AGENDA

Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 5, 2026
6:30 PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

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

Addressing the Planning and Zoning Commission:

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

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

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

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

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

1. Call to Order / Roll Call.

2. Pledge of Allegiance.

3. America 250.

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.

4a. Consider and act upon the minutes from the April 21, 2026, Planning and Zoning Commission work session meeting.

4b. Consider and act upon the minutes from the April 21, 2026, Planning and Zoning Commission regular meeting.

4c. Consider and act upon a request to Table a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway to the May 26, 2026 Planning and Zoning Commission meeting. (DEVAPP-24-0110)

4d. Consider and act upon a request for a Preliminary Plat of Prosper Oaks, on 375.1± acres, located on the south side of Frontier Parkway and 2,140± feet east of FM 1385. (DEVAPP-25-0140)

4e. Consider and act upon a request for a Site Plan for Office/Warehouse Buildings on Prosper Commerce Center, Block A, Lot 1, on 13.2± acres, located on the west side of Custer Road and 1,200± feet north of University Drive. (DEVAPP-26-0006)

4f. Consider and act upon a request for a Final Plat of Prosper Commerce Center, Block A, Lot 1, on 13.2± acres, located on the west side of Custer Road and 1,200± feet north of University Drive. (DEVAPP-26-0007)

4g. Consider and act upon a request for a Site Plan for Restaurant/Retail and Medical Office/Retail Buildings on Prosper Ridge Commercial, Block F, Lots 1R1 and 2R, on 2.7± acres, located on the southwest corner of Legacy Drive and Star Meadow Drive. (DEVAPP-26-0021)

4h. Consider and act upon a request for a Replat of Prosper Ridge Commercial, Block F, Lots 1R1 and 2R, on 2.7± acres, located on the southwest corner of Legacy Drive and Star Meadow Drive. (DEVAPP-26-0022)

CITIZEN COMMENTS

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

REGULAR AGENDA:

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

5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008)

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

7. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, April 29, 2026, and remained so posted at least three (3) business days before said meeting was convened.

_____ _____

Michelle Lewis Sirianni, Town Secretary Date Notice Removed

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

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

MINUTES

Prosper Planning and Zoning Commission
Work Sesson
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, April 21, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:00 P.M.

Commissioners Present: Chair Damon Jackson, Secretary Glen Blanscet, John Hamilton, Brett Butler, Matt Furay, and Deborah Daniel

Commissioner(s) Absent: Vice Chair Josh Carson

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: Chace Craig, Town Attorney

Items for Individual Consideration

1. Discuss items on April 21, 2026, Planning and Zoning Commission agenda.

Town Staff introduced Consent Agenda Items 4a-4f.

Commissioner Blanscet asked if the proposed site plan for the Public Works building (Item 4c) is in alignment with the adopted Dallas North Tollway (DNT) Guidelines and asked for information about the plan to screen materials and equipment.

Assistant City Manager Mr. Ewings stated this project was submitted prior to the adoption of the DNT Guidelines. It was also stated there will be covered storage, and materials will be in bins that will be placed in an area that will limit visibility from adjacent properties.

Mr. Hoover explained that there is a masonry wall screening the northwest side of the generator and transformer, and due to the location of the transformer easements there will be a living screen around the northeast side of the equipment as shown on the site plan.

Commissioner Hamilton asked for clarification on the proposed amenity center in Creekside (Item 4e) regarding lighting, the ornamental fencing along residential lots to the south, and available parking around the amenity lot.

Mr. Hill stated that lighting will have a photometric plan. He also confirmed ornamental fencing is required along residential lots adjacent to open space. Mr. Hoover stated that, to avoid congestion, parking will be allowed on one side of the street and that it will be indicated with signage.

Mr. Hoover asked the Commission if they were interested in conducting Planning and Zoning meetings once a month versus twice a month.

The Commissioners responded that they would prefer having two monthly meetings to minimize the possibility of having lengthy meetings.

Adjourn.

The work session was adjourned at 6:29 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary

MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 21, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:33 P.M.

Commissioners Present: Chair Damon Jackson, Secretary Glen Blanscet, John Hamilton, Brett Butler, Matt Furay, and Deborah Daniel

Commissioner(s) Absent: Vice Chair Josh Carson

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: Chace Craig, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

4a. Consider and act upon the minutes from the April 14, 2026, Planning and Zoning Commission work session meeting.

4b. Consider and act up the minutes from the April 14, 2026, Planning and Zoning Commission regular meeting.

4c. Consider and act upon a request for a Site Plan for a Municipal Administration Building on Public Works and Parks Operations Facilities Addition, Block A, Lot 1, on 21.9± acres, located on the southeast corner of Mike Howard Lane and Safety Way. (DEVAPP-25-0097)

4d. Consider and act upon a request for a Final Plat of Public Works and Parks Operations Facilities Addition, Block A, Lot 1, on 21.9± acres, located on the southeast corner of Mike Howard Lane and Safety Way. (DEVAPP-25-0098)

4e. Consider and act upon a request for a Site Plan for an Amenity Area on Creekside, Block A, Lot 58X, on 1.5± acres, located on the southeast corner of Cloister Lane and Huntleigh Lane. (DEVAPP-25-0145)

4f. Consider and act upon a request for a Revised Site Plan for an Addition to a Hospital on MSW Prosper 380 Additon, Block A, Lot 2, on 7.0± acres, located on the east side of Mahard Parkway and 650± feet north of University Drive. (DEVAPP-26-0010)

Commissioner Hamilton made a request to pull Item 4e from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 4a, 4b. 4c. 4d and 4f. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

Mr. Hill presented Item 4e to the Commission.

Commissioner Hamilton requested clarification regarding the lighting around the amenity area.

Mr. Hill stated that when the applicant submits a building permit, a photometric plan is required to ensure there is no bleed-over onto adjacent residential property.

Commissioner Hamilton requested that the applicant change the wrought iron fence on the southern portion of amenity lot to a masonry wall adjacent to the two residential lots because the lots are siding the amenities. Mr. Hamilton also asked about parking around the amenity area and how it will be managed to allow for sufficient parking.

Mr. Hill stated that residents of the community are encouraged to walk to this amenity site. There will be parking adjacent to one side of the road on the streets adjacent to the site, and the parking stipulations will be signed. There are no concerns that this plan has no on-site parking. Mr. Hill stated that adjacent to open space areas the developer is required to provide an ornamental fence adjacent to open space areas. Mr. Hill stated that it is within the Commission's purview to request changes.

Mr. Hoover added there are plans to have heavy landscaping of evergreen trees and shrubbery along the fencing in question. It is expected that the amenity lot will be developed soon.

Mr. Hoover indicated that open fencing is required adjacent to trails, open space, and thoroughfares. He asked the Town Attorney to clarify if the Commission has the ability to adjust these ordinance standards for site plans.

Esq. Craig stated the standards of approval for a site plan is the use of landscaping and screening, so there could be a condition on a motion of approval regarding screening.

Mr. Jackson inquired who would have responsibility for the wall. Mr. Hoover indicated it would be the developer's responsibility until the Homeowners' Association took over control of the responsibilities from the transfer from the developer; it would not be the residential property owners' responsibility.

Commissioner Hamilton made a motion to approve Item 4e. subject to changing the wrought iron fencing to a masonry wall on the southern portion of the amenity center. The motion was seconded by Commissioner Daniel. Commissioner Blanscet indicated that he is voting in support of the plan but that he is not so opposed to the wall that he would vote against the item. Commissioner Butler concurred that he too does not see the need for the wall but is in favor of the development and would like to keep moving it forward. Commissioner Furay indicated that he is in favor of the wrought iron fence for the openness it creates and that communities feel high-end with open fencing. Commissioner Hamilton mentioned the close proximity of the gathering place to the back yards of the residential lots. Chair Jackson reflected that he understands the merits of both sides. The motion was approved by a vote of 5-1 with Commissioner Furay voting in opposition.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

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

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

6. Adjourn.

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

The meeting was adjourned at 6:55 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary

PLANNING

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

From: **Jerron Hicks, Planner**

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

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

Re: **Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-12**

Meeting: **May 5, 2026**

Agenda Item:

Consider and act upon a request to **Table** a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway to the **May 26, 2026** Planning and Zoning Commission meeting. (DEVAPP-24-0110)

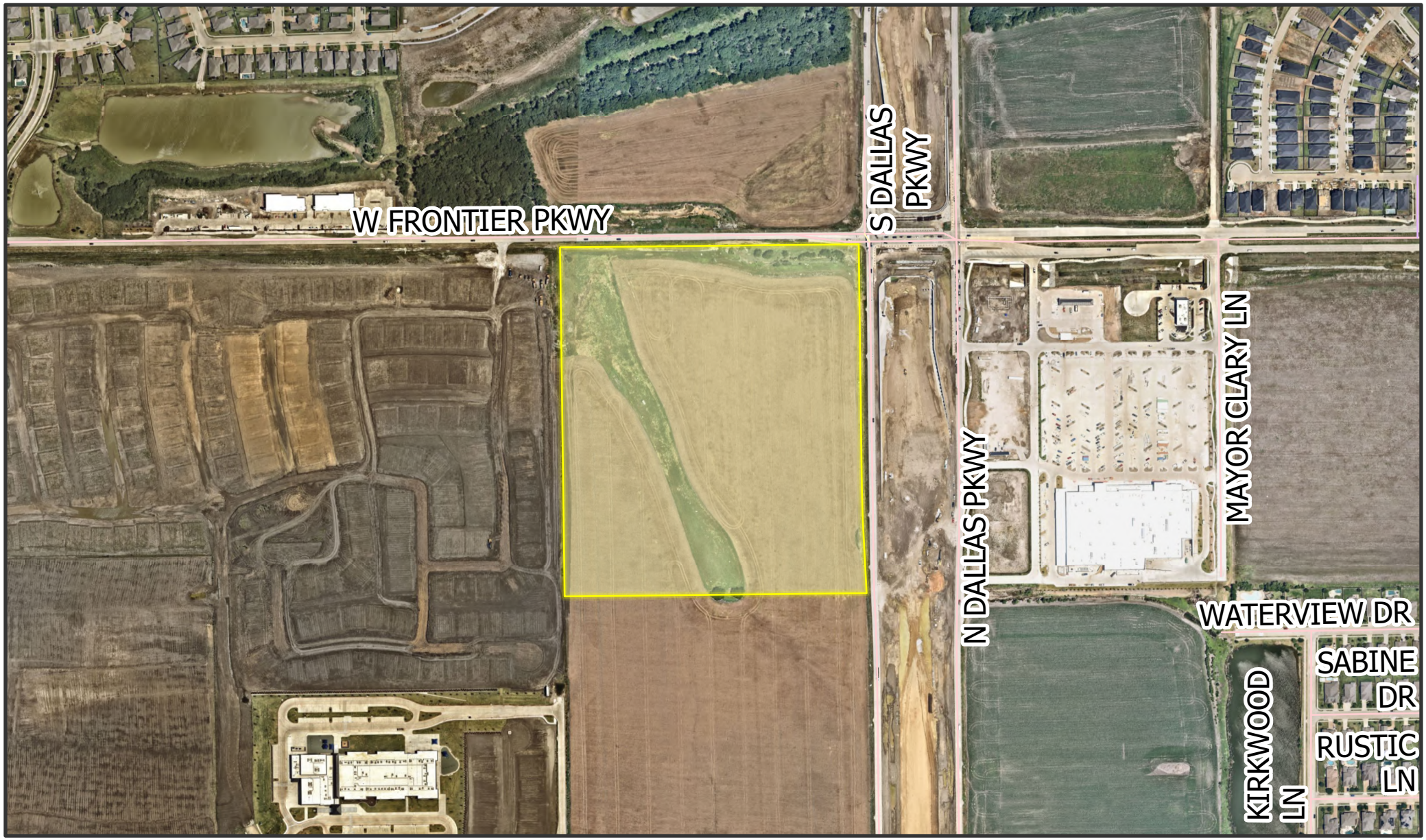
Description of Agenda Item:

On April 14, 2026, the Planning and Zoning Commission tabled this item to the May 5, 2026 meeting.

Town Staff is requesting that this item be tabled to the Planning and Zoning Commission meeting on May 26, 2026, to allow additional time for the applicant to make revisions on the Preliminary Site Plan.

Town Staff Recommendation:

Town Staff recommends the Planning and Zoning Commission table this item to May 26, 2026.



TOWN OF PROSPER

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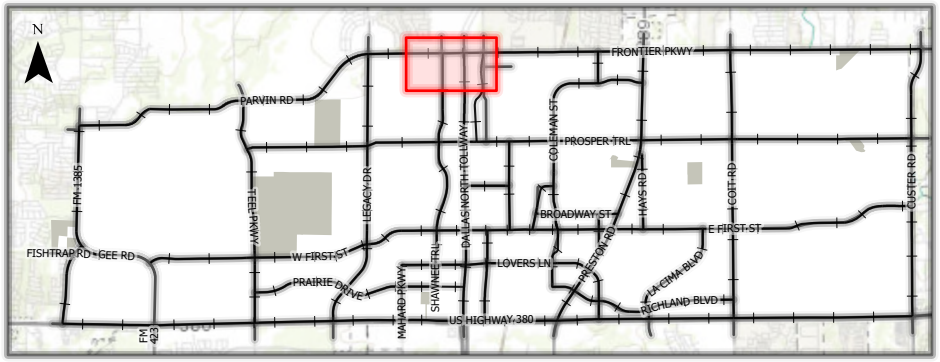


This map for illustration purposes only

DEVAPP-24-0110

Frontier Gateway,
Block A, Lots 1-11

Preliminary Site Plan

PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Preliminary Plat of Prosper Oaks**

Meeting: **May 5, 2026**

Agenda Item:
Consider and act upon a request for a Preliminary Plat of Prosper Oaks, on 375.1± acres, located on the south side of Frontier Parkway and 2,140± feet east of FM 1385. (DEVAPP-25-0140)

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

Zoning:
The property is zoned Planned Development-134 (Single Family-10 and Single Family-12.5).

Conformance:
The Preliminary Plat conforms to the development standards of Planned Development-134.

*** Bolded items in this section represent what is reflected on the Preliminary Plat while the items in parenthesis show the requirements outlined in the Planned Development. ***

- Density:
    - Lot Count (Overall) – **730 Lots** (775 Lots)
        - Lot Count (East Tract) – **254 Lots** (275 Lots)
            - Type A Lots (12,500 SF) – **110 Lots** (Min. of 100)
            - Type B Lots (10,000 SF) – **144 Lots** (No Max. or Min.)

        - Lot Count (West Tract) – **476 Lots** (500 Lots)
            - Type C Lots (10,000 SF) – **129 Lots** (Min. of 100)
            - Type D Lots (8,800 SF) – **187 Lots** (No Max. or Min.)
            - Type E Lots (7,500 SF) – **160 Lots** (Max. of 175)

- Size of Yards:
    - Type A Lots
        - Minimum Front Yard – **30'** (Min. of 30')
        - Minimum Side Yard – **8'** (Min. of 8')
        - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
        - Minimum Rear Yard – **25'** (Min. of 25')
    - Type B, C, D, and E Lots
        - Minimum Front Yard – **25'** (Min. of 25')
        - Minimum Side Yard – **8'** (Min. of 8')
        - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
        - Minimum Rear Yard – **25'** (Min. of 25')
- Size of Lots:
    - Type A Lots
        - Minimum Lot Size – **12,500 SF** (Min. of 12,500 SF)
        - Minimum Lot Width – **80'** (Min. of 80')
        - Minimum Lot Depth – **135'** (Min. of 135')
    - Type B and C Lots
        - Minimum Lot Size – **10,000 SF** (Min. of 10,000 SF)
        - Minimum Lot Width – **75'** (Min. of 75')
        - Minimum Lot Depth – **125'** (Min. of 125')
    - Type D Lots
        - Minimum Lot Size – **8,800 SF** (Min. of 8,800 SF)
        - Minimum Lot Width – **65'** (Min. of 65')
        - Minimum Lot Depth – **125'** (Min. of 125')
    - Type E Lots
        - Minimum Lot Size – **7,500 SF** (Min. of 7,500 SF)
        - Minimum Lot Width – **60'** (Min. of 60')
        - Minimum Lot Depth – **125'** (Min. of 125')

Description of Agenda Item:
The purpose of the Preliminary Plat is to construct a subdivision consisting of 730 single-family homes and 18 common area lots. The subdivision will be divided into two separate tracts where one will be public (east) and the other will be gated (west).

- East Tract (Public Streets)
  The east tract will consist of 254 lots where 110 of them will be developed as Type A Lots (12,500 SF) and 144 of them will be developed as Type B Lots (10,000 SF). The development will be subdivided into Phases 1, 2 and 7. The last phase is north of Frontier Parkway.

- West Tract (Private Streets)
  The west tract will consist of 476 lots where 129 of them will be developed as Type C Lots (10,000 SF), 187 of them will be developed as Type D Lots (8,800 SF), and the remaining 160 will be developed as Type E Lots (7,500 SF). This portion of the development is divided into Phases 3-6.

Access:
Access is provided from Frontier Parkway and Denton Way.

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

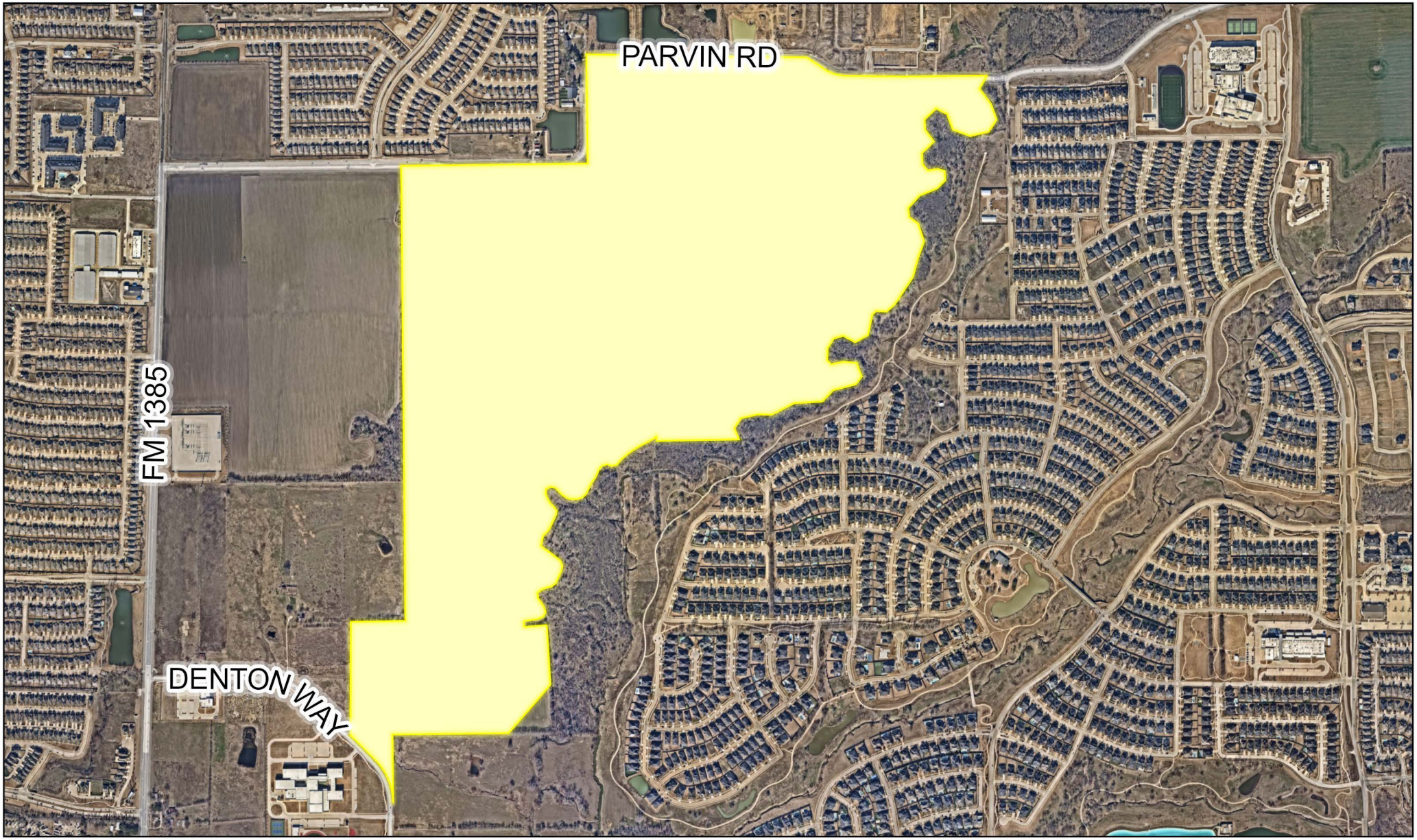
Hike & Bike Trail:
A ten-foot hike and bike trail is provided along Frontier Parkway and throughout the open space area and floodplain down to the southern portion of the development near Denton Way.

Major Creek:
The proposed subdivision is located adjacent to a major creek, Doe Branch. The proposed development complies with all major creek requirements.

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

Attached Documents:
1. Location Map
2. Preliminary Plat

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



TOWN OF PROSPER

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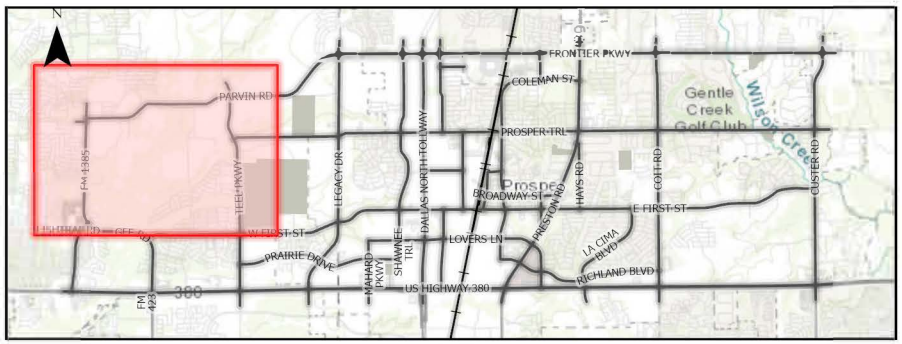
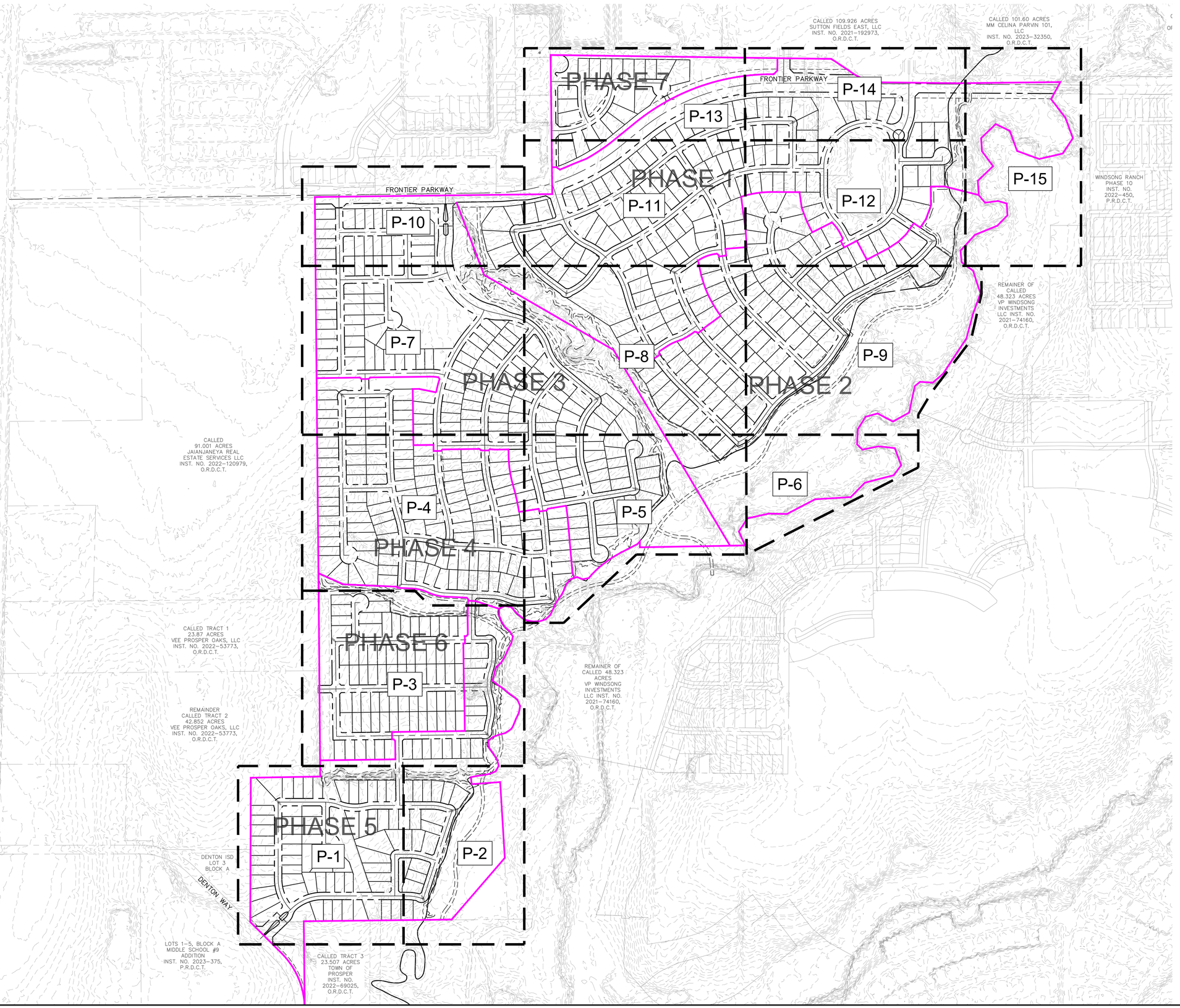


This map for illustration purposes only

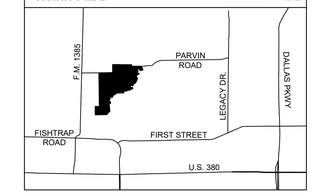
DEVAPP-25-0140

Prosper Oaks
Phases 1-7

Preliminary Plat



VICINITY MAP N.T.S.



NORTH

GRAPHIC SCALE IN FEET
300 0 150 300 600
1" = 300' @ 24X36

LEGEND

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTANENCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
A.U.D.E.	ACCESS, UTILITY, & DRAINAGE EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
L.H.B.E.	LANDSCAPE, HIKE & BIKE TRAIL EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	KEY LOT
	DIRECTION OF HOME

DEVAPP-25-0140

PRELIMINARY PLAT

FOR

PROSPER OAKS

PD-134

730 RESIDENTIAL LOTS

BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-9; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK F: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41, 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

18 COMMON (HOA) LOTS

BLOCK A: LOTS 27X; BLOCK E: LOTS 1X; BLOCK J: LOTS 1X, 42X, 51X, 1110X; BLOCK K: LOTS 1X; BLOCK L: LOTS 1X; BLOCK O: LOTS 1X; BLOCK W: LOTS 1X, 23X, 39X; BLOCK Z: LOTS 1X, 30X; BLOCK AA: LOTS 15X; BLOCK BB: LOTS 1X; BLOCK CC: LOTS 1X; BLOCK EE: LOTS 1X; BLOCK FF: LOTS 1-2X; BLOCK GG: LOTS 1X; BLOCK HH: LOTS 1-2X; BLOCK II: LOTS 1X

BEING 375.111 ACRES

OUT OF THE

L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411
J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262

IN THE

TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER:
Cana Capital Services, LLC
2061 S. Stemmons Frwy, Lewisville, TX 75067

Frontier 191 Landbank, LLC
826 Mango Court, Coppel, TX 75019

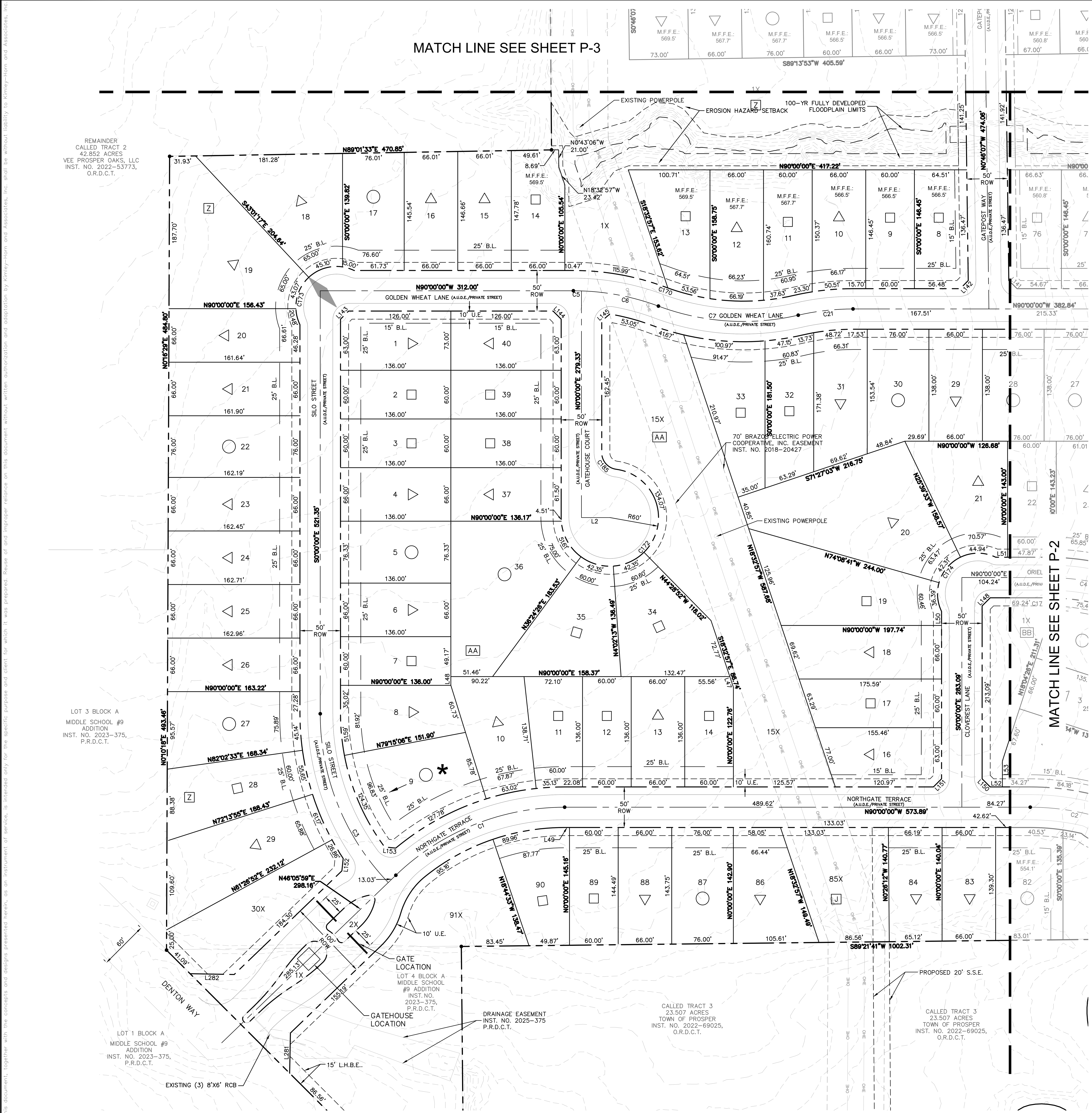
Denton Independent School District
1307 N Locust St, Denton, TX 76201

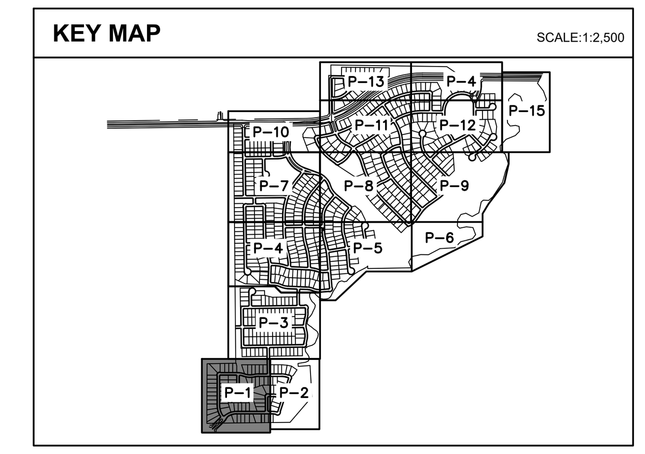
DEVELOPER:
Toll Brothers, Inc.
2555 SW Grapevine Pkwy
Suite 100
Grapevine, TX 76051
Tel: (864) 382-8692
Contact: Lexi Cassels

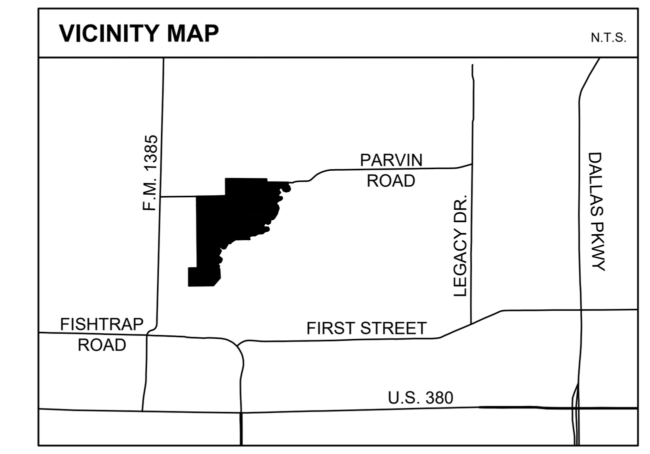
ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: SYLVIANNA GUNAWAN, RPLS

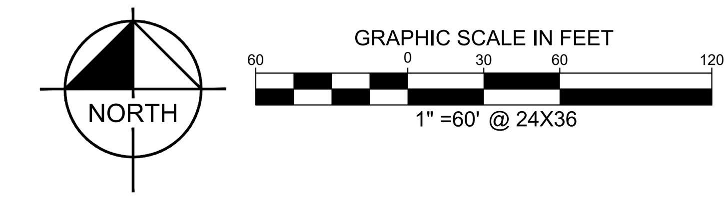
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036	P-0

PLOTTED BY FRANKLIN.AARON 4/2/2026 10:05 AM
DWG NAME K:\FRI_CIVIL\068625036-PROSPER OAKS\CAD\PRELIMINARYPLANSHEETS\P-0_PRELIMINARY PLAT.DWG [P-0 PRELIMINARY PLAT]
LAST SAVED 4/2/2026 9:09 AM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.









LEGEND

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
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CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTANENCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
A.U.D.E.	ACCESS, UTILITY, & DRAINAGE EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
L.H.B.E.	LANDSCAPE, HIKE & BIKE TRAIL EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
(grey diamond)	STREET NAME CHANGE
*	KEY LOT
(arrow)	DIRECTION OF HOME

NOTES

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3. ALL PRIVATE STREETS ARE LOCATED WITH LOT 1X BLOCK II.

LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
☆ TYPE A	12,500
⬡ TYPE B	10,000
○ TYPE C	10,000
△ TYPE D	8,800
□ TYPE E	7,500

DEVAPP-25-0140

PRELIMINARY PLAT
FOR
PROSPER OAKS

PD-134
730 RESIDENTIAL LOTS

BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-9; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK F: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41, 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

18 COMMON (HOA) LOTS

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BEING 375.111 ACRES
OUT OF THE
L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411
J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262
IN THE
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
Cana Capital Services, LLC 2061 S. Stemmons Frwy, Lewisville, TX 75067 Frontier 191 Landbank, LLC 826 Mango Court, Coppel, TX 75019 Denton Independent School District 1307 N Locust St, Denton, TX 76201	Toll Brothers, Inc. 2555 SW Grapevine Pkwy Suite 100 Grapevine, TX 76051 Tel: (864) 382-8692 Contact: Lexi Cassels	Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	XXX	MRD	AS SHOWN	FEB 2026	068625036	P-1

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PLOTTED BY FRANKLIN, AARON 4/3/2026 10:06 AM
DWG NAME K:\FRI_CIVIL\068625036-PROSPER OAKS\CAD\PRELIMINARY\PLANSHEETS\P-1_PRELIMINARY PLAT.DWG [P-1 PRELIMINARY PLAT]
LAST SAVED 4/2/2026 9:11 AM

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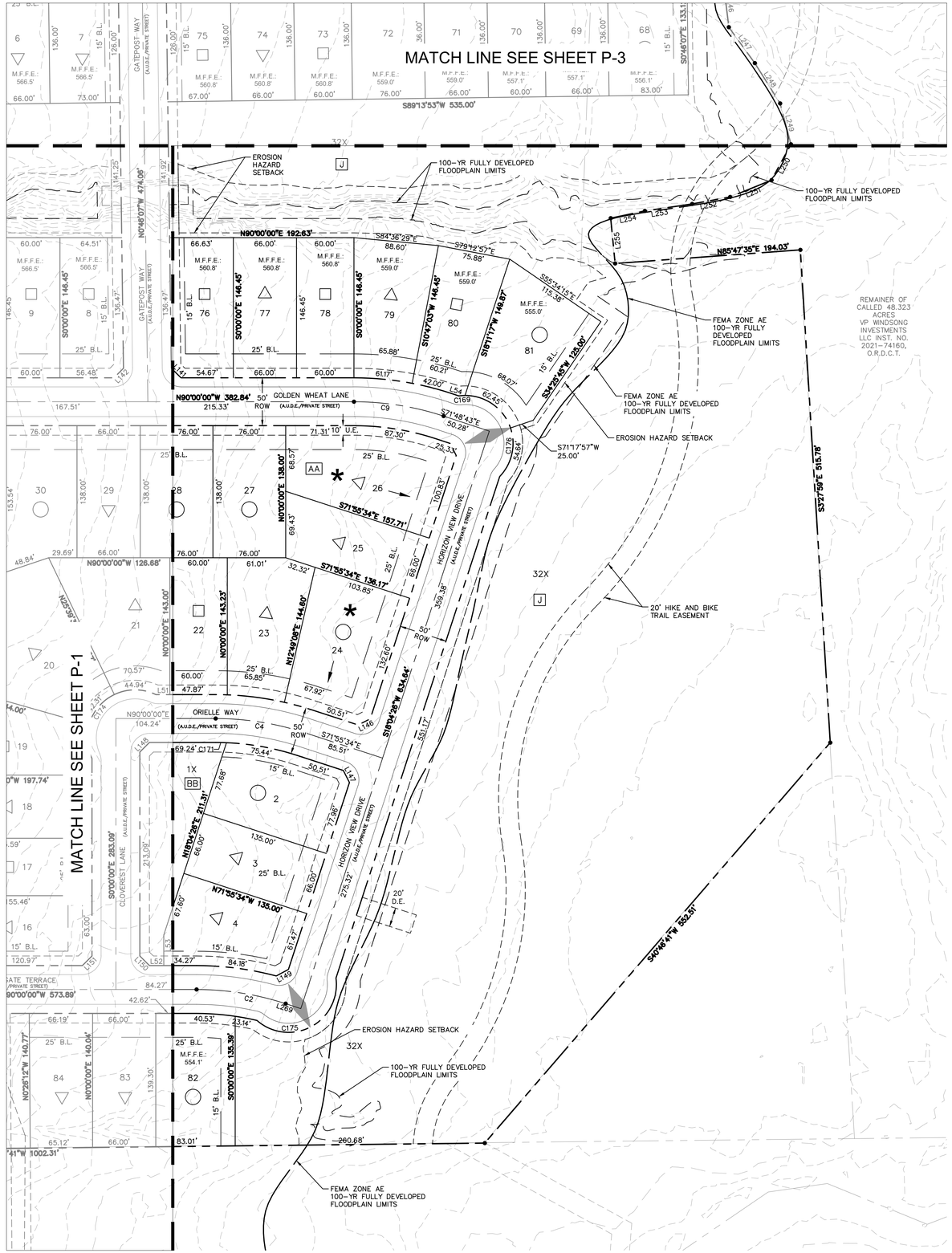
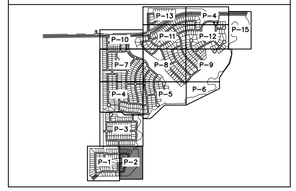


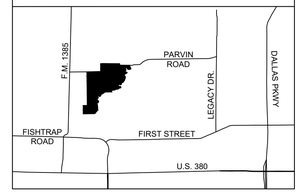
KEY MAP

SCALE:1:2,500



VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" =60' @ 24X36

LEGEND

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HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
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TYPE A	12,500
TYPE B	10,000
TYPE C	10,000
TYPE D	8,800
TYPE E	7,500

DEVAPP-25-0140

PRELIMINARY PLAT
FOR
PROSPER OAKS

PD-134

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BEING 375.111 ACRES

OUT OF THE

L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
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J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262

IN THE

TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER:
Cana Capital Services, LLC
2061 S. Stemmons Frwy, Lewisville, TX 75067

Frontier 191 Landbank, LLC
826 Mango Court, Coppel, TX 75019

Denton Independent School District
1307 N Locust St, Denton, TX 76201

DEVELOPER:
Toll Brothers, Inc.
2555 SW Grapevine Pkwy
Suite 100
Grapevine, TX 76051
Tel: (864) 382-8692
Contact: Lexi Cassels

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036	P-2

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LAST SAVED 4/2/2026 9:01 AM

MATCH LINE SEE SHEET P-4

MATCH LINE SEE SHEET P-1

MATCH LINE SEE SHEET P-2

LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
TYPE A	12,500
TYPE B	10,000
TYPE C	10,000
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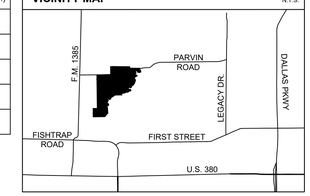
VICINITY MAP N.T.S.



NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" =60' @ 24X36

LEGEND

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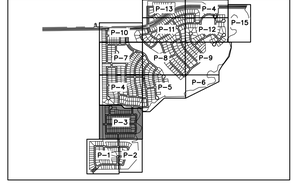
	STREET NAME CHANGE
*	KEY LOT
	DIRECTION OF HOME

KEY MAP SCALE:1:2,500



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DEVAPP-25-0140

PRELIMINARY PLAT
FOR
PROSPER OAKS

PD-134

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BEING 375.111 ACRES

OUT OF THE

L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
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IN THE

TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036	P-3

PLOTTED BY FRANKLIN, AARON 4/3/2026 10:06 AM
DWG NAME K:\FRI_CIVIL\86825036-PROSPER OAKS\CAD\PRELIMINARY\PLANSHEETS\P-1 PRELIMINARY PLAT.DWG [P-4 PRELIMINARY PLAT]
LAST SAVED 4/2/2026 9:11 AM
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MATCH LINE SEE SHEET P-7

MATCH LINE SEE SHEET P-5

MATCH LINE SEE SHEET P-3

CALLED TRACT 1
23.87 ACRES
VEE PROSPER OAKS, LLC
INST. NO. 2022-53773, O.R.D.C.T.

JUNIPER BLOOM COURT (A.U.D.E./PRIVATE STREET)

LONGHORN WAY (A.U.D.E./PRIVATE STREET)

STABLEVIEW LANE (A.U.D.E./PRIVATE STREET)

HOMESTEADER LANE (A.U.D.E./PRIVATE STREET)

SALER WAY (A.U.D.E./PRIVATE STREET)

SABLE RUN

PASTURE DRIVE (A.U.D.E./PRIVATE STREET)

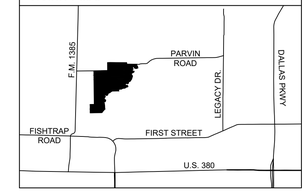
BLOOMFIELD STREET (A.U.D.E./PRIVATE STREET)

100-YR FULLY DEVELOPED FLOODPLAIN LIMITS

EROSION HAZARD SETBACK

VICINITY MAP

N.T.S.



NORTH

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	STREET NAME CHANGE
★	KEY LOT
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LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
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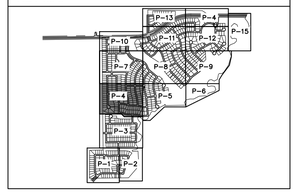
KEY MAP

SCALE:1:2,500



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DEVAPP-25-0140

PRELIMINARY PLAT
FOR
PROSPER OAKS

PD-134

730 RESIDENTIAL LOTS

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BEING 375.111 ACRES

OUT OF THE

L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
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J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262

IN THE

TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER:
Cana Capital Services, LLC
2061 S. Stemmons Frwy, Lewisville, TX 75067

Frontier 191 Landbank, LLC
826 Mango Court, Coppel, TX 75019

Denton Independent School District
1307 N Locust St, Denton, TX 76201

DEVELOPER:
Toll Brothers, Inc.
2555 SW Grapevine Pkwy
Suite 100
Grapevine, TX 76051
Tel: (864) 382-8692
Contact: Lexi Cassels

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036

MATCH LINE SEE SHEET P-8

MATCH LINE SEE SHEET P-4

MATCH LINE SEE SHEET P-6

EROSION HAZARD SETBACK

100-YR FULLY DEVELOPED FLOODPLAIN LIMITS

FEMA ZONE AE 100-YR FULLY DEVELOPED FLOODPLAIN LIMITS

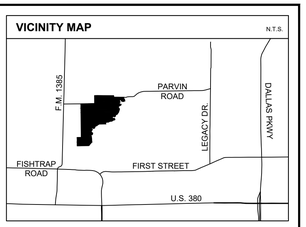
20' HIKE AND BIKE TRAIL EASEMENT

TRAIL CREEK CROSSING AND CONNECTION TO TRAIL EAST OF CREEK

REMAINER OF CALLED 48.323 ACRES VP WINDSONG INVESTMENTS LLC INST. NO. 2021-74160, O.R.D.C.T.

VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" =60' @ 24X36

LEGEND

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XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTANENCE EASEMENT
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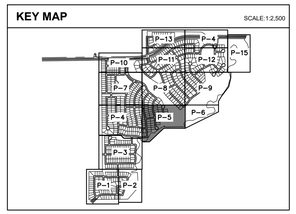
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	KEY LOT
	DIRECTION OF HOME

KEY MAP

SCALE:1:2,500



NOTES

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2. ALL PRIVATE STREETS WILL BE ACCESS, UTILITY AND DRAINAGE EASEMENTS.
3. ALL PRIVATE STREETS ARE LOCATED WITH LOT 1X BLOCK II.

LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
TYPE A	12,500
TYPE B	10,000
TYPE C	10,000
TYPE D	8,800
TYPE E	7,500

DEVAPP-25-0140

PRELIMINARY PLAT
FOR
PROSPER OAKS

PD-134

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036	P-5

PLOTTED BY FRANKLIN, AARON 4/3/2026 10:06 AM
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LAST SAVED 4/2/2026 9:11 AM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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PLOTTED BY FRANKLIN, AARON 4/3/2026 10:07 AM
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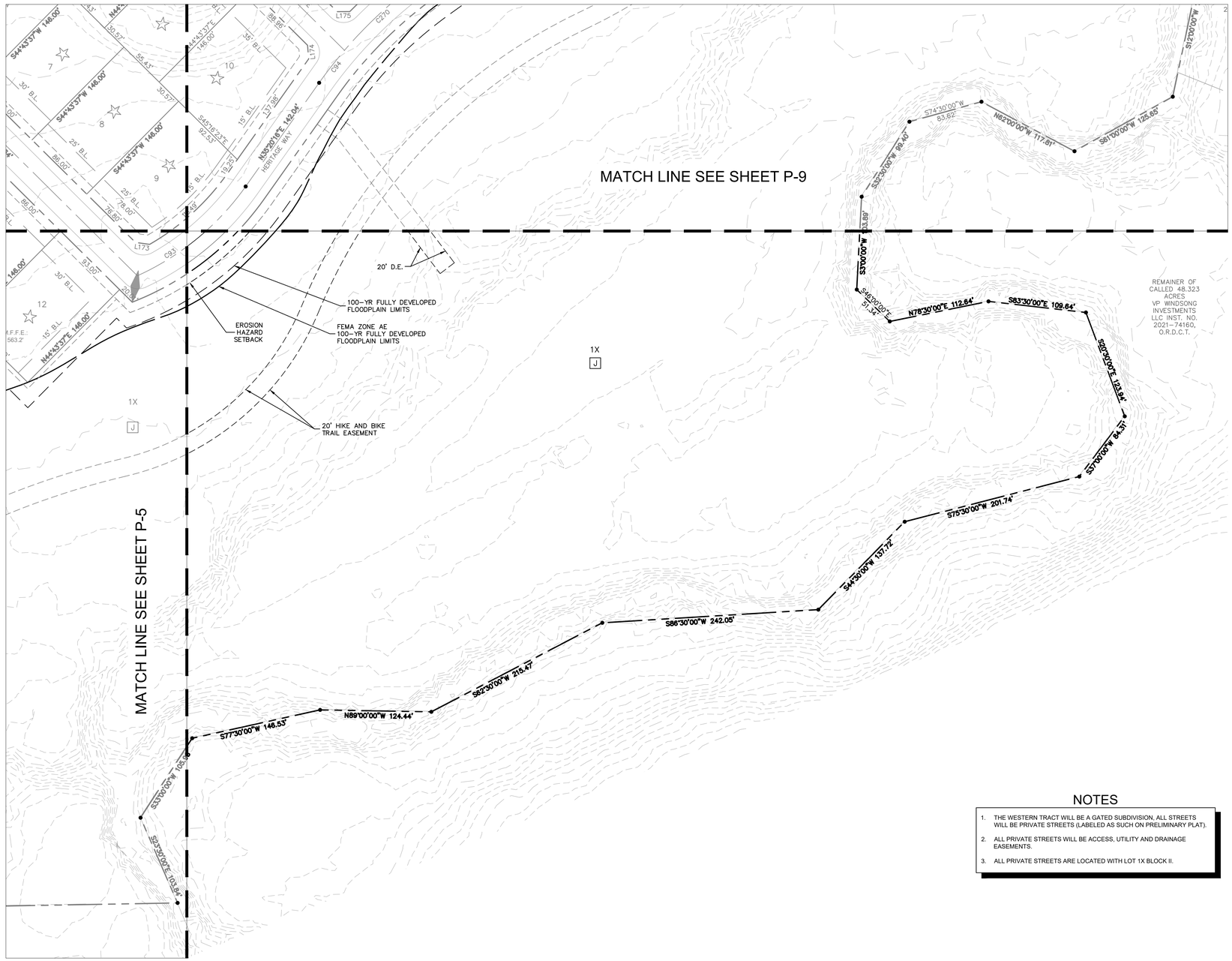
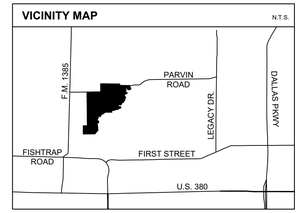


VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET
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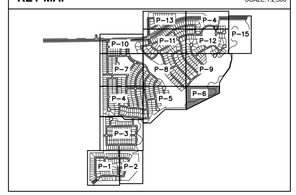

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PLOTTED BY: FRANKLIN, AARON 4/3/2026 10:07 AM
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LAST SAVED: 3/23/2026 6:15 PM

MATCH LINE SEE SHEET P-10

MATCH LINE SEE SHEET P-8

MATCH LINE SEE SHEET P-4

100-YR FULLY DEVELOPED FLOODPLAIN LIMITS

EROSION HAZARD SETBACK

20' HIKE AND BIKE TRAIL EASEMENT

AMENITY CENTER

CALLED 91.001 ACRES JAIANJANEYA REAL ESTATE SERVICES LLC INST. NO. 2022-120979, O.R.D.C.T.

STALLION WAY (A.U.D.E./PRIVATE STREET)

REGENCY BLUFF ROAD (A.U.D.E./PRIVATE STREET)

EVERLEE COURT (A.U.D.E./PRIVATE STREET)

STOCKADE LANE (A.U.D.E./PRIVATE STREET)

BRINDLE DRIVE (A.U.D.E./PRIVATE STREET)

BARN DRIVE (A.U.D.E./PRIVATE STREET)

JUNIPER BLOOM COURT (A.U.D.E./PRIVATE STREET)

LONGHORN WAY

STABLEVIEW LANE (A.U.D.E./PRIVATE STREET)

HOMESTEADER LANE (A.U.D.E./PRIVATE STREET)

HEREFORD RIDGE (A.U.D.E./PRIVATE STREET)

SALER WAY (A.U.D.E./PRIVATE STREET)

CALF TRAIL (A.U.D.E./PRIVATE STREET)

DROVER DRIVE

VISIBILITY EASEMENT

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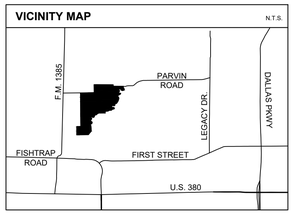

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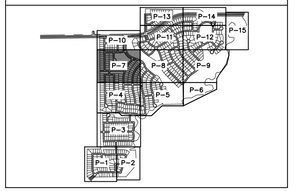

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HARRINGTON LANE

SIENNA BRAND DRIVE

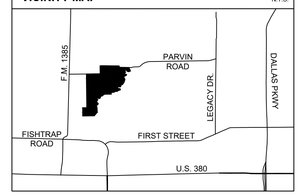
CATTLEMAN CREST

BIRCH LANE

HAYLOFT COURT (ALIGN'T PRIVATE STREET)

VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" =60' @ 24X36

LEGEND

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
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S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	KEY LOT
	DIRECTION OF HOME

LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
TYPE A	12,500
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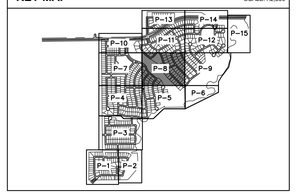
KEY MAP

SCALE:1:2,500



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DEVAPP-25-0140

PRELIMINARY PLAT

FOR

PROSPER OAKS

PD-134

730 RESIDENTIAL LOTS

BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-9; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK F: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41, 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

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BEING 375.111 ACRES

OUT OF THE

L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111

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J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262

IN THE

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Frontier 191 Landbank, LLC
826 Mango Court, Coppel, TX 75019

Denton Independent School District
1307 N Locust St, Denton, TX 76201

DEVELOPER:
Toll Brothers, Inc.
2555 SW Grapevine Pkwy
Suite 100
Grapevine, TX 76051
Tel: (864) 382-8692
Contact: Lexi Cassels

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036

P-8

PLOTTED BY FRANKLIN, AARON 6/2/2026 10:07 AM
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LAST SAVED 5/22/2026 6:41 PM

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PLOTTED BY FRANKLIN, AARON 02/20/26 10:08 AM
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LAST SAVED 02/20/26 6:15 PM

MATCH LINE SEE SHEET P-12

MATCH LINE SEE SHEET P-8

MATCH LINE SEE SHEET P-6

VISIBILITY EASEMENT

STERLING COURT

LONE SKY DRIVE

HOMESTEAD DRIVE

SIENNA BRAND DRIVE

HARRINGTON LANE

HERITAGE WAY

10' U.E.

100-YR FULLY DEVELOPED FLOODPLAIN LIMITS

EROSION HAZARD SETBACK

DRAINAGE AND FLOODWAY EASMENT

20' HIKE & BIKE TRAIL EASEMENT

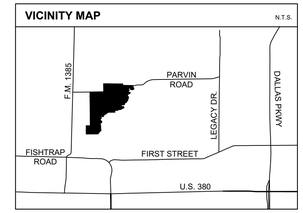
FEMA ZONE AE 100-YR FULLY DEVELOPED

20' D.E.

REMAINER OF CALLED 48.323 ACRES VP WINDSONG INVESTMENTS LLC INST. NO. 2021-74160, O.R.D.C.T.

VICINITY MAP

N.T.S.



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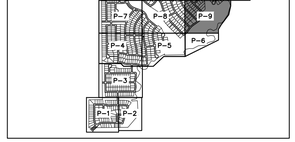

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DEVAPP-25-0140

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AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036	P-9

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DWG NAME: K:\FBU_CIVIL\068625036-PROSPER OAKS\CAD\PRELIMINARY PLANS\SHEETS\P-1_PRELIMINARY PLAT - 2.DWG [P-1(0) PRELIMINARY PLAT]
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KEY MAP

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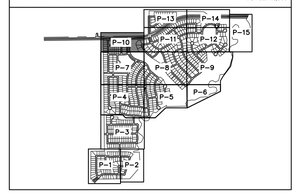

VICINITY MAP

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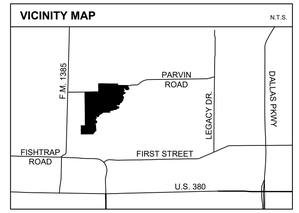

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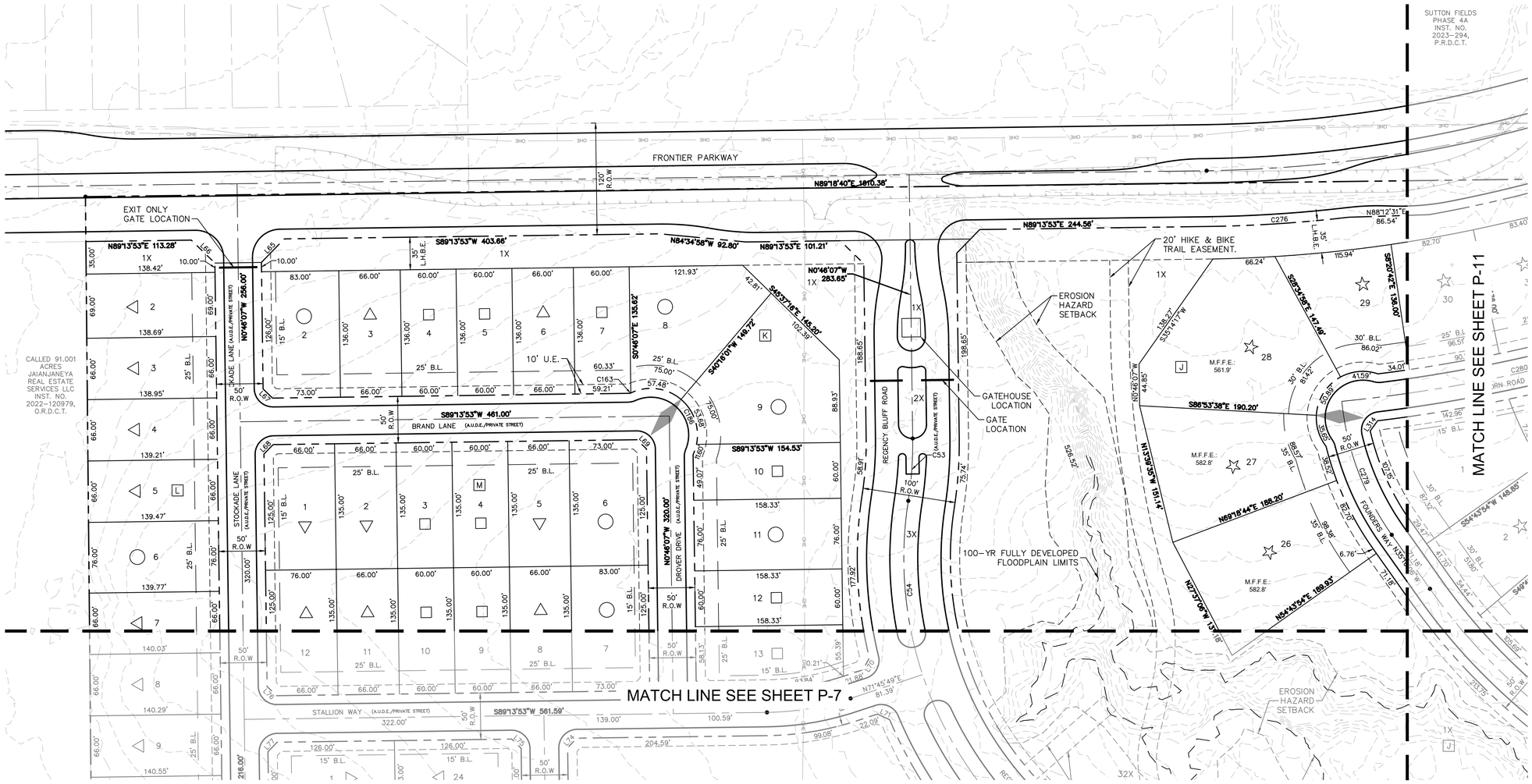

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P-1

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LAST SAVED 3/25/2026 4:15 PM

MATCH LINE SEE SHEET P-13

MATCH LINE SEE SHEET P-10

MATCH LINE SEE SHEET P-12

MATCH LINE SEE SHEET P-8

PROPOSED 30' OF ROW DEDICATION

EXISTING 30' ROW

SUTTON FIELDS PHASE 4A INST. NO. 2023-294, P.R.D.C.T.

OLD PARVIN ROAD

FRONTIER PARKWAY

LONGHORN ROAD

CHESTERVALE DR

ELM HAVEN ROAD

FOUNDERS WAY

PIONEER CROSSING

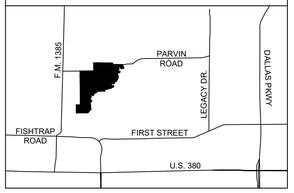
SIENNA BRAND DRIVE

CATTLEMAN CREST

PIONEER CROS

VICINITY MAP

N.T.S.



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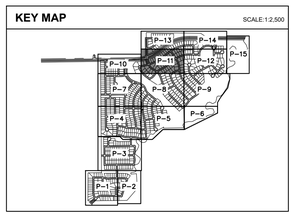

DEVAPP-25-0140

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PROSPER OAKS

PD-134

730 RESIDENTIAL LOTS

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18 COMMON (HOA) LOTS

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BEING 375.111 ACRES

OUT OF THE

L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
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J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262

IN THE

TOWN OF PROSPER, DENTON COUNTY, TEXAS

NOTES

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Tel: (864) 382-8692
Contact: Lexi Cassels

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Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036

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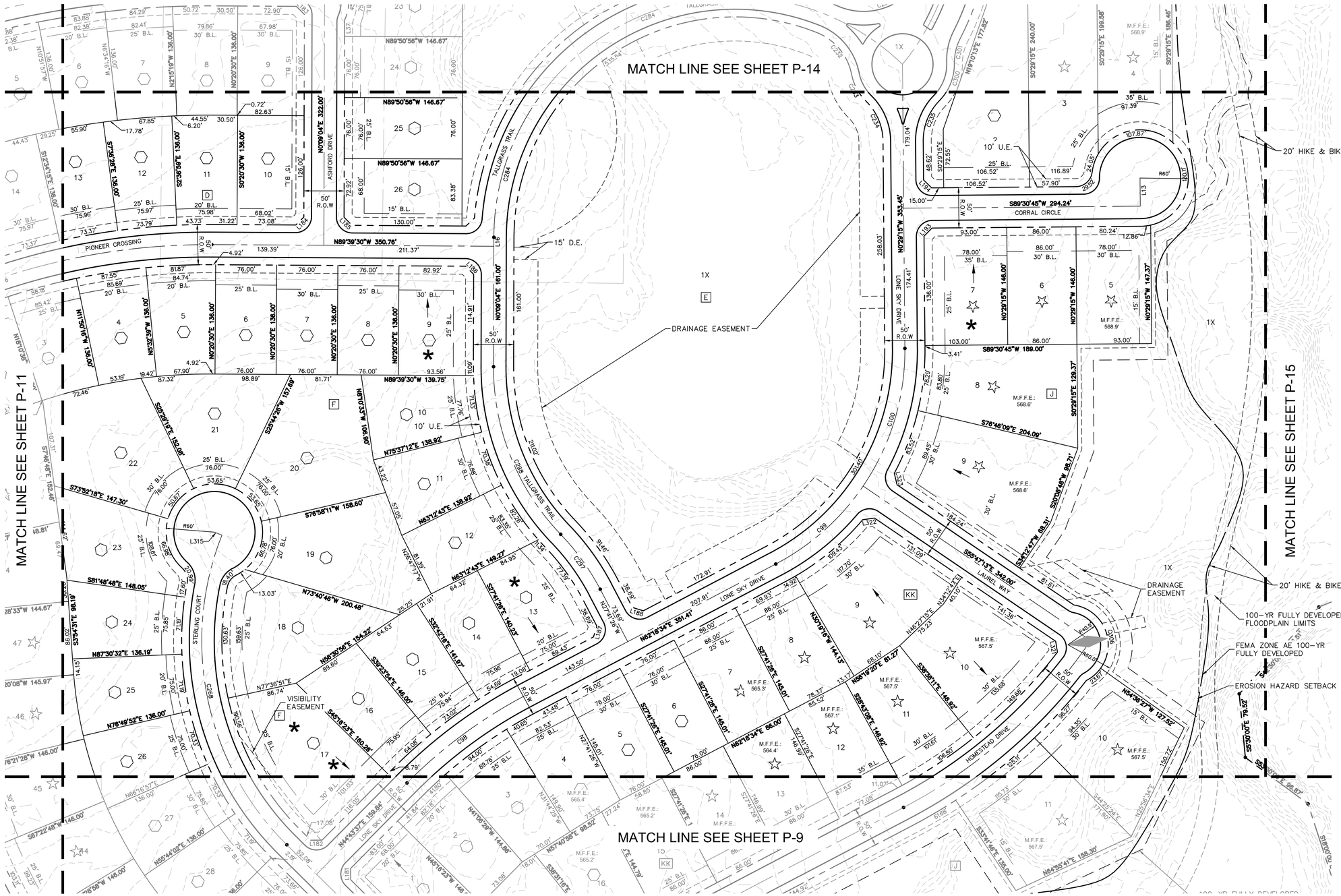
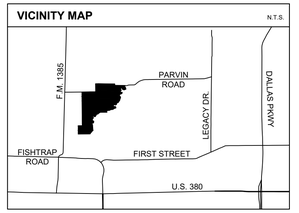


VICINITY MAP



N.T.S.

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" =60' @ 24X36

LEGEND

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
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IRSC	IRON ROD WITH "KHA" CAP SET
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XS	"X" CUT SET
A.E.	ACCESS EASEMENT
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	STREET NAME CHANGE
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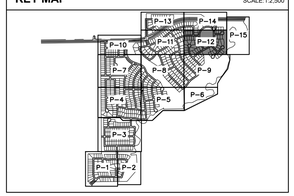
KEY MAP

SCALE:1:2,500



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DEVAPP-25-0140

PRELIMINARY PLAT
FOR
PROSPER OAKS

PD-134

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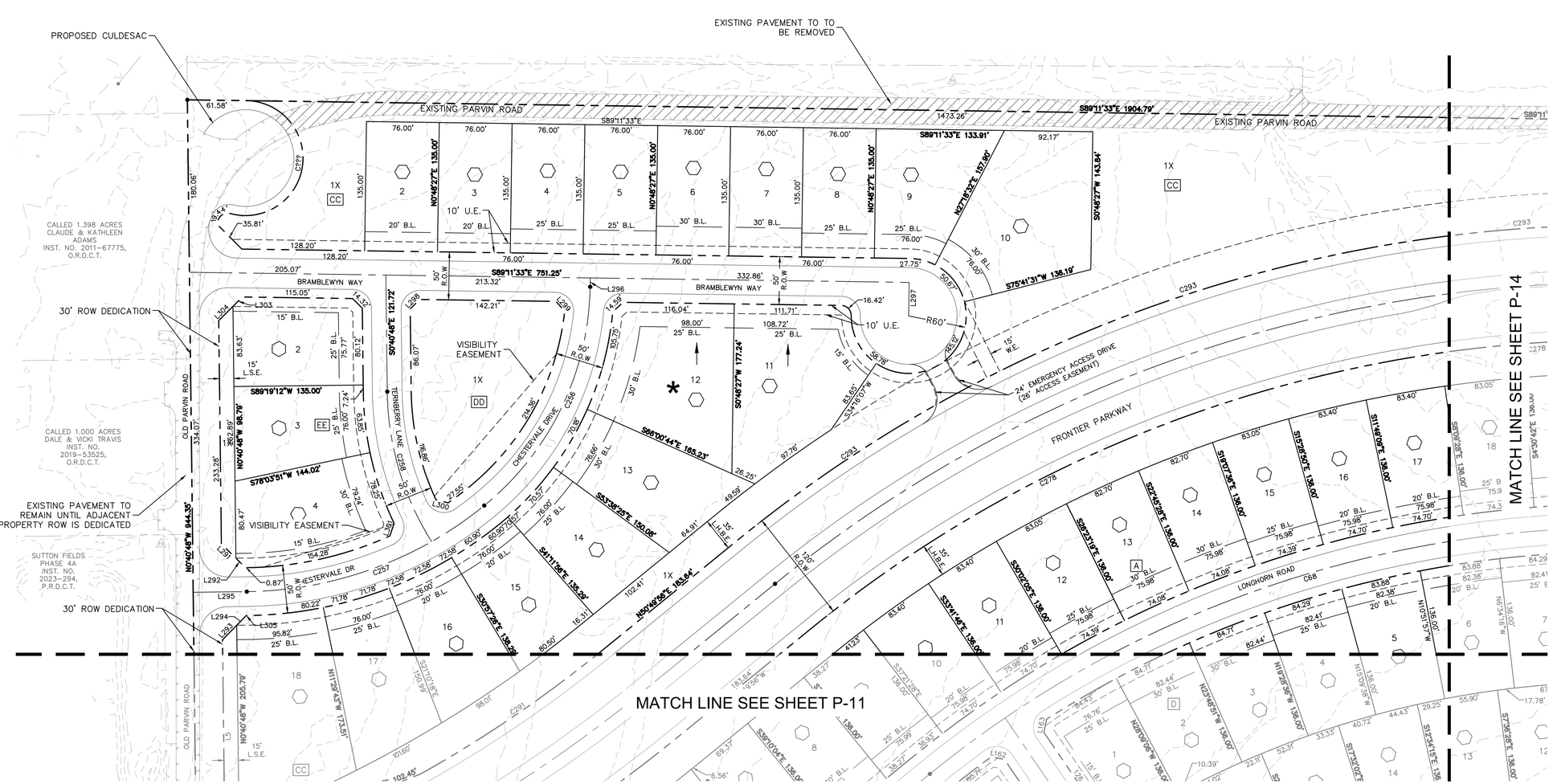

VICINITY MAP

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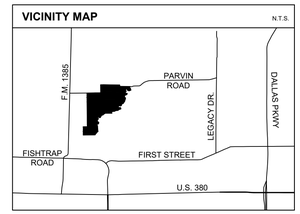

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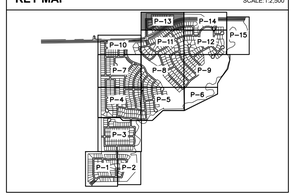

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P-13

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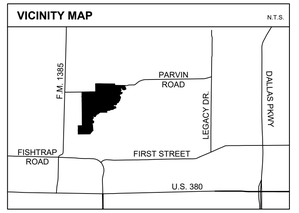

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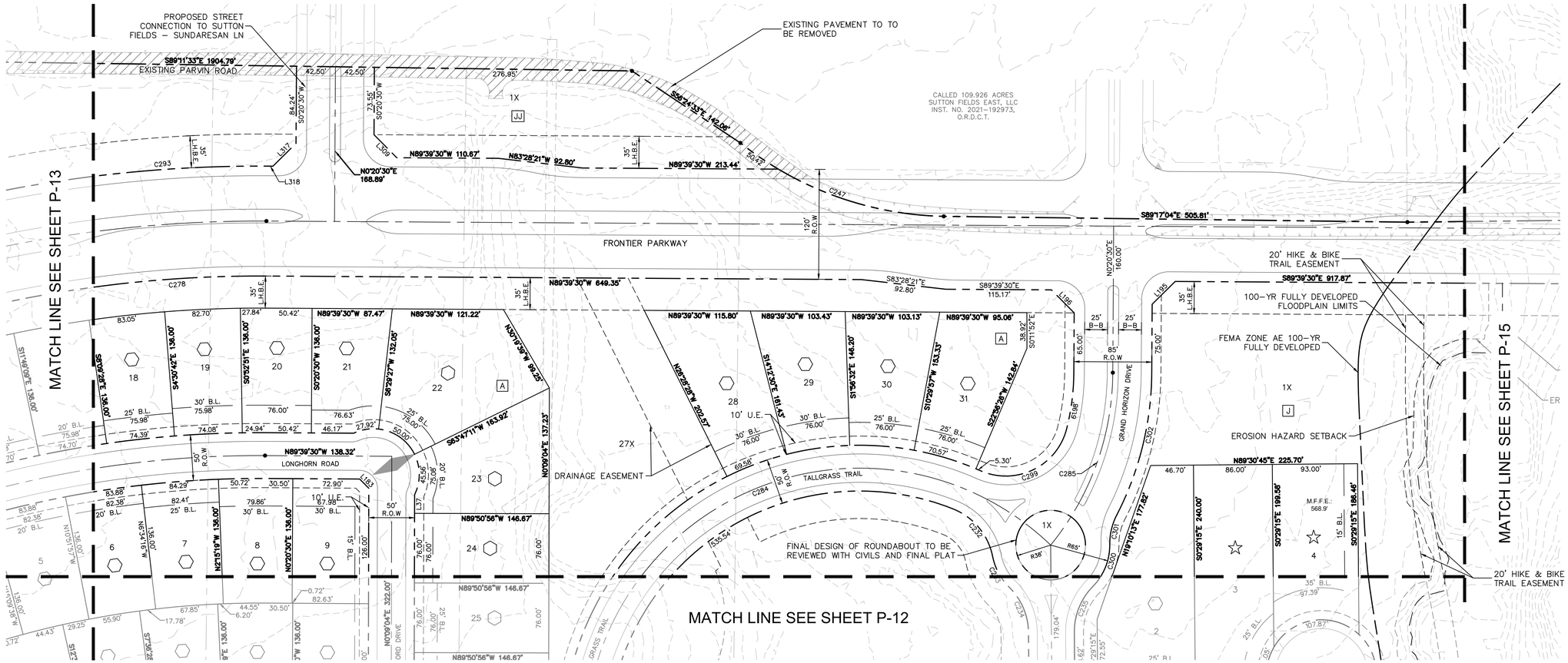

