updates made based on the Commission's previous recommendations.

Commissioner Hamilton stated he was in favor of the changes made to the eastern portion of the project regarding the increased average lot size. He added that he still had concerns pertaining to the density, lot widths, and connectivity to the amenity center on the western portion of the project.

Mr. Boswell stated that a trail could potentially be run through the Brazos easement to provide connectivity to the southern portion of the western section; however, there could be possible challenges.

Commissioner Hamilton emphasized his sentiment about the southern portion of the western section needing connectivity to the amenity center and the rest of the neighborhood.

Commissioner Blanscet concurred with Commissioner Hamilton's comments regarding the eastern portion of the project. He stated that he was still opposed to having 55-foot-wide lots in the western portion.

Mr. Boswell stated that the reason for having 55-foot-wide lots in the proposal was due to marketability as consumers were showing more interest in lots with smaller widths than ones with larger widths.

Commissioner Blanscet stated that he may be comfortable with 60-foot-wide lots; however, he could not support 55-foot-wide lots.

Commissioner Furay asked if there was any data that supports 55-foot-wide lots being more marketable than lots with larger widths.

Mr. Boswell stated that the data shows higher sales for the 55-foot-wide lots in other active adult communities.

Commissioner Furay expressed support of the changes made to the eastern portion of the project and a desire to have the average lot size listed in the development standards.

Commissioner Carson stated that he wanted to see lots in the eastern portion of the project fall into the specified square footage range for Medium Density Residential (12,500 SF – 20,000 SF). Additionally, he stated that the Type E Lots (55-foot-wide) in the western portion of the project were not representative of desired residential development in the Town.

Commissioner Carson opened the public hearing at 8:15 p.m.

No comments were made

Commissioner Carson closed the public hearing at 8:15 p.m.

Commissioner Furay stated his concern regarding the density on the western portion of the project. He added that the average lot size (13,000 SF) on the eastern portion met the intent of the specified lot size range for Medium Density Residential (12,500 SF – 20,000 SF).

Commissioner Blanscet reiterated his concerns pertaining to the 55-foot-wide lots on the western portion of the project.

Commissioner Hamilton stated his concerns with the density, 55-foot-wide lots, and lack of connectivity to the amenity center for residents in the southern portion of the western section.

Commissioner Carson concurred with the statements of the other commissioners citing that the western portion of the project needed additional revisions.

Commissioner Hamilton motioned to table to the Planning & Zoning Commission meeting on August 19, 2025. The motion failed due to a lack of a second.

Mr. Boswell stated that he needed a vote for either approval or denial.

Commissioner Blanscet made a motion to deny Item 4. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 4-0.

**5. Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (COMP-24-0002)**

Commissioner Hamilton made a motion to remove Item 5 from the table. Commissioner Furay seconded the motion. The motion was carried unanimously by a vote of 4-0.

Mr. Hill presented Item 5 and stated that the motion should match the motion for Item 4.

Commissioner Carson opened the public hearing at 8:26 p.m.

No comments were made.

Commissioner Carson closed the public hearing at 8:26 p.m.

Commissioner Hamilton made a motion to deny Item 5. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 4-0.

**6. Conduct a Public Hearing and consider and act upon a request to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west of Preston Road between US 380 (University Drive) and First Street. (ZONE-24-0012)**

Ms. Porter presented Item 5.

Commissioner Carson requested confirmation about one of the proposed changes being the reduction of the minimum lot size for townhomes from 2,500 square feet to 1,800 in Subdistrict 3.

Ms. Porter confirmed that this was a proposed change.

Commissioner Carson asked about whether triggers were proposed regarding commercial development occurring prior to any multifamily development.

Ms. Porter stated that no new triggers were being proposed.

Commissioner Blanscet requested clarification regarding the type of residential development in Subdistrict 3. Additionally, he asked if 55-foot-wide lots were being proposed for single-family detached dwellings.

Ms. Porter stated that both single-family detached dwellings and townhomes were being proposed in Subdistrict 3 and that 55-foot-wide lots were being proposed for the single-family detached dwellings.

Commissioner Carson asked if any non-residential uses were proposed in Subdistrict 3.

Ms. Porter responded that offices were being proposed near First Street in Subdistrict 3.

The applicant, Scott Shipp with Blue Star Land, came forward to discuss the proposal and the reasonings for the proposed changes to Subdistricts 2 and 3.

Commissioner Blanscet asked if the proposed multifamily development met the Town's regulations excluding the requirement for a structured parking garage.

Mr. Hoover responded that the proposed multifamily development met all the Town's standards excluding the provision of a structured parking garage.

Commissioner Blanscet asked if any triggers were proposed to require the development of the Lifestyle Center prior to development of the multifamily.

Mr. Shipp stated that no triggers were proposed to require the Lifestyle Center to be developed prior to the multifamily due to future commercial tenants needing the multifamily in place prior to committing to locate in the Lifestyle Center.

Commissioner Blanscet stated he was not supportive of single-family detached dwellings being on 55-foot-wide lots.

Commissioner Furay asked about the total number of single-family detached dwellings and townhomes being proposed in Subdistrict 3. Additionally, he asked for more clarification on what was being proposed in the Lifestyle Center.

Mr. Shipp responded that he believed roughly 130 single-family detached dwelling units and 130 townhomes were being proposed. He also responded that the Lifestyle Center would bring more high-end commercial tenants.

Commissioner Furay asked if it was possible to increase the lot sizes proposed for the single-family detached dwellings in Subdistrict 3 to match the adjacent residential development, Starview. Additionally, he asked if removal of the townhomes was considered.

Mr. Shipp responded that a variation of lot types provides more marketability for neighborhoods. He also responded that the townhomes were flexible as Blue Star had never developed townhomes.

Commissioner Hamilton requested clarification on the changes made from the work session last year to the current proposal.

Mr. Shipp stated that the only change was the increase to the lot width for single-family detached dwellings from 45 feet to 55 feet.

Commissioner Hamilton stated that the proposal for Subdistrict 3 did not feel like an integrated mixed-use development as the different uses felt more segmented. Additionally, he added that there should be triggers requiring the Lifestyle Center to be developed prior to the multifamily.

Commissioner Carson stated that he was not in favor of garden style multifamily.

Mr. Shipp clarified that the proposal did not have any garden style multifamily as there was a wrap design around the surface parking.

Commissioner Carson asked if the Lifestyle Center would be phased. Additionally, he asked if triggers could be integrated requiring a phase of the Lifestyle Center to be developed prior to the multifamily.

Mr. Shipp stated that the Lifestyle Center would be phased. Additionally, he added that triggers could be added requiring development of the second phase of the Lifestyle Center prior to the second phase of multifamily.

Commissioner Carson stated that he was not in favor of 55-foot-wide lots for single-family detached dwellings in Subdistrict 3. He added that potentially tabling the item would be beneficial.

Commissioner Furay requested clarification on the design of the multifamily and if it would be similar the existing multifamily in the Gates of Prosper.

Mr. Shipp stated that the multifamily would be a wrap design around surface parking and that the proposed multifamily differed from the existing multifamily in the Gates of Prosper.

Commissioner Blanscet requested clarification on the removal of the word “color” from the conceptual photos for the townhomes. Additionally, he stated that he was not in favor of townhomes being allowed in Subdistrict 2 due to the Lifestyle Center being located there.

Mr. Shipp stated that he did not want to be bound to the color scheme on the conceptual photos.

Commissioner Carson opened the public hearing at 9:47 p.m.

No comments were made.

Commissioner Carson closed the public hearing at 9:48 p.m.

Commissioner Blanscet stated he was in favor of the proposal except for the 55-wide-lots being proposed in Subdistrict 3.

Commissioner Furay stated that he was not in favor of additional multifamily units unless larger lots were being proposed in Subdistrict 3.

Commissioner Carson stated that he was not in favor of the 55-foot-wide lots in Subdistrict 3.

Commissioner Furay made a motion to deny Item 6.

Commissioner Hamilton asked the applicant if they would be open to tabling the item.

Mr. Shipp responded that he was not in favor of tabling the item to increase the lot width for the single-family detached dwellings. Additionally, he requested clarification on items the Commission would like to see adjusted.

Commissioner Carson stated that increasing the lot sizes for the single-family detached dwellings in Subdistrict 3 would make the proposal more acceptable.

Commissioner Hamilton stated that provisions requiring a phase of the Lifestyle Center to be developed prior to the multifamily would make the proposal more acceptable.

Mr. Shipp stated that the multifamily was a critical component of attracting the desired tenants for the Lifestyle Center.

Commissioner Blanscet reiterated he had no issues with Subdistrict 2, and his only issue was the 55-foot-wide lots for the single-family detached dwellings in Subdistrict 3.

Mr. Shipp requested clarification on the reasoning for not being in favor of 55-foot-wide lots.

Commissioner Blanscet responded that he believed 55-foot-wide lots were too small.

Commissioner Furay stated he was not in favor of the project as current proposed due to the request for additional multifamily and 55-foot-wide lots.

Commissioner Blanscet stated that the Commission should move to deny the item if the applicant did not want to table the item.

Commissioner Hamilton made a motion to deny Item 6. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 4-0.

**7. Conduct a Public Hearing and consider and act upon a request to rezone 0.7± acres from Single Family-15 to Planned Development-Downtown Office on Collin County School Land Survey 12, Abstract 147, Tracts 39 & 177, located on the northwest corner of Lane Street and First Street. (ZONE-25-0001)**

Mr. Hill presented Item 7.

Commissioner Blanscet inquired about the proposed screening for the project.

Mr. Hill answered that a six-foot cedar board on board wooden fence would be installed adjacent to the surrounding residences as well as an ornamental tree every 30 linear feet.

The applicant, Carrie Gappinger, came forward to speak about the project.

Commissioner Blanscet inquired about the proposed landscaping for the project.

Mrs. Gappinger stated that landscaping would be provided adjacent to the neighboring residences and along the thoroughfares.

Commissioner Carson opened the public hearing at 10:23 p.m.

No Comments were made.

Commissioner Carson closed the public hearing at 10:23 p.m.

Commissioner Blanscet made a motion to approve Item 7. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 4-0.

**8. 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 & Zoning Commission consideration.

**9. Adjourn.**

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 4-0.

The meeting was adjourned at 10:26 P.M.

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Michelle Crowe (Senior Administrative Assistant)

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Josh Carson, Secretary





## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

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

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

**Re:** Site Plan for Hunter Gateway Centre, Block A, Lot 9

**Meeting:** August 19, 2025

**Item No. 3c**

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**Agenda Item:**

Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement Building on Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0170)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-2 (Commercial Corridor).

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-2.

**Description of Agenda Item:**

The Site Plan consists of a 40,738 square foot indoor commercial amusement building and associated parking.

**Access:**

Access is provided from La Cima Boulevard and Richland Boulevard.

**Landscaping, Open Space, and Screening:**

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

**Companion Item:**

As a companion item, the Final Plat (DEVAPP-25-0009) is on this Planning & Zoning Commission agenda.