KEY MAP

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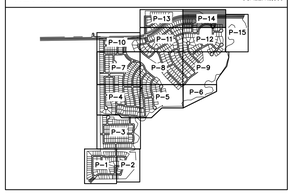

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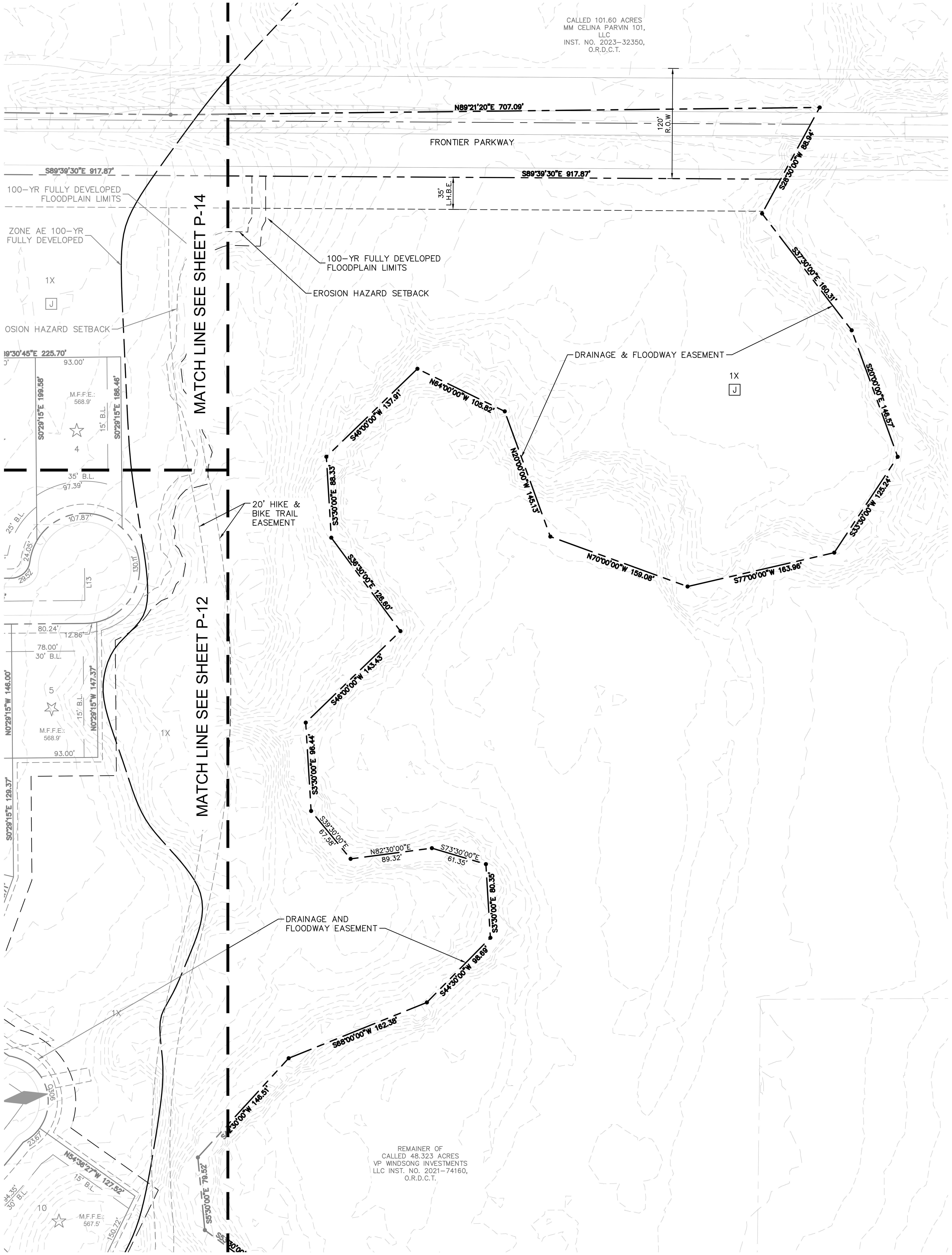
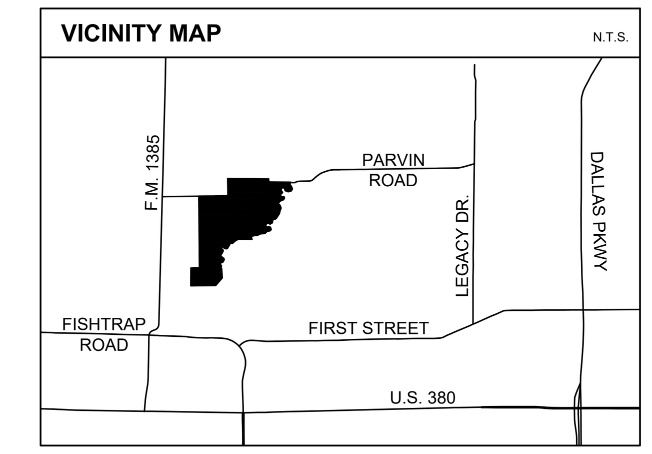
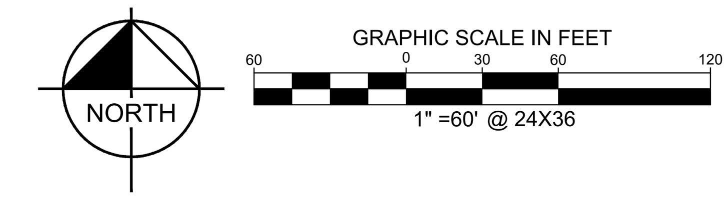
P-14

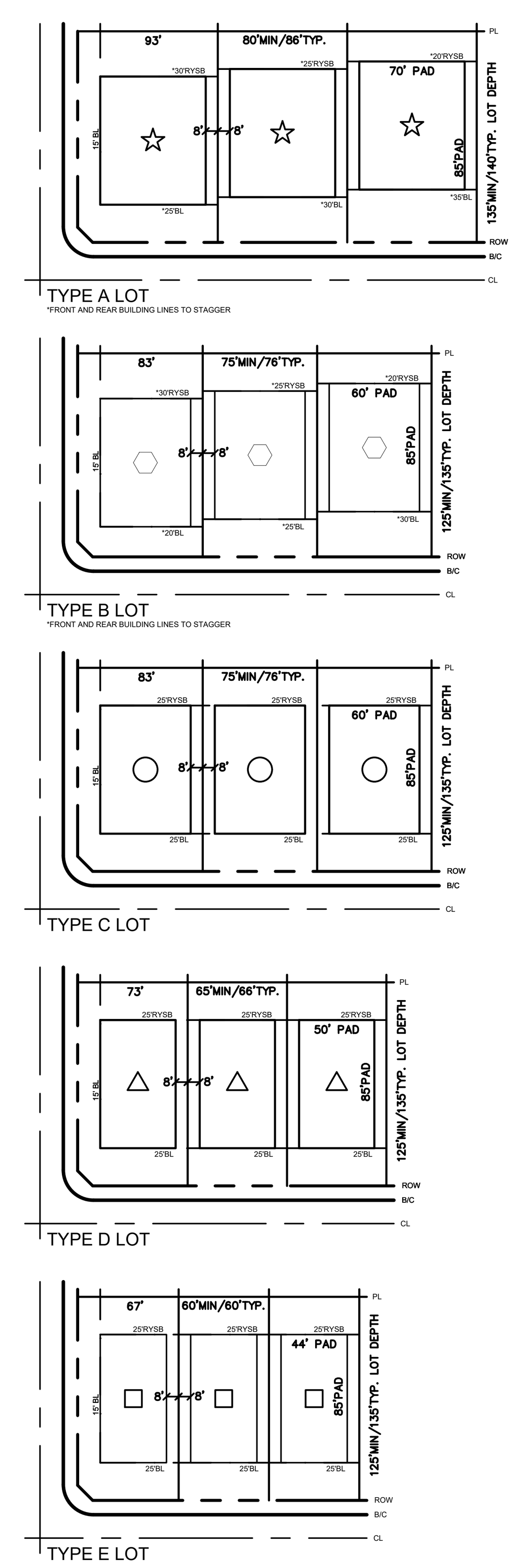


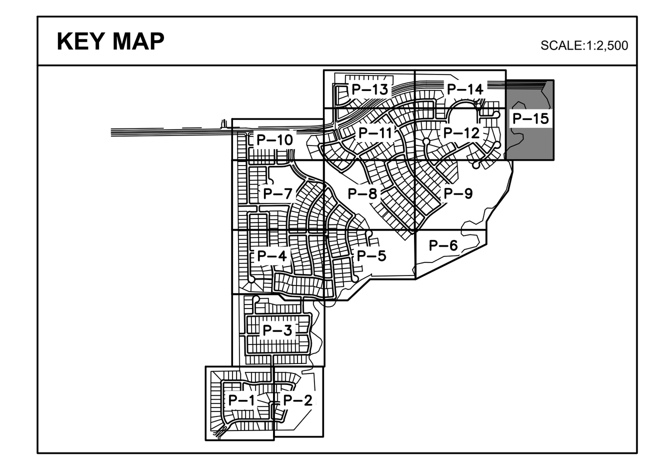




LEGEND

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTANENCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
A.U.D.E.	ACCESS, UTILITY, & DRAINAGE EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
L.H.B.E.	LANDSCAPE, HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
(grey diamond)	STREET NAME CHANGE
*	KEY LOT
(arrow)	DIRECTION OF HOME





LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ. FT.)	MIN.	MAX.
☆ TYPE A	110	12,500 *	100	---
⬡ TYPE B	144	10,000 *	N/A	N/A
○ TYPE C	129	10,000	100	N/A
△ TYPE D	187	8,800	N/A	N/A
□ TYPE E	160	7,500	N/A	175
TOTAL RESIDENTIAL LOTS	730			

* AT LEAST 10% OF THE LOTS ON THE EAST TRACT WILL HAVE A LOT AREA OF AT LEAST 20,000 SQ. FT.

DEVAPP-25-0140

PRELIMINARY PLAT FOR PROSPER OAKS

PD-134

730 RESIDENTIAL LOTS

BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-9; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK F: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41, 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

18 COMMON (HOA) LOTS

BLOCK A: LOTS 27X; BLOCK E: LOTS 1X; BLOCK J: LOTS 1X, 42X, 51X, 1110X; BLOCK K: LOTS 1X; BLOCK L: LOTS 1X; BLOCK O: LOTS 1X; BLOCK W: LOTS 1X, 23X, 39X; BLOCK Z: LOTS 1X, 30X; BLOCK AA: LOTS 15X; BLOCK BB: LOTS 1X; BLOCK CC: LOTS 1X; BLOCK EE: LOTS 1X; BLOCK FF: LOTS 1-2X; BLOCK GG: LOTS 1X; BLOCK HH: LOTS 1-2X; BLOCK II: LOTS 1X

BEING 375.111 ACRES

OUT OF THE

L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411
J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262

IN THE

TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER:
Cana Capital Services, LLC
2061 S. Stemmons Frwy, Lewisville, TX 75067
Frontier 191 Landbank, LLC
826 Mango Court, Coppel, TX 75019
Denton Independent School District
1307 N Locust St, Denton, TX 76201

DEVELOPER:
Toll Brothers, Inc.
2555 SW Grapevine Pkwy
Suite 100
Grapevine, TX 76051
Tel: (864) 382-8692
Contact: Lexi Cassels

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036	P-15

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLOTTED BY FRANKLIN, AARON 4/3/2026 10:09 AM
DWG NAME K:\FRI_CIVIL\068625036-PROSPER OAKS\CAD\PRELIMINARY\PLANSHEETS\P-1_PRELIMINARY PLAT - 3.DWG [P-15 PRELIMINARY PLAT]
LAST SAVED 3/23/2026 6:17 PM

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C???	194°34'11"	60.00'	203.75'	S08°05'32"W	119.03'
C1	43°54'01"	300.00'	229.86'	S68°03'00"W	224.28'
C2	18°04'26"	300.00'	94.63'	N80°57'47"W	94.24'
C3	43°54'01"	300.00'	229.86'	S21°57'00"E	224.28'
C4	18°04'26"	300.00'	94.63'	N80°57'47"W	94.24'
C5	1°54'37"	300.00'	10.00'	N89°02'42"W	10.00'
C6	18°32'17"	300.00'	97.07'	N78°49'15"W	96.64'
C7	33°27'38"	300.00'	175.20'	S86°16'55"E	172.72'
C9	18°11'17"	300.00'	95.23'	N80°54'21"W	94.83'
C10	16°25'37"	300.00'	86.01'	S07°26'42"W	85.72'
C11	32°34'01"	300.00'	170.52'	N00°37'29"W	168.23'
C12	13°22'34"	300.00'	70.04'	S10°13'13"E	69.88'
C13	22°41'20"	300.00'	118.80'	S07°48'44"W	118.02'
C14	19°55'30"	300.00'	104.33'	N09°11'39"E	103.80'
C15	3°21'35"	800.00'	46.91'	S00°54'41"W	46.90'
C16	22°23'37"	300.00'	117.25'	N76°12'43"W	116.51'
C17	22°23'37"	300.00'	117.25'	S76°12'43"E	116.51'
C18	19°18'00"	300.00'	101.05'	N77°45'32"W	100.58'
C19	26°47'02"	300.00'	140.24'	S81°30'02"E	138.97'
C20	7°12'50"	622.00'	78.31'	N01°00'57"W	78.26'
C21	13°00'44"	300.00'	68.13'	S83°29'38"W	67.99'
C24	7°39'32"	300.00'	40.10'	N85°24'07"E	40.07'
C30	13°36'25"	622.00'	147.72'	N78°40'08"W	147.37'
C31	23°01'38"	300.00'	120.57'	S83°22'44"E	119.76'
C32	21°06'25"	300.00'	110.52'	N03°58'37"E	109.89'
C33	9°42'08"	944.00'	159.85'	N11°25'40"W	159.66'
C34	15°30'37"	1266.00'	342.72'	S08°31'25"E	341.67'
C35	20°00'46"	944.00'	329.73'	S09°14'16"W	328.06'
C36	20°31'46"	944.00'	338.24'	S29°30'32"W	336.43'
C37	19°09'46"	300.00'	100.34'	N30°11'32"E	99.87'
C41	7°58'01"	300.00'	41.71'	N86°47'06"W	41.68'
C42	7°58'01"	300.00'	41.71'	S86°47'06"E	41.68'
C43	4°37'11"	1588.00'	128.04'	N07°12'09"W	128.00'
C44	6°46'00"	1588.00'	187.55'	N12°53'44"W	187.44'
C45	15°30'37"	622.00'	168.38'	S08°31'25"E	167.87'
C46	40°32'32"	300.00'	212.28'	S19°30'09"W	207.88'
C51	18°46'52"	300.00'	98.34'	N81°22'40"W	97.90'
C52	17°28'04"	300.00'	91.46'	N80°29'51"E	91.11'
C53	9°38'37"	400.00'	67.33'	N04°03'12"E	67.25'
C54	27°06'41"	400.00'	189.27'	S04°40'50"E	187.51'
C55	52°40'28"	400.00'	367.74'	S44°34'25"E	354.92'
C56	5°47'11"	400.00'	40.40'	S73°48'15"E	40.38'
C57	28°45'31"	300.00'	150.58'	N62°19'05"W	149.00'
C68	34°36'31"	1144.00'	691.02'	S73°02'14"W	680.56'
C73	18°27'27"	300.00'	96.64'	S54°52'01"W	96.23'
C74	13°15'48"	1978.00'	457.88'	N57°27'50"E	456.86'
C75	4°54'03"	822.00'	70.31'	S53°16'57"W	70.29'
C76	34°36'31"	822.00'	496.52'	S73°02'14"W	489.00'
C80	32°58'35"	500.00'	287.77'	N31°18'46"W	283.82'
C81	18°07'34"	1373.00'	434.36'	S23°53'16"E	432.55'
C82	12°19'20"	1373.00'	295.28'	S39°06'43"E	294.71'
C85	40°21'58"	689.00'	485.41'	S25°05'24"E	475.44'
C86	14°44'33"	300.00'	77.19'	S64°25'14"W	76.98'
C87	15°45'35"	300.00'	82.52'	N63°54'44"E	82.26'
C93	30°18'54"	300.00'	158.73'	N50°29'43"E	156.88'
C94	5°17'02"	500.00'	46.11'	S37°58'47"W	46.09'
C98	17°34'57"	600.00'	184.12'	S53°31'06"W	183.40'
C99	28°05'47"	300.00'	147.11'	N48°15'41"E	145.64'
C100	34°42'02"	300.00'	181.69'	N16°51'46"E	178.93'
C163	1°00'26"	50.00'	0.88'	S63°53'36"W	0.88'
C164	82°30'19"	20.50'	29.52'	N42°01'16"W	27.03'
C165	43°48'52"	60.00'	45.88'	N52°10'11"E	44.77'
C166	82°30'19"	20.50'	29.52'	N42°01'16"W	27.03'
C167	40°26'39"	60.00'	42.35'	N40°54'10"E	41.48'
C168	132°53'45"	60.00'	139.17'	N74°52'43"W	110.00'
C169	7°23'18"	50.00'	6.45'	S86°02'25"W	6.44'
C170	0°40'15"	275.00'	3.22'	N69°53'14"W	3.22'
C171	2°21'25"	275.00'	11.31'	S88°49'18"E	11.31'
C172	128°01'27"	60.00'	134.07'	N18°29'35"W	107.87'
C173	49°21'10"	50.00'	43.07'	S22°18'08"W	41.75'
C174	48°29'08"	50.00'	42.31'	S40°05'53"W	41.06'
C175	139°03'39"	50.00'	121.35'	N61°45'44"E	93.69'
C176	62°37'00"	50.00'	54.64'	N12°36'27"E	51.96'
C177	125°25'31"	50.00'	109.45'	N43°16'12"E	88.87'
C178	141°41'02"	50.00'	123.64'	N45°46'07"W	94.46'
C179	141°41'02"	50.00'	123.64'	N40°06'27"E	94.46'
C180	70°50'31"	50.00'	61.82'	N81°11'22"W	57.96'
C181	60°24'47"	50.00'	52.72'	S11°10'43"W	50.31'
C183	222°58'29"	60.00'	233.50'	N24°05'22"E	111.66'
C184	35°11'07"	20.50'	12.59'	S16°49'23"W	12.39'
C185	82°30'19"	20.50'	29.52'	N41°15'10"W	27.03'
C186	61°31'04"	50.00'	53.68'	N18°58'27"W	51.14'
C187	82°30'19"	20.50'	29.52'	N46°08'43"W	27.03'
C188	55°19'06"	20.50'	19.79'	N18°08'49"E	19.03'
C189	53°04'41"	50.00'	46.32'	N41°14'23"E	44.68'
C190	144°16'37"	60.00'	151.09'	N00°51'16"E	114.22'
C191	51°56'09"	50.00'	45.32'	N04°13'48"W	43.79'
C192	2°35'26"	275.00'	12.43'	N14°59'01"W	12.43'
C193	1°05'01"	1105.00'	20.90'	S01°18'37"E	20.90'
C194	3°43'00"	1105.00'	71.68'	S03°42'38"E	71.67'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C195	4°16'54"	1105.00'	82.58'	S07°42'35"E	82.56'
C196	3°22'49"	1105.00'	65.19'	S11°32'27"E	65.18'
C197	3°42'57"	1105.00'	71.66'	S15°05'20"E	71.65'
C198	0°36'42"	1105.00'	11.79'	S17°15'09"E	11.79'
C199	3°21'12"	783.00'	45.83'	S15°52'54"E	45.82'
C200	4°40'29"	783.00'	63.88'	S11°52'03"E	63.87'
C201	4°42'21"	783.00'	64.31'	S07°10'38"E	64.29'
C202	1°49'00"	1105.00'	35.03'	S01°40'36"E	35.03'
C203	3°51'01"	1105.00'	74.26'	S04°30'37"E	74.24'
C204	3°20'37"	1105.00'	64.49'	S08°06'26"E	64.48'
C205	3°51'01"	1105.00'	74.26'	S11°42'16"E	74.24'
C206	3°02'23"	1105.00'	58.62'	S15°08'58"E	58.62'
C207	0°53'21"	1105.00'	17.15'	S17°06'50"E	17.15'
C208	4°01'01"	783.00'	54.90'	S15°32'59"E	54.88'
C209	8°43'01"	783.00'	119.12'	S09°10'58"E	119.01'
C215	1°47'31"	325.00'	10.17'	N83°41'52"W	10.16'
C216	0°08'44"	919.00'	2.34'	N00°41'44"W	2.34'
C218	0°18'38"	783.00'	4.24'	N39°37'06"E	4.24'
C219	0°08'44"	783.00'	1.99'	S00°41'44"E	1.99'
C220	0°18'38"	647.00'	3.51'	S39°37'06"W	3.51'
C221	0°28'35"	325.00'	2.70'	N39°32'07"E	2.70'
C224	0°10'33"	69.56'	0.21'	N16°13'54"W	0.21'
C225	0°28'13"	783.00'	6.43'	S16°02'37"E	6.43'
C226	0°39'49"	783.00'	9.07'	N15°56'50"W	9.07'
C229	0°40'02"	275.00'	3.20'	S83°08'07"E	3.20'
C230	0°24'55"	275.00'	1.99'	S87°36'59"E	1.99'
C231	0°15'09"	325.00'	1.43'	S69°30'38"E	1.43'
C232	57°08'43"	70.50'	70.31'	S39°41'50"E	67.44'
C233	34°20'19"	64.50'	38.66'	S28°17'38"E	38.08'
C234	44°58'32"	70.50'	55.34'	S22°58'31"E	53.93'
C235	44°58'32"	70.50'	55.34'	S22°00'01"W	53.93'
C242	43°57'35"	534.08'	409.77'	N22°57'41"W	399.79'
C246	82°30'19"	20.50'	29.52'	N42°01'16"W	27.03'
C247	29°30'33"	368.27'	189.67'	S74°03'16"E	187.58'
C249	12°51'37"	312.06'	70.04'	S82°56'49"E	69.90'
C250	28°00'56"	275.00'	134.46'	N69°01'57"W	133.13'
C251	16°36'00"	300.00'	86.92'	S68°23'50"E	86.61'
C252	16°51'12"	300.00'	88.24'	S68°31'26"E	87.93'
C253	7°34'19"	300.00'	39.65'	S88°48'19"W	39.62'
C254	18°01'28"	622.00'	195.67'	N78°23'48"W	194.87'
C255	9°19'02"	300.00'	48.78'	N82°45'01"W	48.73'
C256	50°01'29"	300.00'	261.93'	S25°49'12"W	253.69'
C257	38°29'16"	400.00'	268.70'	S70°04'34"W	263.67'
C258	31°34'27"	300.00'	165.32'	S16°28'02"E	163.24'
C268	66°53'36"	357.00'	416.80'	S11°49'35"E	393.53'
C269	19°35'50"	600.00'	205.22'	N42°52'40"E	204.22'
C270	13°44'38"	500.00'	119.94'	S47°29'37"W	119.65'
C271	34°40'50"	350.00'	211.85'	N53°44'18"E	208.63'
C272	9°14'24"	300.00'	48.38'	S41°01'05"W	48.33'
C273	17°30'28"	500.00'	152.78'	N56°33'18"W	152.19'
C274	45°47'40"	300.00'	239.78'	S42°24'42"E	233.45'
C275	3°23'25"	300.00'	17.75'	S15°54'32"E	17.75'
C276	5°58'28"	1460.00'	152.24'	N86°14'40"E	152.17'
C277	18°54'52"	1460.00'	481.97'	N60°17'22"E	479.79'
C278	39°30'34"	1340.00'	924.02'	S70°35'13"W	905.82'
C279	29°34'52"	300.00'	154.89'	S20°28'40"E	153.17'
C280	11°55'23"	1656.00'	344.60'	N78°21'05"E	343.98'
C281	21°33'28"	1656.00'	623.08'	N61°36'40"E	619.41'
C282	21°54'16"	1031.00'	394.15'	S23°00'56"E	391.76'
C283	11°18'19"	1031.00'	203.43'	S39°37'13"E	203.10'
C284	133°47'25"	300.00'	700.52'	S67°02'46"W	551.87'
C285	38°56'47"	300.00'	203.92'	N19°48'54"E	200.02'
C287	32°01'27"	300.00'	167.68'	S69°04'51"W	165.50'
C288	4°06'42"	2310.00'	165.77'	N55°07'29"E	165.73'
C289	4°00'29"	1330.00'	93.04'	N67°01'18"E	93.02'
C291	9°48'30"	1340.00'	229.39'	N55°44'11"E	229.11'
C293	39°30'34"	1460.00'	1006.77'	N70°35'13"E	986.94'
C297	16°07'26"	300.00'	84.42'	N35°45'09"W	84.15'
C298	43°57'55"	300.00'	230.20'	S21°49'54"E	224.60'
C299	99°44'57"	68.50'	119.25'	S64°00'15"W	104.75'
C300	45°05'11"	64.50'	50.76'	S21°56'42"W	49.46'
C301	27°54'35"	68.50'	33.37'	S13°21'24"W	33.04'
C302	26°58'11"	342.50'	161.22'	S13°49'35"W	159.73'
C306	117°23'16"	50.00'	102.44'	N22°56'05"W	85.44'

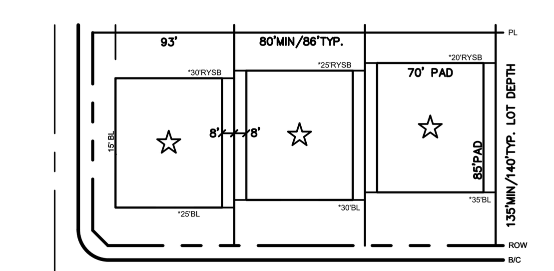
LINE TABLE		
NO.	BEARING	LENGTH
L2	N90°00'00"W	35.00'
L3	S89°13'53"W	35.00'
L4	S50°13'35"E	1.89'
L5	S00°40'48"E	197.75'
L6	S89°13'53"W	35.00'
L7	S80°29'16"W	35.00'
L8	S55°33'26"E	28.77'
L10	S34°16'01"E	21.50'
L13	S00°29'15"E	35.00'
L16	N00°09'04"E	11.17'
L37	N00°09'04"E	20.44'
L47	N18°32'57"W	13.97'
L48	N00°00'00"E	10.83'
L49	N90°00'00"E	6.00'
L50	S00°00'00"E	17.30'
L51	N90°00'00"W	14.57'
L52	N90°00'00"W	15.00'
L53	S00°00'00"E	32.01'
L54	N71°48'43"W	8.52'
L57	N39°46'25"E	5.28'
L58	N00°46'07"W	7.52'
L59	N00°46'07"W	1.26'
L60	S00°46'07"E	1.26'
L61	S00°46'07"E	11.73'
L62	S87°24'32"E	0.20'
L65	N44°13'53"E	35.36'
L66	S45°46'07"E	35.36'
L67	N45°46'07"W	14.14'
L68	N44°13'53"E	14.14'
L69	S45°46'07"E	14.14'
L70	S28°40'30"W	14.61'
L71	S65°08'51"E	14.61'
L72	N45°46'07"W	14.14'
L73	S44°13'53"W	14.14'
L74	N44°13'53"E	14.14'
L75	S45°46'07"E	14.14'
L76	N45°46'07"W	14.14'
L77	N44°13'53"E	14.14'
L78	S44°13'53"W	14.14'
L79	N45°46'07"W	14.14'
L80	S45°46'07"E	14.14'
L81	N44°13'53"E	14.14'
L82	S61°53'47"W	15.10'
L83	S30°27'24"E	13.43'
L84	S17°08'10"E	13.07'
L86	N89°09'22"E	13.02'
L87	S07°06'11"E	13.67'
L88	S02°44'44"E	14.74'
L89	N84°46'25"E	14.14'
L90	S05°13'35"E	14.14'
L91	S45°46'07"E	14.14'
L92	S44°13'53"W	14.14'
L93	N47°21'37"E	13.35'
L94	N43°07'19"W	14.78'
L95	S44°13'53"W	14.14'
L96	S45°46'07"E	14.14'
L97	N44°13'53"E	14.14'
L98	N45°46'07"W	14.14'
L99	S44°13'53"W	14.14'
L100	N45°46'07"W	14.14'
L101	N44°13'53"E	14.71'
L102	S45°46'07"E	13.58'
L103	N45°46'07"W	14.14'
L104	N44°13'53"E	14.14'
L105	S40°27'35"W	13.56'
L106	S51°19'54"E	14.90'
L107	N48°28'32"W	15.03'
L108	N44°37'31"E	13.76'
L111	N42°24'32"W	14.14'
L112	S46°04'45"W	13.76'
L113	N41°36'16"W	15.01'
L114	S49°53'33"E	14.14'
L115	S40°06'27"W	14.14'
L116	N55°02'42"W	14.27'
L117	N36°01'14"E	14.27'
L118	S35°01'55"W	14.03'
L119	N54°57'23"W	14.25'
L120	S54°03'22"E	14.03'
L121	N35°55'55"E	14.25'
L122	S35°29'16"W	14.14'
L123	S40°06'27"W	14.14'
L124	N47°35'28"E	14.14'
L125	S42°24'32"E	14.14'
L126	S44°13'53"W	14.14'
L127	N45°46'07"W	14.14'
L128	S44°13'53"W	14.14'
L129	N45°46'07"W	14.14'
L130	S45°46'07"E	14.14'
L131	N44°13'53"E	14.14'
L132	S45°46'07"E	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L133	S44°13'53"W	14.14'
L134	N45°46'07"W	14.14'
L135	N44°13'53"E	14.14'
L136	S45°36'07"W	14.48'
L137	S49°41'51"E	15.08'
L138	S46°52'45"W	14.78'
L139	N44°13'53"E	14.14'
L140	S45°46'07"E	14.14'
L141	N45°23'03"W	14.24'
L142	S44°36'57"W	14.05'
L143	N45°00'00"E	14.14'
L144	S45°00'00"E	14.14'
L145	N49°10'30"E	13.07'
L146	S63°04'26"W	14.14'
L147	S26°55'34"E	14.14'
L148	N45°00'00"E	14.14'
L149	S61°53'49"W	14.43'
L150	N45°00'00"W	14.14'
L151	S45°00'00"W	14.14'
L152	S05°57'59"W	15.29'
L153	N84°12'19"W	13.76'
L154	S61°31'55"E	36.01'
L155	N26°18'58"E	36.01'
L156	S65°38'37"E	15.09'
L157	N22°41'42"E	13.22'
L158	S05°45'26"E	13.96'
L159	N89°52'59"E	15.48'
L160	S03°55'31"W	13.34'
L161	S87°40'02"W	13.36'
L162	S80°02'32"E	13.95'
L163	N11°30'30"E	13.95'
L164	S09°43'05"W	14.39'
L165	S78°15'07"E	14.39'
L166	S12°11'35"W	13.97'
L167	N79°56'00"W	13.77'
L168	S21°39'11"W	16.39'
L169	S41°26'50"W	14.40'
L170	S50°55'49"E	14.48'
L171	S77°18'47"E	13.98'
L172	S11°24'42"W	13.98'
L173	S82°06'08"E	16.01'
L174	N04°58'03"W	15.25'
L175	N89°24'40"E	14.06'
L176	S79°46'54"E	14.34'
L177	N11°50'47"E	14.34'
L178	S04°32'47"W	12.90'
L179	S87°37'42"E	14.78'
L180	S06°05'49"E	15.50'
L181	N00°16'23"W	14.14'
L182	N89°43'37"E	14.14'
L183	S44°45'13"E	14.17'
L184	N45°14'47"E	14.12'
L185	S44°45'13"E	14.17'
L186	S44°45'13"E	14.17'
L187	N17°18'34"E	14.14'
L188	S72°41'26"E	14.14'
L193	N44°30'45"E	14.14'
L194	N45°29'15"W	14.14'
L195	N45°20'30"E	35.36'
L196	S44°39'30"E	35.36'
L201	S40°37'21"W	32.29'
L202	S78°39'41"W	42.01'
L203	N68°40'25"W	41.63'
L204	S71°30'37"W	47.59'
L205	S39°09'08"W	42.46'
L206	S21°43'06"W	42.39'
L207	S27°17'06"W	36.07'
L208	S35°37'35"W	35.68'
L209	S32°14'45"W	37.49'
L210	S25°12'34"W	85.30'
L211	S46°44'58"W	42.18'
L212	S71°49'34"W	42.89'
L213	S87°47'30"W	47.42'
L214	N78°42'49"W	45.72'
L215	N57°26'29"W	44.71'
L216	N47°21'25"W	45.17'
L217	N41°16'16"W	44.92'
L218	N79°16'06"W	46.36'
L219	S61°42'33"W	42.39'
L220	S00°00'00"E	45.45'
L221	S21°42'25"E	44.11'
L222	S33°01'59"E	45.17'
L223	S46°40'14"E	44.26'
L224	S31°27'25"E	38.89'
L225	S13°16'01"W	44.03'
L226	S26°26'57"W	49.23'
L227	S24°35'01"W	57.69'
L228	S32°19'20"W	44.83'
L229	S45°22'19"W	49.31'
L230	S15°05'05"W	44.34'

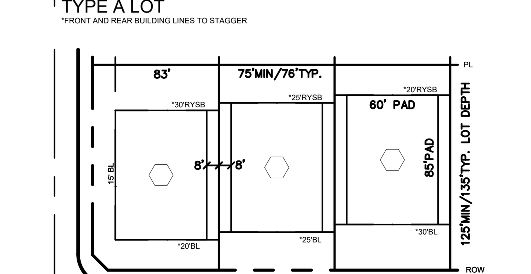
LINE TABLE		
NO.	BEARING	LENGTH
L231	S12°20'28"W	47.05'
L232	S51°32'13"E	47.72'
L233	S55°21'56"E	46.41'
L234	S49°57'16"E	45.99'
L235	S55°15'58"E	45.45'
L236	S49°03'19"E	25.79'
L237	S23°24'18"E	45.63'
L238	S10°19'41"W	47.19'
L239	S25°15'46"W	48.85'
L240	S21°39'53"W	44.51'
L241	S28°24'27"W	26.50'
L242	S55°15'28"W	49.81'
L243	S75°22'42"W	44.43'
L244	S69°07'57"W	44.61'
L245	S49°24'01"W	41.71'
L246	S06°59'05"E	46.31'
L247	S35°51'45"E	46.30'
L248	S32°06'53"E	49.72'
L249	S14°50'58"E	44.18'
L250	S28°25'20"W	42.52'
L251	S67°49'43"W	46.70'
L252	S79°32'39"W	40.33'
L253	S81°37'04"W	49.99'
L254	S78°01'30"W	36.45'
L255	S05°35'13"E	47.57'
L269	N71°55'34"W	16.66'
L270	S44°23'42"W	33.07'
L271	S46°18'44"W	31.30'
L272	S50°17'17"W	31.83'
L273	S53°35'52"W	60.89'
L274	S56°31'38"W	28.94'
L275	S59°53'36"W	29.79'
L276	S60°27'45"W	36.25'
L277	S63°16'45"W	46.88'
L278	S62°23'05"W	74.71'
L279	S41°38'35"W	25.32'
L280	N00°10'32"E	40.89'
L281	N01°05'59"E	49.57'
L282	N88°54'01"W	54.34'
L283	N68°02'14"E	15.79'
L285	S89°31'33"E	41.87'
L286	S58°50'04"W	12.67'
L287	N37°02'31"W	13.90'
L288	N87°24'32"W	42.30'
L291	S45°40'48"E	21.21'
L292	S45°40'48"E	14.14'
L293	N44°19'12"E	21.21'
L294	N44°19'12"E	14.14'
L295	S89°19'12"W	55.87'
L296	S00°48'27"W	9.27'
L297	S00°48'27"W	35.00'
L298	N45°03'50"E	13.96'
L299	S42°02'01"E	13.60'
L300	N75°07'57"W	13.10'
L301	S19°11'10"W	13.94'
L303	N45°03'50"E	13.95'
L304	N45°03'50"E	20.94'
L305	S89°19'12"W	0.87'
L309	N44°39'30"W	35.36'
L313	S82°50'29"E	17.45'
L314	N35°40'36"E	13.49'
L315	N68°22'47"W	10.13'
L316	S36°23'53"W	109.76'
L317	N45°20'30"E	35.36'
L318	S89°39'30"E	6.79'
L319	N89°43'37"E	14.14'
L320	N00°16'23"W	14.14'
L321	N09°23'38"W	13.79'
L322	S81°51'39"W	14.78'
L323	N13°26'04"W	14.78'

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK A : LOT 1	0.245	10,657	TYPE B
BLOCK A : LOT 2	0.245	10,657	TYPE B
BLOCK A : LOT 3	0.244	10,622	TYPE B
BLOCK A : LOT 4	0.243	10,587	TYPE B
BLOCK A : LOT 5	0.243	10,587	TYPE B
BLOCK A : LOT 6	0.244	10,622	TYPE B
BLOCK A : LOT 7	0.238	10,367	TYPE B
BLOCK A : LOT 8	0.237	10,336	TYPE B
BLOCK A : LOT 9	0.241	10,520	TYPE B
BLOCK A : LOT 10	0.247	10,751	TYPE B
BLOCK A : LOT 11	0.247	10,751	TYPE B
BLOCK A : LOT 12	0.246	10,706	TYPE B
BLOCK A : LOT 13	0.245	10,661	TYPE B
BLOCK A : LOT 14	0.245	10,661	TYPE B
BLOCK A : LOT 15	0.246	10,706	TYPE B
BLOCK A : LOT 16	0.247	10,751	TYPE B
BLOCK A : LOT 17	0.247	10,751	TYPE B
BLOCK A : LOT 18	0.246	10,706	TYPE B
BLOCK A : LOT 19	0.245	10,661	TYPE B
BLOCK A : LOT 20	0.240	10,446	TYPE B
BLOCK A : LOT 21	0.248	10,801	TYPE B
BLOCK A : LOT 22	0.466	20,309	TYPE B
BLOCK A : LOT 23	0.336	14,650	TYPE B
BLOCK A : LOT 24	0.256	11,147	TYPE B
BLOCK A : LOT 25	0.256	11,147	TYPE B
BLOCK A : LOT 26	0.279	12,147	TYPE B
BLOCK A : LOT 27X	3.532	153,850	OS
BLOCK A : LOT 28	0.366	15,954	TYPE B
BLOCK A : LOT 29	0.299	13,042	TYPE B
BLOCK A : LOT 30	0.294	12,811	TYPE B
BLOCK A : LOT 31	0.333	14,487	TYPE B
BLOCK AA : LOT 1	0.227	9,878	TYPE D
BLOCK AA : LOT 2	0.187	8,160	TYPE E
BLOCK AA : LOT 3	0.187	8,160	TYPE E
BLOCK AA : LOT 4	0.206	8,976	TYPE D
BLOCK AA : LOT 5	0.238	10,380	TYPE C
BLOCK AA : LOT 6	0.206	8,976	TYPE D
BLOCK AA : LOT 7	0.187	8,160	TYPE E
BLOCK AA : LOT 8	0.243	10,577	TYPE D
BLOCK AA : LOT 9	0.357	15,548	TYPE C
BLOCK AA : LOT 10	0.260	11,314	TYPE D
BLOCK AA : LOT 11	0.203	8,825	TYPE E
BLOCK AA : LOT 12	0.187	8,160	TYPE E
BLOCK AA : LOT 13	0.206	8,976	TYPE D
BLOCK AA : LOT 14	0.187	8,131	TYPE E
BLOCK AA : LOT 15X	1.458	63,497	OS
BLOCK AA : LOT 16	0.239	10,405	TYPE D
BLOCK AA : LOT 17	0.228	9,932	TYPE E
BLOCK AA : LOT 18	0.283	12,320	TYPE D
BLOCK AA : LOT 19	0.410	17,843	TYPE E
BLOCK AA : LOT 20	0.604	26,326	TYPE D
BLOCK AA : LOT 21	0.300	13,057	TYPE D
BLOCK AA : LOT 22	0.197	8,581	TYPE E
BLOCK AA : LOT 23	0.256	11,150	TYPE D
BLOCK AA : LOT 24	0.318	13,838	TYPE C
BLOCK AA : LOT 25	0.223	9,698	TYPE D
BLOCK AA : LOT 26	0.351	15,310	TYPE D
BLOCK AA : LOT 27	0.241	10,488	TYPE C
BLOCK AA : LOT 28	0.241	10,488	TYPE C
BLOCK AA : LOT 29	0.209	9,108	TYPE D
BLOCK AA : LOT 30	0.249	10,848	TYPE C
BLOCK AA : LOT 31	0.248	10,795	TYPE D
BLOCK AA : LOT 32	0.242	10,545	TYPE E
BLOCK AA : LOT 33	0.288	12,532	TYPE E
BLOCK AA : LOT 34	0.337	14,699	TYPE E
BLOCK AA : LOT 35	0.327	14,250	TYPE E
BLOCK AA : LOT 36	0.504	21,954	TYPE C
BLOCK AA : LOT 37	0.206	8,976	TYPE D
BLOCK AA : LOT 38	0.187	8,160	TYPE E
BLOCK AA : LOT 39	0.187	8,160	TYPE E
BLOCK AA : LOT 40	0.227	9,878	TYPE D
BLOCK B : LOT 1	0.387	16,837	TYPE A
BLOCK B : LOT 2	0.303	13,207	TYPE A
BLOCK B : LOT 3	0.314	13,689	TYPE A
BLOCK B : LOT 4	0.300	13,064	TYPE A
BLOCK B : LOT 5	0.382	16,660	TYPE A
BLOCK B : LOT 6	0.353	15,369	TYPE A
BLOCK B : LOT 7	0.327	14,259	TYPE A
BLOCK B : LOT 8	0.322	14,041	TYPE A
BLOCK B : LOT 9	0.369	16,079	TYPE A
BLOCK BB : LOT 1X	0.283	12,324	OS
BLOCK BB : LOT 2	0.266	11,571	TYPE C
BLOCK BB : LOT 3	0.205	8,910	TYPE D
BLOCK BB : LOT 4	0.251	10,927	TYPE D
BLOCK C : LOT 1	0.445	19,388	TYPE B

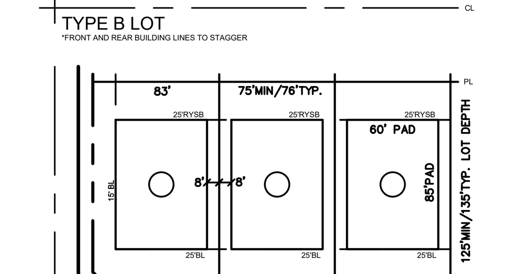
LOT TABLE			
LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK C : LOT 2	0.326	14,203	TYPE B
BLOCK C : LOT 3	0.367	15,979	TYPE B
BLOCK C : LOT 4	0.292	12,720	TYPE B
BLOCK C : LOT 5	0.243	10,572	TYPE B
BLOCK C : LOT 6	0.243	10,572	TYPE B
BLOCK C : LOT 7	0.242	10,543	TYPE B
BLOCK C : LOT 8	0.242	10,543	TYPE B
BLOCK C : LOT 9	0.237	10,340	TYPE B
BLOCK C : LOT 10	0.237	10,336	TYPE B
BLOCK C : LOT 11	0.268	11,675	TYPE B
BLOCK C : LOT 12	0.268	11,670	TYPE B
BLOCK C : LOT 13	0.237	10,336	TYPE B
BLOCK C : LOT 14	0.237	10,336	TYPE B
BLOCK C : LOT 15	0.242	10,560	TYPE B
BLOCK C : LOT 16	0.243	10,564	TYPE B
BLOCK C : LOT 17	0.243	10,564	TYPE B
BLOCK C : LOT 18	0.243	10,595	TYPE B
BLOCK C : LOT 19	0.337	14,684	TYPE B
BLOCK CC : LOT1	3.710	161,589	OS
BLOCK CC : LOT2	0.236	10,260	TYPE B
BLOCK CC : LOT3	0.236	10,260	TYPE B
BLOCK CC : LOT4	0.236	10,260	TYPE B
BLOCK CC : LOT5	0.236	10,260	TYPE B
BLOCK CC : LOT6	0.236	10,260	TYPE B
BLOCK CC : LOT7	0.236	10,260	TYPE B
BLOCK CC : LOT8	0.236	10,260	TYPE B
BLOCK CC : LOT9	0.312	13,600	TYPE B
BLOCK CC : LOT10	0.484	21,088	TYPE B
BLOCK CC : LOT11	0.459	20,005	TYPE B
BLOCK CC : LOT12	0.461	20,086	TYPE B
BLOCK CC : LOT13	0.341	14,848	TYPE B
BLOCK CC : LOT14	0.277	12,088	TYPE B
BLOCK CC : LOT15	0.264	11,496	TYPE B
BLOCK CC : LOT16	0.280	12,207	TYPE B
BLOCK CC : LOT17	0.317	13,787	TYPE B
BLOCK CC : LOT18	0.484	21,098	TYPE B
BLOCK D : LOT 1	0.271	11,806	TYPE B
BLOCK D : LOT 2	0.248	10,821	TYPE B
BLOCK D : LOT 3	0.248	10,821	TYPE B
BLOCK D : LOT 4	0.247	10,767	TYPE B
BLOCK D : LOT 5	0.246	10,714	TYPE B
BLOCK D : LOT 6	0.246	10,714	TYPE B
BLOCK D : LOT 7	0.247	10,767	TYPE B
BLOCK D : LOT 8	0.244	10,626	TYPE B
BLOCK D : LOT 9	0.258	11,255	TYPE B
BLOCK D : LOT 10	0.258	11,219	TYPE B
BLOCK D : LOT 11	0.245	10,671	TYPE B
BLOCK D : LOT 12	0.249	10,841	TYPE B
BLOCK D : LOT 13	0.247	10,779	TYPE B
BLOCK D : LOT 14	0.247	10,779	TYPE B
BLOCK D : LOT 15	0.249	10,841	TYPE B
BLOCK D : LOT 16	0.250	10,903	TYPE B
BLOCK D : LOT 17	0.256	11,148	TYPE B
BLOCK DD : LOT 1X	0.565	24,628	OS
BLOCK E : LOT 1X	6.235	271,577	OS
BLOCK EE : LOT 1X	0.085	3,721	OS
BLOCK EE : LOT 2	0.282	12,303	TYPE B
BLOCK EE : LOT 3	0.268	11,659	TYPE B
BLOCK EE : LOT 4	0.341	14,858	TYPE B
BLOCK F : LOT 1	0.324	14,108	TYPE B
BLOCK F : LOT 2	0.252	10,970	TYPE B
BLOCK F : LOT 3	0.252	10,970	TYPE B
BLOCK F : LOT 4	0.250	10,890	TYPE B
BLOCK F : LOT 5	0.249	10,855	TYPE B
BLOCK F : LOT 6	0.237	10,336	TYPE B
BLOCK F : LOT 7	0.237	10,336	TYPE B
BLOCK F : LOT 8	0.237	10,336	TYPE B
BLOCK F : LOT 9	0.290	12,618	TYPE B
BLOCK F : LOT 10	0.280	12,209	TYPE B
BLOCK F : LOT 11	0.268	11,685	TYPE B
BLOCK F : LOT 12	0.266	11,585	TYPE B
BLOCK F : LOT 13	0.307	13,367	TYPE B
BLOCK F : LOT 14	0.259	11,302	TYPE B
BLOCK F : LOT 15	0.267	11,646	TYPE B
BLOCK F : LOT 16	0.282	12,286	TYPE B
BLOCK F : LOT 17	0.489	21,284	TYPE B
BLOCK F : LOT 18	0.474	20,649	TYPE B
BLOCK F : LOT 19	0.482	20,985	TYPE B
BLOCK F : LOT 20	0.525	22,875	TYPE B
BLOCK F : LOT 21	0.385	16,756	TYPE B
BLOCK F : LOT 22	0.502	21,871	TYPE B
BLOCK F : LOT 23	0.340	14,830	TYPE B
BLOCK F : LOT 24	0.272	11,849	TYPE B
BLOCK F : LOT 25	0.262	11,406	TYPE B
BLOCK F : LOT 26	0.259	11,267	TYPE B



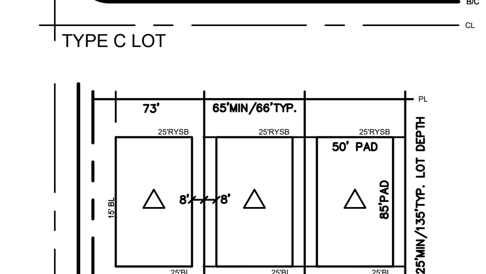
TYPE A LOT
*FRONT AND REAR BUILDING LINES TO STAGGER



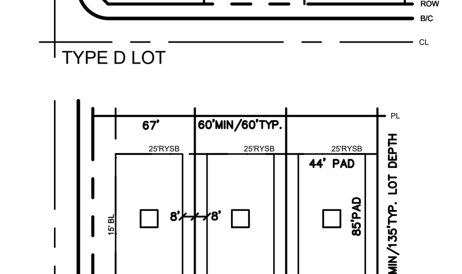
TYPE B LOT
*FRONT AND REAR BUILDING LINES TO STAGGER



TYPE C LOT



TYPE D LOT



TYPE E LOT

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ. FT.)	MIN.	MAX.
☆ TYPE A	110	12,500 *	100	---
⬡ TYPE B	144	10,000 *	N/A	N/A
○ TYPE C	129	10,000	100	N/A
△ TYPE D	187	8,800	N/A	N/A
□ TYPE E	160	7,500	N/A	175
TOTAL RESIDENTIAL LOTS	730			

* AT LEAST 10% OF THE LOTS ON THE EAST TRACT WILL HAVE A LOT AREA OF AT LEAST 20,000 SQ. FT.

DEVAPP-25-0140

PRELIMINARY PLAT
FOR
PROSPER OAKS

PD-134
730 RESIDENTIAL LOTS
BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-9; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK F: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41, 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4
18 COMMON (HOA) LOTS
BLOCK A: LOTS 27X; BLOCK E: LOTS 1X; BLOCK J: LOTS 1X, 42X, 51X, 1110X; BLOCK K: LOTS 1X; BLOCK L: LOTS 1X; BLOCK O: LOTS 1X; BLOCK W: LOTS 1X, 23X, 39X; BLOCK Z: LOTS 1X, 30X; BLOCK AA: LOTS 15X; BLOCK BB: LOTS 1X; BLOCK CC: LOTS 1X; BLOCK EE: LOTS 1X; BLOCK FF: LOTS 1-2X; BLOCK GG: LOTS 1X; BLOCK HH: LOTS 1-2X; BLOCK II: LOTS 1X
BEING 375.111 ACRES
OUT OF THE
L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411
J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262
IN THE
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER:
Cana Capital Services, LLC
2061 S. Stemmons Frwy, Lewisville, TX 75067

Frontier 191 Landbank, LLC
826 Mango Court, Coppel, TX 75019

Denton Independent School District
1307 N Locust St, Denton, TX 76201

DEVELOPER:
Toll Brothers, Inc.
2555 SW Grapevine Pkwy
Suite 100
Grapevine, TX 76051
Tel: (864) 382-8692
Contact: Lexi Cassels

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036

P-16

PLOTTED BY FRANKLIN, AARON 4/3/2026 10:09 AM
DWG NAME K:\FRI_CIVIL\068625036-PROSPER OAKS\CAD\PRELIMINARY\PLANSHEETS\P-1_PRELIMINARY PLAT - 3.DWG [P-16 PRELIMINARY PLAT]
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LOT TABLE

LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK F : LOT 27	0.259	11,267	TYPE B
BLOCK F : LOT 28	0.262	11,405	TYPE B
BLOCK F : LOT 29	0.238	10,370	TYPE B
BLOCK F : LOT 30	0.237	10,336	TYPE B
BLOCK F : LOT 31	0.237	10,336	TYPE B
BLOCK F : LOT 32	0.237	10,336	TYPE B
BLOCK F : LOT 33	0.237	10,336	TYPE B
BLOCK F : LOT 34	0.237	10,336	TYPE B
BLOCK F : LOT 35	0.283	12,340	TYPE B
BLOCK F : LOT 36	0.313	13,627	TYPE A
BLOCK F : LOT 37	0.288	12,556	TYPE A
BLOCK F : LOT 38	0.288	12,556	TYPE A
BLOCK F : LOT 39	0.288	12,556	TYPE A
BLOCK F : LOT 40	0.288	12,556	TYPE A
BLOCK F : LOT 41	0.288	12,556	TYPE A
BLOCK F : LOT 42	0.300	13,078	TYPE A
BLOCK F : LOT 43	0.308	13,399	TYPE A
BLOCK F : LOT 44	0.308	13,399	TYPE A
BLOCK F : LOT 45	0.310	13,520	TYPE A
BLOCK F : LOT 46	0.310	13,521	TYPE A
BLOCK F : LOT 47	0.301	13,124	TYPE A
BLOCK F : LOT 48	0.305	13,264	TYPE A
BLOCK F : LOT 49	0.495	21,558	TYPE A
BLOCK FF : LOT 1X	0.054	2,366	N/A
BLOCK FF : LOT 2X	0.051	2,201	N/A
BLOCK FF : LOT 3X	0.135	5,875	N/A
BLOCK G : LOT 1	0.353	15,361	TYPE B
BLOCK G : LOT 2	0.242	10,554	TYPE B
BLOCK G : LOT 3	0.242	10,528	TYPE B
BLOCK G : LOT 4	0.242	10,528	TYPE B
BLOCK G : LOT 5	0.242	10,554	TYPE B
BLOCK G : LOT 6	0.243	10,580	TYPE B
BLOCK G : LOT 7	0.245	10,693	TYPE B
BLOCK G : LOT 8	0.467	20,333	TYPE A
BLOCK G : LOT 9	0.314	13,699	TYPE A
BLOCK G : LOT 10	0.377	16,441	TYPE A
BLOCK G : LOT 11	0.368	16,020	TYPE A
BLOCK G : LOT 12	0.294	12,799	TYPE A
BLOCK G : LOT 13	0.356	15,512	TYPE A
BLOCK G : LOT 14	0.409	17,820	TYPE A
BLOCK G : LOT 15	0.299	13,028	TYPE A
BLOCK G : LOT 16	0.300	13,048	TYPE A
BLOCK G : LOT 17	0.300	13,048	TYPE A
BLOCK G : LOT 18	0.319	13,914	TYPE A
BLOCK G : LOT 19	0.325	14,136	TYPE A
BLOCK G : LOT 20	0.298	12,985	TYPE A
BLOCK G : LOT 21	0.298	12,985	TYPE A
BLOCK G : LOT 22	0.294	12,817	TYPE A
BLOCK G : LOT 23	0.299	13,038	TYPE A
BLOCK G : LOT 24	0.314	13,699	TYPE B
BLOCK GG : LOT 1X	0.058	2,533	N/A
BLOCK GG : LOT 2X	0.041	1,776	N/A
BLOCK H : LOT 1	0.466	20,299	TYPE A
BLOCK H : LOT 2	0.303	13,182	TYPE A
BLOCK H : LOT 3	0.304	13,224	TYPE A
BLOCK H : LOT 4	0.304	13,224	TYPE A
BLOCK H : LOT 5	0.302	13,150	TYPE A
BLOCK H : LOT 6	0.297	12,930	TYPE A
BLOCK H : LOT 7	0.288	12,556	TYPE A
BLOCK H : LOT 8	0.288	12,556	TYPE A
BLOCK H : LOT 9	0.288	12,556	TYPE A
BLOCK H : LOT 10	0.288	12,556	TYPE A
BLOCK H : LOT 11	0.481	20,952	TYPE A
BLOCK H : LOT 12	0.516	22,485	TYPE A
BLOCK H : LOT 13	0.288	12,556	TYPE A
BLOCK H : LOT 14	0.288	12,556	TYPE A
BLOCK H : LOT 15	0.288	12,556	TYPE A
BLOCK H : LOT 16	0.288	12,556	TYPE A
BLOCK H : LOT 17	0.296	12,905	TYPE A
BLOCK H : LOT 18	0.305	13,271	TYPE A
BLOCK H : LOT 19	0.305	13,271	TYPE A
BLOCK H : LOT 20	0.305	13,271	TYPE A
BLOCK H : LOT 21	0.301	13,097	TYPE A
BLOCK H : LOT 22	0.359	15,657	TYPE A
BLOCK HH : LOT 1X	0.104	4,536	N/A
BLOCK I : LOT 1	0.304	13,250	TYPE B
BLOCK I : LOT 2	0.296	12,880	TYPE A
BLOCK I : LOT 3	0.294	12,809	TYPE A
BLOCK I : LOT 4	0.288	12,556	TYPE A
BLOCK I : LOT 5	0.288	12,556	TYPE A
BLOCK I : LOT 6	0.288	12,556	TYPE A
BLOCK I : LOT 7	0.288	12,556	TYPE A
BLOCK I : LOT 8	0.288	12,556	TYPE A
BLOCK I : LOT 9	0.321	13,963	TYPE A
BLOCK I : LOT 10	0.371	16,161	TYPE A

LOT TABLE

LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK I : LOT 11	0.288	12,556	TYPE A
BLOCK I : LOT 12	0.288	12,556	TYPE A
BLOCK I : LOT 13	0.288	12,556	TYPE A
BLOCK I : LOT 14	0.288	12,556	TYPE A
BLOCK I : LOT 15	0.290	12,622	TYPE A
BLOCK I : LOT 16	0.300	13,048	TYPE A
BLOCK I : LOT 17	0.331	14,430	TYPE B
BLOCK II : LOT 1X	34.246	1,491,764	STREETS
BLOCK J : LOT 1X	54.369	2,368,326	OS
BLOCK J : LOT 2	0.472	20,557	TYPE A
BLOCK J : LOT 3	0.466	20,308	TYPE A
BLOCK J : LOT 4	0.378	16,468	TYPE A
BLOCK J : LOT 5	0.312	13,584	TYPE A
BLOCK J : LOT 6	0.288	12,556	TYPE A
BLOCK J : LOT 7	0.344	14,988	TYPE A
BLOCK J : LOT 8	0.467	20,343	TYPE A
BLOCK J : LOT 9	0.595	25,910	TYPE A
BLOCK J : LOT 10	0.453	19,751	TYPE A
BLOCK J : LOT 11	0.482	20,998	TYPE A
BLOCK J : LOT 12	0.312	13,578	TYPE A
BLOCK J : LOT 13	0.288	12,556	TYPE A
BLOCK J : LOT 14	0.288	12,556	TYPE A
BLOCK J : LOT 15	0.317	13,821	TYPE A
BLOCK J : LOT 16	0.376	16,358	TYPE A
BLOCK J : LOT 17	0.468	20,389	TYPE A
BLOCK J : LOT 18	0.384	16,745	TYPE A
BLOCK J : LOT 19	0.323	14,068	TYPE A
BLOCK J : LOT 20	0.296	12,887	TYPE A
BLOCK J : LOT 21	0.296	12,887	TYPE A
BLOCK J : LOT 22	0.296	12,887	TYPE A
BLOCK J : LOT 23	0.299	13,027	TYPE A
BLOCK J : LOT 24	0.313	13,641	TYPE A
BLOCK J : LOT 25X	2.137	93,103	AC
BLOCK J : LOT 26	0.483	21,046	TYPE A
BLOCK J : LOT 27	0.472	20,569	TYPE A
BLOCK J : LOT 28	0.593	25,834	TYPE A
BLOCK J : LOT 29	0.308	13,405	TYPE A
BLOCK J : LOT 30	0.293	12,774	TYPE A
BLOCK J : LOT 31	0.288	12,531	TYPE A
BLOCK J : LOT 32X	28.400	1,237,087	OS
BLOCK J : LOT 33	0.279	12,134	TYPE C
BLOCK J : LOT 34	0.256	11,156	TYPE C
BLOCK J : LOT 35	0.267	11,649	TYPE D
BLOCK J : LOT 36	0.293	12,750	TYPE C
BLOCK J : LOT 37	0.195	8,510	TYPE E
BLOCK J : LOT 38	0.233	10,165	TYPE E
BLOCK J : LOT 39	0.230	10,033	TYPE D
BLOCK J : LOT 40	0.252	10,974	TYPE C
BLOCK J : LOT 41	0.236	10,258	TYPE D
BLOCK J : LOT 42	0.227	9,878	TYPE D
BLOCK J : LOT 43	0.237	10,336	TYPE C
BLOCK J : LOT 44	0.206	8,976	TYPE D
BLOCK J : LOT 45	0.225	9,788	TYPE E
BLOCK J : LOT 46	0.473	20,604	TYPE C
BLOCK J : LOT 47	0.486	21,184	TYPE C
BLOCK J : LOT 48	0.290	12,633	TYPE C
BLOCK J : LOT 49	0.274	11,934	TYPE C
BLOCK J : LOT 50	0.323	14,048	TYPE C
BLOCK J : LOT 51	0.411	17,922	TYPE C
BLOCK J : LOT 52	0.241	10,516	TYPE C
BLOCK J : LOT 53	0.244	10,640	TYPE C
BLOCK J : LOT 54	0.301	13,105	TYPE C
BLOCK J : LOT 55	0.250	10,910	TYPE C
BLOCK J : LOT 56	0.272	11,833	TYPE C
BLOCK J : LOT 57	0.263	11,454	TYPE C
BLOCK J : LOT 58	0.206	8,976	TYPE D
BLOCK J : LOT 59	0.237	10,336	TYPE C
BLOCK J : LOT 60	0.243	10,590	TYPE C
BLOCK J : LOT 61	0.266	11,586	TYPE C
BLOCK J : LOT 62	0.235	10,228	TYPE D
BLOCK J : LOT 63	0.240	10,457	TYPE C
BLOCK J : LOT 64	0.237	10,336	TYPE C
BLOCK J : LOT 65	0.206	8,976	TYPE D
BLOCK J : LOT 66	0.237	10,336	TYPE C
BLOCK J : LOT 67	0.259	11,281	TYPE C
BLOCK J : LOT 68	0.259	11,277	TYPE C
BLOCK J : LOT 69	0.206	8,976	TYPE D
BLOCK J : LOT 70	0.187	8,160	TYPE E
BLOCK J : LOT 71	0.206	8,976	TYPE D
BLOCK J : LOT 72	0.237	10,336	TYPE C
BLOCK J : LOT 73	0.187	8,160	TYPE E
BLOCK J : LOT 74	0.206	8,976	TYPE D
BLOCK J : LOT 75	0.208	9,062	TYPE E
BLOCK J : LOT 76	0.220	9,564	TYPE E
BLOCK J : LOT 77	0.222	9,666	TYPE D

LOT TABLE

LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK J : LOT 78	0.202	8,787	TYPE E
BLOCK J : LOT 79	0.249	10,854	TYPE D
BLOCK J : LOT 80	0.225	9,802	TYPE E
BLOCK J : LOT 81	0.301	13,109	TYPE C
BLOCK J : LOT 82	0.264	11,484	TYPE C
BLOCK J : LOT 83	0.212	9,218	TYPE D
BLOCK J : LOT 84	0.212	9,218	TYPE D
BLOCK J : LOT 85X	0.356	15,519	OS
BLOCK J : LOT 86	0.268	11,659	TYPE D
BLOCK J : LOT 87	0.250	10,893	TYPE C
BLOCK J : LOT 88	0.218	9,512	TYPE D
BLOCK J : LOT 89	0.199	8,689	TYPE E
BLOCK J : LOT 90	0.239	10,393	TYPE E
BLOCK J : LOT 91X	1.624	70,739	OS
BLOCK JJ : LOT 1X	0.840	36,604	OS
BLOCK K : LOT 1X	0.831	36,194	OS
BLOCK K : LOT 2	0.258	11,238	TYPE C
BLOCK K : LOT 3	0.206	8,976	TYPE D
BLOCK K : LOT 4	0.187	8,160	TYPE E
BLOCK K : LOT 5	0.187	8,160	TYPE E
BLOCK K : LOT 6	0.206	8,976	TYPE D
BLOCK K : LOT 7	0.187	8,160	TYPE E
BLOCK K : LOT 8	0.351	15,286	TYPE C
BLOCK K : LOT 9	0.430	18,737	TYPE C
BLOCK K : LOT 10	0.218	9,477	TYPE E
BLOCK K : LOT 11	0.276	12,033	TYPE C
BLOCK K : LOT 12	0.218	9,500	TYPE E
BLOCK K : LOT 13	0.239	10,390	TYPE E
BLOCK KK : LOT 1	0.311	13,528	TYPE B
BLOCK KK : LOT 2	0.262	11,425	TYPE B
BLOCK KK : LOT 3	0.279	12,145	TYPE B
BLOCK KK : LOT 4	0.268	11,666	TYPE B
BLOCK KK : LOT 5	0.253	11,021	TYPE B
BLOCK KK : LOT 6	0.253	11,021	TYPE B
BLOCK KK : LOT 7	0.286	12,471	TYPE A
BLOCK KK : LOT 8	0.293	12,782	TYPE A
BLOCK KK : LOT 9	0.497	21,670	TYPE A
BLOCK KK : LOT 10	0.468	20,376	TYPE A
BLOCK KK : LOT 11	0.320	13,918	TYPE A
BLOCK KK : LOT 12	0.293	12,764	TYPE A
BLOCK KK : LOT 13	0.290	12,641	TYPE A
BLOCK KK : LOT 14	0.290	12,641	TYPE A
BLOCK KK : LOT 15	0.290	12,611	TYPE A
BLOCK KK : LOT 16	0.279	12,158	TYPE B
BLOCK KK : LOT 17	0.276	12,032	TYPE B
BLOCK KK : LOT 18	0.311	13,528	TYPE B
BLOCK L : LOT 1X	0.104	4,530	OS
BLOCK L : LOT 2	0.219	9,560	TYPE D
BLOCK L : LOT 3	0.210	9,162	TYPE D
BLOCK L : LOT 4	0.211	9,179	TYPE D
BLOCK L : LOT 5	0.211	9,196	TYPE D
BLOCK L : LOT 6	0.244	10,611	TYPE C
BLOCK L : LOT 7	0.212	9,233	TYPE D
BLOCK L : LOT 8	0.212	9,251	TYPE D
BLOCK L : LOT 9	0.213	9,268	TYPE D
BLOCK L : LOT 10	0.213	9,285	TYPE D
BLOCK L : LOT 11	0.246	10,713	TYPE C
BLOCK L : LOT 12	0.214	9,322	TYPE D
BLOCK L : LOT 13	0.214	9,339	TYPE D
BLOCK L : LOT 14	0.215	9,356	TYPE D
BLOCK L : LOT 15	0.215	9,373	TYPE D
BLOCK L : LOT 16	0.248	10,815	TYPE C
BLOCK L : LOT 17	0.238	10,360	TYPE D
BLOCK M : LOT 1	0.234	10,210	TYPE D
BLOCK M : LOT 2	0.205	8,910	TYPE D
BLOCK M : LOT 3	0.186	8,100	TYPE E
BLOCK M : LOT 4	0.186	8,100	TYPE E
BLOCK M : LOT 5	0.205	8,910	TYPE D
BLOCK M : LOT 6	0.256	11,155	TYPE C
BLOCK M : LOT 7	0.256	11,155	TYPE C
BLOCK M : LOT 8	0.205	8,910	TYPE D
BLOCK M : LOT 9	0.186	8,100	TYPE E
BLOCK M : LOT 10	0.186	8,100	TYPE E
BLOCK M : LOT 11	0.205	8,910	TYPE D
BLOCK M : LOT 12	0.234	10,210	TYPE D
BLOCK N : LOT 1	0.227	9,878	TYPE D
BLOCK N : LOT 2	0.206	8,976	TYPE D
BLOCK N : LOT 3	0.237	10,336	TYPE C
BLOCK N : LOT 4	0.206	8,976	TYPE D
BLOCK N : LOT 5	0.237	10,336	TYPE C
BLOCK N : LOT 6	0.237	10,336	TYPE C
BLOCK N : LOT 7	0.206	8,976	TYPE D
BLOCK N : LOT 8	0.283	12,326	TYPE D
BLOCK N : LOT 9	0.303	13,180	TYPE D
BLOCK N : LOT 10	0.212	9,248	TYPE E

LOT TABLE

LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK N : LOT 11	0.243	10,564	TYPE C
BLOCK N : LOT 12	0.211	9,174	TYPE D
BLOCK N : LOT 13	0.243	10,564	TYPE C
BLOCK N : LOT 14	0.191	8,340	TYPE E
BLOCK N : LOT 15	0.192	8,346	TYPE E
BLOCK N : LOT 16	0.311	13,528	TYPE D
BLOCK N : LOT 17X	4.181	182,127	AC
BLOCK N : LOT 18	0.371	16,150	TYPE D
BLOCK N : LOT 19	0.379	16,517	TYPE C
BLOCK N : LOT 20	0.345	15,011	TYPE E
BLOCK N : LOT 21	0.223	9,704	TYPE E
BLOCK N : LOT 22	0.237	10,336	TYPE C
BLOCK N : LOT 23	0.206	8,976	TYPE D
BLOCK N : LOT 24	0.227	9,878	TYPE D
BLOCK O : LOT 1X	0.112	4,896	OS
BLOCK O : LOT 2	0.206	8,985	TYPE E
BLOCK O : LOT 3	0.206	8,976	TYPE D
BLOCK O : LOT 4	0.189	8,243	TYPE E
BLOCK O : LOT 5	0.250	10,874	TYPE C
BLOCK O : LOT 6	0.217	9,443	TYPE D
BLOCK O : LOT 7	0.197	8,584	TYPE E
BLOCK O : LOT 8	0.197	8,584	TYPE E
BLOCK O : LOT 9	0.218	9,477	TYPE D
BLOCK O : LOT 10	0.249	10,840	TYPE C
BLOCK O : LOT 11	0.217	9,443	TYPE D
BLOCK O : LOT 12	0.197	8,584	TYPE E
BLOCK O : LOT 13	0.188	8,175	TYPE E
BLOCK O : LOT 14	0.227	9,878	TYPE D
BLOCK O : LOT 15	0.227	9,878	TYPE D
BLOCK O : LOT 16	0.241	10,493	TYPE C
BLOCK O : LOT 17	0.199	8,679	TYPE E
BLOCK O : LOT 18	0.199	8,679	TYPE E
BLOCK O : LOT 19	0.219	9,545	TYPE D
BLOCK O : LOT 20	0.199	8,679	TYPE E
BLOCK O : LOT 21	0.219	9,547	TYPE D
BLOCK O : LOT 22	0.252	10,989	TYPE C
BLOCK O : LOT 23	0.219	9,547	TYPE D
BLOCK O : LOT 24	0.207	9,008	TYPE D
BLOCK O : LOT 25	0.187	8,160	TYPE E
BLOCK O : LOT 26	0.187	8,160	TYPE E
BLOCK O : LOT 27	0.256	11,151	TYPE E
BLOCK P : LOT 1	0.325	14,148	TYPE C
BLOCK P : LOT 2	0.206	8,976	TYPE D
BLOCK P : LOT 3	0.187	8,160	TYPE E
BLOCK P : LOT 4	0.213	9,288	TYPE D
BLOCK P : LOT 5	0.204	8,864	TYPE E
BLOCK P : LOT 6	0.224	9,752	TYPE D
BLOCK P : LOT 7	0.204	8,864	TYPE E
BLOCK P : LOT 8	0.204	8,864	TYPE E
BLOCK P : LOT 9	0.205	8,910	TYPE E
BLOCK P : LOT 10	0.188	8,207	TYPE E
BLOCK P : LOT 11	0.231	10,056	TYPE D
BLOCK P : LOT 12	0.202	8,790	TYPE E
BLOCK P : LOT 13	0.187	8,160	TYPE E
BLOCK P : LOT 14	0.227	9,868	TYPE D
BLOCK P : LOT 15	0.297	12,957	TYPE C
BLOCK P : LOT 16	0.231	10,060	TYPE D
BLOCK P : LOT 17	0.255	11,128	TYPE C
BLOCK P : LOT 18	0.209	9,123	TYPE D
BLOCK P : LOT 19	0.295	12,838	TYPE C
BLOCK Q : LOT 1	0.258	11,238	TYPE C
BLOCK Q : LOT 2	0.206	8,976	TYPE D
BLOCK Q : LOT 3	0.304	13,241	TYPE C
BLOCK Q : LOT 4	0.314	13,689	TYPE C
BLOCK Q : LOT 5	0.190	8,256	TYPE E
BLOCK Q : LOT 6	0.237	10,336	TYPE C
BLOCK Q : LOT 7	0.206	8,976	TYPE D
BLOCK Q : LOT 8	0.213	9,286	TYPE E
BLOCK Q : LOT 9	0.204	8,864	TYPE E
BLOCK Q : LOT 10	0.215	9,361	TYPE D
BLOCK Q : LOT 11	0.192	8,374	TYPE E
BLOCK Q : LOT 12	0.209	9,111	TYPE E
BLOCK Q : LOT 13	0.234	10,194	TYPE D
BLOCK Q : LOT 14	0.192	8,353	TYPE E
BLOCK Q : LOT 15	0.191	8,308	TYPE E
BLOCK Q : LOT 16	0.231	10,060	TYPE D
BLOCK Q : LOT 17	0.246	10,694	TYPE C
BLOCK Q : LOT 18	0.213	9,277	TYPE D
BLOCK Q : LOT 19	0.284	12,375	TYPE C
BLOCK Q : LOT 20	0.261	11,355	TYPE D
BLOCK Q : LOT 21	0.221	9,626	TYPE E
BLOCK Q : LOT 22	0.269	11,720	TYPE C
BLOCK R : LOT 1	0.268	11,661	TYPE C
BLOCK R : LOT 2	0.284	12,354	TYPE C
BLOCK R : LOT 3	0.258	11,259	TYPE C