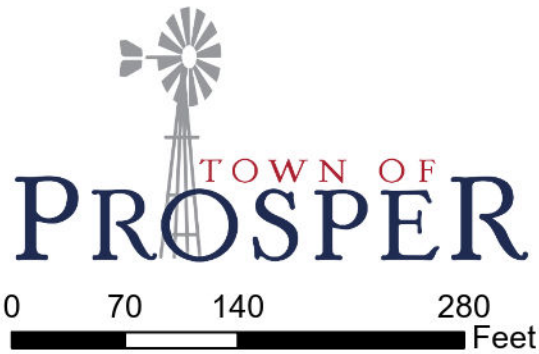
**Attachments:**

1. Location Map
2. Site Plan
3. Open Space Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.





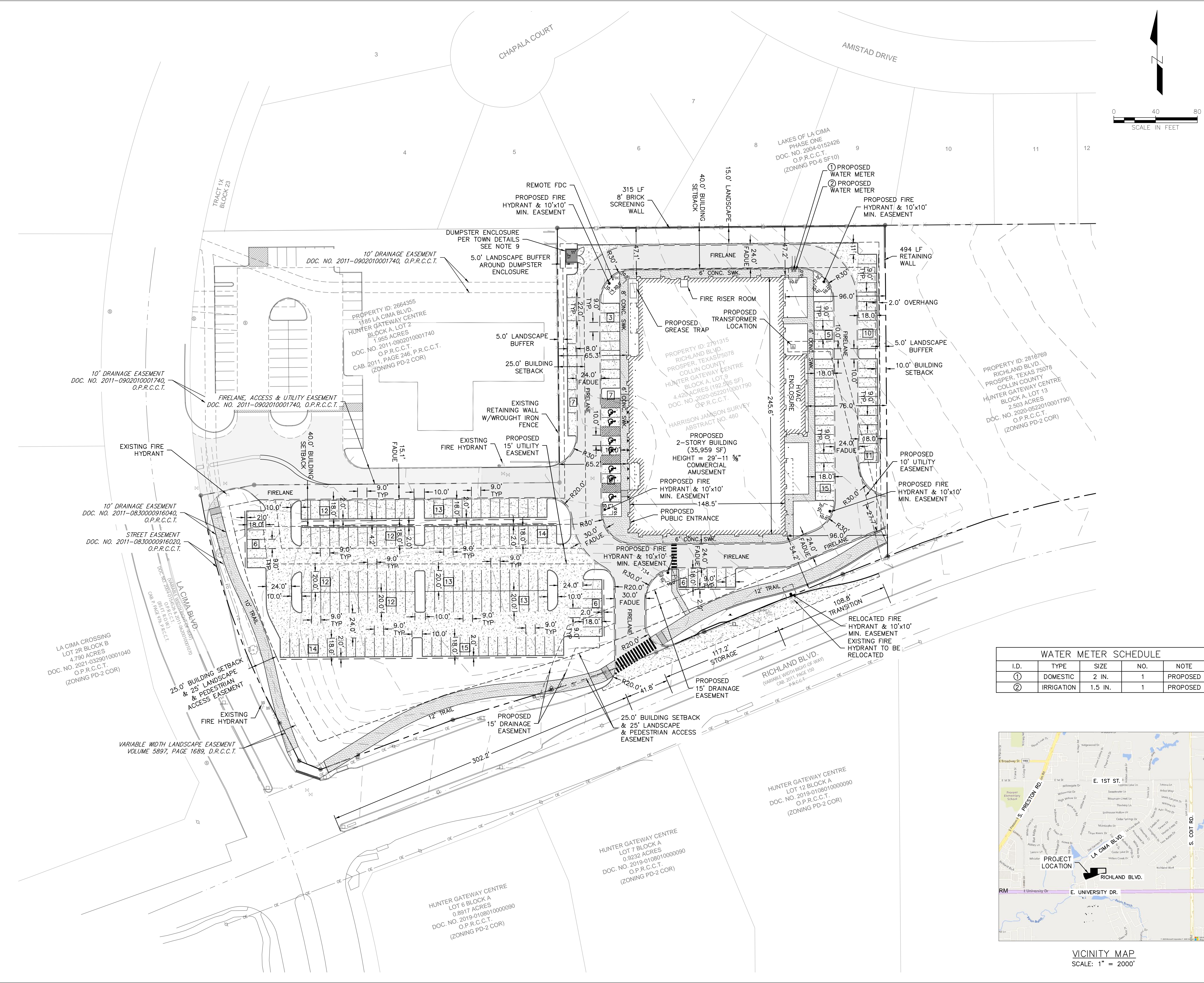
This map for illustration purposes only

DEVAPP-24-0170

Hunter Gateway Centre,  
Block A, Lot 9

Site Plan

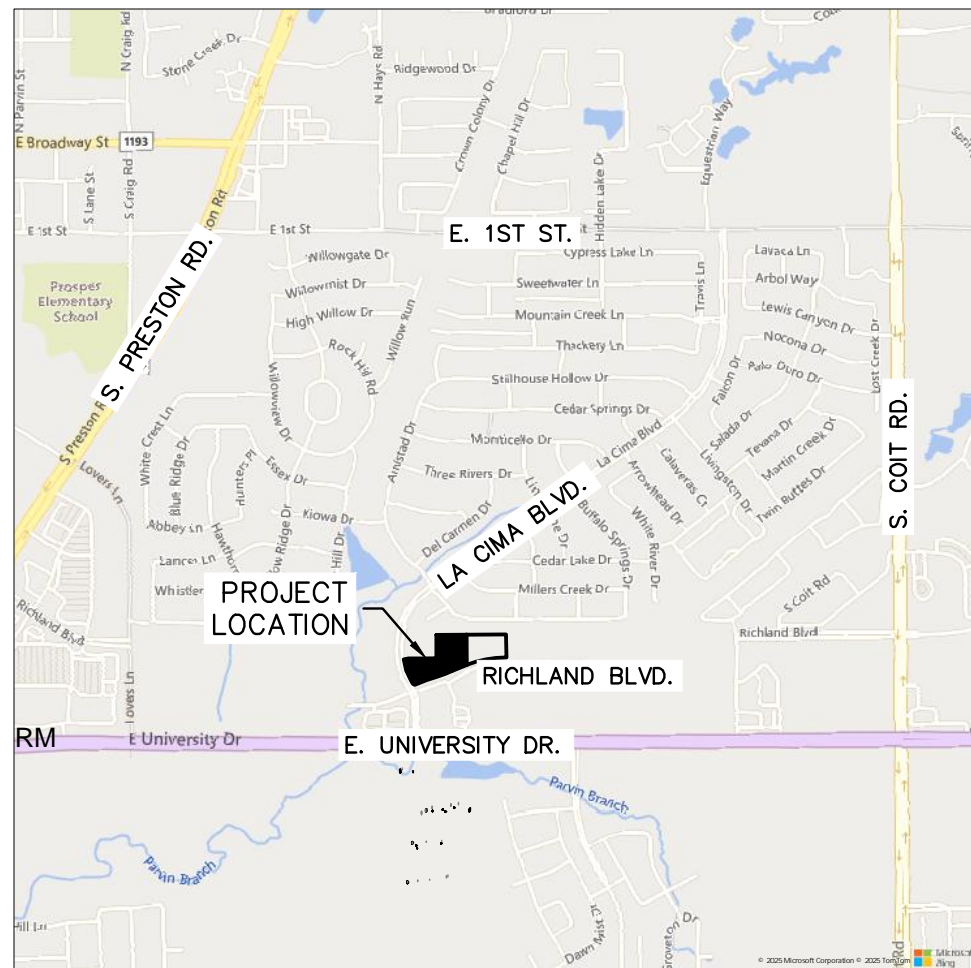




SITE DATA SUMMARY TABLE		
SITE AREA	4.42 ACRES (192,535.2 SF)	
ZONING	COR, PD-2	
PROPOSED USE	COMMERCIAL AMUSEMENT (INDOOR)	
LOT COVERAGE DATA		
BUILDING SIZE	40,738	
FLOOR AREA RATIO (FAR)	0.21 : 1	
LOT COVERAGE (35,959/192,535.2)	18.7%	
IMPERVIOUS COVERAGE	144,694 SF	
LANDSCAPE DATA		
OPEN SPACE REQUIRED	13,478	7.00%
OPEN SPACE PROPOSED	21,136	10.98%
PARKING LANDSCAPE REQUIRED	(15 SF/SPACE) 3,180 SF	
PARKING LANDSCAPE PROPOSED	4,480 SF	
BUILDING DATA		
BUILDING:	40,738 SF	
GROUND FLOOR	35,959 SF	
MEZZANINE	4,779 SF	
HEIGHT	29'-11 5/8" FT	
STORIES	2	
PARKING SUMMARY		
COMMERCIAL AMUSEMENT (633/3)	211 SPACES REQUIRED	
PARKING SPACES PROVIDED	212*	
*INCLUDES 7 ADA SPACES (6 ADA SPACES + 1 VAN ACCESSIBLE SPACE)		

- 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 ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
  - THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
  - OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS\*, AND DETENTION POND\*.
  - DUMPSTER ENCLOSURE WALLS SHALL BE 8' TALL AND BRICK/STONE TO MATCH BUILDING.
  - ALL DIMENSIONS ARE FACE TO FACE OF CURB UNLESS NOTED OTHERWISE.

WATER METER SCHEDULE				
I.D.	TYPE	SIZE	NO.	NOTE
①	DOMESTIC	2 IN.	1	PROPOSED
②	IRRIGATION	1.5 IN.	1	PROPOSED



VICINITY MAP  
SCALE: 1" = 2000'

TBPE: 21740  
3907 HARVEST LANE  
FRISCO, TEXAS 75034  
817.455.8333

P3 PARTNERS, LLC  
625 DIGITAL DRIVE, SUITE 500  
PLANO, TX 75075

GROUND CONTROL  
TRAMPOLINE PARK  
9870 MARBACH RD.  
SAN ANTONIO, TEXAS 78245

## GROUND CONTROL TRAMPOLINE PARK

TOWN OF PROSPER, COLLIN COUNTY, TEXAS

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
WEAVER ENGINEERING  
TBPE: 21740  
NAME:  
P.E. #117386  
DATE: ----

**WEAVER ENGINEERING**  
TBPE: 21740

## HUNTER GATEWAY CENTER

### BLOCK A, LOT 9

## SITE PLAN

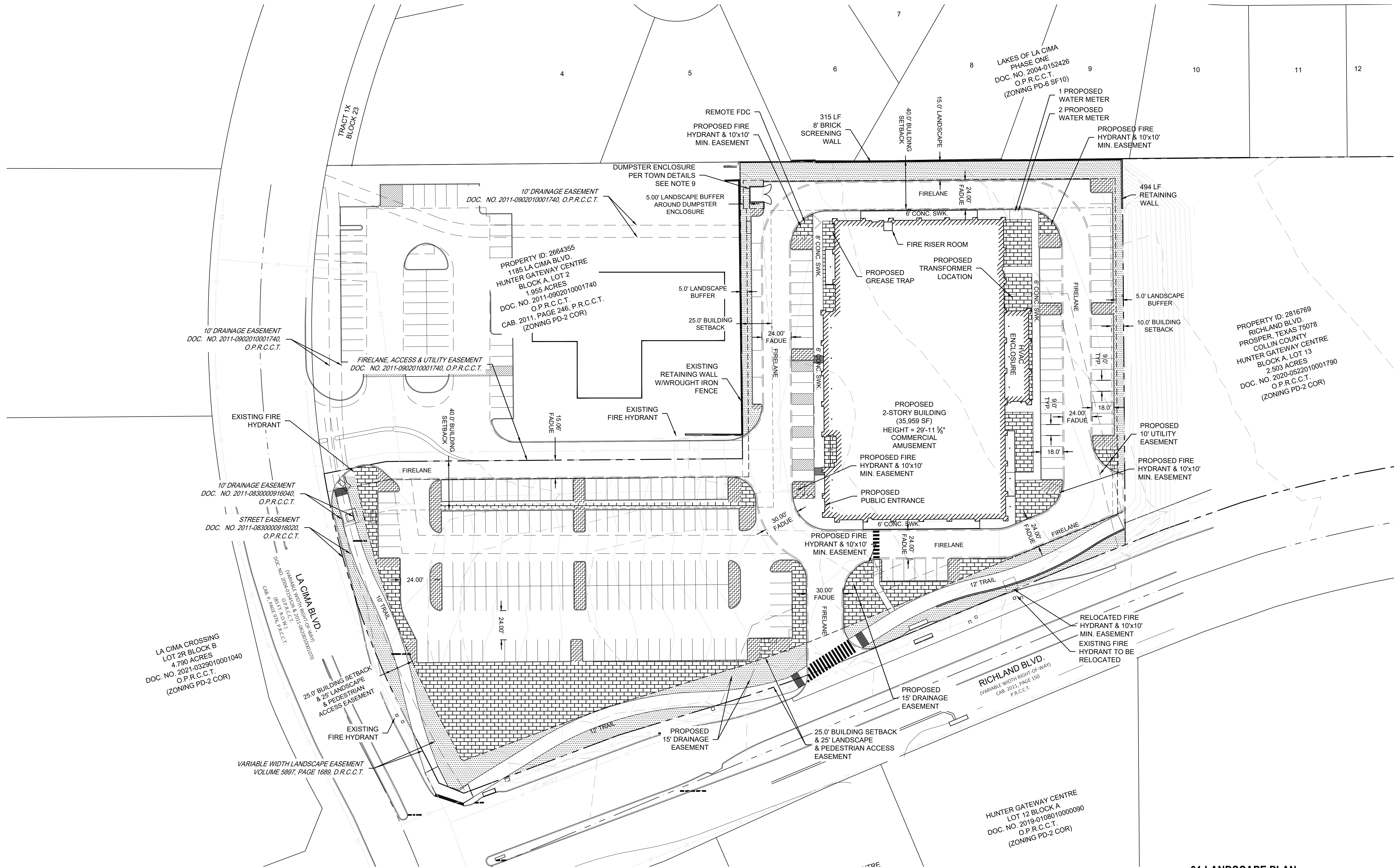
**#2025-019**  
Date: AUGUST 2025  
Drawn by: TF  
Checked by: DW

TOWN OF PROSPER  
DEVAPP-24-0170

# 1.0

16





LANDSCAPE TABULATIONS

INTERIOR LANDSCAPE REQUIREMENTS  
15 s.f. landscape per space

Required	Provided
3,180 s.f.	5,093 s.f.

OPEN SPACE LANDSCAPE REQUIREMENTS  
7% of the total area to be Open Space area.

Area: 192,535 S.F.

Required	Provided
13,478 s.f. (7%)	21,594 s.f. (12%)

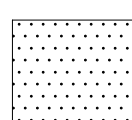
BUFFER LANDSCAPE REQUIREMENTS  
Landscape area located in the Landscape Buffers  
(Remaining Landscape Area not included in Interior Landscape & Open Space Requirements)

Required	Provided
N/A	19,998 s.f.