LOT TABLE

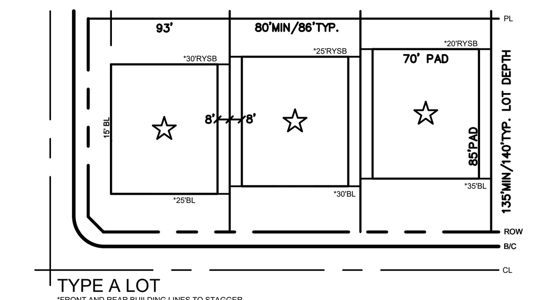
LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK R : LOT 4	0.187	8,145	TYPE E
BLOCK R : LOT 5	0.193	8,426	TYPE E
BLOCK R : LOT 6	0.245	10,672	TYPE C
BLOCK R : LOT 7	0.213	9,268	TYPE D
BLOCK R : LOT 8	0.194	8,445	TYPE E
BLOCK R : LOT 9	0.247	10,772	TYPE E
BLOCK R : LOT 10	0.229	9,961	TYPE E
BLOCK R : LOT 11	0.187	8,160	TYPE E
BLOCK R : LOT 12	0.241	10,505	TYPE C
BLOCK R : LOT 13	0.193	8,396	TYPE E
BLOCK R : LOT 14	0.212	9,236	TYPE D
BLOCK R : LOT 15	0.193	8,396	TYPE E
BLOCK R : LOT 16	0.210	9,164	TYPE D
BLOCK R : LOT 17	0.252	10,989	TYPE C
BLOCK R : LOT 18	0.199	8,679	TYPE E
BLOCK R : LOT 19	0.250	10,876	TYPE D
BLOCK S : LOT 1	0.206	8,987	TYPE E
BLOCK S : LOT 2	0.224	9,752	TYPE D
BLOCK S : LOT 3	0.257	11,182	TYPE C
BLOCK S : LOT 4	0.237	10,324	TYPE D
BLOCK S : LOT 5	0.205	8,919	TYPE E
BLOCK S : LOT 6	0.237	10,336	TYPE C
BLOCK S : LOT 7	0.187	8,160	TYPE E
BLOCK S : LOT 8	0.237	10,336	TYPE C
BLOCK S : LOT 9	0.215	9,386	TYPE D
BLOCK S : LOT 10	0.205	8,933	TYPE E
BLOCK S : LOT 11	0.234	10,192	TYPE D
BLOCK S : LOT 12	0.247	10,747	TYPE D
BLOCK S : LOT 13	0.264	11,488	TYPE C
BLOCK S : LOT 14	0.256	11,156	TYPE C
BLOCK S : LOT 15	0.225	9,797	TYPE D
BLOCK S : LOT 16	0.269	11,712	TYPE D
BLOCK S : LOT 17	0.256	11,136	TYPE E
BLOCK S : LOT 18	0.220	9,564	TYPE D
BLOCK S : LOT 19	0.237	10,336	TYPE C
BLOCK S : LOT 20	0.187	8,160	TYPE E
BLOCK S : LOT 21	0.237	10,336	TYPE C
BLOCK S : LOT 22	0.187	8,160	TYPE E
BLOCK S : LOT 23	0.247	10,748	TYPE D
BLOCK S : LOT 24	0.255	11,095	TYPE C
BLOCK S : LOT 25	0.231	10,060	TYPE D
BLOCK S : LOT 26	0.207	9,009	TYPE E
BLOCK T : LOT 1	0.204	8,901	TYPE E
BLOCK T : LOT 2	0.246	10,721	TYPE C
BLOCK T : LOT 3	0.214	9,310	TYPE D
BLOCK T : LOT 4	0.246	10,721	TYPE C
BLOCK T : LOT 5	0.214	9,310	TYPE D
BLOCK T : LOT 6	0.195	8,509	TYPE E
BLOCK T : LOT 7	0.247	10,780	TYPE C
BLOCK T : LOT 8	0.216	9,393	TYPE D
BLOCK T : LOT 9	0.225	9,792	TYPE E
BLOCK T : LOT 10	0.275	11,967	TYPE C
BLOCK T : LOT 11	0.194	8,463	TYPE E
BLOCK T : LOT 12	0.214	9,310	TYPE D
BLOCK T : LOT 13	0.194	8,463	TYPE E
BLOCK T : LOT 14	0.212	9,222	TYPE D
BLOCK T : LOT 15	0.247	10,780	TYPE C
BLOCK T : LOT 16	0.215	9,362	TYPE D
BLOCK T : LOT 17	0.195	8,512	TYPE E
BLOCK T : LOT 18	0.279	12,167	TYPE C
BLOCK U : LOT 1X	0.938	40,864	OS
BLOCK U : LOT 2	0.240	10,435	TYPE C
BLOCK U : LOT 3	0.206	8,976	TYPE D
BLOCK U : LOT 4	0.206	8,976	TYPE D
BLOCK U : LOT 5	0.237	10,342	TYPE C
BLOCK U : LOT 6	0.187	8,160	TYPE E
BLOCK U : LOT 7	0.206	8,976	TYPE D
BLOCK U : LOT 8	0.206	8,976	TYPE D
BLOCK U : LOT 9	0.191	8,341	TYPE E
BLOCK U : LOT 10	0.246	10,721	TYPE C
BLOCK U : LOT 11	0.214	9,310	TYPE D
BLOCK U : LOT 12	0.246	10,721	TYPE C
BLOCK U : LOT 13	0.194	8,463	TYPE E
BLOCK U : LOT 14	0.213	9,293	TYPE D
BLOCK U : LOT 15	0.299	13,021	TYPE C
BLOCK U : LOT 16	0.283	12,341	TYPE D
BLOCK U : LOT 17	0.217	9,443	TYPE D
BLOCK U : LOT 18	0.183	7,987	TYPE E
BLOCK U : LOT 19	0.216	9,388	TYPE D
BLOCK U : LOT 20	0.198	8,615	TYPE E
BLOCK U : LOT 21	0.251	10,928	TYPE C
BLOCK U : LOT 22	0.216	9,423	TYPE D
BLOCK U : LOT 23	0.194	8,459	TYPE E
BLOCK U : LOT 24	0.237	10,342	TYPE C
BLOCK U : LOT 25	0.206	8,976	TYPE D

LOT TABLE

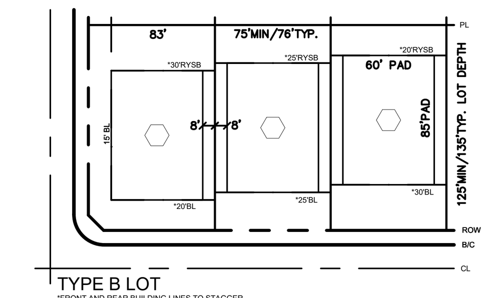
LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK U : LOT 26	0.237	10,336	TYPE C
BLOCK U : LOT 27	0.215	9,361	TYPE D
BLOCK U : LOT 28	0.258	11,247	TYPE C
BLOCK U : LOT 29	0.288	12,553	TYPE C
BLOCK V : LOT 1	0.208	9,058	TYPE E
BLOCK V : LOT 2	0.206	8,976	TYPE D
BLOCK V : LOT 3	0.187	8,160	TYPE E
BLOCK V : LOT 4	0.187	8,160	TYPE E
BLOCK V : LOT 5	0.206	8,976	TYPE D
BLOCK V : LOT 6	0.187	8,160	TYPE E
BLOCK V : LOT 7	0.237	10,336	TYPE C
BLOCK V : LOT 8	0.206	8,976	TYPE D
BLOCK V : LOT 9	0.208	9,062	TYPE E
BLOCK V : LOT 10	0.215	9,375	TYPE E
BLOCK V : LOT 11	0.207	9,030	TYPE D
BLOCK V : LOT 12	0.237	10,336	TYPE C
BLOCK V : LOT 13	0.187	8,160	TYPE E
BLOCK V : LOT 14	0.206	8,976	TYPE D
BLOCK V : LOT 15	0.187	8,160	TYPE E
BLOCK V : LOT 16	0.187	8,160	TYPE E
BLOCK V : LOT 17	0.206	8,976	TYPE D
BLOCK V : LOT 18	0.208	9,066	TYPE E
BLOCK W : LOT 1X	0.591	25,736	OS
BLOCK W : LOT 2	0.215	9,371	TYPE D
BLOCK W : LOT 3	0.218	9,475	TYPE D
BLOCK W : LOT 4	0.198	8,634	TYPE E
BLOCK W : LOT 5	0.218	9,514	TYPE D
BLOCK W : LOT 6	0.199	8,664	TYPE E
BLOCK W : LOT 7	0.252	10,995	TYPE C
BLOCK W : LOT 8	0.220	9,566	TYPE D
BLOCK W : LOT 9	0.220	9,584	TYPE D
BLOCK W : LOT 10	0.200	8,727	TYPE E
BLOCK W : LOT 11	0.221	9,616	TYPE D
BLOCK W : LOT 12	0.255	11,095	TYPE C
BLOCK W : LOT 13	0.201	8,775	TYPE E
BLOCK W : LOT 14	0.222	9,669	TYPE D
BLOCK W : LOT 15	0.222	9,686	TYPE D
BLOCK W : LOT 16	0.257	11,175	TYPE C
BLOCK W : LOT 17	0.223	9,723	TYPE D
BLOCK W : LOT 18	0.203	8,854	TYPE E
BLOCK W : LOT 19	0.393	17,100	TYPE D
BLOCK W : LOT 20	0.320	13,921	TYPE E
BLOCK W : LOT 21X	4.410	192,120	OS
BLOCK W : LOT 22	0.464	20,201	TYPE E
BLOCK W : LOT 23	0.259	11,265	TYPE E
BLOCK W : LOT 24	0.289	12,568	TYPE D
BLOCK W : LOT 25	0.277	12,056	TYPE E
BLOCK W : LOT 26	0.274	11,955	TYPE D
BLOCK W : LOT 27	0.277	12,070	TYPE C
BLOCK W : LOT 28	0.192	8,348	TYPE E
BLOCK W : LOT 29	0.227	9,878	TYPE D
BLOCK W : LOT 30	0.294	12,820	TYPE E
BLOCK W : LOT 31	0.256	11,145	TYPE D
BLOCK W : LOT 32	0.225	9,787	TYPE E
BLOCK W : LOT 33	0.288	12,563	TYPE C
BLOCK W : LOT 34	0.235	10,232	TYPE D
BLOCK W : LOT 35	0.214	9,321	TYPE D
BLOCK W : LOT 36	0.237	10,336	TYPE C
BLOCK W : LOT 37	0.206	8,976	TYPE D
BLOCK W : LOT 38	0.237	10,336	TYPE C
BLOCK W : LOT 39	0.208	9,062	TYPE E
BLOCK W : LOT 40	0.187	8,160	TYPE E
BLOCK W : LOT 41	0.206	8,976	TYPE D
BLOCK W : LOT 42	0.187	8,160	TYPE E
BLOCK W : LOT 43	0.237	10,336	TYPE C
BLOCK W : LOT 44	0.187	8,160	TYPE E
BLOCK W : LOT 45	0.214	9,342	TYPE D
BLOCK W : LOT 46	0.218	9,491	TYPE E
BLOCK W : LOT 47	0.256	11,140	TYPE D
BLOCK W : LOT 48	0.335	14,590	TYPE C
BLOCK W : LOT 49	0.274	11,949	TYPE C
BLOCK W : LOT 50	0.279	12,169	TYPE C
BLOCK W : LOT 51	0.211	9,205	TYPE D
BLOCK W : LOT 52	0.237	10,336	TYPE C
BLOCK W : LOT 53	0.206	8,976	TYPE D
BLOCK W : LOT 54	0.258	11,238	TYPE C
BLOCK X : LOT 1	0.208	9,062	TYPE E
BLOCK X : LOT 2	0.206	8,976	TYPE D
BLOCK X : LOT 3	0.187	8,160	TYPE E
BLOCK X : LOT 4	0.206	8,976	TYPE D
BLOCK X : LOT 5	0.187	8,160	TYPE E
BLOCK X : LOT 6	0.237	10,336	TYPE C
BLOCK X : LOT 7	0.187	8,160	TYPE E
BLOCK X : LOT 8	0.187	8,160	TYPE E
BLOCK X : LOT 9	0.237	10,336	TYPE C

LOT TABLE

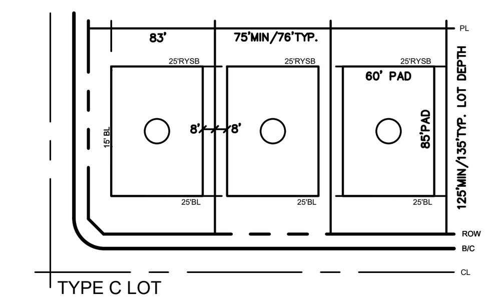
LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK X : LOT 10	0.206	8,976	TYPE D
BLOCK X : LOT 11	0.187	8,160	TYPE E
BLOCK X : LOT 12	0.206	8,976	TYPE D
BLOCK X : LOT 13	0.187	8,160	TYPE E
BLOCK X : LOT 14	0.398	17,323	TYPE C
BLOCK X : LOT 15	0.245	10,684	TYPE D
BLOCK X : LOT 16	0.331	14,397	TYPE C
BLOCK X : LOT 17	0.187	8,160	TYPE E
BLOCK X : LOT 18	0.206	8,976	TYPE D
BLOCK X : LOT 19	0.187	8,160	TYPE E
BLOCK X : LOT 20	0.206	8,976	TYPE D
BLOCK X : LOT 21	0.237	10,336	TYPE C
BLOCK X : LOT 22	0.187	8,160	TYPE E
BLOCK X : LOT 23	0.187	8,160	TYPE E
BLOCK X : LOT 24	0.237	10,336	TYPE C
BLOCK X : LOT 25	0.187	8,160	TYPE E
BLOCK X : LOT 26	0.206	8,976	TYPE D
BLOCK X : LOT 27	0.187	8,160	TYPE E
BLOCK X : LOT 28	0.206	8,976	TYPE D
BLOCK X : LOT 29	0.208	9,062	TYPE E
BLOCK Y : LOT 1	0.258	11,238	TYPE C
BLOCK Y : LOT 2	0.187	8,160	TYPE E
BLOCK Y : LOT 3	0.206	8,976	TYPE D
BLOCK Y : LOT 4	0.187	8,160	TYPE E
BLOCK Y : LOT 5	0.206	8,976	TYPE D
BLOCK Y : LOT 6	0.187	8,160	TYPE E
BLOCK Y : LOT 7	0.237	10,336	TYPE C
BLOCK Y : LOT 8	0.187	8,160	TYPE E
BLOCK Y : LOT 9	0.187	8,160	TYPE E
BLOCK Y : LOT 10	0.206	8,976	TYPE D
BLOCK Y : LOT 11	0.187	8,160	TYPE E
BLOCK Y : LOT 12	0.206	8,976	TYPE D
BLOCK Y : LOT 13	0.194	8,457	TYPE E
BLOCK Y : LOT 14	0.338	14,727	TYPE C
BLOCK Y : LOT 15	0.233	10,132	TYPE D
BLOCK Y : LOT 16	0.330	14,356	TYPE C
BLOCK Y : LOT 17	0.194	8,457	TYPE E
BLOCK Y : LOT 18	0.206	8,976	TYPE D
BLOCK Y : LOT 19	0.187	8,160	TYPE E
BLOCK Y : LOT 20	0.206	8,976	TYPE D
BLOCK Y : LOT 21	0.187	8,160	TYPE E
BLOCK Y : LOT 22	0.187	8,160	TYPE E
BLOCK Y : LOT 23	0.237	10,336	TYPE C
BLOCK Y : LOT 24	0.187	8,160	TYPE E
BLOCK Y : LOT 25	0.206	8,976	TYPE D
BLOCK Y : LOT 26	0.187	8,160	TYPE E
BLOCK Y : LOT 27	0.206	8,976	TYPE D
BLOCK Y : LOT 28	0.187	8,160	TYPE E
BLOCK Y : LOT 29	0.258	11,238	TYPE C
BLOCK Z : LOT 1X	2.861	124,630	OS
BLOCK Z : LOT 2	0.228	9,928	TYPE D
BLOCK Z : LOT 3	0.206	8,976	TYPE D
BLOCK Z : LOT 4	0.237	10,336	TYPE C
BLOCK Z : LOT 5	0.187	8,160	TYPE E
BLOCK Z : LOT 6	0.206	8,976	TYPE D
BLOCK Z : LOT 7	0.227	9,878	TYPE D
BLOCK Z : LOT 8	0.219	9,542	TYPE E
BLOCK Z : LOT 9	0.202	8,787	TYPE E
BLOCK Z : LOT 10	0.223	9,731	TYPE D
BLOCK Z : LOT 11	0.215	9,360	TYPE E
BLOCK Z : LOT 12	0.244	10,631	TYPE D
BLOCK Z : LOT 13	0.264	11,495	TYPE E
BLOCK Z : LOT 14	0.219	9,548	TYPE E
BLOCK Z : LOT 15	0.223	9,717	TYPE D
BLOCK Z : LOT 16	0.221	9,643	TYPE D
BLOCK Z : LOT 17	0.252	10,975	TYPE C
BLOCK Z : LOT 18	0.380	16,538	TYPE D
BLOCK Z : LOT 19	0.493	21,472	TYPE D
BLOCK Z : LOT 20	0.243	10,597	TYPE D
BLOCK Z : LOT 21	0.245	10,677	TYPE D
BLOCK Z : LOT 22	0.283	12,315	TYPE C
BLOCK Z : LOT 23	0.246	10,713	TYPE D
BLOCK Z : LOT 24	0.246	10,730	TYPE D
BLOCK Z : LOT 25	0.247	10,747	TYPE D
BLOCK Z : LOT 26	0.247	10,764	TYPE D
BLOCK Z : LOT 27	0.317	13,794	TYPE C
BLOCK Z : LOT 28	0.288	12,537	TYPE E
BLOCK Z : LOT 29	0.386	16,820	TYPE D
BLOCK Z : LOT 30X	0.356	15,493	OS



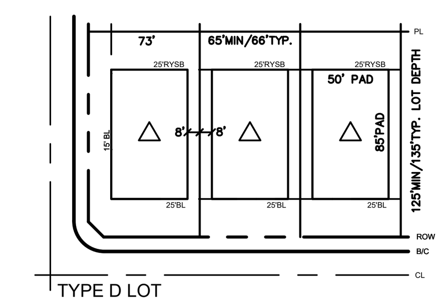
TYPE A LOT
*FRONT AND REAR BUILDING LINES TO STAGGER



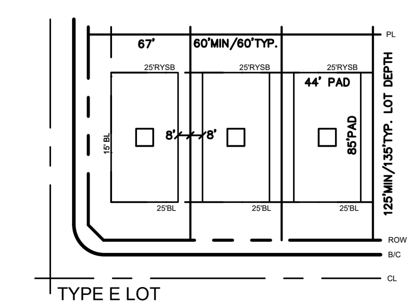
TYPE B LOT
*FRONT AND REAR BUILDING LINES TO STAGGER



TYPE C LOT



TYPE D LOT



TYPE E LOT

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ. FT.)	MIN.	MAX.
☆ TYPE A	110	12,500 *	100	---
⬡ TYPE B	144	10,000 *	N/A	N/A
○ TYPE C	129	10,000	100	N/A
△ TYPE D	187	8,800	N/A	N/A
□ TYPE E	160	7,500	N/A	175
TOTAL RESIDENTIAL LOTS	730			

* AT LEAST 10% OF THE LOTS ON THE EAST TRACT WILL HAVE A LOT AREA OF AT LEAST 20,000 SQ. FT.

DEVAPP-25-0140

PRELIMINARY PLAT
FOR
PROSPER OAKS

PD-134
730 RESIDENTIAL LOTS

BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-9; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK F: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41, 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

18 COMMON (HOA) LOTS

BLOCK A: LOTS 27X; BLOCK E: LOTS 1X; BLOCK J: LOTS 1X, 42X, 51X, 1110X; BLOCK K: LOTS 1X; BLOCK L: LOTS 1X; BLOCK O: LOTS 1X; BLOCK W: LOTS 1X, 23X, 39X; BLOCK Z: LOTS 1X, 30X; BLOCK AA: LOTS 15X; BLOCK BB: LOTS 1X; BLOCK CC: LOTS 1X; BLOCK EE: LOTS 1X; BLOCK FF: LOTS 1-2X; BLOCK GG: LOTS 1X; BLOCK HH: LOTS 1-2X; BLOCK II: LOTS 1X

BEING 375.111 ACRES
OUT OF THE
L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411
J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262
IN THE
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER:
Cana Capital Services, LLC
2061 S. Stemmons Frwy, Lewisville, TX 75067

Frontier 191 Landbank, LLC
826 Mango Court, Coppel, TX 75019

Denton Independent School District
1307 N Locust St, Denton, TX 76201

DEVELOPER:
Toll Brothers, Inc.
2555 SW Grapevine Pkwy
Suite 100
Grapevine, TX 76051
Tel: (864) 382-8692
Contact: Lexi Cassels

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036	P-17

PLOTTED BY FRANKLIN, AARON 4/3/2026 10:09 AM
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LAST SAVED 3/23/2026 6:17 PM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

WHEREAS, Cana Capital Series 10 LLC, Frontier 191 Landbank LLC, and Denton Independent School District are the owners of a tract of land situated in the in the L. Rue Survey, Abstract No. 1110, the H. Rue Survey Abstract No. 1111, the B. Rue Survey, Abstract No. 1113, the P.R. Rue Survey, Abstract No. 1555, the C. Jackson Survey, Abstract No. 1546, the F. Wilkerson Survey, Abstract No. 1411, the J. Morton Survey, Abstract No. 793, and the J. Teeter Survey, Abstract 1262, Denton County, Texas, and being the remainder of a called 181.690-acre tract of land described in a deed to Cana Capital Series 10, LLC, as recorded in Instrument No. 2025-125276, Official Records, Denton County, Texas, and all of a called 5.00-acre tract of land, described in a deed to Cana Capital Series 10, LLC, recorded in Instrument No. 2025-125230 said Official Records, and all of a called 5.3266-acre tract of land, described in a deed to Cana Capital Series 10, LLC, recorded in Instrument No. 2025-125104, said Official Records, and all of a called 191.740-acre tract of land described in a deed to Frontier 191 Landbank LLC, as recorded in Instrument No. 2025-125290, said Official Records, and all of Lot 4, Block A of Middle School #9 Addition, according to the plat thereof recorded in Instrument No. 2023-375 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in Parvin Road (a public road) for the northwest corner of said 191.740-acre tract and the northeast corner of Parvin 1385 Addition, Block A, Lots 1 & 2, according to the plat thereof recorded in Instrument No. 2025-228, Plat Records, Denton County, Texas, also being on the south line of Sutton Fields Phase 4A, recorded in Instrument No, 2023-294, Plat Records, Denton County, Texas;

THENCE North 89°18'40" East, along the northerly line of said 191.740-acre tract, the northerly line of said 181.690-acre tract, and said Parvin Road, a distance of 1,610.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Sutton Fields Phase 4A, same being an ell corner of said 181.690-acre tract;

THENCE North 00°39'42" West, along the westerly line of said 181.690-acre tract, the easterly line of said Sutton Fields Phase 4A, the easterly line of a called 1.000 acre tract of land described in a deed to Mesa Blanco Investments, LLC, as recorded in Instrument No. 2025-4394, said Official Records, the easterly line of a called 1.398 acre tract of land described in a deed to Claude and Kathleen Adams, as recorded in Instrument No. 2011-67775, said Official Records, the easterly line of a called 0.366 acre tract of land described as Tract 2 in a deed to Michael Bohn and Lori Bohn, as recorded in Instrument No. 2020-19369, said Official Records, and continuing along said Parvin Road, a distance of 944.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly northwest corner of said 181.690-acre tract, common to the southwest corner of Sutton Fields Phase 3D, recorded in Instrument No. 2022-44, said Plat Records;

THENCE South 89°11'31" East, departing the easterly line of said Sutton Fields Phase 4A, and along the northerly line of said 181.690-acre tract, and the southerly line of said Sutton Fields Phase 3D, and continuing along said Parvin Road, a distance of 1,163.72 feet to a mag nail with washer stamped "KHA" set for the southeast corner of said Sutton Fields Phase 3D, common to the southwest corner of a called 109.926-acre tract of land described in a deed to Sutton Fields East, LLC, recorded in Instrument No. 2021-192973, said Official Records;

THENCE South 89°13'09" East, continuing along the northerly line of said 181.690-acre tract and said Parvin Road, along the northerly line of said 5.00-acre tract, said 5.3266-acre tract, and the southerly line of said 109.926-acre tract, a distance of 740.89 feet to a mag nail with washer stamped "KHA" set for the northernmost northeast corner of said 5.3266-acre tract;

THENCE South 56°15'56" East, continuing along the northerly line of said 5.3266-acre tract, the southerly line of said 109.926-acre tract and said Parvin Road, and along the northerly line of said 181.690-acre tract, a distance of 180.59 feet to a mag nail with washer stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 350.00 feet, a central angle of 33°01'08", and a chord bearing and distance of South 72°46'30" East, 198.92 feet;

THENCE in an easterly direction, continuing along the northerly line of said 181.690-acre tract and the southerly line of said 109.926-acre tract and said Parvin Road, with said tangent curve to the left, an arc distance of 201.70 feet to a mag nail with washer stamped "KHA" set for corner;

THENCE South 89°17'04" East, continuing along the northerly line of said 181.690-acre tract and the southerly line of said 109.926-acre tract and said Parvin Road, and along the southerly line of a called 1.022 acre tract of land described in a deed to City of Celina, Texas, as recorded in Instrument No. 2025-35148, said Official Records, a distance of 505.80 feet to a mag nail found for the southeast corner of said 1.022-acre tract, common to the southwest corner of Lily Creek at Sutton Fields, according to the plat thereof recorded in Document No. 2025-143, said Plat Records;

THENCE South 89°13'57" East, continuing along the northerly line of said 181.690-acre tract and said Parvin Road, a distance of 697.72 feet to an "X" cut in concrete found for the northeast corner of said 181.690-acre tract, common to the northernmost northwest corner of a called 48.323-acre tract of land described in a deed to VP Windsong Investments LLC, recorded In Instrument No. 2021-74160, said Official Records;

THENCE departing said Parvin Road, and along the easterly line of said 181.690-acre tract and the westerly line of said 48.323-acre tract, Windsong Ranch Phase 6D, recorded in Instrument No. 2023-390, said Plat Records, Windsong Ranch Phase 7D&7H, recorded in Instrument No. 2022-232, said Plat Records, the following courses and distances:

South 28°30'00" West, a distance of 111.84 feet to a point for corner;

South 37°30'00" East, a distance of 160.31 feet to a point for corner;

South 20°00'00" East, a distance of 146.57 feet to a point for corner;

South 33°30'00" West, a distance of 125.24 feet to a point for corner;

South 77°00'00" West, a distance of 163.96 feet to a point for corner;

North 70°00'00" West, a distance of 159.08 feet to a point for corner;

North 20°00'00" West, a distance of 145.13 feet to a point for corner;

North 64°00'00" West, a distance of 105.82 feet to a point for corner;

South 46°00'00" West, a distance of 137.91 feet to a point for corner;

South 03°30'00" East, a distance of 88.33 feet to a point for corner;

South 36°30'00" East, a distance of 126.60 feet to a point for corner;

South 46°00'00" West, a distance of 143.43 feet to a point for corner;

South 03°30'00" East, a distance of 96.44 feet to a point for corner;

South 39°30'00" East, a distance of 67.58 feet to a point for corner;

North 82°30'00" East, a distance of 89.32 feet to a point for corner;

South 73°30'00" East, a distance of 61.35 feet to a point for corner;

South 03°30'00" East, a distance of 80.35 feet to a point for corner;

South 44°30'00" West, a distance of 98.69 feet to a point for corner;

South 68°00'00" West, a distance of 162.38 feet to a point for corner;

South 42°30'00" West, a distance of 146.51 feet to a point for corner;

South 05°30'00" East, a distance of 79.52 feet to a point for corner;

South 53°30'00" East, a distance of 96.87 feet to a point for corner;

South 18°00'00" East, a distance of 161.60 feet to a point for corner;

South 20°00'00" West, a distance of 148.19 feet to a point for corner;

South 15°00'00" West, a distance of 172.18 feet to a point for corner;

South 33°30'00" West, a distance of 286.52 feet to a point for corner;

South 49°00'00" West, a distance of 92.68 feet to a point for corner;

North 86°30'00" West, a distance of 86.67 feet to a point for corner;

South 51°00'00" West, a distance of 46.11 feet to a point for corner;

South 12°00'00" West, a distance of 183.60 feet to a point for corner;

South 61°00'00" West, a distance of 125.65 feet to a point for corner;

North 62°00'00" West, a distance of 117.81 feet to a point for corner;

South 74°30'00" West, a distance of 83.62 feet to a point for corner;

South 32°30'00" West, a distance of 99.40 feet to a point for corner;

South 03°00'00" West, a distance of 103.89 feet to a point for corner;

South 46°00'00" East, a distance of 51.34 feet to a point for corner;

North 78°30'00" East, a distance of 112.64 feet to a point for corner;

South 83°30'00" East, a distance of 109.64 feet to a point for corner;

South 20°30'00" East, a distance of 123.94 feet to a point for corner;

South 37°00'00" West, a distance of 84.31 feet to a point for corner;

South 75°30'00" West, a distance of 201.74 feet to a point for corner;

South 44°30'00" West, a distance of 137.72 feet to a point for corner;

South 86°30'00" West, a distance of 242.05 feet to a point for corner;

South 62°30'00" West, a distance of 215.47 feet to a point for corner;

North 89°00'00" West, a distance of 124.44 feet to a point for corner;

South 77°30'00" West, a distance of 146.53 feet to a point for corner;

South 33°00'00" West, a distance of 105.98 feet to a point for corner;

South 23°30'00" East, a distance of 103.84 feet to the southeast corner of said 181.690-acre tract, being on the northerly line of called Tract 2, described in a deed to VP Windsong Operations LLC, recorded in Instrument No. 2018-142926, said Official Records;

THENCE South 88°59'25" West, departing the westerly line of said Windsong Ranch Phase 7D&7H, along the southerly line of said 181.690-acre tract, the southerly line of aforesaid 191.740-acre tract and the northerly line of said Tract 2, a distance of 713.52 feet to a southwest corner of said 191.740-acre tract, common to an ell corner of said Tract 2, from which, a 1/2 inch iron rod (bent) found for witness bears South 32°24' East, 3.95 feet;

THENCE North 00°13'47" East, along the westerly line of said 191.740-acre tract and the easterly line of said Tract 2, a distance of 40.46 feet to a point for corner;

THENCE departing the easterly line of said Tract 2, and continuing along the easterly line of said 191.740-acre tract, the following courses and distances:

South 41°38'20" West, a distance of 25.71 feet to a point for corner;

South 62°22'50" West, a distance of 74.71 feet to a point for corner;

South 63°16'30" West, a distance of 46.88 feet to a point for corner;

South 60°27'30" West, a distance of 36.25 feet to a point for corner;

South 59°53'21" West, a distance of 29.79 feet to a point for corner;

South 56°31'23" West, a distance of 28.94 feet to a point for corner;

South 53°35'37" West, a distance of 60.89 feet to a point for corner;

South 50°17'02" West, a distance of 31.83 feet to a point for corner;

South 46°18'29" West, a distance of 31.30 feet to a point for corner;

South 44°23'27" West, a distance of 33.07 feet to a point for corner;

South 40°37'06" West, a distance of 32.29 feet to a point for corner;

South 78°39'26" West, a distance of 42.01 feet to a point for corner;

North 68°40'40" West, a distance of 41.63 feet to a point for corner;

South 71°30'22" West, a distance of 47.59 feet to a point for corner;

South 39°08'53" West, a distance of 42.46 feet to a point for corner;

South 21°42'51" West, a distance of 42.39 feet to a point for corner;

South 27°16'51" West, a distance of 36.07 feet to a point for corner;

South 35°37'20" West, a distance of 35.68 feet to a point for corner;

South 32°14'30" West, a distance of 37.49 feet to a point for corner;

South 25°12'19" West, a distance of 85.30 feet to a point for corner;

South 46°44'43" West, a distance of 42.18 feet to a point for corner;

South 71°49'19" West, a distance of 42.89 feet to a point for corner;

South 87°47'15" West, a distance of 47.42 feet to a point for corner;

North 78°43'04" West, a distance of 45.72 feet to a point for corner;

North 57°26'44" West, a distance of 44.71 feet to a point for corner;

North 47°21'40" West, a distance of 45.17 feet to a point for corner;

North 41°16'31" West, a distance of 44.92 feet to a point for corner;

North 79°16'21" West, a distance of 46.36 feet to a point for corner;

South 61°42'18" West, a distance of 42.39 feet to a point for corner;

South 00°00'15" East, a distance of 45.45 feet to a point for corner;

South 21°42'40" East, a distance of 44.11 feet to a point for corner;

South 33°02'14" East, a distance of 45.17 feet to a point for corner;

South 46°40'29" East, a distance of 44.26 feet to a point for corner;

South 31°27'40" East, a distance of 38.89 feet to a point for corner;

South 13°15'46" West, a distance of 44.03 feet to a point for corner;

South 26°26'42" West, a distance of 49.23 feet to a point for corner;

South 24°34'46" West, a distance of 57.69 feet to a point for corner;

South 32°19'05" West, a distance of 44.83 feet to a point for corner;

South 45°22'04" West, a distance of 49.31 feet to a point for corner;

South 15°04'50" West, a distance of 44.34 feet to a point for corner;

South 12°20'13" West, a distance of 47.05 feet to a point for corner;

South 51°32'28" East, a distance of 47.72 feet to a point for corner;

South 55°22'11" East, a distance of 46.41 feet to a point for corner;

South 49°57'31" East, a distance of 45.99 feet to a point for corner;

South 55°16'13" East, a distance of 45.45 feet to a point for corner;

South 49°03'34" East, a distance of 25.79 feet to a point for corner;

South 23°24'33" East, a distance of 45.63 feet to a point for corner;

South 10°19'26" West, a distance of 47.19 feet to a point for corner;

South 25°15'31" West, a distance of 48.85 feet to a point for corner;

South 21°39'38" West, a distance of 44.51 feet to a point for corner;

South 28°24'12" West, a distance of 26.50 feet to a point for corner;

South 55°15'13" West, a distance of 49.81 feet to a point for corner;

South 75°22'27" West, a distance of 44.43 feet to a point for corner;

South 69°07'42" West, a distance of 44.61 feet to a point for corner;

South 49°23'46" West, a distance of 41.71 feet to a point for corner;

South 06°59'20" East, a distance of 46.31 feet to a point for corner;

South 35°52'00" East, a distance of 46.30 feet to a point for corner;

South 32°07'08" East, a distance of 49.72 feet to a point for corner;

South 14°51'13" East, a distance of 44.18 feet to a point for corner;

South 28°25'05" West, a distance of 42.52 feet to a point for corner;

South 67°49'28" West, a distance of 46.70 feet to a point for corner;

South 79°32'24" West, a distance of 40.33 feet to a point for corner;

South 81°36'49" West, a distance of 49.95 feet to a point for corner;

South 78°01'15" West, a distance of 36.49 feet to a point for corner;

South 05°35'28" East, a distance of 47.80 feet to a point for corner on the westerly line of said Tract 2;

THENCE North 85°37'47" East, along the westerly line of said Tract 2 and continuing along the easterly line of said 191.740-acre tract, a distance of 193.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Tract 2, common to a northeast corner of said 191.740-acre tract;

THENCE South 03°33'27" East, continuing along the westerly line of said Tract 2 and the easterly line of said 191.740-acre tract, a distance of 516.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly southeast corner of said 191.740-acre tract, common to the north corner of a called 1.84-acre tract of land described in a certified copy of probate to Walter C. Fain, recorded in Document No. 2004-95008, said Official Records;

THENCE South 40°46'41" West, departing said westerly line, and along the northwesterly line of said 1.84-acre tract, same being the southeasterly line of said 194.740-acre tract, a distance of 552.59 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the southeast corner of said 194.740-acre tract, common to the southwest corner of said 1.84-acre tract, also being on the northerly line of a called 23.507 acre tract of land described as Tract 3 in a deed to Town of Prosper, as recorded in Instrument No. 2022-69025, said Official Records;

THENCE South 89°21'41" West, along the northerly line of said Tract 3, and the southerly line of said 191.740-acre tract, a distance of 1,002.42 feet to a 1/2 inch iron rod found for the northwest corner of said Tract 3 and the easternmost northeast corner of aforesaid Lot 4;

THENCE South 00°28'40" East, departing the southerly line of said 191.740 acre tract, along the easterly line of said Lot 4 and the westerly line of said Tract 3, a distance of 587.80 feet to a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the south corner of said Lot 4 on the northeasterly right of way line of said Denton Way, and at the beginning of a tangent curve to the left with a radius of 530.00 feet, a central angle of 44°32'12", and a chord bearing and distance of North 22°44'46" West, 401.68 feet;

THENCE in a northerly direction along the westerly line of said Lot 4 and the northeasterly right of way line of said Denton Way, with said tangent curve to the left, an arc distance of 411.97 feet to a 1/2 inch iron rod with plastic cap (busted) found for corner;

THENCE North 45°00'52" West, continuing along the westerly line of said Lot 4 and the northeasterly right of way line of said Denton Way, a distance of 301.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 4, common to the southwest corner of said 191.740 acre tract, and the south corner of Lot 3, Block A of aforesaid Middle School #9 Addition;

THENCE departing the northeasterly right of way line of said Denton Way, along the westerly line of said 191.740-acre tract, and the easterly line of said Middle School #9 Addition, and a called Tract 1 and a called Tract 2, described in a deed to VEE Prosper Oaks, LLC, recorded in Instrument No. 2022-53773, said Official Records, and the aforesaid Parvin 1385 Addition, the following courses and distances:

North 00°12'17" East, a distance of 978.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Tract 2, common to the southernmost northwest corner of said 191.740-acre tract, from which, a 5/8 inch iron rod found for witness bears North 11°17' West, 1.16 feet;

North 89°06'26" East, a distance of 471.46 feet to a 4 inch metal post found for an ell corner of said 191.740-acre tract, from which, a 1/2 inch iron rod found for witness bears North 02°24' East, 1.67 feet;

North 00°29'54" West, a distance of 720.64 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 2, common to the southeast corner of said Tract 1;

North 00°32'01" West, a distance of 486.46 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1, common to the southeast corner of said Parvin 1385 Addition;

North 00°32'30" West, a distance of 2,726.37 feet to the **POINT OF BEGINNING** and containing 16,339,835 square feet or 375.111 acres of land, more or less.