MATERIAL LEGEND

 INTERIOR LANDSCAPE AREA

 OPEN SPACE LANDSCAPE AREA

 BUFFER LANDSCAPE AREA

01 LANDSCAPE PLAN  
SCALE 1"=40'-0"

OPEN SPACE PLAN  
DEVAPP-24-0170

HUNTER GATEWAY ADDITION  
4.8 ACRES  
LOT 9, BLOCK A  
DOC. NO. 2020-0522010001790  
O.P.R.C.C.T.  
HARRISON JAMISON SURVEY  
ABSTRACT NO. 480  
TOWN OF PROSPER,  
DENTON COUNTY, TEXAS  
PREPARATION DATE: 07/31/2025

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1333 W. MODERNOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



GROUND CONTROL TRAMPOLINE PARK

LA CIMA BLVD. / RICHLAND BLVD.  
TOWN OF PROSPER,  
DENTON COUNTY, TEXAS

ISSUE:  
FOR APPROVAL 07.03.2025  
COMMENTS 08.05.2025

DATE:

08.05.2025

SHEET NAME:  
OPEN SPACE PLAN

SHEET NUMBER:

L.2



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

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

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

**Re:** Final Plat of Hunter Gateway Centre, Block A, Lot 9

**Meeting:** August 19, 2025

**Item No. 3d**

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**Agenda Item:**

Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-25-0009)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-2 (Commercial Corridor).

**Conformance:**

The Final Plat conforms to the development standards of Planned Development-2.

**Description of Agenda Item:**

The purpose of the plat is to create a final platted lot and dedicate the easements necessary for development.

**Companion Item:**

As a companion item, the Site Plan (DEVAPP-24-0170) is on this Planning & Zoning Commission agenda.

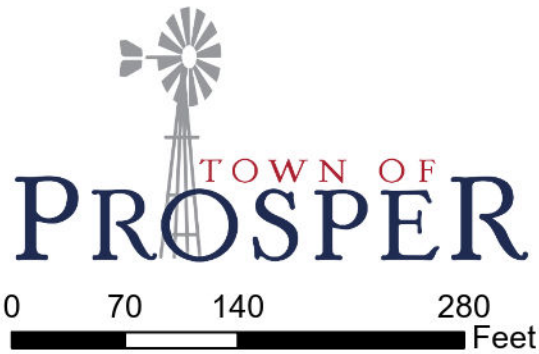
**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat.





DEVAPP-25-0009

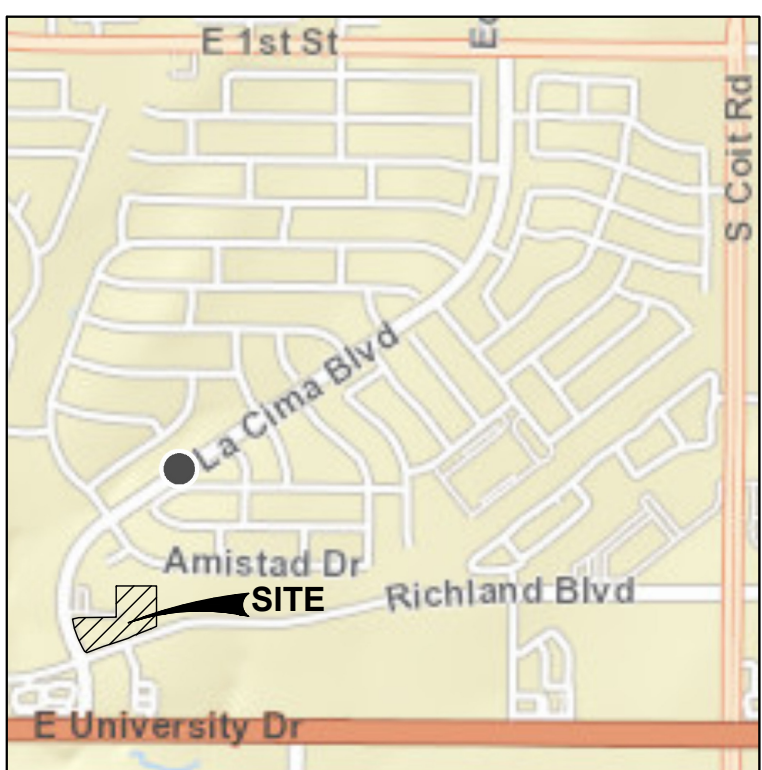
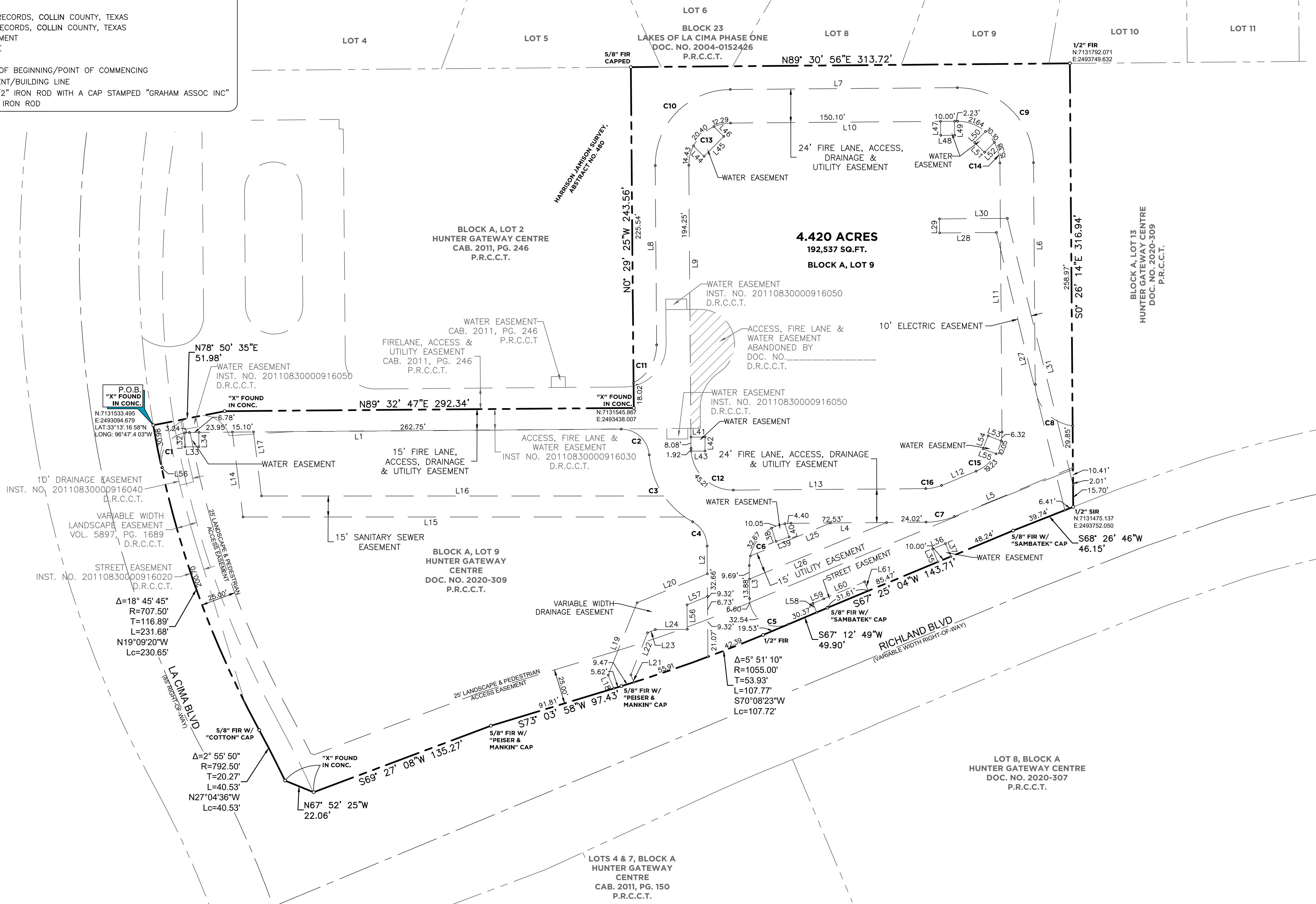
Hunter Gateway Centre,  
Block A, Lot 9

Final Plat

This map for illustration purposes only



ABBREVIATION LEGEND  
D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS  
P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS  
INST. - INSTRUMENT  
VOL. - VOLUME  
PG. - PAGE  
POB/POC - POINT OF BEGINNING/POINT OF COMMENCING  
ESMT/BL - EASEMENT/BUILDING LINE  
SIR - SET 1/2" IRON ROD WITH A CAP STAMPED "GRAHAM ASSOC INC"  
FIR - FOUND IRON ROD



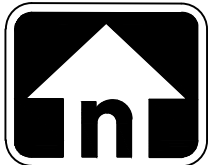
- NOTES
1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
  2. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48085C0235J, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: JUNE 02, 2009, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDED BY THE 100-YEAR FLOOD.
  3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  4. THE PURPOSE OF THIS PLAT IS TO CREATE A FINAL PLATTED LOT OF RECORD WITH ALL NECESSARY DEVELOPMENT EASEMENTS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	308.58'	N89° 33' 46"E
L2	79.10'	S0° 26' 14"E
L3	23.57'	N0° 26' 14"W
L4	96.55'	N89° 33' 46"E
L5	91.74'	N67° 34' 37"W
L6	158.51'	N0° 26' 14"W
L7	162.33'	S89° 33' 46"W
L8	128.16'	S0° 26' 14"E
L9	202.33'	N0° 26' 14"W
L10	162.33'	N89° 33' 46"E
L11	192.35'	S0° 26' 14"E
L12	26.72'	S67° 34' 37"W
L13	137.55'	S89° 33' 46"W
L14	61.11'	S7° 08' 52"E
L15	315.77'	N90° 00' 00"E
L16	287.59'	N90° 00' 00"E
L17	46.10'	S7° 08' 52"E
L18	10.25'	N23° 16' 17"W
L19	55.73'	N21° 43' 43"E
L20	54.36'	N67° 34' 37"E
L21	5.66'	N23° 16' 17"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	32.31'	N21° 43' 43"E
L23	5.98'	N66° 43' 43"E
L24	22.83'	N89° 33' 46"E
L25	61.97'	S67° 34' 37"W
L26	106.02'	S67° 34' 37"W
L27	204.41'	N13° 51' 50"W
L28	40.55'	S89° 33' 46"W
L29	10.00'	N0° 26' 14"W
L30	48.45'	S89° 33' 46"W
L31	196.18'	N13° 51' 50"W
L32	10.00'	N0° 26' 14"W
L33	10.00'	N89° 33' 46"E
L34	10.26'	N0° 26' 14"W
L35	10.00'	S22° 34' 56"E
L36	10.00'	N67° 25' 04"E
L37	10.00'	S22° 34' 56"E
L38	10.00'	N18° 26' 30"W
L39	10.00'	N71° 33' 30"E
L40	10.00'	N18° 26' 30"W
L41	10.06'	S89° 33' 46"W
L42	10.00'	S0° 26' 14"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	10.00'	S89° 33' 46"W
L44	10.72'	N45° 26' 14"W
L45	20.00'	S44° 33' 46"W
L46	10.00'	N45° 26' 14"W
L47	10.00'	N0° 26' 14"W
L48	10.00'	S89° 33' 46"W
L49	10.00'	N0° 26' 14"W
L50	11.05'	S44° 33' 46"W
L51	10.00'	N45° 26' 14"W
L52	10.00'	S44° 33' 46"W
L53	10.00'	S68° 44' 39"E
L54	10.00'	S21° 15' 21"W
L55	10.00'	S68° 44' 39"E
L56	17.53'	N0° 26' 14"W
L57	15.82'	N67° 34' 37"E
L58	7.00'	N22° 47' 11"W
L59	8.37'	N67° 12' 49"E
L60	31.62'	N67° 25' 04"E
L61	7.00'	S22° 34' 56"E

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C1	104° 23' 50"	20.00'	25.78'	36.44'	N37° 21' 51"E	31.61'
C2	85° 49' 26"	20.00'	18.59'	29.96'	S47° 31' 31"E	27.23'
C3	56° 38' 57"	60.00'	32.34'	59.32'	S32° 56' 17"E	56.94'
C4	60° 49' 31"	20.00'	11.74'	21.23'	S30° 51' 00"E	20.25'
C5	112° 08' 42"	20.00'	29.73'	39.15'	N56° 30' 35"W	33.19'
C6	90° 00' 00"	30.00'	30.00'	47.12'	N44° 33' 46"E	42.43'
C7	21° 59' 09"	54.00'	10.49'	20.72'	N78° 34' 11"E	20.59'
C8	83° 07' 29"	30.00'	26.60'	43.52'	N42° 10' 31"W	39.81'
C9	90° 00' 00"	54.00'	54.00'	84.82'	N45° 26' 14"W	76.37'
C10	90° 00' 03"	54.00'	84.82'	54.00'	S44° 33' 48"W	76.37'
C11	63° 38' 09"	30.00'	18.61'	33.32'	S31° 22' 51"W	31.63'
C12	90° 00' 00"	30.00'	30.00'	47.12'	N45° 26' 14"W	42.43'
C13	90° 00' 03"	30.00'	30.00'	47.12'	N44° 33' 48"E	42.43'
C14	90° 00' 00"	30.00'	30.00'	47.12'	S45° 26' 14"E	42.43'
C15	68° 02' 59"	29.97'	20.24'	35.60'	S33° 35' 15"W	33.54'
C16	21° 59' 09"	30.00'	5.83'	11.51'	S78° 34' 11"W	11.44'



FINAL PLAT  
HUNTER GATEWAY CENTRE  
BLOCK A, LOT 9  
4.420 ACRES / 192,537 SQ.FT.  
BEING ALL OF BLOCK A, LOT 9  
HUNTER GATEWAY CENTRE, DOCUMENT NUMBER 2020-309  
IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
HARRISON JAMISON SURVEY, ABSTRACT NO. 480  
AUGUST 2025  
TOWN CASE NO: DEVAPP-25-0009

RECORD OWNER  
Ground Control Park RE, LLC  
9870 Marbach Rd.  
San Antonio, TX 78245  
Phone: (453) 669-5858

SURVEYOR  
Graham Associates, Inc.  
600 Six Flags Drive, Ste: 500  
Arlington, TX 76011  
Office: (817) 640-8535  
rwilliams@grahamcivil.com



600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011  
(817) 640-8535 • TOLL FREE: 1-800-368-1000 • TOLL FREE: 1-800-368-1000



OWNER'S CERTIFICATE:

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, Ground Control Park RE, LLC, are the owners of a 4.420 acre tract of land situated in the Harrison Jamison Survey, Abstract No. 480, Collin County, Texas and being all of Block A, Lot 9, Hunter Gateway Centre, as recorded in Document Number 2020-309, in the Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found "X" in concrete, being the southwest corner of Lot 2, Block A, Hunter Gateway Centre, as recorded in Cabinet 2011, Page 246, in the Plat Records, Colling County, Texas, and being a point in the east right-of-way line of La Cima Boulevard (having a 85 foot Right-Of-Way);

THENCE North 78°50'35" East, along the south line of said Lot 2, a distance of 51.98 feet to a found "X" in concrete for a point for corner;

THENCE North 89°32'47" East, continuing long said south line of Lot 2, a distance of 292.34 feet to a found "X" in concrete, being the southeast corner of said Lot 2;

THENCE North 00°29'25" West, leaving said south line of Lot 2, and along the east line of said Lot 2, a distance of 243.56 feet to a found 5/8 inch iron rod with a cap, being the northeast corner of said Lot 2, and being a point in the south line of Block 23, Lakes of La Cima Phase One, as recorded in Document Number 2004-0152426, in the Plat Records, Collin County, Texas;

THENCE North 89°30'56" East, leaving said east line of Lot 2, and along said south line of Block 23, a distance of 313.72 feet to a found 1/2 inch iron rod, being the northwest corner of Lot 13, Block A, Hunter Gateway Centre, as recorded in Document Number 2020-309, in the Plat Records, Collin County, Texas;

THENCE South 00°26'14" East, leaving said south line of Block 23, and along the west line of said Lot 13, a distance of 316.94 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC" ("GAI"), being the southwest corner of said Lot 13, and being a point in the north right-of-way line of Richland Boulevard (having a variable width Right-Of-Way);

THENCE leaving said west line of Lot 13, and along said north right-of-way line of Richland Boulevard the following bearings and distances:

South 68°26'46" West, a distance of 46.15 feet to a found 5/8 inch iron rod with a cap stamped "SAMBATEK" for a point for corner;

South 67°25'04" West, a distance of 143.71 feet to a found 5/8 inch iron rod with a cap stamped "SAMBATEK" for a point for corner;

South 67°12'49" West, a distance of 49.90 feet to a found 1/2 inch iron rod, being the beginning of a tangent curve to the right having a radius of 1054.99 feet, a central angle of 5°51'10", and a long chord which bears South 70°08'23" West, 107.72 feet;

Along said tangent curve to the right, an arc distance of 107.77 feet to a found 5/8 inch iron rod with a cap stamped "PEISER & MANKIN" for a point for corner;

South 73°03'58" West, a distance of 97.43 feet to a found 5/8 inch iron rod with a cap stamped "PEISER & MANKIN" for a point for corner;

South 69°27'08" West, a distance of 135.27 feet to a found "X" in concrete, being the eastern most corner of a corner clip for the northeast intersection of said La Cima Boulevard and said Richland Boulevard;

THENCE North 67°52'25" West, leaving said north right-of-way line of Richland Boulevard, and along said corner clip, a distance of 22.06 feet to a found "X" in concrete, being the northern most corner of said corner clip, and being the beginning of a non-tangent curve to the left having a radius of 792.50 feet, a central angle of 2°55'50", and a long chord which bears North 27°04'36" West, 40.53 feet;

THENCE leaving said corner clip, along said east right-of-way line of La Cima Boulevard, and along said non-tangent curve to the left an arc distance of 40.53 feet to a found 5/8 inch iron rod with a cap stamped "COTTON", being the beginning of a reverse curve to the right having a radius of 707.50 feet, a central angle of 18°45'45", and a long chord which bears North 19°09'20" West, 230.65 feet;

THENCE continuing along said east right-of-way line of La Cima Boulevard, and along said reverse curve to the right, an arc distance of 231.68 feet to the POINT OF BEGINNING and CONTAINING 192,537 square feet, 4.420 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GROUND CONTROL PARK RE, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as the HUNTER GATEWAY CENTRE, BLOCK A, LOT 9, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The easements are hereby reserved for the purposes indicated. The GROUND CONTROL PARK RE, LLC, does hereby certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- 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.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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 endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- 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.
- 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 of the Town of Prosper, Texas.

WITNESS my hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Print Name & Title

Authorized Signature

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

Known All Men By These Presents:

That I, Michael L. Peterson, 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 \_\_\_\_\_, 20\_\_\_\_.

Michael L. Peterson  
Texas Registration No. 5999



STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

NOTES:

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

2. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48085C0235J, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: JUNE 02, 2009, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD.

3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

4. THE PURPOSE OF THIS PLAT IS TO CREATE A FINAL PLATTED LOT OF RECORD WITH ALL NECESSARY DEVELOPMENT EASEMENTS.

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 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.

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.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

\_\_\_\_\_ TOWN SECRETARY

\_\_\_\_\_ ENGINEERING DEPARTMENT

\_\_\_\_\_ DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT  
HUNTER GATEWAY CENTRE  
BLOCK A, LOT 9  
4.420 ACRES / 192,537 SQ.FT.  
BEING ALL OF BLOCK A, LOT 9

HUNTER GATEWAY CENTRE, DOCUMENT NUMBER 2020-309  
IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
HARRISON JAMISON SURVEY, ABSTRACT NO. 480  
AUGUST 2025  
TOWN CASE NO: DEVAPP-25-0009

RECORD OWNER  
Ground Control Park RE, LLC  
9870 Marbach Rd.  
San Antonio, TX 78245  
Phone: (453) 669-5858

SURVEYOR  
Graham Associates, Inc.  
600 Six Flags Drive, Ste: 500  
Arlington, TX 76011  
Office: (817) 640-8535  
rwilliams@grahamcivil.com

GRAHAM ASSOCIATES  
CIVIL ENGINEERING & SURVEYING  
600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011  
(817) 640-8535 • TELEX PHONE F-1191 • TOLL FREE 1-855-850-0000



## PLANNING

**To:** Planning & Zoning Commission

**From:** Dakari Hill, Senior Planner

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

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

**Re:** Preliminary Plat of Aavasa by Anvita

**Meeting:** August 19, 2025

---

**Item No. 3e**

**Agenda Item:**

Consider and act upon a request for a Preliminary Plat of Aavasa by Anvita, on 16.4± acres, located on the southeast corner of Coit Road and First Street. (DEVAPP-25-0002)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Single Family-15 with a Specific Use Permit (S-44) for private streets.

**Conformance:**

The Preliminary Plat conforms to the development standards of the Single Family-15 District.

**Description of Agenda Item:**

The purpose of the Preliminary Plat is to construct a gated residential subdivision consisting of 25 single-family homes and 8 common area/open space lots. All lots will be developed to the Single Family-15 District standards.

A Specific Use Permit for Private Streets (S-44) was approved by the Town Council on September 27, 2022. Additionally, a Preliminary Plat (D22-0089) was approved by the Planning & Zoning Commission on May 16, 2023. A Preliminary Plat has a validity of two years. The developer has submitted this Preliminary Plat to replace the one that has expired.

The expired Preliminary Plat showed the same number of lots (25) as the new Preliminary Plat; however, it had one less common area/open space lot (7). Additionally, the expired Preliminary Plat showed the main entrance off Coit Road instead of First Street and a one-tiered block that backed to the entrance.

**Access:**

Access is provided from First Street with emergency access from Coit Road.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping and screening requirements. The Single Family-15 District does not have a minimum open space requirement; however, a detention pond with amenities will be provided for the subdivision on Block B, Lot 1X.

**Hike & Bike Trail:**

Ten-foot hike and bike trails are being provided along Coit Road and First Street.

**Companion Item:**

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

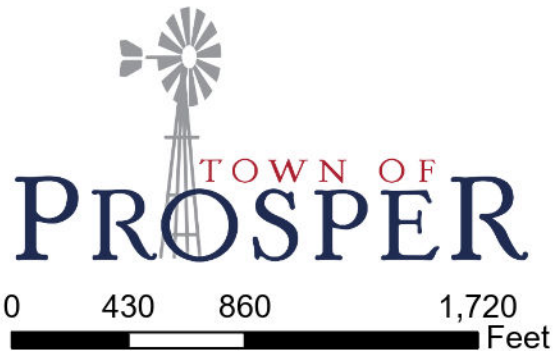
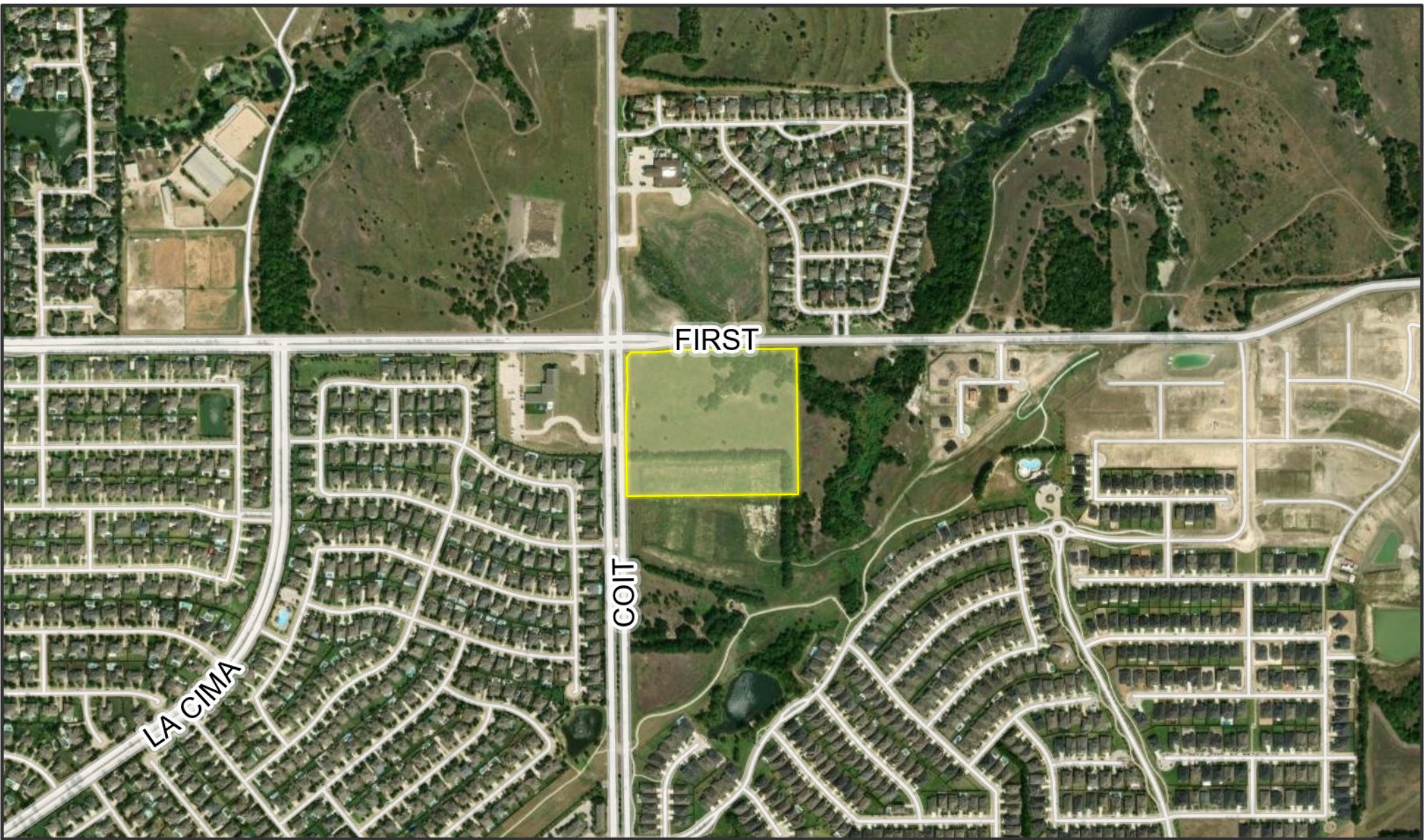
**Attached Documents:**

1. Location Map
2. Preliminary Plat
3. Expired Preliminary Plat (D22-0089)

**Town Staff Recommendation:**

Town Staff recommends approval of the Preliminary Plat.