WEST PHASES (PRIVATE STREETS)

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT Cana Capital Series 10 LLC, Frontier 191 Landbank LLC, and Denton Independent School District acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as Prosper Oaks (West Phases), an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit or the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

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

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

EAST PHASES (PUBLIC STREETS)

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Cana Capital Series 10 LLC, Frontier 191 Landbank LLC, and Denton Independent School District acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Prosper Oaks (East Phases), an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Cana Capital Series 10 LLC, Frontier 191 Landbank LLC, and Denton Independent School District does hereby certify the following:

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

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

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this ________ day of ____________ , 20___.

BY: Cana Capital Series 10, LLC

________________________ ________________________
Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared ______________________,known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ________ this day of ____________ , 20___.

____
Notary Public, State of Texas

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this ________ day of ____________ , 20___.

BY: Denton Independent School District

________________________ ________________________
Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared ______________________, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ________ this day of ____________ , 20____.

____
Notary Public, State of Texas

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this ________ day of ____________ , 20___.

BY: Frontier 191 Landbank, LLC

________________________ ________________________
Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared ______________________, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ________ this day of ____________ , 20_____.

____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, Sylviana Gunawan, 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____.

____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared ______________________ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ______day of __________, 20___.

____
Notary Public, State of Texas

ACCESS EASEMENT

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

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 _____, 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.

DRAINAGE AND FLOODWAY EASEMENT

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

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

DEVAPP-25-0140

PRELIMINARY PLAT
FOR
PROSPER OAKS

PD-134
730 RESIDENTIAL LOTS
BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-9; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK F: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41, 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4
18 COMMON (HOA) LOTS
BLOCK A: LOTS 27X; BLOCK E: LOTS 1X; BLOCK J: LOTS 1X, 42X, 51X, 1110X; BLOCK K: LOTS 1X; BLOCK L: LOTS 1X; BLOCK O: LOTS 1X; BLOCK W: LOTS 1X, 23X, 39X; BLOCK Z: LOTS 1X, 30X; BLOCK AA: LOTS 15X; BLOCK BB: LOTS 1X; BLOCK CC: LOTS 1X; BLOCK EE: LOTS 1X; BLOCK FF: LOTS 1-2X; BLOCK GG: LOTS 1X; BLOCK HH: LOTS 1-2X; BLOCK II: LOTS 1X
BEING 375.111 ACRES
OUT OF THE
L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111
B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555
C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411
J. MORTON SURVEY, ABSTRACT NO. 793, J.TEETER SURVEY, ABSTRACT NO. 1262
IN THE
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER:
Cana Capital Services, LLC
2061 S. Stemmons Frwy, Lewisville, TX 75067

Frontier 191 Landbank, LLC
826 Mango Court, Coppel, TX 75019

Denton Independent School District
1307 N Locust St, Denton, TX 76201

DEVELOPER:
Toll Brothers, Inc.
2555 SW Grapevine Pkwy
Suite 100
Grapevine, TX 76051
Tel: (864) 382-8692
Contact: Lexi Cassels

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
AEF	AEF	MRD	AS SHOWN	FEB 2026	068625036

P-18

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PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Site Plan for Prosper Commerce Center, Block A, Lot 1**

Meeting: **May 5, 2026**

Agenda Item:
Consider and act upon a request for a Site Plan for Office/Warehouse Buildings on Prosper Commerce Center, Block A, Lot 1, on 13.2± acres, located on the west side of Custer Road and 1,200± feet north of University Drive. (DEVAPP-26-0006)

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

Zoning:
The property is zoned Commercial.

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

Description of Agenda Item:
The Site Plan consists of two office/warehouse buildings totaling 170,450 square feet and associated parking.

- Building A (north): Office/Warehouse Building (80,850 SF)
- Building B (south): Office/Warehouse Building (89,600 SF)

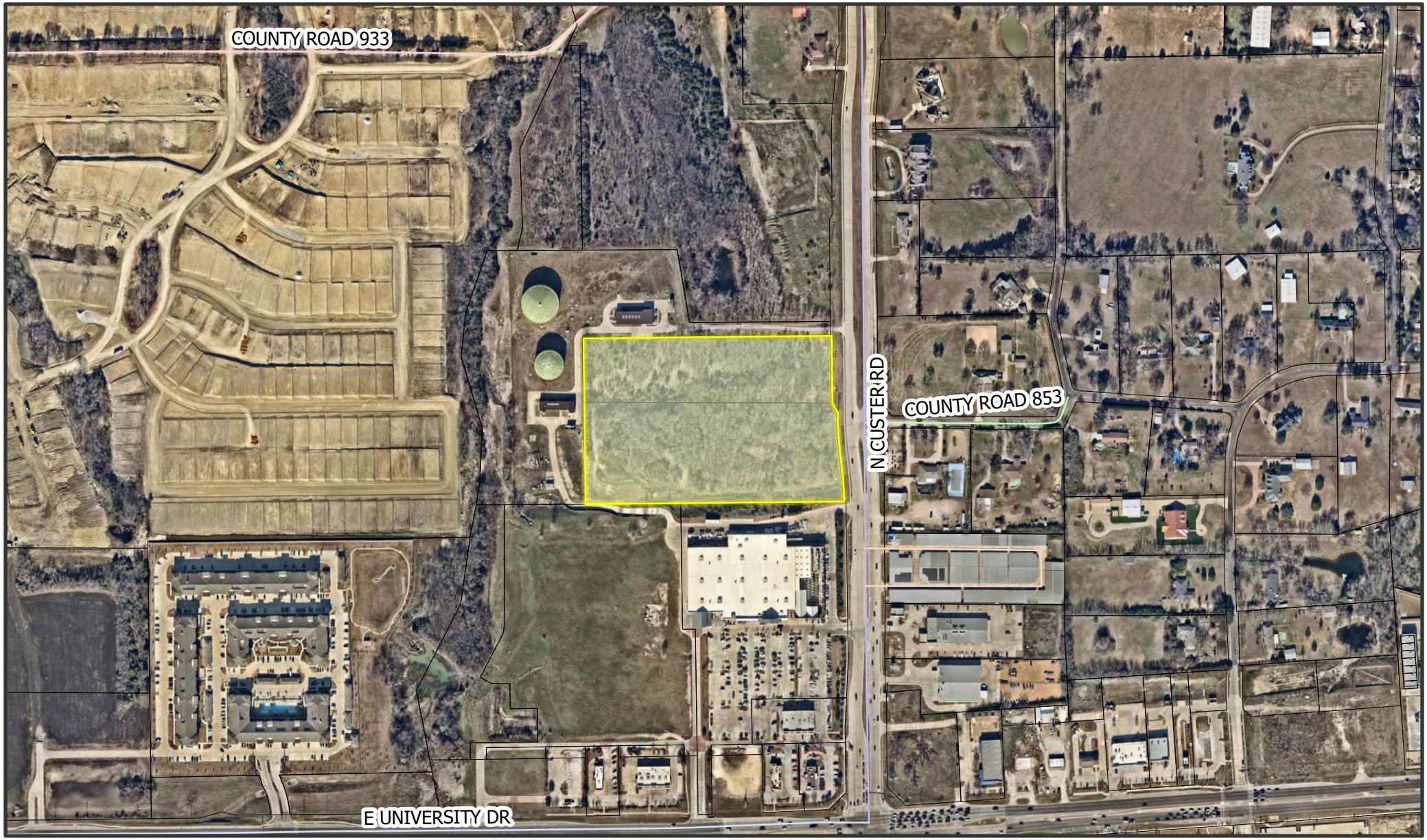
Access:
Access is provided from Custer Road.

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

Companion Item:
As a companion item, a Final Plat (DEVAPP-26-0007) is on this Planning and Zoning Commission agenda.

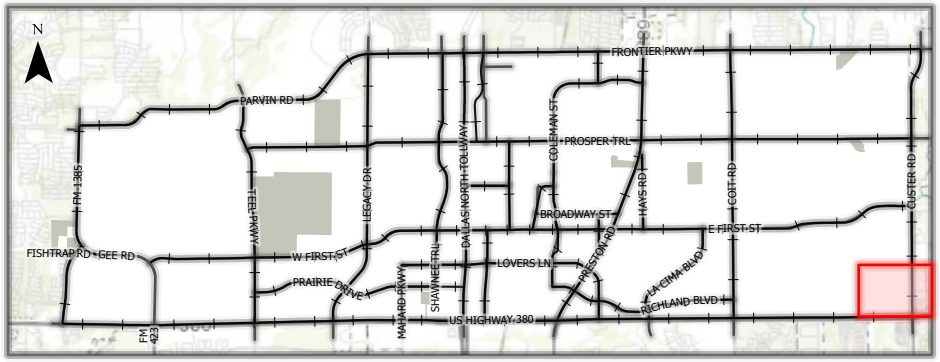
Attachments:
1. Location Map
2. Site Plan
3. Open Space Plan

Town Staff Recommendation:
Town Staff recommends approval of the Site Plan.



TOWN OF PROSPER

0 295 590 1,180 Feet

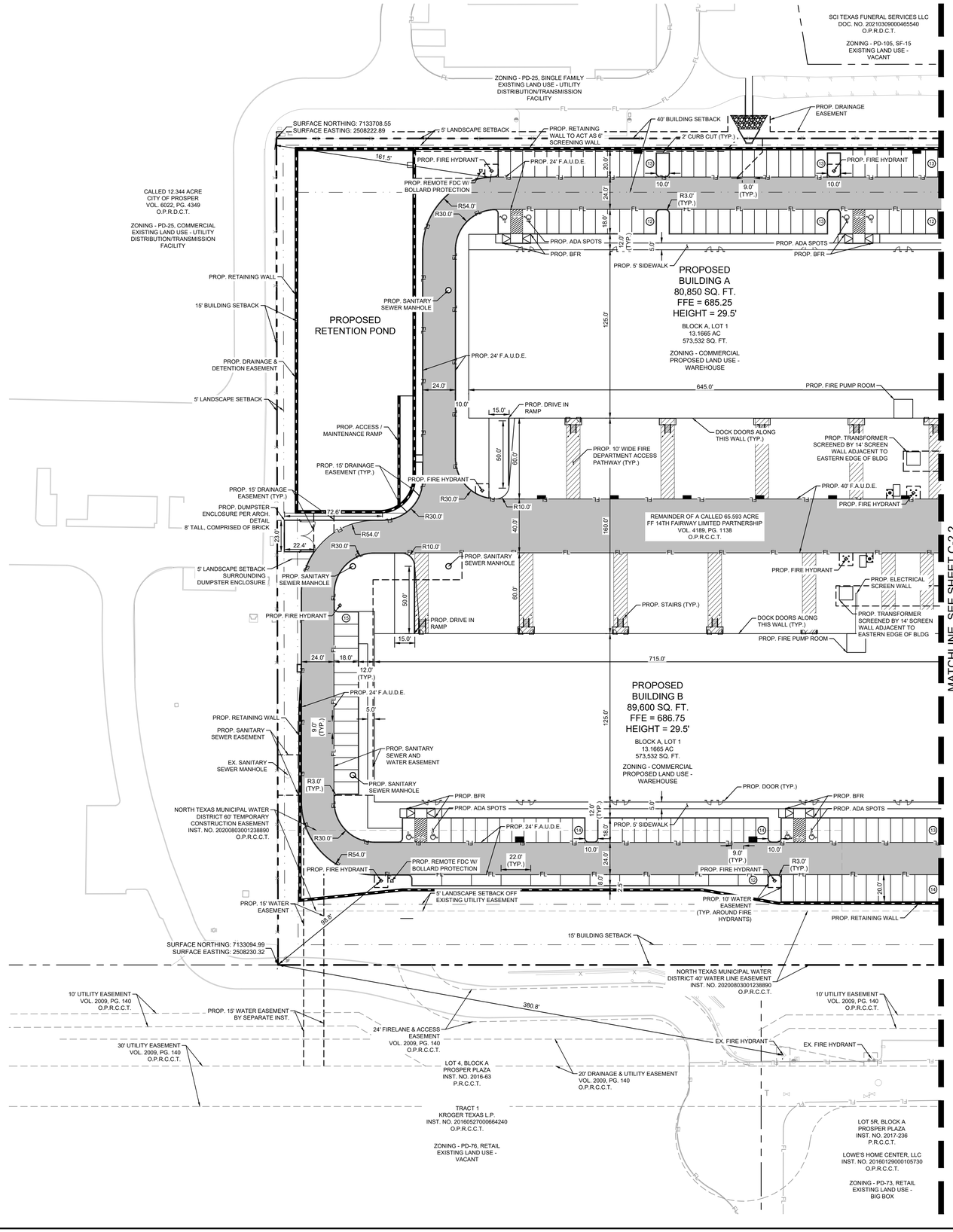


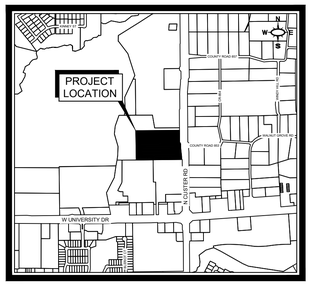
This map for illustration purposes only

DEVAPP-26-0006

Prosper Commerce Center, Block A, Lot 1

Site Plan





VICINITY MAP
N.T.S.

NOTES

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS
7. 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 DETECTION PONDS

LEGEND

PROPOSED PROPERTY LINE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED FIRELANE	
PROPOSED BERM	
PROPOSED GRATE INLET	
PROPOSED CURB INLET	
PROPOSED COMBO INLET	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
PROPOSED FIRE DEPARTMENT CONNECTION	
PROPOSED DOMESTIC AND IRRIGATION METERS	
PROPOSED WATER VAULT	

SITE DATA SUMMARY TABLE

ZONING	C - COMMERCIAL
PROPOSED USES	OFFICE / WAREHOUSE
LOT AREA	13.17 AC / 573,532 SF
CONSTRUCTION TYPE	11-B
TOTAL BUILDING AREA	170,450 SF
TOTAL WAREHOUSE AREA	124,950 SF
TOTAL OFFICE AREA	45,500 SF
BUILDING HEIGHT	1 STORY / 29.5'
LOT COVERAGE	29.7%
FLOOR AREA RATIO	0.296:1
IMPERVIOUS SURFACE AREA	405,145 SF
SITE LANDSCAPE REQUIRED (15% OF LOT AREA)	86,030 SF
SITE LANDSCAPE PROVIDED (24% OF LOT AREA)	139,475 SF
OPEN SPACE REQUIRED (7% OF LOT AREA)	40,147 SF
OPEN SPACE PROVIDED (11% OF LOT AREA)	60,303 SF
WAREHOUSE PARKING REQUIRED (1/1000 SF)	125
OFFICE PARKING REQUIRED (1/350 SF)	131
TOTAL PARKING REQUIRED	256
TOTAL PARKING PROPOSED	256
TOTAL ADA PARKING REQUIRED	10
TOTAL ADA PARKING PROPOSED	12

SITE PLAN

PROSPER COMMERCE CENTER

BLOCK A, LOT 1

BEING AN ADDITION TO THE TOWN OF PROSPER JEREMIAH HORN SURVEY, ABSTRACT NO. 411

TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN PROJECT NUMBER: DEVAPP-26-0006

PREPARATION DATE: APRIL 7TH, 2026

No.	REVISIONS	DATE

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY
SUITE 400, RICHARDSON, TX 75080
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Engineer — Date — APRIL 2026
P.E. No. — 127435

KHA PROJECT 064464513
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY SCP
DRAWN BY MYB
CHECKED BY DPG

PROSPER COMMERCE CENTER
PROSPER TEXAS

SITE PLAN (1 OF 2)

SHEET NUMBER
C-2.1

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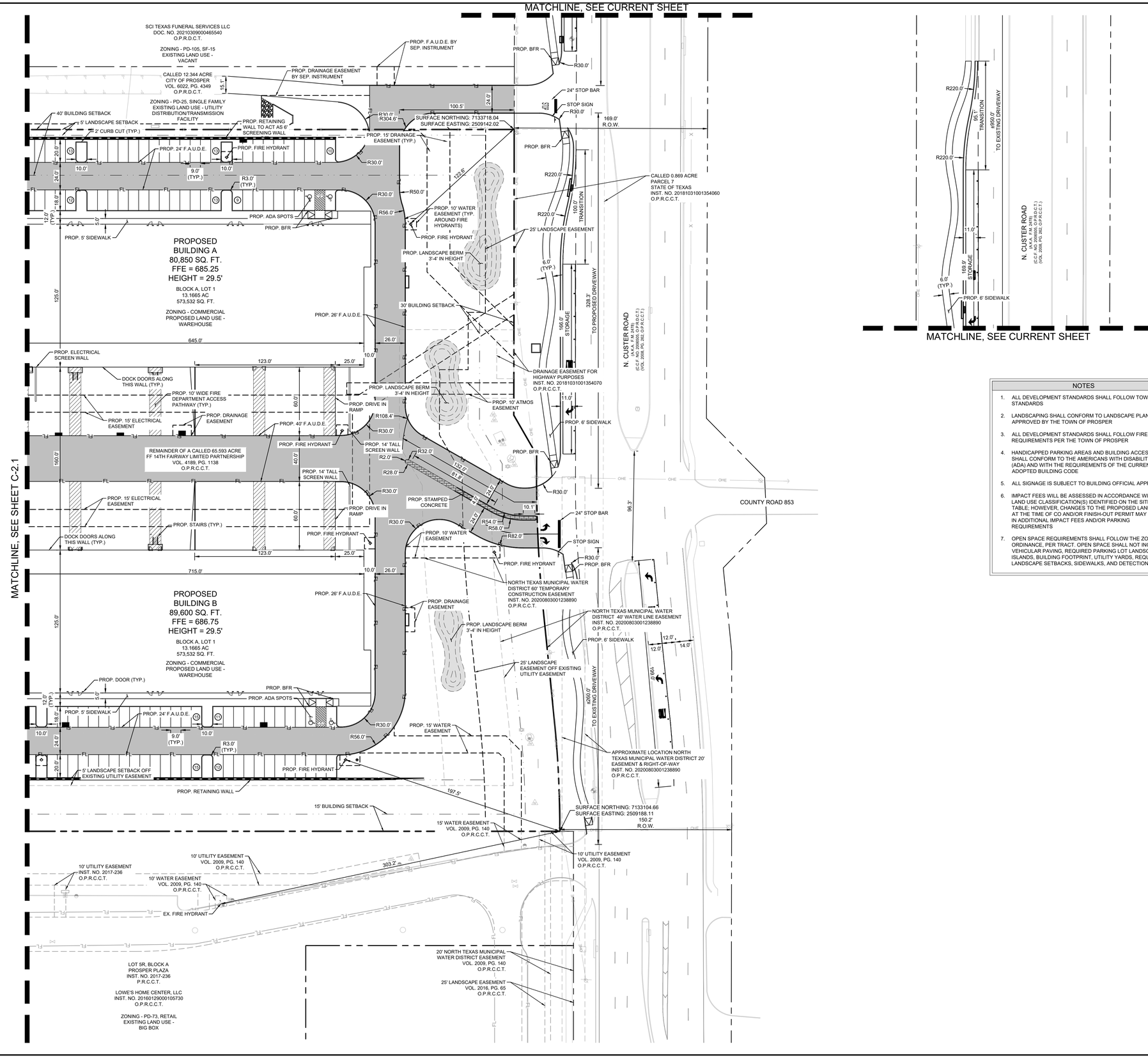

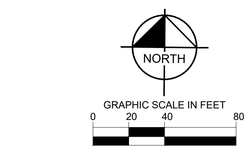

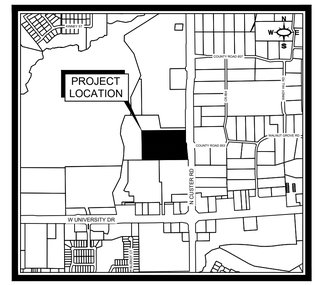

VICINITY MAP
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LEGEND	
PROPOSED PROPERTY LINE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED FIRELANE	FL FL
PROPOSED BERM	
PROPOSED GRATE INLET	
PROPOSED CURB INLET	
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TOTAL ADA PARKING PROPOSED	12

SITE PLAN

PROSPER COMMERCE CENTER

BLOCK A, LOT 1

BEING AN ADDITION TO THE TOWN OF PROSPER JEREMIAH HORN SURVEY, ABSTRACT NO. 411

TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN PROJECT NUMBER: DEVAPP-26-0006

PREPARATION DATE: APRIL 7TH, 2026

No.	REVISIONS	DATE

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY
SUITE 400, RICHARDSON, TX 75080
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES
FOR REVIEW ONLY
Kimley»Horn
Registered Professional Engineer
P.E. No. 137905 Date APRIL 2026

KHA PROJECT	064464513
DATE	APRIL 2026
SCALE	AS SHOWN
DESIGNED BY	SCP
DRAWN BY	MYB
CHECKED BY	DPG

PROSPER COMMERCE CENTER
PROSPER TEXAS

SITE PLAN (2 OF 2)

SHEET NUMBER
C-2.2

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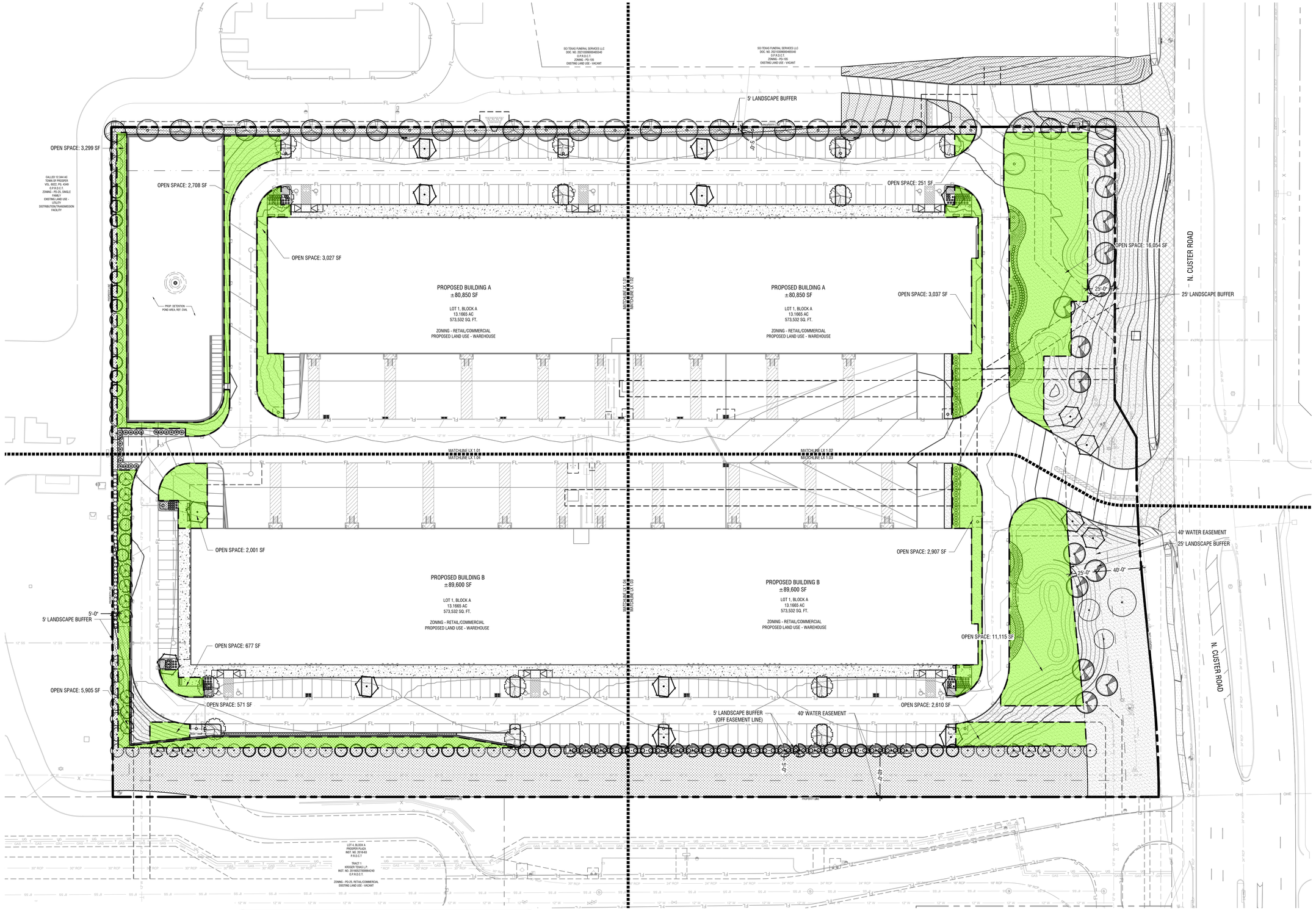

BLDG B - FACADE AREAS

ELEVATION	SURFACE AREA	GLAZING AREA	NET AREA	AREA OF TILT	% OF TILT	AREA OF BRICK	% OF BRICK
EAST	3,616 SF	299 SF	3,317 SF	2,031 SF	61%	1,286 SF	39%
WEST	3,666 SF	85 SF	3,581 SF	3,467 SF	97%	100 SF	3%
NORTH	21,334 SF	0 SF	17,606 SF	17,530 SF	99%	76 SF	1%
SOUTH	21,210 SF	3,573 SF	17,637 SF	13,643 SF	77%	3918SF	23%

BLDG A - FACADE AREAS

ELEVATION	SURFACE AREA	GLAZING AREA	NET AREA	AREA OF TILT	% OF TILT	AREA OF BRICK	% OF BRICK
EAST	4,515 SF	299 SF	4,216 SF	2,931 SF	70%	1,286 SF	30%
WEST	4,171 SF	85 SF	4,086 SF	3,951 SF	97%	135 SF	3%
NORTH	18,957 SF	3,216 SF	15,741 SF	12,119 SF	77%	3,622 SF	23%
SOUTH	19,759 SF	0 SF	16,322 SF	16,246 SF	99%	76 SF	1%

LEGEND

OPEN SPACE

Open Space Area	Required (SF)	Provided (SF)
7% of site to be provided as open space	40,147	54,162 SF

NORTH

0' 40' 80'

Scale: 1" = 40'-0"

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

REGISTERED LANDSCAPE ARCHITECT
MARNIE R. PECINA
3365
STATE OF TEXAS

3/10/26

KHA PROJECT 064464513

DATE MARCH 2026

SCALE AS SHOWN

DESIGNED BY KMR

DRAWN BY KMR

CHECKED BY MRP

PROSPER COMMERCE CENTER

PROSPER TEXAS

OVERALL OPEN SPACE PLAN

SHEET NUMBER LP 1.00

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PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Final Plat of Prosper Commerce Center, Block A, Lot 1**

Meeting: **May 5, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Prosper Commerce Center, Block A, Lot 1, on 13.2± acres, located on the west side of Custer Road and 1,200± feet north of University Drive. (DEVAPP-26-0007)

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

Zoning:
The property is zoned Commercial.

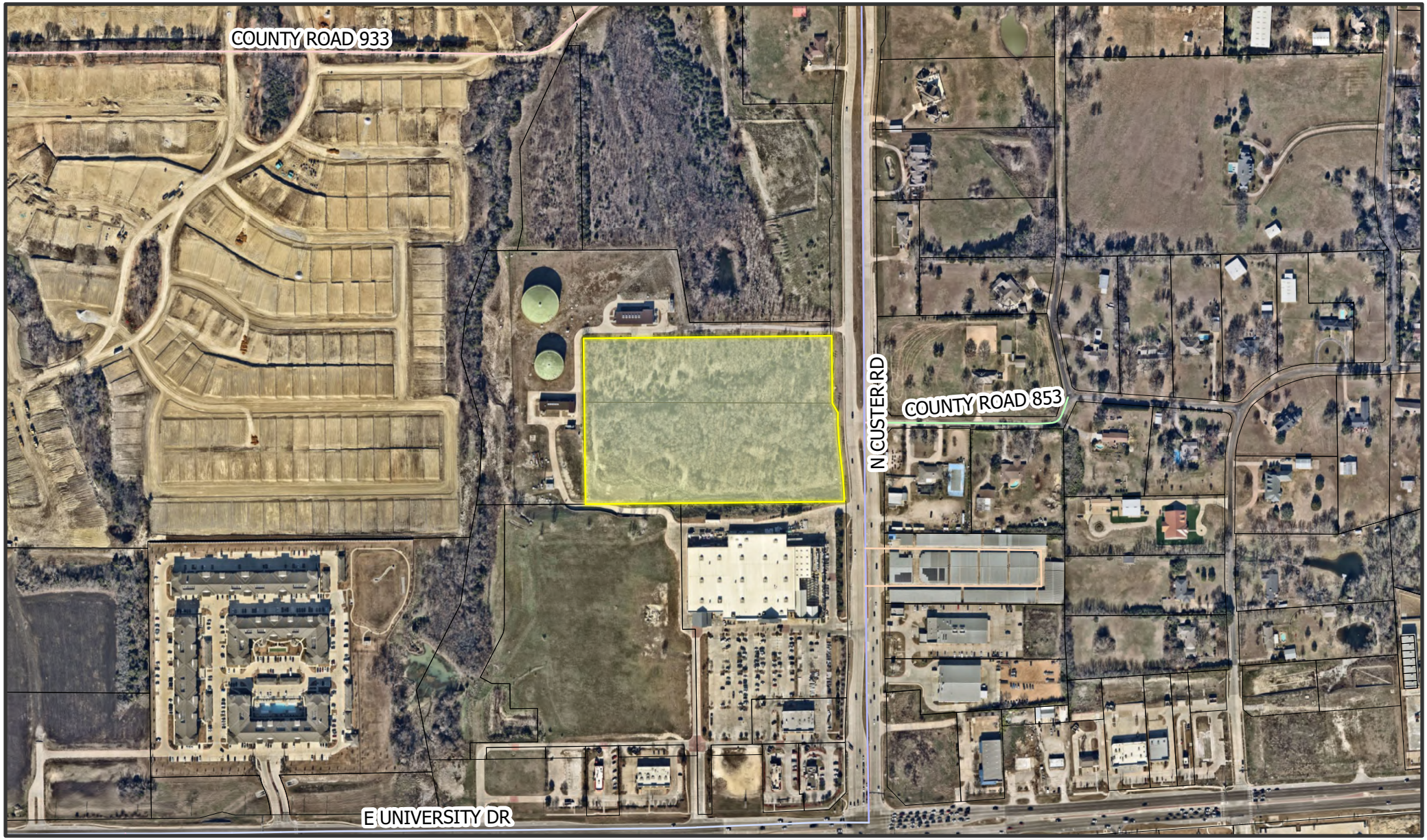
Conformance:
The Final Plat conforms to the development standards of the Commercial District.

Description of Agenda Item:
The purpose of the Final Plat is to dedicate easements necessary for the development of two office/warehouse buildings and associated parking.

Companion Item:
As a companion item, a Site Plan (DEVAPP-26-0006) is on this Planning and Zoning Commission agenda.

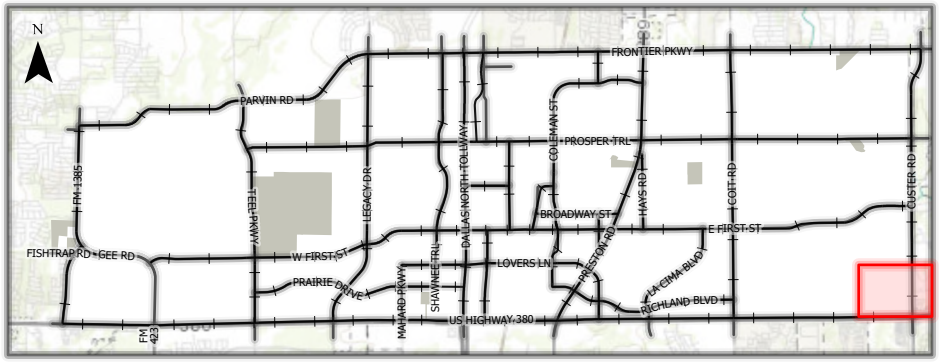
Attachments:
1. Location Map
2. Final Plat

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



TOWN OF PROSPER

0 295 590 1,180 Feet



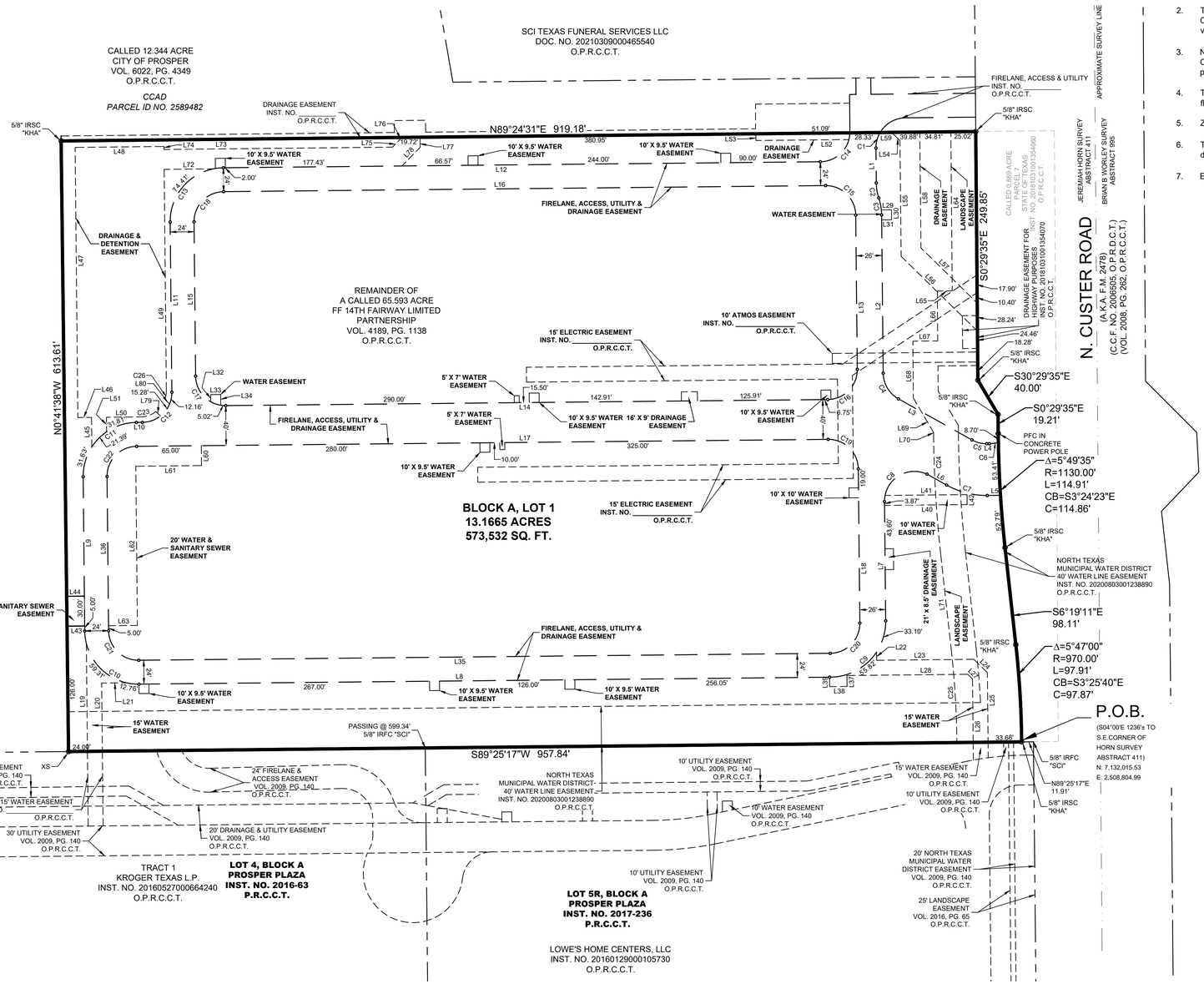
This map for illustration purposes only

DEVAPP-26-0007

Prosper Commerce Center, Block A, Lot 1

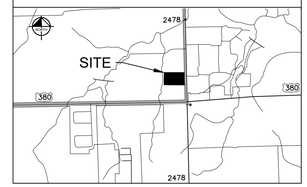
Final Plat

42



VICINITY MAP

NOT TO SCALE



LINE TYPE LEGEND

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

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

NOTES:

1. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
2. The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. The subject tract does not lie with-in a Federal Emergency Management Agency (FEMA) flood hazard area.
5. Zoning data based on Town of Prosper Online Map.
6. The purpose of this plat is to create a Lot from unplatted land and dedicate easements for development.
7. Easements without recorded information are BY THIS PLAT unless otherwise noted hereon.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°34'43"W	35.09'	L26	S00°34'43"E	63.75'	L51	N00°34'37"W	14.60'	L76	N00°34'43"W	1.60'
L2	N00°34'43"W	159.02'	L27	S45°34'43"E	6.72'	L52	S89°25'17"W	93.46'	L77	N00°34'43"W	10.16'
L3	N60°47'48"W	84.52'	L28	N89°25'17"E	121.41'	L53	N00°34'43"W	6.77'	L78	N44°25'17"E	26.20'
L4	S89°25'17"W	2.64'	L29	N89°25'17"E	10.22'	L54	S45°34'43"E	10.35'	L79	N45°34'43"W	6.36'
L5	N89°25'17"E	13.25'	L30	S00°34'43"E	10.00'	L55	S00°34'43"E	116.35'	L80	N45°34'43"W	6.64'
L6	S60°47'48"E	22.73'	L31	S89°25'17"W	10.00'	L56	S45°34'43"E	107.39'			
L7	N00°34'43"W	119.94'	L32	N00°34'43"W	7.20'	L57	S45°34'43"E	79.16'			
L8	N89°25'15"E	694.05'	L33	N89°25'17"E	10.00'	L58	S00°34'43"E	116.35'			
L9	S00°34'43"E	155.00'	L34	S00°34'43"E	10.80'	L59	N89°25'17"E	13.15'			
L10	S89°25'17"W	6.00'	L35	S89°25'17"W	695.00'	L60	S00°34'43"E	20.00'			
L11	S00°34'43"E	171.00'	L36	N00°34'43"W	155.00'	L61	S89°25'17"W	66.00'			
L12	S89°25'17"W	598.00'	L37	S00°34'43"E	11.00'	L62	N00°34'43"W	160.00'			
L13	S00°34'43"E	155.00'	L38	S89°25'17"W	17.50'	L63	N89°25'17"E	29.00'			
L14	S89°25'17"W	605.00'	L39	N00°34'43"W	9.50'	L64	S00°29'58"E	159.94'			
L15	N00°34'43"W	155.00'	L40	S89°25'17"W	83.00'	L65	S89°31'13"W	15.00'			
L16	N89°25'17"E	605.00'	L41	N89°25'17"E	82.37'	L66	S00°28'47"E	50.17'			
L17	N89°25'17"E	695.00'	L42	S00°34'43"E	10.00'	L67	S89°30'25"W	24.99'			
L18	S00°34'43"E	155.00'	L43	N89°25'17"E	17.75'	L68	S00°29'35"E	57.12'			
L19	N00°34'43"W	108.36'	L44	S89°25'17"W	17.81'	L69	S30°29'35"E	40.00'			
L20	N00°34'43"W	68.50'	L45	N00°34'43"W	29.65'	L70	S00°29'35"E	1.79'			
L21	N89°25'17"E	24.86'	L46	N89°25'17"E	13.74'	L71	S06°19'11"E	98.11'			
L22	N00°34'43"W	8.30'	L47	S00°34'43"E	271.50'	L72	N89°25'17"E	49.16'			
L23	N89°25'17"E	97.62'	L48	S89°25'17"W	89.24'	L73	N89°25'17"E	229.65'			
L24	S45°34'43"E	19.14'	L49	N00°34'43"W	222.00'	L74	S00°34'43"E	3.00'			
L25	S00°34'43"E	69.96'	L50	N89°25'17"E	34.00'	L75	N44°25'17"E	11.44'			

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	31°10'52"	30.00'	16.33'
C2	17°40'05"	50.00'	15.42'
C3	17°40'05"	56.00'	17.27'
C4	60°13'05"	30.00'	31.53'
C5	29°46'55"	30.00'	15.59'
C6	17°28'55"	30.00'	9.15'
C7	29°46'55"	82.00'	42.62'
C8	119°46'55"	30.00'	62.72'
C9	90°58'16"	56.00'	88.91'
C10	90°00'00"	54.00'	84.82'
C11	90°00'00"	54.00'	84.82'
C12	90°00'00"	30.00'	47.12'
C13	90°00'00"	54.00'	84.82'
C14	87°40'48"	30.00'	45.91'
C15	90°00'00"	30.00'	47.12'
C16	90°00'00"	30.00'	47.12'
C17	90°00'00"	30.00'	47.12'
C18	90°00'00"	30.00'	47.12'
C19	90°00'00"	30.00'	47.12'
C20	90°00'00"	30.00'	47.12'
C21	90°00'00"	30.00'	47.12'
C22	90°00'00"	30.00'	47.12'
C23	36°35'44"	26.50'	16.93'
C24	5°49'35"	1195.00'	121.52'
C25	5°47'11"	905.00'	91.40'
C26	20°10'13"	26.50'	9.33'

TOWN PROJECT # DEVAPP-26-0007

FINAL PLAT

PROSPER COMMERCE CENTER
BLOCK A, LOT 1

BEING 13.1665 ACRES SITUATED IN THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JANUARY, 2026

SURVEYOR:
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, TX 75226
Ph. 469-718-8849
andy.dobbs@kimley-horn.com

OWNER:
FF 14th Fairway Limited Partnership
3890 W. Northwest Hwy 7th Floor
Dallas, Texas 75220
Contact: Bay Miltenberger
Ph. (214) 271-8482
baym@jlbpartners.com

APPLICANT:
GGW Flex Holdings, LLC
436 E. 36th St.
Charlotte, NC 28205
Contact: Drew Thigpen
Ph. (843) 469-2517
dthigpen@ggcommercial.com

ENGINEER:
Kimley-Horn and Associates, Inc.
2600 North Central Expressway,
Suite 400 - Richardson, TX 75080
Contact: Sarah Politski
Ph. (972) 468-9789
sarah.politski@kimley-horn.com

Kimley»Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	JAD		064464513	1 OF 2

DWG NAME: K:\DTD_SURVEY\064464513-N CUSTER RD PROSPER\DWG\064464513_N CUSTER RD PROSPER_FP_REVISED.DWG PLOTTED BY PATRICK, DAVID 4/21/2026 10:25 AM LAST SAVED 4/20/2026 5:04 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS FF 14TH FAIRWAY LIMITED PARTNERSHIP is the owner of a tract of land situated in the Jeremiah Horn Survey, Abstract No. 411, Town of Prosper, Collin County, Texas and being a portion of a called 65.593 acre tract of land described in the Special Warranty Deed to FF 14TH FAIRWAY LIMITED PARTNERSHIP, recorded in Volume 4189, Page 1138, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set at the southwest corner of a called 0.869 acre tract of land designated as Parcel 7 in the Deed to The State of Texas, recorded in Instrument No. 20181031001354060 of said Official Public Records, and in the north line of Lot 5R, Block A of Prosper Plaza, an addition to the Town of Prosper, according to the plat thereof recorded in Instrument No. 2017-236, Plat Records, Collin County, Texas and being in the west right-of-way of N. Custer Road (Farm to Market 2478 - a variable width right-of-way) from which a 5/8-inch iron rod with plastic cap stamped "SCI" found for the northeast corner of said Lot 5R, Block A bears North 89°25'17" East, a distance of 11.91 feet;

THENCE South 89°25'17" West, departing said west right-of-way line of N. Custer Road, and with said north line of Lot 5R, Block A, passing at a distance of 599.34 feet a 5/8-inch iron rod with plastic cap stamped "SCI" found at the northwest corner of said Lot 5R, Block A, being the northeast corner of Lot 4, Block A of Prosper Plaza, an addition to the Town of Prosper according to the plat thereof recorded in Instrument No. 2016-63, of said Plat Records and continuing with the north line of said Lot 4, Block A, a total distance of 957.84 feet to an "X" cut in concrete set at the southeast corner of a called 12.344 acre tract of land described in the Special Warranty Deed to the City of Prosper, recorded in Volume 6022, Page 4349, of said Deed Records;

THENCE North 00°41'38" West, departing said north line of Lot 4, Block A and with an east line of said 12.344 acre tract, a distance of 613.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at an angle point of said 12.344 acre tract;

THENCE North 89°24'31" East, with a south line of said 12.344 acre tract, a distance of 919.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the northwest corner of said 0.869 acre tract and being in the said west right-of-way line of N. Custer Road;

THENCE with said west right-of-way line of N. Custer Road and the west line of said 0.869 acre tract, the following courses and distances:

South 00°29'35" East, a distance of 249.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 30°29'35" East, a distance of 40.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°29'35" East, a distance of 19.21 feet to a point for corner in a concrete power pole at the beginning of a tangent curve to the left with a radius of 1,130.00 feet, a central angle of 05°49'35", and a chord bearing and distance of South 03°24'23" East, 114.86 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 114.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 06°19'11" East, a distance of 98.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 970.00 feet, a central angle of 05°47'00", and a chord bearing and distance of South 03°25'40" East, 97.87 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 97.91 feet to a point for corner; to the **POINT OF BEGINNING** and containing 573,532 square feet or 13.1665 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, FF 14TH FAIRWAY LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER COMMERCE CENTER, BLOCK A, LOT 1 an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The **FF 14TH FAIRWAY LIMITED PARTNERSHIP** do hereby certify the following:

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

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

WITNESS, my hand, this _____ day of _____, 2026

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2026

_____
Notary Public, State of Texas

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

FIRE LANE EASEMENT
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of 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 Property Owner's 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 A**, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type if drainage structure in order to improve the storm drainage that may be occasions by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall jeep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right or ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The Town shall not be held liable for any damages of any nature resulting from the failure of any structure of structures, within the Easement.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That I, Andy Dobbs, 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 _____, 2026

_____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, TX 75226
Ph. 469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared J. Andy Dobbs 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 _____, 2026

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2026 by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____ Town of Secretary

_____ Engineering Department

_____ Development Services Department

TOWN PROJECT # DEVAPP-26-0007

FINAL PLAT
PROSPER COMMERCE CENTER
BLOCK A, LOT 1

BEING 13.1665 ACRES SITUATED IN THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JANUARY, 2026

SURVEYOR:
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, TX 75226
Ph. 469-718-8849
andy.dobbs@kimley-horn.com

OWNER:
FF 14th Fairway Limited Partnership
3890 W. Northwest Hwy 7th Floor
Dallas, Texas 75220
Contact: Bay Miltenberger
Ph. (214) 271-8482
baym@jlbpartners.com

APPLICANT:
GGW Flex Holdings, LLC
436 E. 36th St.
Charlotte, NC 28205
Contact: Drew Thigpen
Ph. (843) 469-2517
dthigpen@ggcommercial.com

ENGINEER:
Kimley-Horn and Associates, Inc.
2600 North Central Expressway, Suite 400 - Richardson, TX 75080
Contact: Sarah Politski
Ph. (972) 468-9789
sarah.politski@kimley-horn.com

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	DWP	JAD		064464513	2 OF 2

DWS NAME: K:\DTD_SURVEY\064464513-N CUSTER RD PROSPER\DWG\064464513_N CUSTER RD PROSPER_FP_REVISED.DWG PLOTTED BY PATRICK, DAVID 4/21/2026 10:23 AM LAST SAVED 4/20/2026 5:04 PM

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Site Plan for Prosper Ridge Commercial, Block F, Lots 1R1 and 2R**

Meeting: **May 5, 2026**

Agenda Item:
Consider and act upon a request for a Site Plan for Restaurant/Retail and Medical Office/Retail Buildings on Prosper Ridge Commercial, Block F, Lots 1R1 and 2R, on 2.7± acres, located on the southwest corner of Legacy Drive and Star Meadow Drive. (DEVAPP-26-0021)

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

Zoning:
The property is zoned Planned Development-14 (Retail).

Conformance:
The Site Plan conforms to the development standards of Planned Development-14.

Description of Agenda Item:
The Site Plan consists of a restaurant/retail building and medical office/retail building totaling 28,400 square feet and associated parking.

- Lot 1R: Restaurant/Retail Building (14,200 SF)
- Lot 2: Medical Office/Retail Building (14,200 SF)

A Preliminary Site Plan (DEVAPP-24-0083) was approved by the Planning and Zoning Commission on January 21, 2025, and by the Town Council on March 11, 2025. The Site Plan conforms with the approved Preliminary Site Plan.

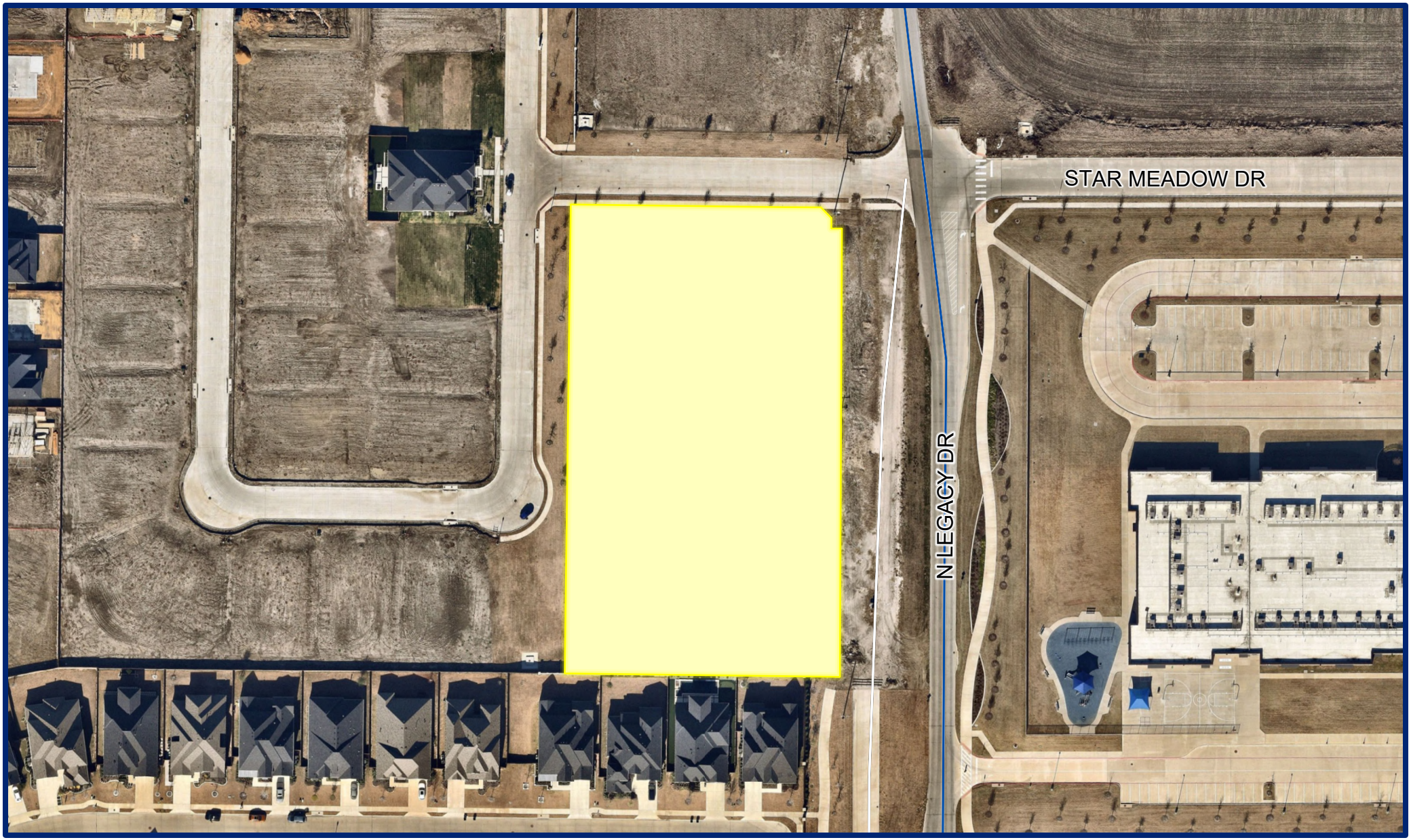
Access:
Access is provided from Star Meadow Drive.

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

Companion Item:
As a companion item, a Replat (DEVAPP-26-0022) is on this Planning and Zoning Commission agenda.

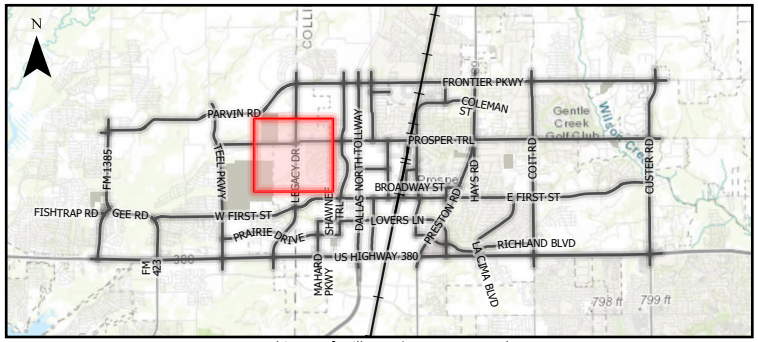
Attachments:
1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (DEVAPP-24-0083)

Town Staff Recommendation:
Town Staff recommends approval of the Site Plan.



TOWN OF PROSPER

0 65 130 260 Feet



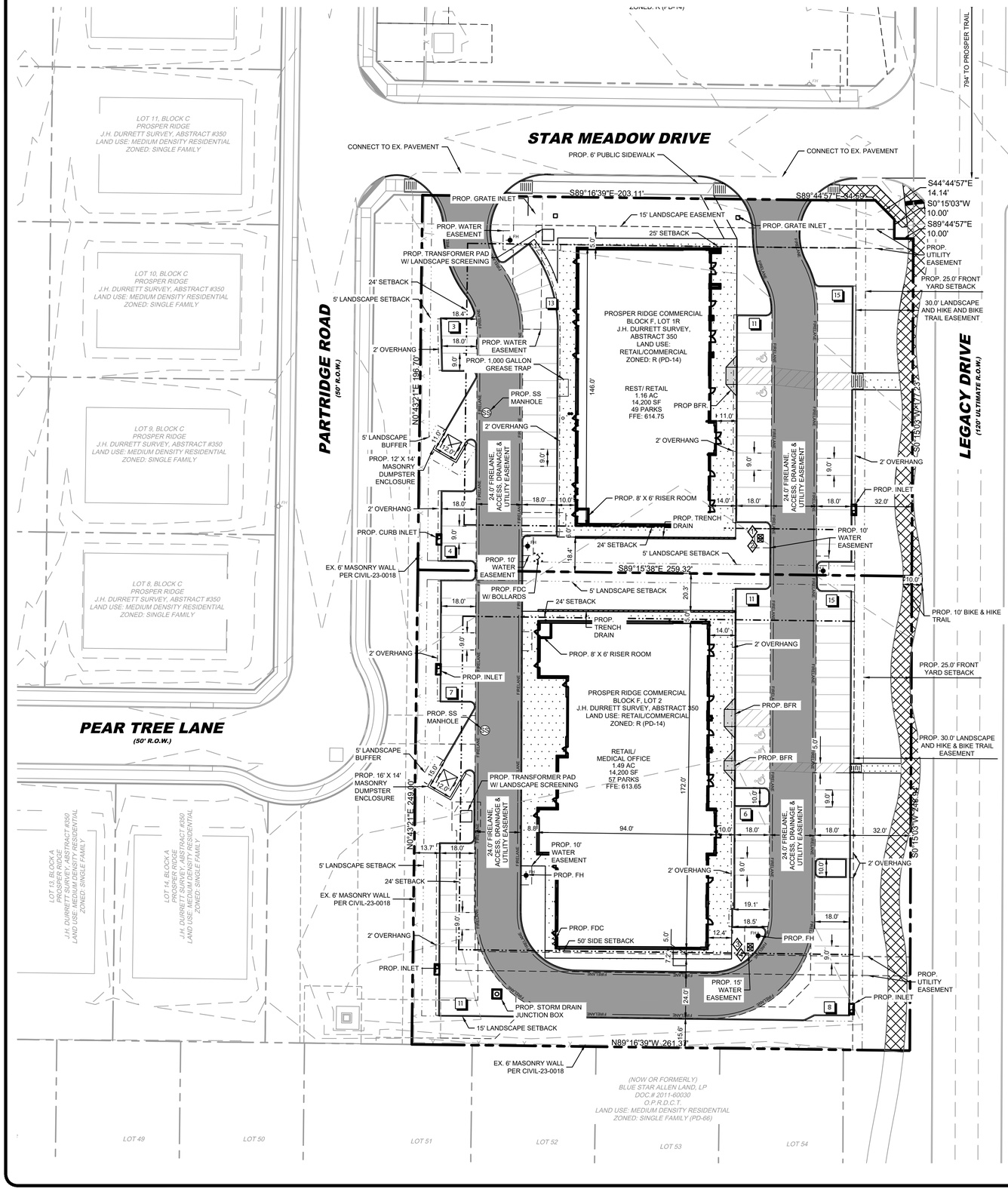
This map for illustration purposes only

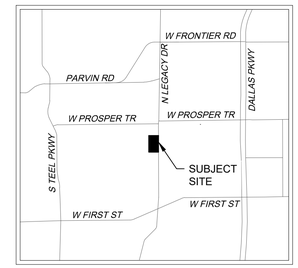
DEVAPP-26-0021

Prosper Ridge

Commercial, Block F, Lots 1R1 and 2R

Site Plan





LOCATION MAP
N.T.S.

LEGEND

- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED FIRELANE
- PROPOSED PRIVATE SIDEWALK
- PROPOSED PUBLIC SIDEWALK
- PROPOSED GRATE INLET
- PARKING COUNT (9'X18' WITH 2' OVERHANG UNLESS NOTED OTHERWISE) — 3
- PROPOSED FDC
- 2FT PARKING OVERHANG
- EXISTING 6' MASONRY WALL PER CIVIL 23-0018
- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED SETBACK
- EXISTING EASEMENT
- LANDSCAPE SETBACK

SITE DATA SUMMARY TABLE

ABSTRACT		350			
ZONING		PD-14			
BLOCK		F			
LOT		1R1		2R	
PROPOSED USE		REST (NO DRIVE THRU)	RETAIL	RETAIL	MEDICAL OFFICE
	(SF)	1,200	9,169	7,100	7,100
LOT AREA	(SF)	50,614		64,793	
	(AC)	1.16		1.49	
BUILDING AREA	(SF)	10,369		14,200	
MAX BUILDING HEIGHT	(FT)	1-STORY, 24'		1-STORY, 24'	
COVERAGE	(%)	20.49%		21.92%	
FLOOR AREA RATIO		0.204:1		0.220:1	
PARKING RATIO		1/100 SF	1/250 SF	1/250 SF	1/250 SF
PARKING REQUIRED		49		57	
PARKING PROVIDED		49		57	
ADA PARKING REQUIRED		2		3	
ADA PARKING PROVIDED		2		4	
INTERIOR LANDSCAPE REQUIRED		735		855	
INTERIOR LANDSCAPE PROVIDED		869		954	
IMPERVIOUS SURFACE	(SF)	34,305		47,142	
OPEN SPACE REQUIRED	7% OF LOT AREA (SF)	3,543		4,536	
OPEN SPACE PROVIDED	(SF)	4,740 (9.4%)		4,556 (7.0%)	

WATER METER TABLE			
METER #	METER TYPE	METER SIZE	METER LOCATION
1	DOMESTIC	2"	FRONT OF BUILDING OF LOT 1R1
2	IRRIGATION	1"	FRONT OF BUILDING OF LOT 1R1
3	DOMESTIC	2"	FRONT OF BUILDING OF LOT 2R
4	IRRIGATION	1"	FRONT OF BUILDING OF LOT 2R

GRAPHIC SCALE
0 30 60 FEET
SCALE: 1" = 30'

SITE PLAN STANDARD NOTES:

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
7. THE APPROVAL OF PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY 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 HE SITE PLAN IN NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF A SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACK, SIDEWALKS*, AND DETENTION PONDS*.

SITE PLAN
DEVAPP-26-0021

PROSPER RIDGE COMMERCIAL
BLOCK F, LOTS 1R1 & 2R
2.65 ACRES
J.H. DURRETT SURVEY,
ABSTRACT NO. 350
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
PREPARATION DATE: 3/9/2026

OWNER/APPLICANT
SAI LEGACY TRAILS LLC
13483 GRAND ARBOR LN
FRISCO, TEXAS 75036
PH: 469-844-0304
CONTACT: MURALI M KODEMALA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SHAWN T. WALDO, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

DATE: 4/24/2026
STATE OF TEXAS
SHAWN T. WALDO
138653
REGISTERED PROFESSIONAL ENGINEER

PROSPER RIDGE COMMERCIAL 1 & 2

TOWN OF PROSPER
DENTON COUNTY, TEXAS

REV: | DATE: | DESCRIPTION:

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: MUR25001_PROSPER F1

ISSUE DATE: 4/24/2026

SITE PLAN

SHEET:
C3.0

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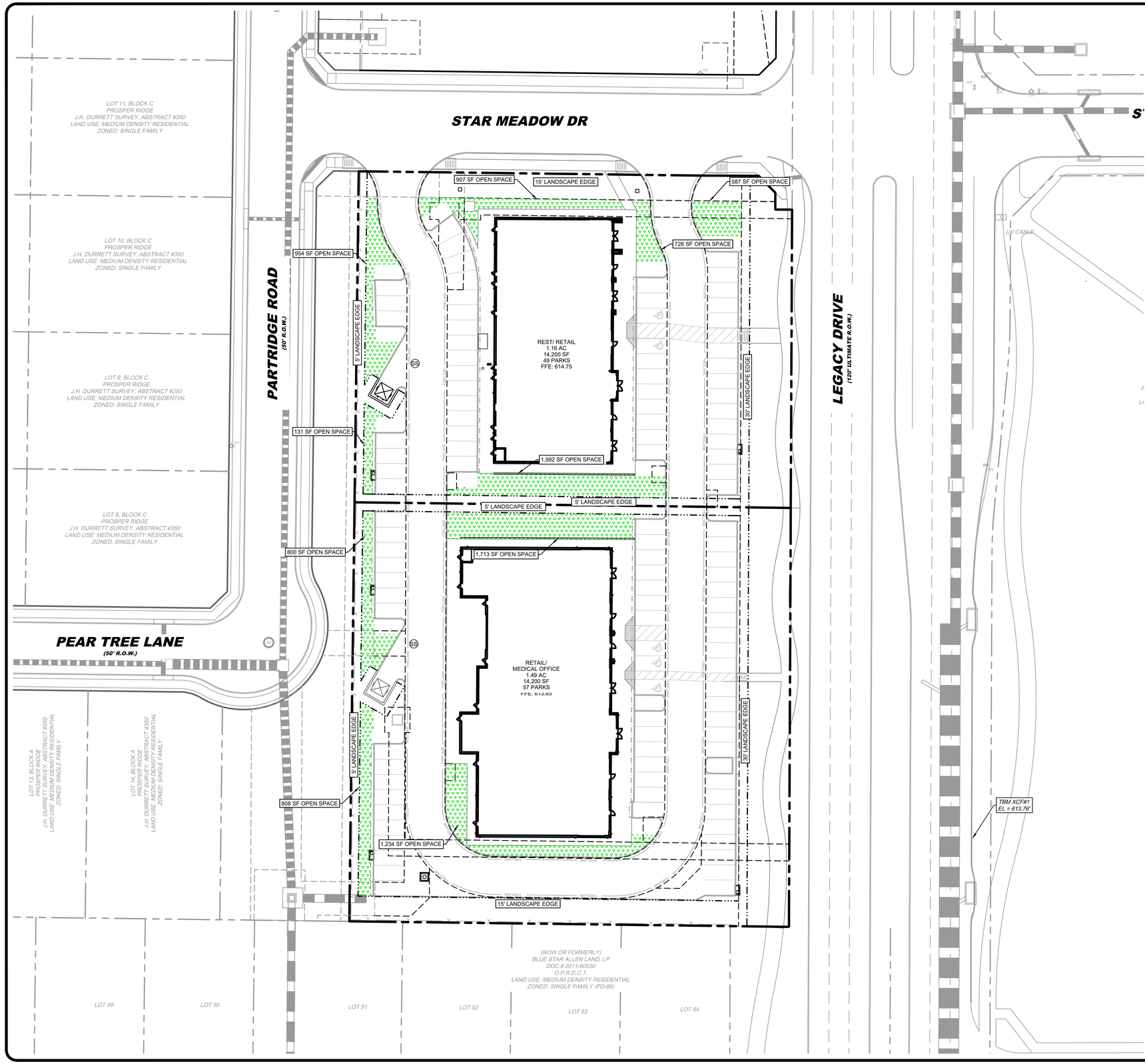
PLOTTED DATE: 4/24/2026



Know what's below. Call before you dig.

ONSITE BENCHMARKS - SOURCE OF VERTICAL CONTROL FOR CONSTRUCTION

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT FOUND IN THE EAST CURB LINE OF LEGACY DRIVE, BEING LOCATED APPROXIMATELY 1,245 FEET SOUTH OF THE INTERSECTION OF LEGACY DRIVE AND PROSPER ROAD AND BEING APPROXIMATELY 26 FEET NORTH OF THE NORTHWEST CORNER OF A CURB INLET IN THE EAST CURB LINE OF LEGACY DRIVE.

ELEVATION = 613.76' (NAVD '88)

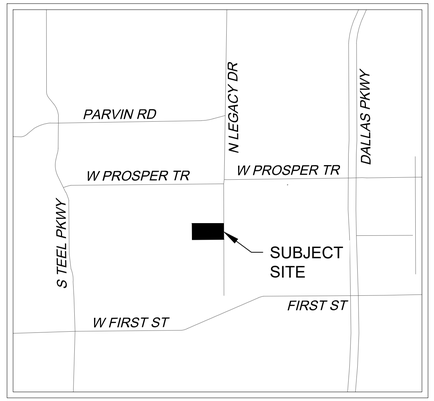
BM NO. 2 THE SITE BENCHMARK IS A 60D NAIL FOUND AT THE INTERSECTION OF LEGACY DRIVE AND PROSPER ROAD, SAME BEING THE NORTHEAST CORNER OF THE SITE.

ELEVATION = 631.93' (NAVD '88)

TOWN MONUMENT - PUBLISHED DATA FOR VERIFICATION PURPOSE

BM NO. 2 BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHEAST CORNER OF A CURB INLET LYING ON THE EAST SIDE OF S. TEEL PARKWAY +/- 75' NORTH OF THE INTERSECTION OF S. TEEL PARKWAY AND GOVERNORS ISLAND WAY.

ELEVATION = 584.10' (NAD '88)



VICINITY MAP
N.T.S.