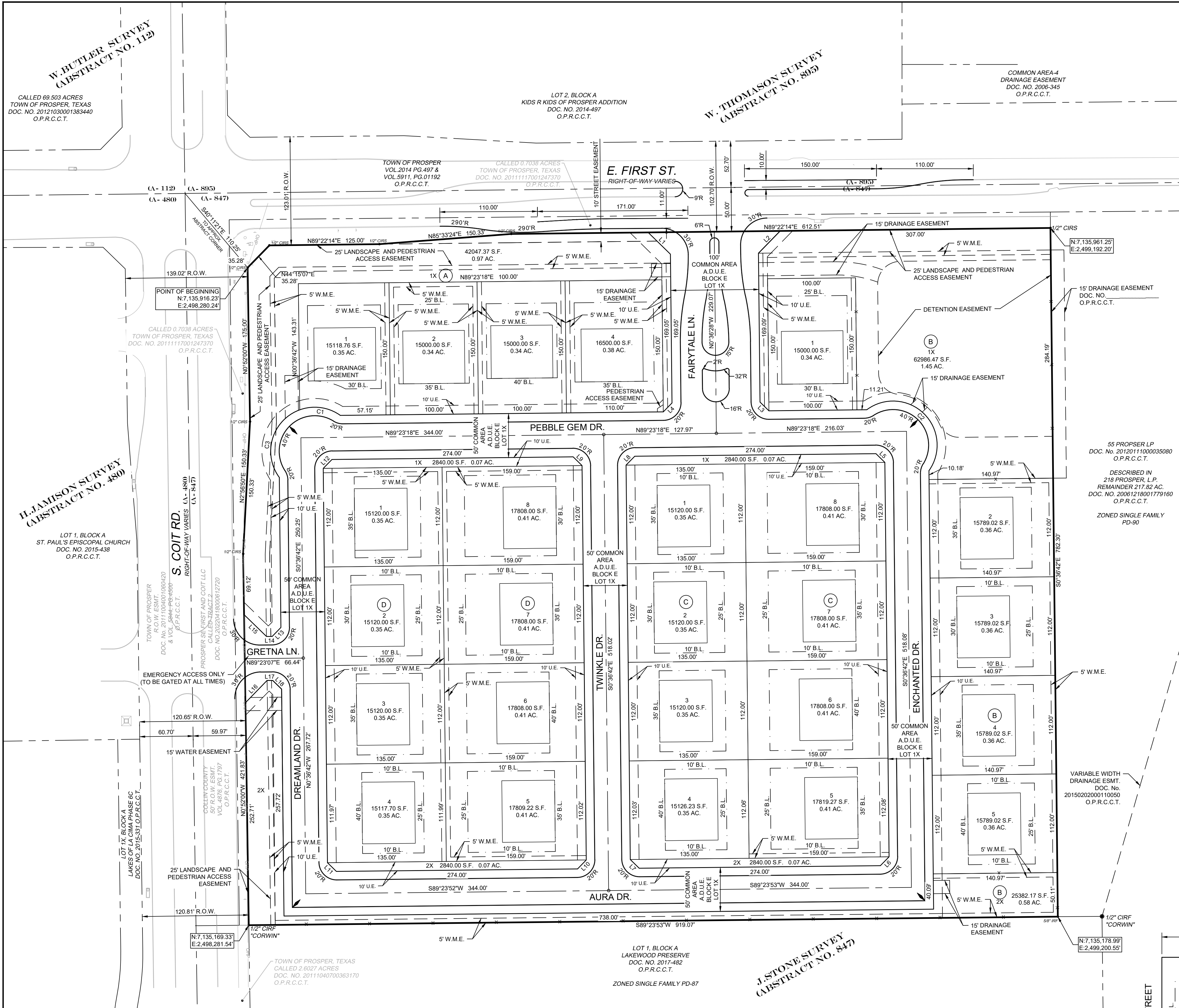
This map for illustration purposes only

DEVAPP-25-0002

Aavasa by Anvita

Preliminary Plat





LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N45°37'14"W	35.35'
L2	N44°22'46"E	35.36'
L3	N45°36'42"W	14.14'
L4	N44°23'18"E	14.14'
L5	N45°36'42"W	14.14'
L6	N44°23'35"E	14.14'
L7	S45°36'25"E	14.14'
L8	S44°23'18"W	14.14'
L9	N45°36'42"W	14.14'
L10	S44°23'35"W	14.14'
L11	N45°36'25"W	14.14'
L12	S44°23'18"W	14.14'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L13	N44°23'13"E	14.15'
L14	N89°23'07"E	6.55'
L15	S45°44'27"E	35.43'
L16	S44°15'34"W	35.28'
L17	S89°23'07"W	6.33'
L18	N45°36'47"W	14.14'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	48.18'	055°12'19"	N82°18'37"W	46.33'
C2	50.00'	141.20'	161°48'29"	N45°36'42"W	98.74'
C3	50.00'	93.03'	106°36'11"	S16°47'09"W	80.18'

PURPOSE STATEMENT

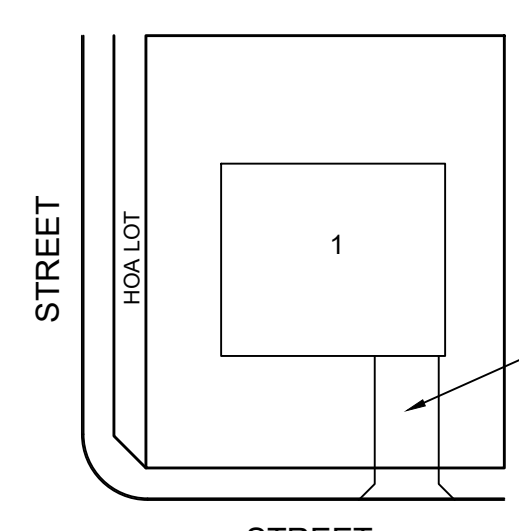
THE PROPOSED PROJECT IS ANTICIPATED TO PROVIDE FOR THE ORDERLY DEVELOPMENT OF THE UNPLATTED 16.408 ACRE TRACT AT THE SOUTHEAST CORNER OF COIT ROAD AND EAST FIRST STREET. THE DEVELOPMENT WILL INCLUDE 25 SINGLE FAMILY RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 4 COMMON AREA LOTS, AND 1 PRIVATE STREET LOT AS SHOWN ON THIS PRELIMINARY PLAT.

TYPICAL LOTS

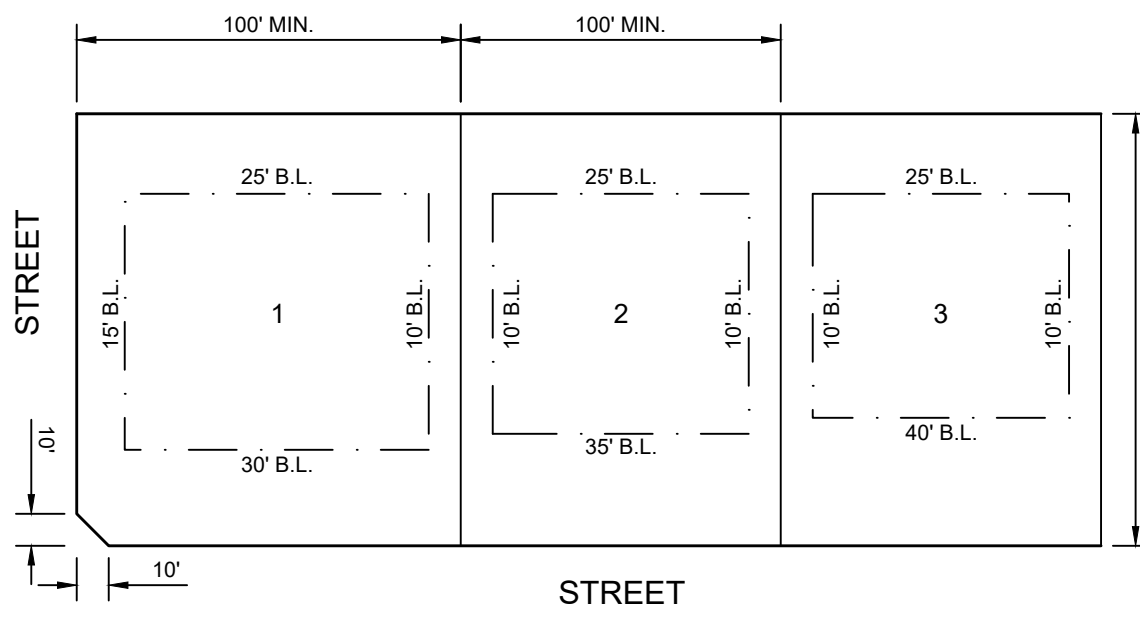
NUMBER OF RESIDENTIAL LOTS: 25  
TOTAL ACRES OF RESIDENTIAL LOTS: 9.35 AC  
AVERAGE RESIDENTIAL LOT SIZE: 0.37 AC  
DENSITY: 2.67 DWELLINGS PER ACRE

DISTRICT STANDARD: SF-15

STREETS ARE PRIVATE PER SPECIFIC USE PERMIT (S-44), ORDINANCE NO. 2022-57.



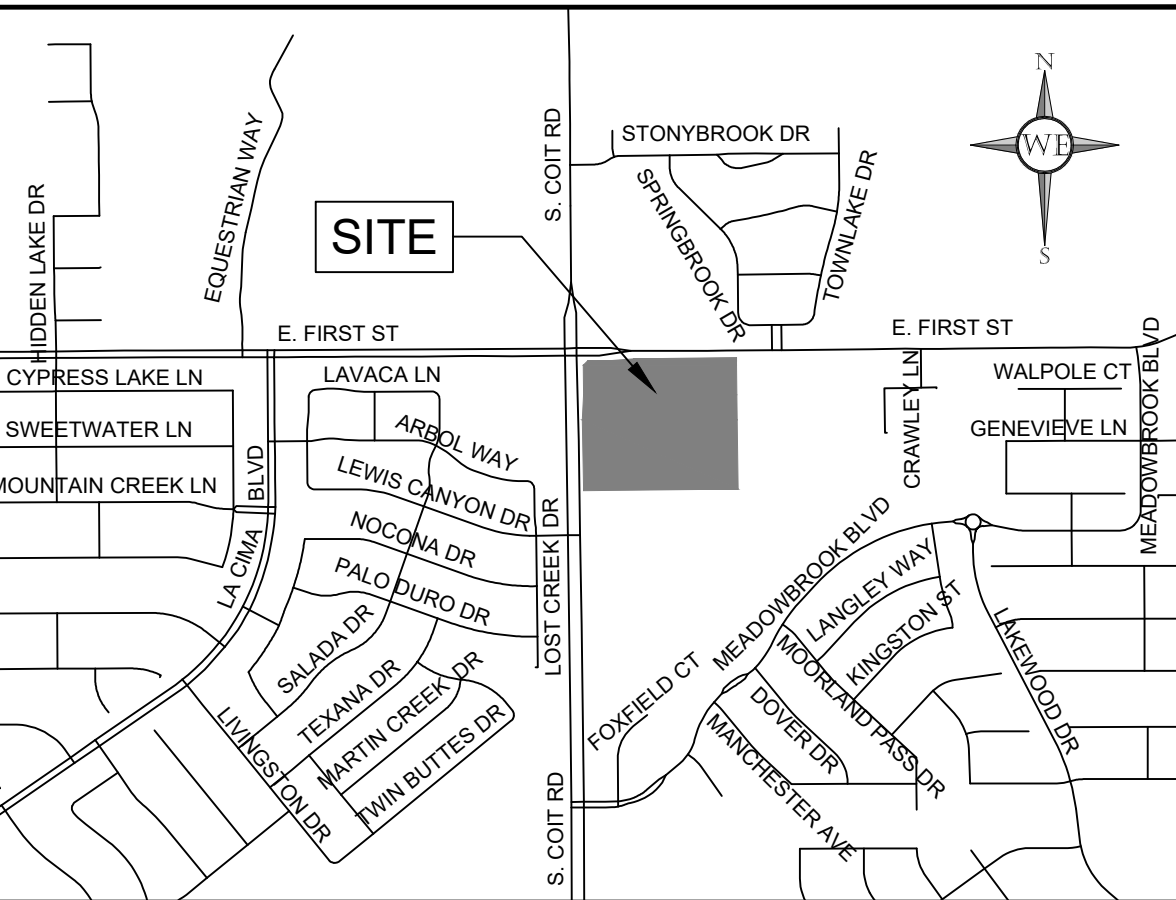
DRIVEWAY PLACEMENT  
DETAIL FOR LOTS LOCATED  
AT INTERSECTIONS  
1" = 60'



OWNER / DEVELOPER:  
PROSPER SE FIRST AND COIT, LLC  
2904 LOFTSMOOR LANE  
PLANO, TX 75025  
CONTACT: KABIR NANDIGAM  
TEL: (972) 897-7308

SURVEYOR:  
TEXAS PROFESSIONAL SURVEYING  
3032 N. FRAZIER  
CONROE, TX 77303  
CONTACT: JEFF MONTANYA  
TEL: (936) 756-7448

ENGINEER / APPLICANT:  
WESTFALL ENGINEERING  
1719 ANGEL PARKWAY  
STE 400 - 206  
ALLEN, TX 75002  
TPE FIRM REG. #19101  
CONTACT: MICHAEL WESTFALL, PE  
TEL: (214) 846-9397



LOCATION MAP  
N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- STREET NAME CHANGE
- RIGHT-OF-WAY
- ACCESS, DRAINAGE, AND UTILITY EASEMENT
- UTILITY EASEMENT
- WALL MAINTENANCE EASEMENT
- BUILDING LINE
- IRON ROD FOUND
- IRON ROD SET
- DOCUMENT NUMBER
- OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS

SURVEYOR'S NOTES

- ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET.
- NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE. AS DETERMINED BY GEOGRAPHICAL SCALING THIS PROPERTY APPEARS TO LIE WITHIN ZONE-X PER COLLIN COUNTY UNINCORPORATED AREAS COMMUNITY MAP 480130, FEMA FIRM PANEL NO. 48085C0235J, HAVING AN EFFECTIVE DATE JUNE 02, 2009.
- THE PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATION PURPOSES AND GRAPHICAL DEPICTION.

GENERAL NOTES

- ALL OPEN SPACE LOTS ARE OWNED AND MAINTAINED BY HOA.
- OPEN FENCING IS REQUIRED ALONG ALL OPEN SPACE LOTS WITH RAILS.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 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/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- WALL MAINTENANCE EASEMENT IS BEING PROVIDED TO ALLOW ACCESS ON TO PRIVATE PROPERTY FOR PURPOSES OF MAINTENANCE BY PRIVATE LOT OWNER, OR HOA.

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 NO. DEVAPP-25-0002  
**PRELIMINARY PLAT**  
**AAVASA BY ANVITA**  
25 SINGLE FAMILY LOTS  
3 OPEN SPACE LOTS  
4 COMMON AREA LOTS  
1 PRIVATE STREET LOT  
BLOCK A: LOTS 1-4, HOA LOT 1X  
BLOCK B: LOTS 1-5, HOA LOTS 1X AND 2X  
BLOCK C: LOTS 1-8, HOA LOTS 1X AND 2X  
BLOCK D: LOTS 1-8, HOA LOTS 1X AND 2X  
BLOCK E: PRIVATE STREET LOT 1X  
ZONING: SF-15  
BEING 16.41 ACRES OF LAND SITUATED IN THE  
JAMES STONE SURVEY, ABSTRACT NO. 847  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: AUGUST 13, 2025

**WESTFALL ENGINEERING**  
1719 ANGEL PARKWAY  
STE 400 - 206, ALLEN, TX 75002  
PHONE NO. (214) 846-9397  
TPE FIRM REG. #19101

BLOCK TABLE				
BLOCK	LOT NO.	SQUARE FOOT	ACRES	TYPE
A	1	15118.76	0.35	SF-15
A	1X	42047.37	0.97	OPEN SPACE
A	2	15000.00	0.34	SF-15
A	3	15000.00	0.34	SF-15
A	4	16500.00	0.38	SF-15

BLOCK TABLE				
BLOCK	LOT NO.	SQUARE FOOT	ACRES	TYPE
B	1	15000.00	0.34	SF-15
B	1X	62986.47	1.45	OPEN SPACE
B	2	15789.02	0.36	SF-15
B	2X	25382.17	0.58	OPEN SPACE
B	3	15789.02	0.36	SF-15
B	4	15789.02	0.36	SF-15
B	5	15789.02	0.36	SF-15

BLOCK TABLE				
BLOCK	LOT NO.	SQUARE FOOT	ACRES	TYPE
C	1	15120.00	0.35	SF-15
C	1X	2840.00	0.07	COMMON AREA LOT
C	2	15120.00	0.35	SF-15
C	2X	2840.00	0.07	COMMON AREA LOT
C	3	15120.00	0.35	SF-15
C	4	15126.23	0.35	SF-15
C	5	17819.27	0.41	SF-15
C	6	17808.00	0.41	SF-15
C	7	17808.00	0.41	SF-15
C	8	17808.00	0.41	SF-15

BLOCK TABLE				
BLOCK	LOT NO.	SQUARE FOOT	ACRES	TYPE
D	1	15120.00	0.35	SF-15
D	1X	2840.00	0.07	COMMON AREA LOT
D	2	15120.00	0.35	SF-15
D	2X	2840.00	0.07	COMMON AREA LOT
D	3	15120.00	0.35	SF-15
D	4	15117.70	0.35	SF-15
D	5	17809.22	0.41	SF-15
D	6	17808.00	0.41	SF-15
D	7	17808.00	0.41	SF-15
D	8	17808.00	0.41	SF-15

BLOCK TABLE				
BLOCK	LOT NO.	SQUARE FOOT	ACRES	TYPE
E	1X	169739.85	3.90	PRIVATE STREET LOT



SURVEYOR'S CERTIFICATE

Known All Men By These Presents:  
That I, Thomas A. McIntyre 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 will be properly placed upon the completion of required improvements and construction, under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

PRELIMINARY  
NOT TO BE RECORDED  
FOR ANY PURPOSE

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, **PROSPER SE FIRST AND COIT LLC**, are the owners of a tract or parcel of land situated in the James Stone Survey, Abstract Number 847, Collin County, Texas and being all of a 16.41 acre tract conveyed to them by Eunomia Prosper, LLC and being more particularly described as follows:

Being all that certain tract of land described as "Tract 1" in the Special Warranty Deed with Vendors Lien to Propser SE First and Coit LLC recorded in Instrument Number 20220418000612720 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

**BEGINNING**, at a 1/2-inch iron rod with cap stamped "TPS 100834-00", hereinafter referred to as "w/cap" set at the beginning of a corner clip for the intersection of the east Right-of-Way (R.O.W.) line of Coit Road, a variable width R.O.W., called 0.7038-acres in R.O.W. Deed to the Town of Prosper, Texas recorded in Instrument Number 20111117001247370 O.P.R.C.C.T. and E. First Street, a variable width R.O.W, and being the northwest corner of said Tract 1;

**THENCE North 44 Degrees 15 Minutes 07 Seconds East, a distance of 35.28 feet**, with said corner clip, the common line of said 0.7038-acre R.O.W. Dedication and said Tract 1 to a 1/2-inch iron w/cap set at the end of said corner clip of the 0.7038-acre R.O.W. dedication and being a northerly corner of said Tract 1;

**THENCE** with the south line of said E. First Street, said 0.7038-acre R.O.W Dedication and the north line of said Tract 1 the following bearings and distances:

**North 89 Degrees 22 Minutes 14 Seconds East, a distance of 125.00 feet**, to a 1/2-inch iron w/cap set;

**North 85 Degrees 33 Minutes 24 Seconds East, a distance of 150.33 feet**, to a 1/2-inch iron w/cap set;

**North 89 Degrees 22 Minutes 14 Seconds East, a distance of 612.51 feet**, to a 1/2-inch iron w/cap set in the said south line of E. First Street, being the southeast corner of said 0.7038-acre R.O.W. Dedication, the northeast corner of said Tract 1, and being in the west line of the remainder of a called 217.822-acre tract of land described in Special Warranty Deed to 218 Prosper, L.P. recorded in Instrument Number 20061218001779160 O.P.R.C.C.T.;

**THENCE South 00 Degrees 36 Minutes 42 Seconds East, a distance of 782.30 feet**, departing the said south R.O.W. line of E. First Street, with the common line of said Tract 1 and said 218 Prosper Tract to a 5/8-inch iron rod found for the common southeast corner of said Tract 1 and said 218 Prosper tract, being in the north line of Lot 1, Block A of The Lakewood Preserve, an addition to the Town of Prosper according to the map or plat thereof recorded in Volume 2017, Page 482 O.P.R.C.C.T.;

**THENCE South 89 Degrees 23 Minutes 53 Seconds West, a distance of 919.07 feet**, with the common line of said Tract 1 and said Lot 1, Block A to a 1/2-inch iron w/cap set on the east R.O.W. line of said Coit Road, being the common southwest corner of said Tract 1, the northwest corner of said Lot 1, Block A, the southeast corner of said 0.7038-acre R.O.W. Dedication and the northeast corner of that certain R.O.W Dedication to the Town of Prosper, Texas described in R.O.W. Special Warranty Deed recorded in Instrument Number 20110407000363170 O.P.R.C.C.T.;

**THENCE** with the said east R.O.W. of Coit Road, the common east line of said 0.7038-acre R.O.W. Dedication and the west line of said Tract 1 the following bearings and distance:

**North 00 Degrees 52 Minutes 00 Seconds West, a distance of 421.83 feet**, to a 5/8-inch iron w/cap set;

**North 02 Degrees 56 Minutes 50 Seconds East, a distance of 150.33 feet**, to a 5/8-inch iron w/cap set;

**North 00 Degrees 52 Minutes 00 Seconds West, a distance of 175.00 feet**, to the **POINT OF BEGINNING** and containing a computed area of **16.41-acres** of land within this Field Note Description.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT **PROSPER SE FIRST AND COIT LLC** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as **AAYASA BY ANVITA**, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit of the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- The street and alleys are private streets and alleys and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
- So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowner's association hereafter established for the owners of lots in this subdivision (the "Association"). Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
- Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.
- The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.
- These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all of part of this property, the Town may require any similar or additional restrictions and covenants in it's sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.
- If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.
- The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Town's use thereof. The Town of Prosper and public utilities shall, at all time, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
- The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.
- The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall **PROSPER SE FIRST AND COIT LLC**, the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify **PROSPER SE FIRST AND COIT LLC**, the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.
- Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

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.

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.

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 B, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open 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 obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned 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 of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. **WITNESS**, my hand this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Mohan Kilaru

President/Managing Member

STATE OF TEXAS §

COUNTY OF COLLIN §

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

known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Public, State of Texas

**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

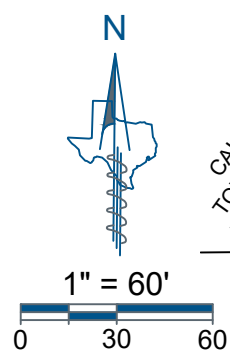
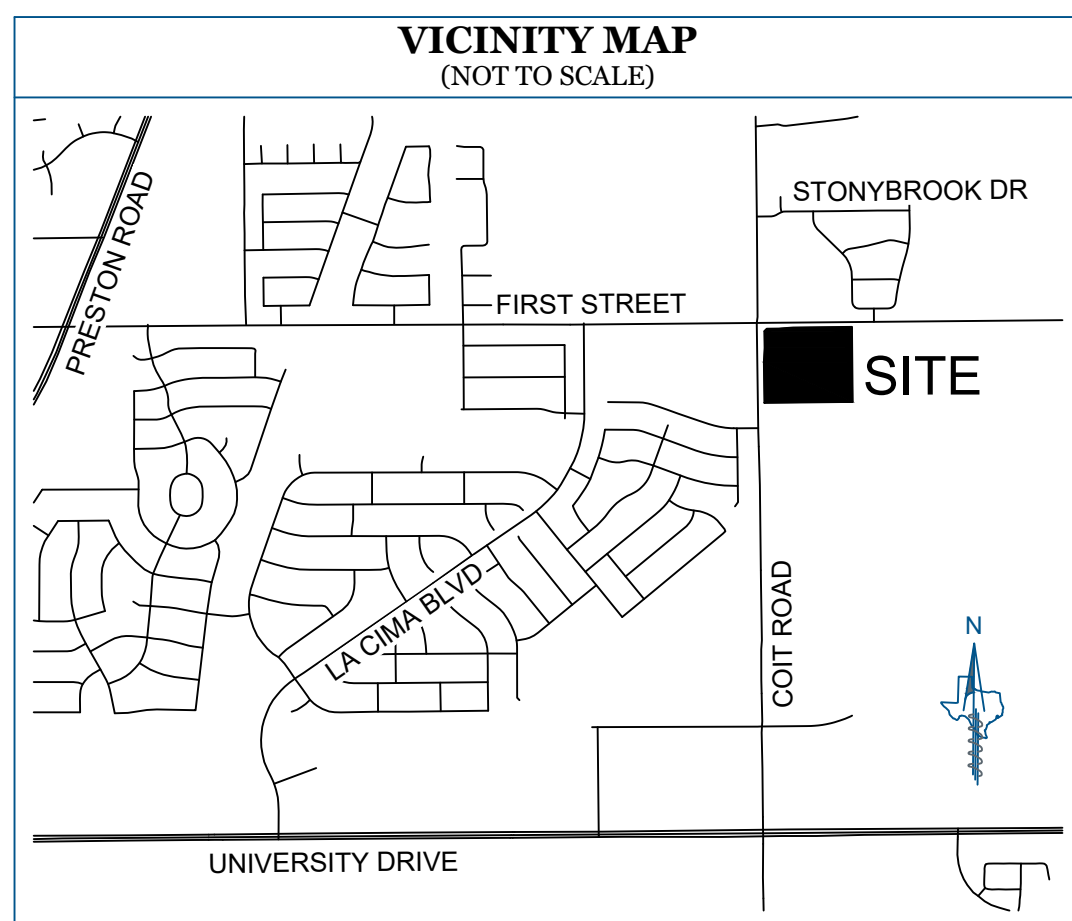
CASE NO. DEVAPP-25-0002

**PRELIMINARY PLAT  
AAYASA BY ANVITA  
25 SINGLE FAMILY LOTS  
3 OPEN SPACE LOTS  
4 COMMON AREA LOTS  
1 PRIVATE STREET LOT  
BLOCK A: LOTS 1-4, HOA LOT 1X  
BLOCK B: LOTS 1-5, HOA LOTS 1X AND 2X  
BLOCK C: LOTS 1-8, HOA LOTS 1X AND 2X  
BLOCK D: LOTS 1-8, HOA LOTS 1X AND 2X  
BLOCK E: PRIVATE STREET LOT 1X  
ZONING: SF-15  
BEING 16.41 ACRES OF LAND SITUATED IN THE  
JAMES STONE SURVEY, ABSTRACT NO. 847  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: AUGUST 13, 2025**

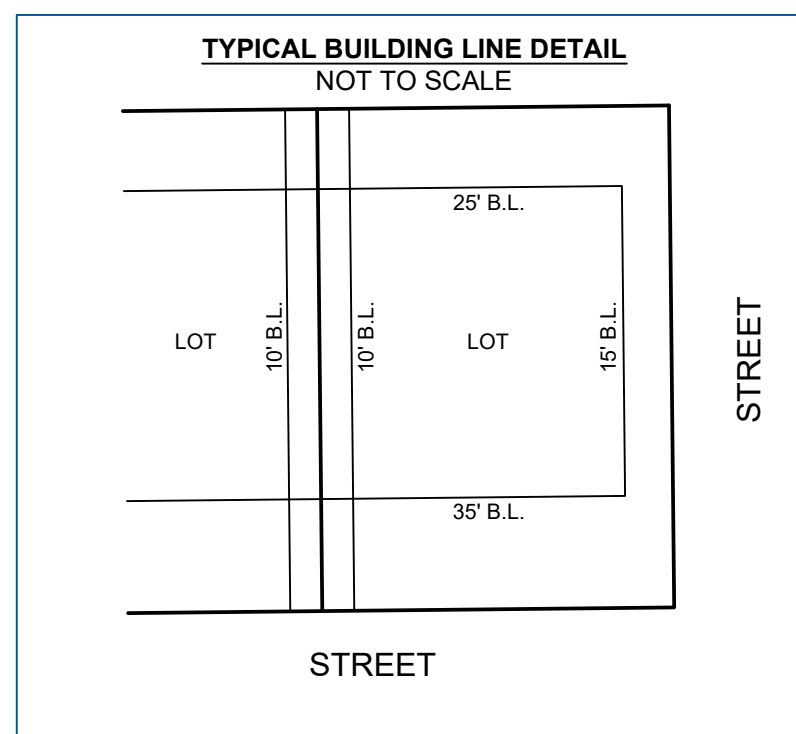
**WESTFALL  
ENGINEERING**  
1719 ANGEL PARKWAY  
STE 400 - 206, ALLEN, TX 75002  
PHONE NO. (214) 846-9387  
TBPE FIRM REG. #19101



COMMON AREA-4  
DRAINAGE EASEMENT  
DOC. NO. 2006-345  
O.P.R.C.C.T.



CALLED 69.503 ACRES  
 TOWN OF PROSPER, TEXAS  
 DOC. NO. 20121030001383440  
 O.P.R.C.C.T.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°17'12" E	35.28'
L2	N 44°16'58" E	35.28'
L3	N 45°43'02" W	35.43'
L4	N 44°17'12" E	14.51'
L5	S 00°35'40" E	25.00'
L6	S 00°35'40" E	14.90'
L7	N 00°35'40" W	14.90'
L8	N 00°35'40" W	25.00'
L9	N 00°35'40" W	50.00'
L10	N 00°35'40" W	14.90'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	93.16'	125.00'	28°48'55"	S 14°09'35" W	92.18'
C2	54.54'	125.00'	25°00'00"	S 11°54'20" W	54.11'
C3	93.16'	125.23'	28°48'55"	N 14°09'35" E	92.18'
C4	54.54'	125.00'	25°00'00"	N 11°54'20" E	54.11'
C5	65.45'	150.00'	25°00'00"	N 11°54'20" E	64.93'
C6	82.26'	161.20'	29°14'09"	N 14°27'34" E	81.37'



## P&Z Conditional Approval

## P&Z Conditional Approval

05/16/2023

**SURVEYOR**  
agle Surveying, LLC  
Contact: Brad Eubanks  
S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
Prosper SE First and Coit LLC  
2904 Loftsmoor Lane  
Plano, TX 75025

Eagle Surveying, LLC  
222 South Elm Street  
Suite 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177



JOB NUMBER  
2202.084-03  
DATE  
05/09/2023  
REVISION  
-  
DRAWN BY  
EN

## CERTIFICATE OF APPROVAL

**APPROVED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the Planning and Zoning Commission of the Town of Prosper, Texas.


Town Secretary

---

Engineering Department

Development Services Department

## LEGEND

POB = POINT OF BEGINNING  
CIRS = CAPPED IRON ROD SET  
CIRF = CAPPED IRON ROD FOUND  
IRF = IRON ROD FOUND  
B.L. = BUILDING LINE  
DOC. NO. = DOCUMENT NUMBER  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS  
COLLIN COUNTY, TEXAS  
D.R.C.C.T. = DEED RECORDS,  
COLLIN COUNTY, TEXAS  
R.P.R.C.C.T. = REAL PROPERTY RECORDS  
COLLIN COUNTY, TEXAS  
 = STREET NAME BREAK

## GENERAL NOTES

1. The purpose of this plat is to create twenty four (24) lots and 7 common area lots of record from one unplatted tract of land for site development.
2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480074 as shown on Map Number 48085C0235J.
3. No 100-year flood plain exists on the site.
4. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System, Texas North Central Zone - 4202.
5. 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/or withholding of utilities and building permits.
6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.
7. No 100-year floodplain exists on the site.
8. All open space lots are owned and maintained by the HOA.
9. Open fencing is required along all open space lots with trails.
10. All landscape easements must be exclusive of any other type of easement.
11. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at the time of Final Plat.

## SUMMARY TABLE

Total Residential Lots = 25  
Total Open Space Lots/Common Area = 288,303 / 6.62 Acres  
Average Single Family Lot Size = 17,617 square feet / 0.40 Acres

BLOCK A		
TYPE	SQ.FEET	LOT NO.
SF-15	21,741	1
SF-15	15,139	2
OPEN SPACE	5,890	3-X
OPEN SPACE	160,676	4-X

BLOCK B		
TYPE	SQ.FEET	LOT NO.
SF-15	15,836	1
SF-15	15,741	2
OPEN SPACE	36,948	3-X
SF-15	25,330	4
OPEN SPACE	19,679	5-X

BLOCK C		
TYPE	SQ.FEET	LOT NO.
SF-15	15,000	1
SF-15	15,000	2
SF-15	15,000	3
SF-15	15,000	4
SF-15	15,000	5

BLOCK D		
TYPE	SQ.FEET	LOT NO
SF-15	17,170	1
SF-15	17,170	2
SF-15	17,170	3
SF-15	17,170	4
SF-15	15,000	5
SF-15	15,000	6
SF-15	22,500	7
SF-15	22,500	8

BLOCK E		
TYPE	SQ.FEET	LOT NO.
OPEN SPACE	7,500	1-X
SF-15	15,000	2
SF-15	15,000	3
SF-15	15,000	4
SF-15	15,000	5
SF-15	15,000	6
OPEN SPACE	46,304	7-X
SF-15	15,687	8
SF-15	19,664	9
OPEN SPACE	11,306	10-X

**CASE NO. D22-0089**

PRELIMINARY PLAT  
**FIRST COIT PROSPER**

LOTS 1-2, 3-X & 4-X, BLOCK A, LOTS 1-2, 3-X, 4 & 5-X, BLOCK B  
LOTS 1-5, BLOCK C, LOTS 1-8, BLOCK D  
LOTS 1-X, 2-6, 7-X, 8-9 & 10-X, BLOCK E

ZONING: SF-15  
BEING 16.41 ACRES OF LAND SITUATED IN THE  
JAMES STONE SURVEY, ABSTRACT NO. 847,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS



OWNER'S CERTIFICATE & DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, **PROSPER SE FIRST AND COIT LLC** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **FIRST COIT PROSPER**, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit of the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- The street and alleys are private streets and alleys and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
- So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowner's association hereafter established for the owners of lots in this subdivision (the "Association"). Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
- Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.
- The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.
- These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all of part of this property, the Town may require any similar or additional restrictions and covenants in it's sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.
- If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.
- The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Town's use thereof. The Town of Prosper and public utilities shall, at all time, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
- The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.
- The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall (Owner Name), the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify (PROSPER SE FIRST AND COIT LLC), the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.
- Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

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 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.

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.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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 open 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 obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned 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 of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the Easement.

Plat approved subject to all applicable jurisdictional platting ordinances, rules, regulations and resolutions.

WITNESS AT MY HAND, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

OWNER: **PROSPER SE FIRST AND COIT LLC**

BY: \_\_\_\_\_

Signature

Printed Name and Title

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, 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 he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Extra-Territorial Jurisdiction of the Town of Prosper, Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person 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 THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, **PROSPER SE FIRST AND COIT LLC**, is the owner of a 16.41 acre tract or parcel of land situated in the James Stone Survey, Abstract Number 847 in the Town of Prosper, Collin County, Texas and being all of a called 16.406 acre tract of land described as Tract 1 conveyed to Prosper SE First and Coit LLC by the Special Warranty Deed of record in Document Number 20220418000612720 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod with yellow plastic cap stamped "CORWIN ENG" found in the East right-of-way line of Coit Road (right-of-way varies), being the Northwest corner of Lot 1, Block A, Lakewood Preserve, a subdivision of record in Document Number 2017-482 of said Official Public Records, also being the most Southerly Southeast corner of a called 0.7038 acre tract of land conveyed to Town of Prosper, Texas, by deed of record in Document Number 20111117001247370 of said Official Public Records, also being the Southwest corner of said 16.406 acre tract and hereof;

**THENCE**, along the East right-of-way line of Coit Road, being the common East line of said 0.7038 acre tract, and being the common West line of said 16.406 acre tract, the following three (3) courses and distances:

- N00°50'25"W, a distance of 421.84 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N02°58'55"E, a distance of 150.33 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N00°49'55"W, a distance of 175.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of a cutback line at the intersection of the West right-of-way line of Coit Road and the South right-of-way line of E. First Street (right-of-way varies), being the most Westerly Northwest corner of said 16.406 acre tract and hereof;

**THENCE**, N44°17'12"E, leaving the East right-of-way line of Coit Road, along said cutback line, being the common Southeast line of said 0.7038 acre tract, and being the common Northwest line of said 16.406 acre tract, a distance of 35.26 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of E. First Street, being the most Northerly Northwest corner of said 16.406 acre tract and hereof;

**THENCE**, along the South right-of-way line of E. First Street, being the common South line of said 0.7038 acre tract, and being the common North line of said 16.406 acre tract, the following three (3) courses and distances:

- N89°24'19"E, a distance of 125.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N85°35'29"E, a distance of 150.33 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N89°24'19"E, a distance of 612.51 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of a tract of land conveyed to 218 Prosper, L.P. by deed of record in Document Number 20070208000184370 of said Official Public Records, being the Southeast corner of said 0.7038 acre tract, also being the Northeast corner of said 16.406 acre tract and hereof, from which a 5/8" inch iron rod with yellow plastic cap stamped "TMP" found bears N00°35'40"W, a distance of 1.96 feet;

**THENCE**, S00°35'40"E, leaving the South right-of-way line of E. First Street, along the West line of said 218 Prosper, L.P. tract, being the common East line of said 16.406 acre tract, a distance of 781.87 feet to a 5/8 inch iron rod found in the North line of said Lot 1, being the most Westerly Southwest corner of said 218 Prosper, L.P. tract, also being the Southeast corner of said 16.406 acre tract and hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped "CORWIN ENG" found at the Northeast corner of said Lot 1, being an interior ell corner of said 218 Prosper, L.P. bears N89°24'20"E, a distance of 50.08 feet;

**THENCE**, S89°24'20"W, along the North line of said Lot 1, being the common South line of said 16.406 acre tract, a distance of 919.24 feet to the **POINT OF BEGINNING**, and containing an area of 16.41 acres (714,621 square feet) of land, more or less.

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
Prosper SE First and Coit LLC  
2904 Loftsmoor Lane  
Piano, TX 75025

Eagle Surveying, LLC  
222 South Elm Street  
Suite 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177



JOB NUMBER
2202.084-03
DATE
05/08/2023
REVISION
-
DRAWN BY
EN

CASE NO. D22-0089  
**PRELIMINARY PLAT**  
**FIRST COIT PROSPER**  
LOTS 1-2, 3-X & 4-X, BLOCK A, LOTS 1-2, 3-X, 4 & 5-X, BLOCK B  
LOTS 1-5, BLOCK C, LOTS 1-8, BLOCK D  
LOTS 1-X, 2-6, 7-X, 8-9 & 10-X, BLOCK E  
  
ZONING: SF-15  
BEING 16.41 ACRES OF LAND SITUATED IN THE  
JAMES STONE SURVEY, ABSTRACT NO. 847,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS



## PLANNING

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

**From:** Dakari Hill, Senior Planner

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

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

**Re:** Preliminary Site Plan for HCA Medical City Addition, Block A, Lot 1

**Meeting:** August 19, 2025

---

**Agenda Item:**

Consider and act upon a request for a Preliminary Site Plan for a Free-Standing Emergency Room, Hospital, and Medical Office Buildings on HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the southeast corner of Mayor Clary Road and Frontier Parkway. (DEVAPP-25-0024)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-69 (Retail).

**Conformance:**

The Preliminary Site Plan conforms to the development standards of Planned Development-69.

**Description of Agenda Item:**

The Preliminary Site Plan consists of two medical office buildings, one free-standing emergency room, and one hospital totaling 573,300 square feet.

- Free-Standing Emergency Room (11,000 SF)
- Hospital (442,300 SF)
- Medical Office Building (30,000 SF)
- Medical Office Building (30,000 SF)

The Preliminary Site Plan will be constructed in two phases. The free-standing emergency room will be constructed in the first phase. The hospital and medical office buildings will be constructed in the second phase.

**Access:**

Access is provided from Mayor Clary Road and Frontier Parkway.

**Landscaping, Open Space, and Screening:**

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

**Companion Item:**

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

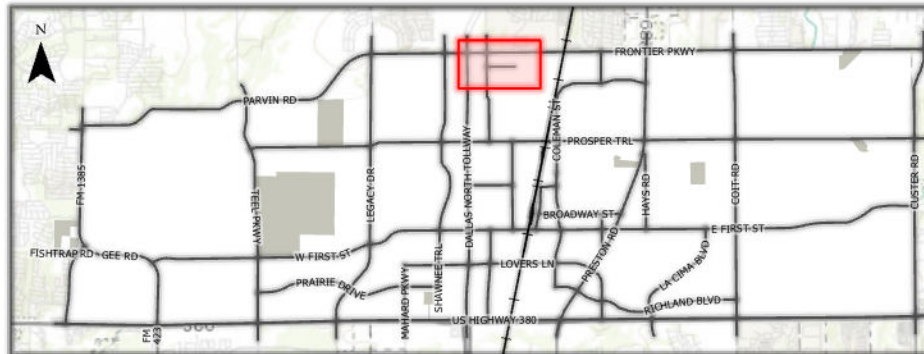
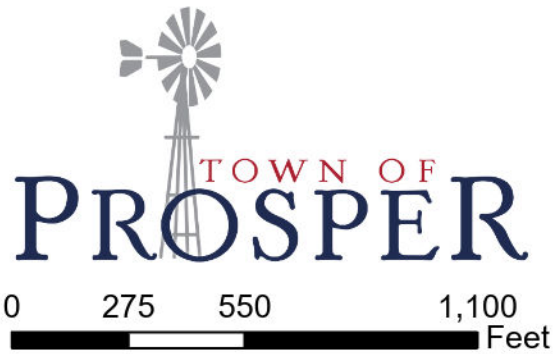
**Attachments:**

1. Location Map
2. Preliminary Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Preliminary Site Plan.





This map for illustration purposes only

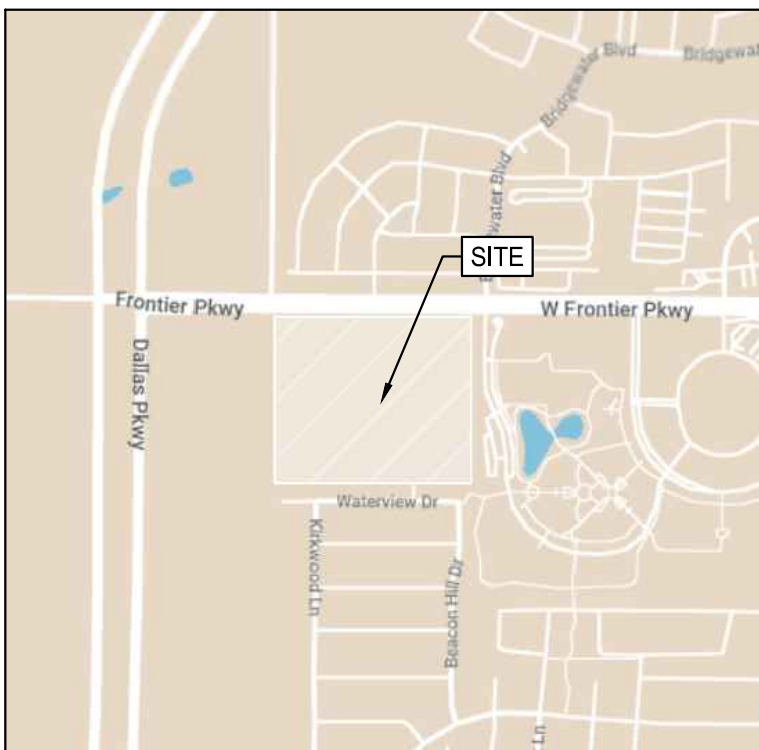
**DEVAPP-25-0024**

HCA Medical City Addition,  
Block A, Lot 1

Preliminary Site Plan



Drawn By: JEL  
Checked By: JOK  
Approved By: JRL



VICINITY MAP  
NOT TO SCALE

**FIRE APPARATUS ACCESS ROADS IDENTIFICATION:**  
503.3 MARKING, STRIPING, SIGNS, OR OTHER MARKINGS, WHEN APPROVED BY THE FIRE CODE OFFICIAL, SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. STRIPING, SIGNS, AND OTHER MARKINGS SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND SHALL BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

**PUBLIC ART REQUIREMENT FOR FUTURE DEVELOPMENT:**  
PUBLIC ART WILL BE REQUIRED FOR FUTURE DEVELOPMENT. THE TYPE, NUMBER AND SPECIFIC LOCATIONS OF PUBLIC ART FOR FUTURE DEVELOPMENT WILL BE DETERMINED AT THE TIME OF A SITE PLAN FOR THE FUTURE DEVELOPMENT.

**APPLICANT:**  
FULMER LUCAS ENGINEERING, LLC  
(TEXAS REGISTRATION FIRM #19356)  
2002 RICHARD JONES RD, SUITE B200  
NASHVILLE, TN 37215  
CONTACT: H. ROSS LUCAS  
615.345.3771

**OWNER:**  
LIBERTY LARCHMONT HOLDINGS LLC  
PO BOX 1504  
NASHVILLE, TN 37202-1504  
CONTACT: TODD MAXWELL  
615-344-2211

**SITE DATA TABLE**

PROPERTY INFORMATION	
ADDRESS:	SE OF INTERSECTION OF FRONTIER PKWY & DALLAS PKWY
PROPERTY ID:	2562827
LOT AREA:	1,840,462 SF (42.25 AC.)
BUILDING AREA:	FSR: 11,000 SF HOSPITAL: 442,300 SF MOB: 60,000 SF MOB: 60,000 SF TOTAL: 314,405 SF FSR: 29' - 84' MOB 1: 60' MOB 2: 60' MOB 3: 60' FSR: 0.01 HOSPITAL: 0.24 MOB 1: 0.03 MOB 2: 0.03 MOB 3: 0.03
BUILDING HEIGHT:	18,288 SF (0.42 AC.) 128,829 SF (7%) REQUIRED / 552,648 SF (30%) PROVIDED
LOT COVERAGE:	128,829 SF (7%) REQUIRED / 552,648 SF (30%) PROVIDED
FAR:	PD-69, R FREE-STANDING EMERGENCY ROOM / HOSPITAL / MOB
ISR:	
OPEN SPACE:	
TOWN:	TOWN OF PROSPER
COUNTY:	COLLIN
STATE:	TEXAS
ZONING CLASSIFICATION	
USE:	
ZONING:	TOWN OF PROSPER
PROPOSED USE:	PD-69, R FREE-STANDING EMERGENCY ROOM / HOSPITAL / MOB
PARKING SUMMARY	
PARKING REQUIRED:	
- FREE STANDING EMERGENCY ROOM (1 PER 250 SF)	44 SPACES (11,000 SF)
- HOSPITAL (1 SP/EMPLOYEE (LARGEST SHIFT)	200 SPACES (200 EMPLOYEES AT LARGEST SHIFT)
- 15 SP/PER BED/EXAM ROOM	180 SPACES (120 BEDS)
- MEDICAL OFFICE BUILDING (1 PER 250 SF)	480 SPACES (120,000 SF OF MOB)
STANDARD PARKING SPACES PROVIDED:	
ADA PARKING SPACES:	1,083 STANDARD SPACES
TOTAL SPACES PROVIDED:	22 REQUIRED / 32 PROVIDED 1,116 SPACES
PARKING LOT LANDSCAPING REQUIRED:	15 SF * 1,116 SPACES = 16,740 SF
PARKING LOT LANDSCAPING PROVIDED:	23,353 SF

**PROSPER 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 CURRENTLY ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS PROVIDED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE THE REQUIREMENTS 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 PORTION 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.

**NOTES:**

- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
- IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
- BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
- PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
- ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
- ALL BUILDINGS WITHIN 10' OF THE BIOTERRORISM AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
- ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
- ALL LANDSCAPE ISLANDS SHALL BE MOUNDING WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
- SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
- ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. RIGHT-OF-WAY SIGNAGE TO ALSO COMPLY WITH M.U.T.C.D. ON SITE PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.

**LEGEND**

— FIRE LANE

**TRAFFIC CALMING NOTE:**

PIGMENTED, STAINED CONCRETE IS DEPICTED ON THIS PRELIMINARY SITE PLAN FOR TRAFFIC CALMING PER E-MAIL AND PHONE CORRESPONDENCE WITH THE PROSPER ENGINEERING DEPARTMENT. IN ADDITION TO THE PIGMENTED, STAINED CONCRETE, A VARIETY OF OTHER TRAFFIC CALMING MEASURES WILL BE UTILIZED FOR THE PROJECT. TRAFFIC CALMING MEASURES MAY INCLUDE CHAIN LINK OR SPEED TABLES. TRAFFIC CALMING WILL BE ADDRESSED WITH THE FINAL SITE PLAN.

**FIRE PSP PLAN NOTE FOR HOSPITAL COMPLEX:**

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

**LEGAL DESCRIPTION:**

BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM DNT FRONTIER, L.P. TO LIBERTY LARCHMONT, HOLDINGS, LLC RECORDED UNDER NUMBER 2022000000000, OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER IN THE SOUTH LINE OF SAID FRONTIER PARKWAY TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE S 84° 18' 30" E, 100.00 FEET WITH SAID SOUTH LINE OF SAID FRONTIER PARKWAY TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE S 84° 18' 30" E, 29.95 FEET WITH SAID SOUTH LINE OF SAID FRONTIER PARKWAY TO A CAPPED IRON ROD SET FOR CORNER; THENCE ALONG THE WEST LINE OF LOT 2, BLOCK A OF PROSPER SPORTS COMPLEX AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2012, PAGE 344, PLAT RECORDS, COLLIN COUNTY, TEXAS, THENCE S 07° 22' 00" W, 124.05 FEET WITH SAID WEST LINE OF SAID LOT 2, BLOCK A OF SAID PROSPER SPORTS COMPLEX TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90° 00' 00" W, A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 72.43 FEET, WHOSE CHORD BEARS N 0° 30' 37" W, 72.41 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE S 89° 16' 34" W, 145.00 FEET WITH THE NORTH LINE OF SAID LAKES OF PROSPER NORTH, PHASE 2 TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER IN THE EAST LINE OF SAID UNNAMED STREET FOR CORNER; THENCE N 0° 30' 37" W, 87.91 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 30" W, A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 68.66 FEET, WHOSE CHORD BEARS N 0° 47' 30" W, 68.66 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE N 0° 14' 00" W, 94.41 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO THE PLACE OF BEGINNING AND CONTAINING 42.25 ACRES OF LAND.

THENCE N 89° 39' 24" E, 155.33 FEET WITH SAID SOUTH LINE OF SAID FRONTIER PARKWAY TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE S 84° 18' 30" E, 100.00 FEET WITH SAID SOUTH LINE OF SAID FRONTIER PARKWAY TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE S 84° 18' 30" E, 29.95 FEET WITH SAID SOUTH LINE OF SAID FRONTIER PARKWAY TO A CAPPED IRON ROD SET FOR CORNER; THENCE ALONG THE WEST LINE OF LOT 2, BLOCK A OF PROSPER SPORTS COMPLEX AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2012, PAGE 344, PLAT RECORDS, COLLIN COUNTY, TEXAS, THENCE S 07° 22' 00" W, 124.05 FEET WITH SAID WEST LINE OF SAID LOT 2, BLOCK A OF SAID PROSPER SPORTS COMPLEX TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90° 00' 00" W, A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 72.43 FEET, WHOSE CHORD BEARS N 0° 30' 37" W, 72.41 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE S 89° 16' 34" W, 145.00 FEET WITH THE NORTH LINE OF SAID LAKES OF PROSPER NORTH, PHASE 2 TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER IN THE EAST LINE OF SAID UNNAMED STREET FOR CORNER; THENCE N 0° 30' 37" W, 87.91 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 30" W, A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 68.66 FEET, WHOSE CHORD BEARS N 0° 47' 30" W, 68.66 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER; THENCE N 0° 14' 00" W, 94.41 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO THE PLACE OF BEGINNING AND CONTAINING 42.25 ACRES OF LAND.

PRELIMINARY  
SITE LAYOUT PLAN

C1.0

48941.00  
07/29/2025

HCA MEDICAL CITY ADDITION | BLOCK A, LOT 1 (42.25 AC.) | CASE #: DEVAPP-25-0024 | PREPARED: 07/29/2025

This Line is 3 Inches When Printed Full Size  
Full Sheet Size = 30"x42"

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