LEGEND
OPEN SPACE

OPEN SPACE DATA TABLE	
LOT 1R1 AREA (SF) / (ACRES)	50,643 / 1.1626
LOT 2R AREA (SF) / (ACRES)	64,793 / 1.4874
OPEN SPACE REQUIRED LOT 1R1 (7% OF LOT AREA SF)	3,545
OPEN SPACE PROVIDED LOT 1R1 (SF)	4,740
OPEN SPACE REQUIRED LOT 2R (7% OF LOT AREA SF)	4,536
OPEN SPACE PROVIDED LOT 2R (SF)	4,556

GRAPHIC SCALE
0 30 60 FEET
SCALE: 1" = 30'

OPEN SPACE PLAN

PROSPER RIDGE COMMERCIAL
BLOCK F, LOTS 1R
1.16 ACRES
J.H. DURRETT SURVEY,
ABSTRACT NO. 350
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
PREPARATION DATE: 9/9/2025

OWNER/APPLICANT
SAI LEGACY TRAILS LLC
13483 GRAND ARBOR LN
FRISCO, TEXAS 75036
PH: 469-844-0304
CONTACT: MURALI M KODEMALA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SHAWN T. WALDO, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

DATE: 3/18/2026
STATE OF TEXAS
SHAWN T. WALDO
138653
REGISTERED PROFESSIONAL ENGINEER

PROSPER RIDGE
COMMERCIAL 1 & 2

TOWN OF PROSPER
DENTON COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: MUR25001_PROSPER F1

ISSUE DATE: 4/7/2026

OPEN SPACE PLAN

SHEET:
OS1

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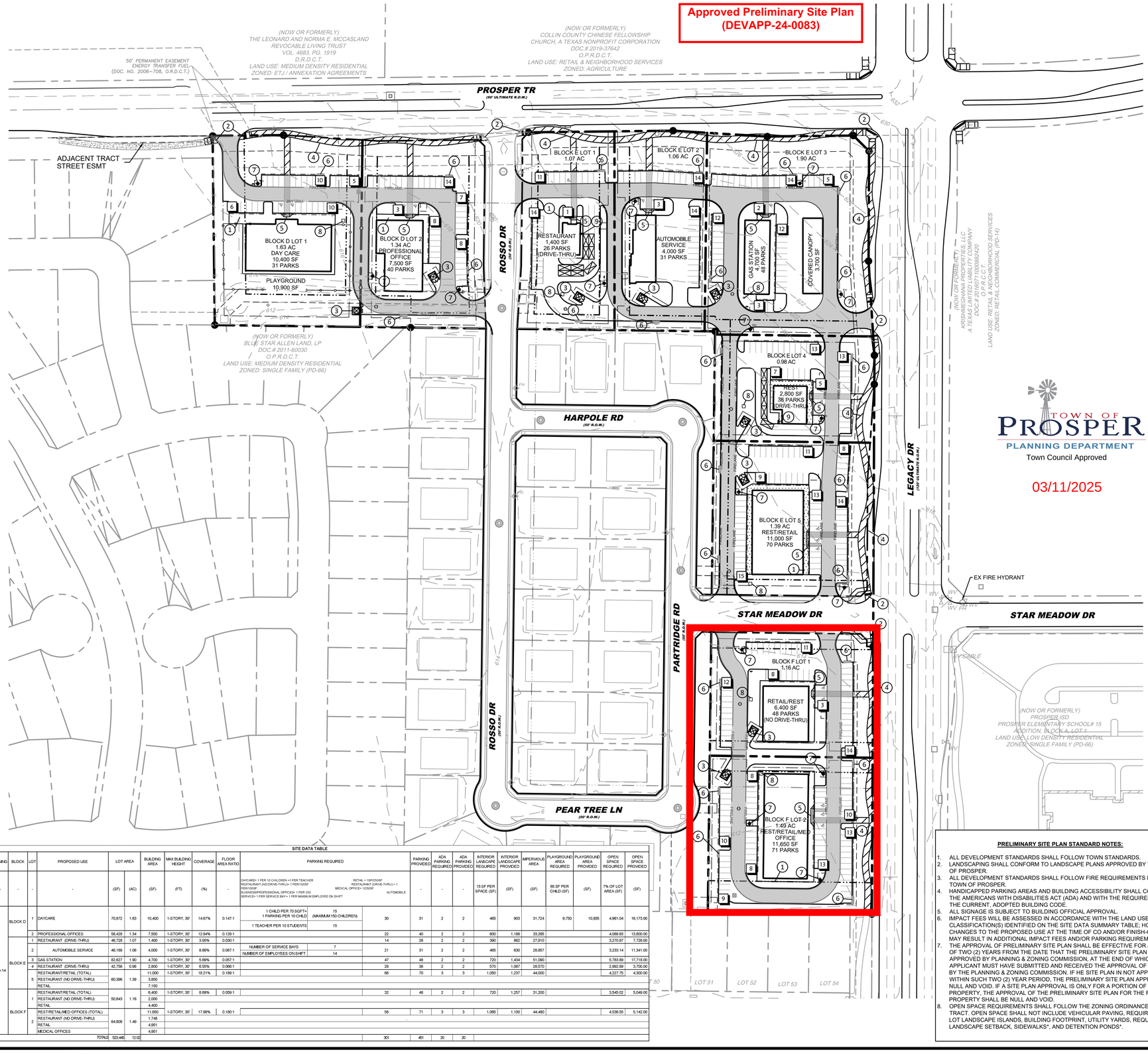
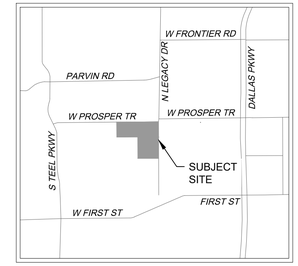
PLOTTED DATE: 4/7/2026

Approved Preliminary Site Plan (DEVAPP-24-0083)





LOCATION MAP

N.T.S.

LEGEND

- FIRE LANE STRIPING
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED FIRELANE
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- PROPOSED BUILDING SETBACK
- ADJACENT RESIDENTIAL SETBACK
- PROPOSED FENCE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 2FT PARKING OVERHANG
- EXISTING 6' MASONRY WALL PER CIVIL 23-0018
- PROPERTY BOUNDARY

TOWN OF PROSPER
PLANNING DEPARTMENT
Town Council Approved
03/11/2025

SITE CONSTRUCTION NOTES

1. PROP. SIDEWALK
2. INTERSECTION RAMP
3. SINGLE 12'x11' DUMPSTER (TYPICAL) W/ 8' MASONRY ENCLOSURE AND 5' SURROUNDING LANDSCAPE BUFFER
4. PROP. 10' WIDE WALKING TRAIL
5. PROP. BFR
6. PROP. CURB INLET
7. PROP. FIRE HYDRANT
8. GREASE TRAPS
9. ORDER BOARD

PRELIMINARY SITE PLAN NOTE:

1. PER DEVELOPMENT STANDARD, BLOCK D, LOTS 1 & 2 AND BLOCK F, LOT 1 WILL BE REQUIRED TO HAVE PITCHED ROOFS

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

SITE DATA TABLE

ABSTRACT NO.	ZONING	BLOCK	LOT	PROPOSED USE	LOT AREA (SF)	LOT AREA (AC)	BUILDING AREA	MAX BUILDING HEIGHT	COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED		PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDCAPE REQUIRED	INTERIOR LANDCAPE PROVIDED	IMPERVIOUS AREA	PLAYGROUND AREA REQUIRED	PLAYGROUND AREA PROVIDED	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
-	-	-	-	-	(SF)	(AC)	(SF)	(FT)	(%)	-	-		-	-	-	15 SF PER SPACE (SF)	(SF)	(SF)	65 SF PER CHILD (SF)	(SF)	7% OF LOT AREA (SF)	(SF)
350	PD-14	BLOCK D	1	DAYCARE	70,872	1.63	10,400	1-STORY, 30'	14.67%	0.147:1	1 CHILD PER 7O SQFT= 1 PARKING PER 10 CHILD	15 (MAXIMUM 150 CHILDREN)	30	31	2	2	465	903	31,724	9,750	10,935	4,961.04	16,173.00
											1 TEACHER PER 10 STUDENTS	15											
			2	PROFESSIONAL OFFICES	58,428	1.34	7,500	1-STORY, 30'	12.84%	0.128:1			22	40	2	2	600	1,188	33,265			4,089.93	13,800.00
		BLOCK E	1	RESTAURANT (DRIVE-THRU)	46,728	1.07	1,400	1-STORY, 30'	3.00%	0.030:1			14	26	2	2	390	862	27,910			3,270.97	7,726.00
			2	AUTOMOBILE SERVICE	46,188	1.06	4,000	1-STORY, 30'	8.66%	0.087:1	NUMBER OF SERVICE BAYS	7	21	31	2	2	465	630	28,857			3,233.14	11,341.00
											NUMBER OF EMPLOYEES ON SHIFT	14											
			3	GAS STATION	82,627	1.90	4,700	1-STORY, 30'	5.69%	0.057:1			47	48	2	2	720	1,434	51,090			5,783.89	17,718.00
			4	RESTAURANT (DRIVE-THRU)	42,756	0.98	2,800	1-STORY, 30'	6.55%	0.066:1			28	38	2	2	570	1,067	28,570			2,992.88	3,700.00
				RESTAURANT/RETAIL (TOTAL)			11,000	1-STORY, 30'	18.21%	0.189:1			68	70	3	3	1,060	1,257	44,000			4,237.75	4,300.00
			5	RESTAURANT (IND DRIVE-THRU)	60,396	1.39	3,850																
				RETAIL			7,150																
		BLOCK F		RESTAURANT/RETAIL (TOTAL)			6,400	1-STORY, 30'	8.69%	0.059:1			32	48	2	2	720	1,257	31,200			3,545.02	5,049.00
			1	RESTAURANT (NO DRIVE-THRU)	50,643	1.16	2,000																
				RETAIL			4,400																
			2	RESTRETAIL/MED OFFICES (TOTAL)	64,808	1.49	11,650	1-STORY, 30'	17.98%	0.180:1			58	71	3	3	1,065	1,100	44,480			4,536.55	5,142.00
				RESTAURANT (NO DRIVE-THRU)			1,748																
				RETAIL			4,951																
				MEDICAL OFFICES			4,951																
				TOTALS	523,445	12.02							301	451	20	20							

PRELIMINARY SITE PLAN STANDARD NOTES:

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
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8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACK, SIDEWALKS*, AND DETENTION PONDS*.

PRELIMINARY SITE PLAN
DEVAPP-24-0083

PROSPERY LEGACY
BLOCK D, LOTS 1-2
BLOCK E, LOTS 1-5
BLOCK F, LOTS 1-2
22.20 ACRES
J.H. DURRETT SURVEY,
ABSTRACT NO. 350
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
PREPARATION DATE: 3/13/2025

OWNER/APPLICANT
PEARLS OF PROSPER HOLDING COMPANY, LLC
7070 COULTER LAKE RD
FRISCO, TEXAS 75036
PH: 818-795-5405
CONTACT: LOHIT KUMAR RANGINENI

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SHAWN T. WALDO, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
SHAWN T. WALDO
P.E.# 138653
DATE: March 13, 2025

PEARLS OF PROSPER HOLDING COMPANY LLC
7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036
PH: 860-503-9018

PEARLS OF PROSPER
23.06 ACRES OF
J.H. DURRETT SURVEY, ABS 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: CHB21002_PROPSER
ISSUE DATE: 3/13/2025

PRELIMINARY SITE PLAN

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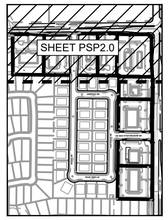

LEGEND

- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED FIRELANE
- PROPOSED SIDEWALK
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- PROPOSED GRATE INLET
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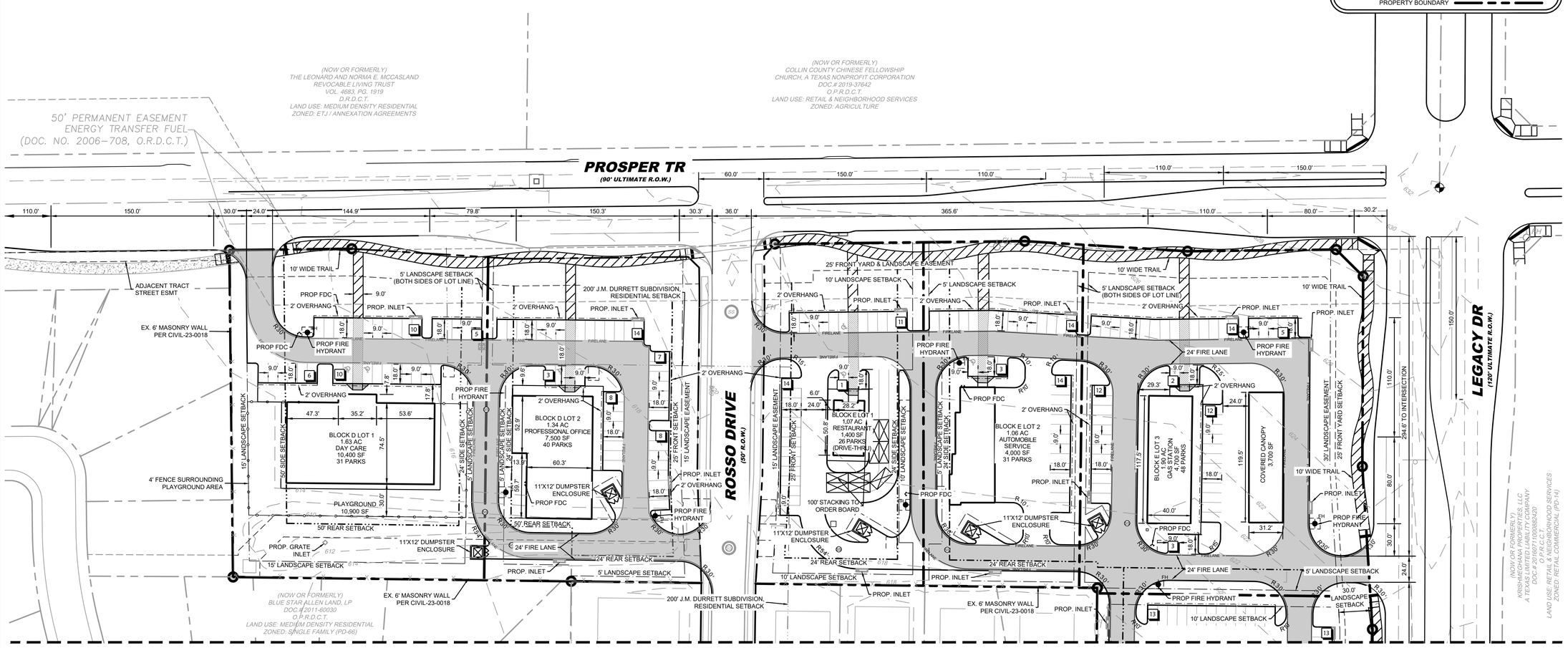

MATCH LINE SHEET PSP3.0

GRAPHIC SCALE

0 50 160 FEET

SCALE: 1" = 50'

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

SHAWN T. WALDO
P.E.# 138653
DATE: March 13, 2025

PEARLS OF PROSPER HOLDING COMPANY LLC

7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036

PH: 860-503-9018

PEARLS OF PROSPER

23.06 ACRES OF
J.H. DURRETT SURVEY, ABS 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: CHB21002_PROPSER

ISSUE DATE: 3/13/2025

PRELIMINARY SITE PLAN

SHEET:

PSP 2.0

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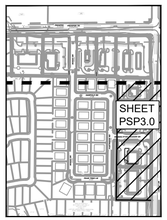
PLOTTED DATE: 3/13/2025



LEGEND

- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED FIRELANE
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- PARKING COUNT (9'X18' WITH 2' OVERHANG UNLESS NOTED OTHERWISE) — 1
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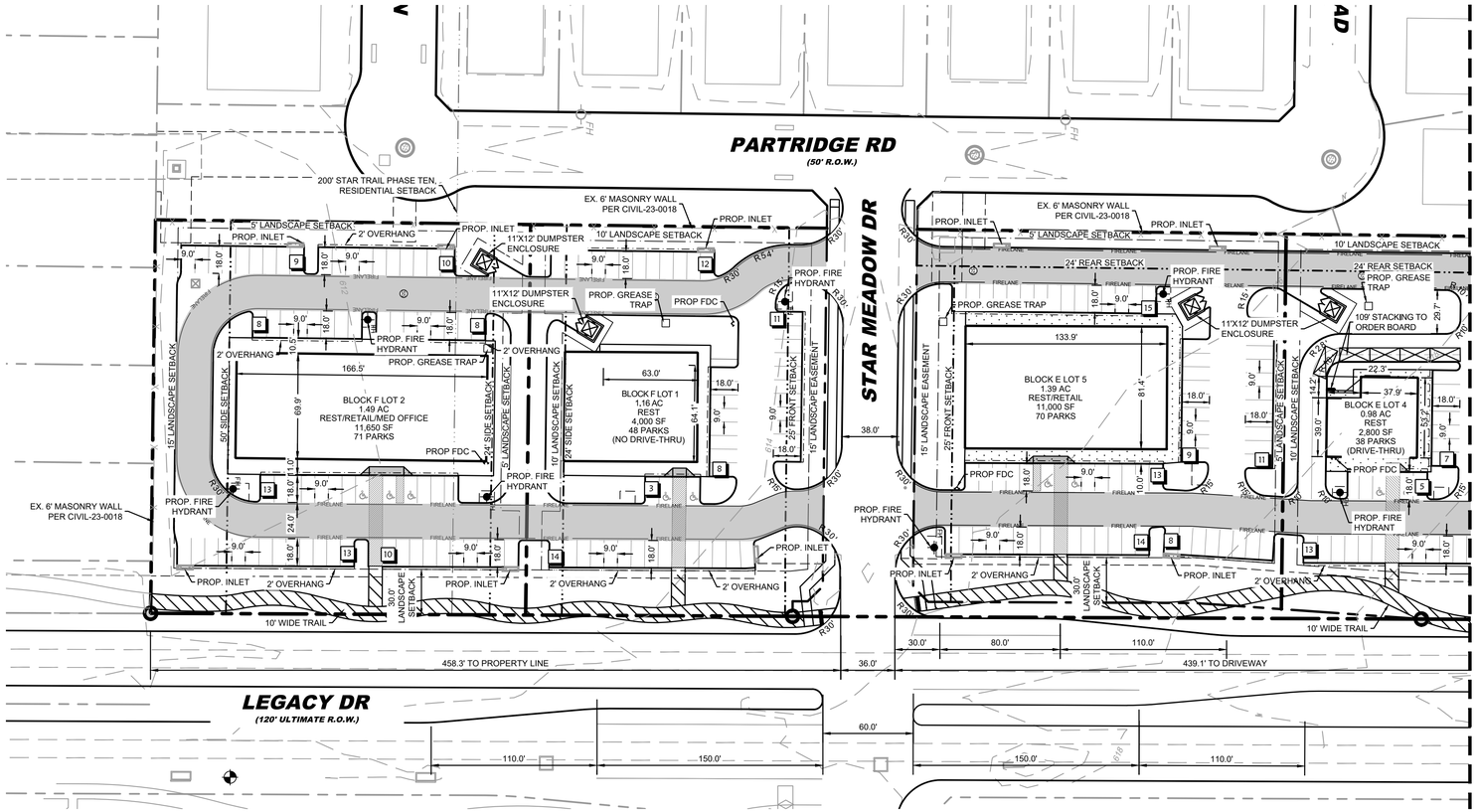
- EXISTING 6' MASONRY WALL PER CIVIL 23-0018
- PROPERTY BOUNDARY



GRAPHIC SCALE

0 50 160 FEET

SCALE: 1" = 50'

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

SHAWN T. WALDO
P.E.# 138653
DATE: March 13, 2025

PEARLS OF PROSPER HOLDING COMPANY LLC

7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036

PH: 860-503-9018

PEARLS OF PROSPER

23.06 ACRES OF
J.H. DURRETT SURVEY, ABS 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: CHB21002_PROPSER

ISSUE DATE: 3/13/2025

PRELIMINARY SITE PLAN

SHEET:
PSP 3.0

FILL PATH: K:\Mstr\chb21002_prosper legacy\Drawings\01_psp - Commercial\03 - Production\chb21002_prosper legacy\Drawings\01_psp - Commercial\03 - Production\PSP_CHB21002
FILENAME: PSP_CHB21002.dwg
PLOTTED BY: Shawn Waldo
PLOTTED DATE: 3/13/2025

PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Replat of Prosper Ridge Commercial, Block F, Lots 1R1 and 2R**

Meeting: **May 5, 2026**

Agenda Item:
Consider and act upon a request for a Replat of Prosper Ridge Commercial, Block F, Lots 1R1 and 2R, on 2.7± acres, located on the southwest corner of Legacy Drive and Star Meadow Drive. (DEVAPP-26-0022)

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

Zoning:
The property is zoned Planned Development-14 (Retail).

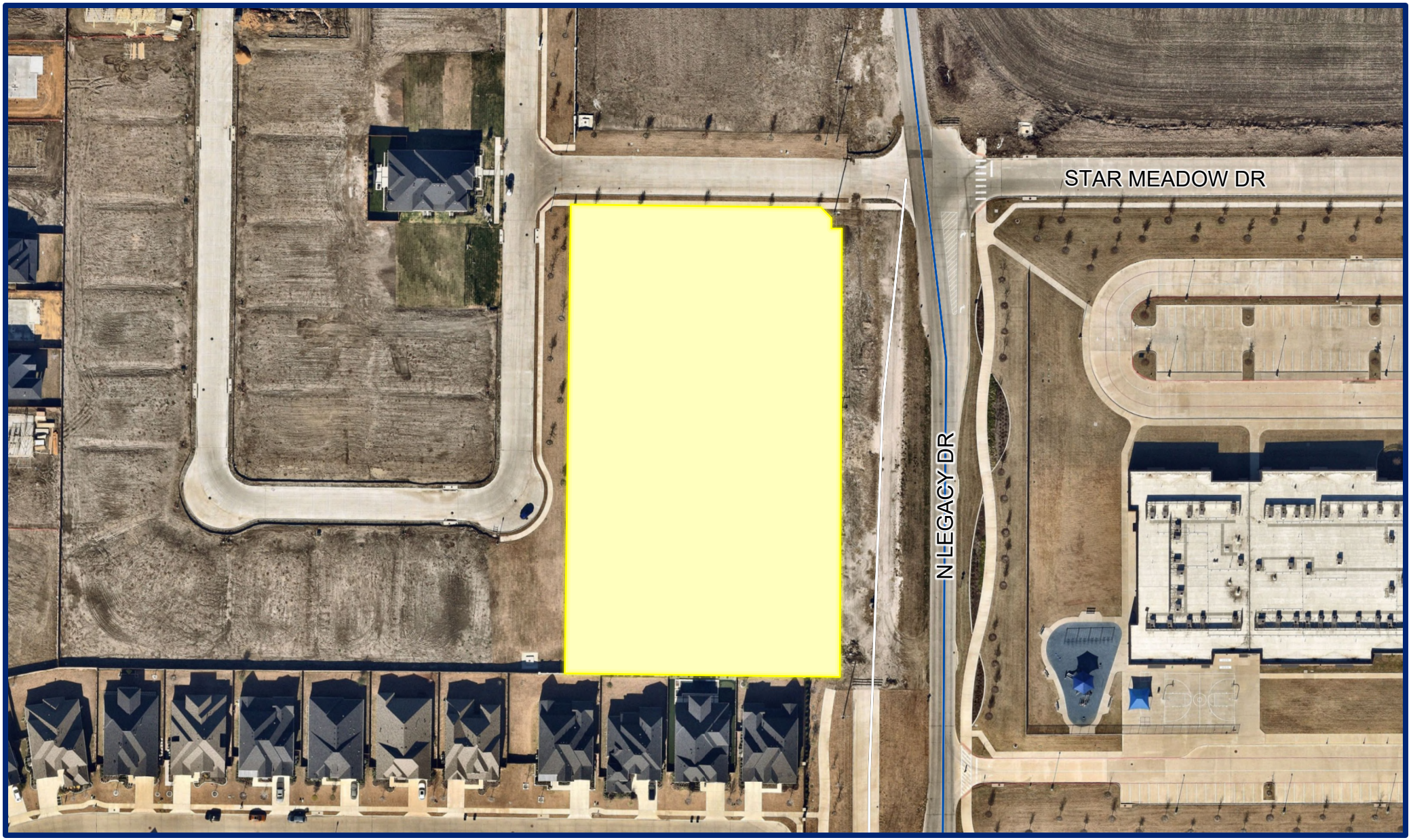
Conformance:
The Replat conforms to the development standards of Planned Development-14.

Description of Agenda Item:
The purpose of the Replat is to dedicate easements necessary for the development of a restaurant/retail building, medical office/retail building, and associated parking.

Companion Item:
As a companion item, a Site Plan (DEVAPP-26-0021) is on this Planning and Zoning Commission agenda.

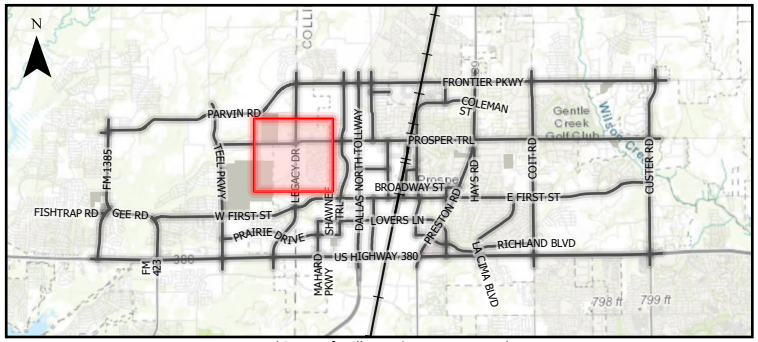
Attachments:
1. Location Map
2. Replat

Town Staff Recommendation:
Town Staff recommends approval of the Replat.



TOWN OF PROSPER

0 65 130 260 Feet



This map for illustration purposes only

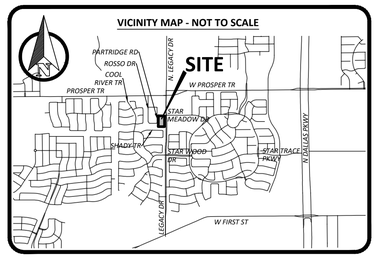
DEVAPP-26-0022

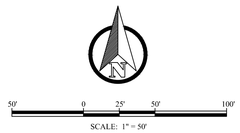
Prosper Ridge

Commercial, Block F, Lots 1R1 and 2R

Final Plat

VICINITY MAP - NOT TO SCALE





LEGEND OF ABBREVIATIONS

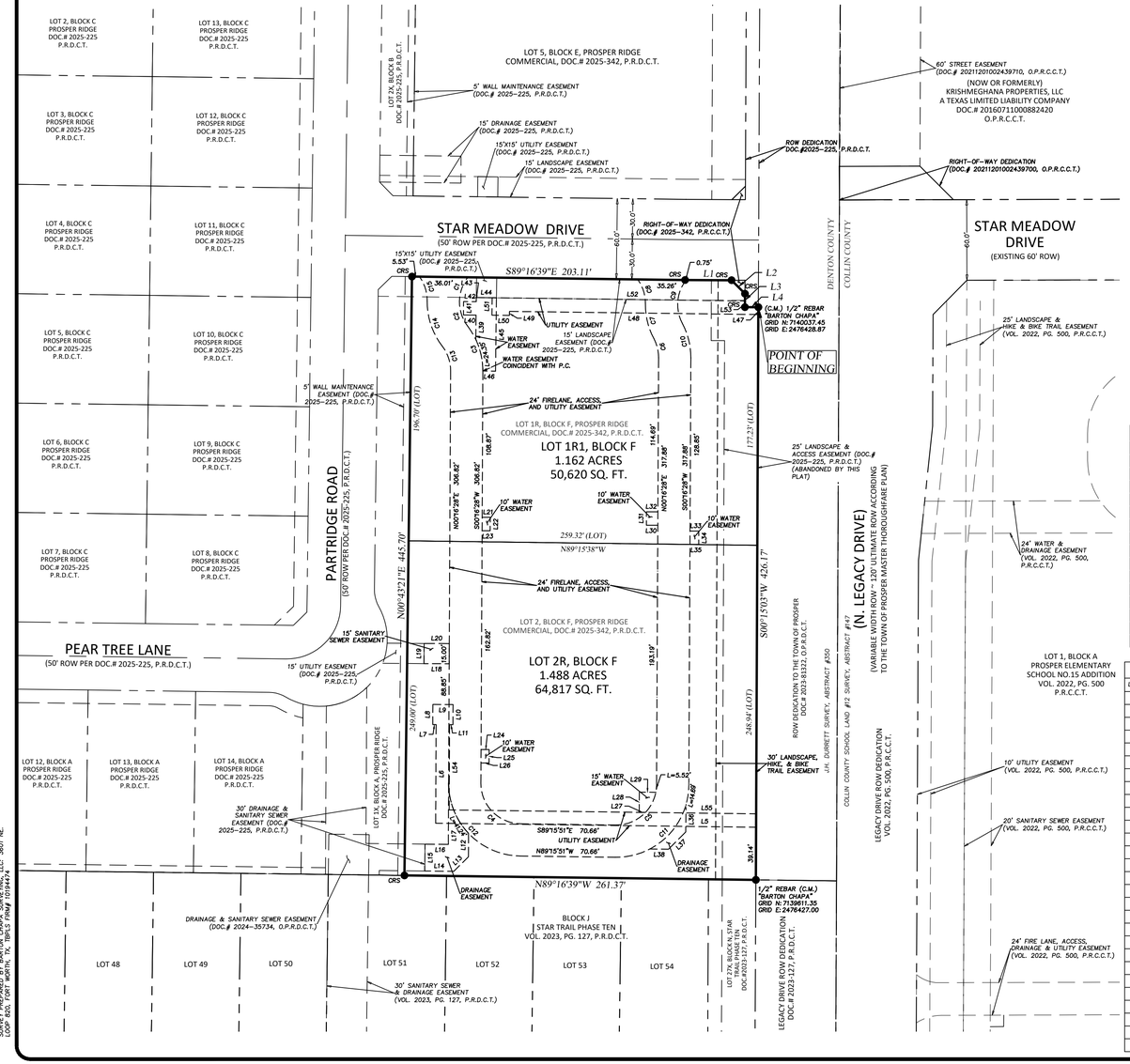
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED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

TOWN OF PROSPER PLAT NOTES:

1. Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. The purpose of this replat is to dedicate easements for development.
3. No floodplain exists on the site per FEMA FIRM for Denton County, Map No. 48121C0430G (see surveyor's note #2 hereon)
4. Landscape easements shall be exclusive of all other easements unless approved by the Town per this plat.

SURVEYOR'S NOTES:

1. Bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83) (2011 Realization), distances are surface with a combined scale factor of 1.00015063.
2. This survey was performed with the benefit of a commitment for title insurance provided by Old Republic Title Insurance Company, GF# SPL250006127. This commitment was relied upon for chain-of-title and encumbrances. Those exceptions listed in said commitment which contain a plottable description, and are situated on the subject tract are shown hereon.
3. This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0430G, with an effective date of April 18, 2011 via scaled map location and graphic plotting.
4. Monuments are found unless specifically designated as set.
5. Monuments set (shown as "CRS" hereon) are 1/2 inch by 18 inch rebar with pink caps stamped "BARTON CHAPA"
6. Abstract Lines and County Boundary Lines shown hereon are approximate, as shown on Texas Railroad Commission GIS map and are for general reference only.



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	19.31'	30.00'	036°52'52"	S19°09'47"W	18.98'
C2	20.04'	30.00'	038°16'26"	S18°24'52"E	19.67'
C3	35.65'	54.00'	037°49'32"	S18°38'18"E	35.01'
C4	46.88'	30.00'	089°32'19"	S44°29'42"E	42.26'
C5	47.37'	30.00'	090°27'41"	N45°30'18"E	42.60'
C6	14.79'	30.00'	028°14'37"	N13°50'51"W	14.64'
C7	27.04'	54.00'	028°41'30"	N13°37'24"W	26.76'
C8	19.31'	30.00'	036°52'52"	N17°43'05"W	18.98'
C9	34.34'	30.00'	065°35'15"	S04°49'28"W	32.50'
C10	26.62'	54.00'	028°14'37"	S13°50'51"E	26.35'
C11	85.26'	54.00'	090°27'41"	S45°30'18"W	76.67'
C12	84.39'	54.00'	089°32'19"	N44°29'42"W	76.06'
C13	19.81'	30.00'	037°49'32"	N18°38'18"W	19.45'
C14	36.07'	54.00'	038°16'26"	N18°24'52"W	35.41'
C15	19.31'	30.00'	036°52'52"	N17°43'05"W	18.98'

Line Data Table			Line Data Table		
Line #	Distance	Bearing	Line #	Distance	Bearing
L1	34.59'	S89°44'57"E	L29	12.27'	S89°44'59"E
L2	14.14'	S44°44'57"E	L30	8.50'	N89°44'59"W
L3	10.00'	S00°15'03"W	L31	10.00'	N00°15'01"E
L4	10.00'	S89°44'57"E	L32	8.51'	S89°44'59"E
L5	238.33'	N89°16'19"W	L33	6.50'	S89°44'59"E
L6	73.36'	N00°16'28"E	L34	10.00'	S00°15'01"W
L7	2.50'	N89°43'32"W	L35	6.50'	N89°44'59"W
L8	15.00'	N00°16'28"E	L36	20.43'	S00°43'21"W
L9	15.00'	S89°43'32"E	L37	18.11'	S45°00'00"W
L10	15.00'	S00°16'28"W	L38	13.80'	N89°17'27"W
L11	2.50'	N89°43'32"W	L39	18.05'	N00°43'21"E
L12	17.43'	S00°16'28"W	L40	9.36'	N89°41'40"W
L13	15.37'	S45°27'55"W	L41	10.00'	N00°18'20"E
L14	21.58'	N89°21'23"W	L42	9.44'	S89°41'40"E
L15	20.00'	N00°39'39"E	L43	3.07'	N00°43'21"E
L16	17.35'	S89°21'26"E	L44	15.00'	S89°16'39"E
L17	45.59'	N00°16'28"E	L45	54.61'	S00°43'21"W
L18	18.75'	N89°43'32"W	L46	9.42'	N89°16'39"W
L19	15.00'	N00°27'07"E	L47	5.45'	S00°15'03"W
L20	18.71'	S89°43'32"E	L48	185.08'	N89°16'48"W
L21	6.00'	S89°43'32"E	L49	3.00'	S00°43'12"W
L22	10.00'	S00°16'28"W	L50	13.00'	N89°16'48"W
L23	6.00'	N89°43'32"W	L51	13.00'	N00°43'12"E
L24	6.00'	S89°43'32"E	L52	188.00'	S89°16'48"E
L25	10.00'	S00°16'28"W	L53	4.63'	S00°15'03"W
L26	6.00'	N89°43'32"W	L54	63.44'	S00°16'28"W
L27	4.69'	N89°44'59"W	L55	228.32'	S89°16'19"E
L28	15.00'	N00°15'01"E			

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS SEVEN STAR LEGACY HOLDINGS, LLC AND SAI LEGACY TRAILS, LLC, are the owners of a tract in the J.H. Durrett Survey, Abstract Number 350, Town of Prosper, Denton County, Texas, being all of Lot 1R and Lot 2, Block F, Prosper Ridge Commercial, an addition in the Town of Prosper, Denton County, Texas, according to the plat recorded under Document Number 2025-342, Plat Records, Denton County, Texas, (P.R.D.C.T.) the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") in west line of a right of way dedication to the Town of Prosper, Denton County, Texas, as recorded under Document Number 2023-81322, O.P.R.D.C.T., same being the easternmost northeast corner of said Lot 1, Block F and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 1, Block F, the following calls:

1. South 00 degrees 15 minutes 03 seconds West, a distance of 426.17 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found;
2. North 89 degrees 16 minutes 39 seconds West, a distance of 261.37 feet to a capped rebar set;
3. North 00 degrees 43 minutes 21 seconds East, a distance of 445.70 feet to a capped rebar set;
4. South 89 degrees 16 minutes 39 seconds East, a distance of 203.11 feet to a capped rebar set;
5. South 89 degrees 44 minutes 57 seconds East, a distance of 34.59 feet to a capped rebar set;
6. South 44 degrees 44 minutes 57 seconds East, a distance of 14.14 feet to a capped rebar set;
7. South 00 degrees 15 minutes 03 seconds West, a distance of 10.00 feet to a capped rebar set;
8. South 89 degrees 44 minutes 57 seconds East, a distance of 10.00 feet, returning to the **POINT OF BEGINNING** and enclosing 2.650 acres (115,437 square feet) or land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT SEVEN STAR LEGACY HOLDINGS, LLC AND SAI LEGACY TRAILS, LLC, does hereby certify and adopt this plat designating the herein above described property as **PROSPER RIDGE COMMERCIAL, BLOCK F, LOT 1R1 AND LOT 2R,** and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

SEVEN STAR LEGACY HOLDINGS, LLC AND SAI LEGACY TRAILS, LLC, does herein certify the following:

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

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

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.

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.

SEVEN STAR LEGACY HOLDINGS, LLC

By: _____

Authorized Representative, Print Name/Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____

Notary Public in and for the State of Texas

SAI LEGACY TRAILS, LLC

By: _____

Authorized Representative, Print Name/Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _____ day of _____, 20 _____.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR INTERIM REVIEW ON February 17, 2026

_____

John H. Barton, RPLS #6737

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____

Notary Public in and for the State of Texas

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

ENGINEER

kirkman ENGINEERING

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

SURVEYOR

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

OWNER/DEVELOPER LOT 1R1
SAI LEGACY TRAILS, LLC
13483 Grand Arbor Lane
Frisco, TX 75035
contact: Murali Kodemala

OWNER/DEVELOPER LOT 2R
SEVEN STAR LEGACY HOLDINGS, LLC
10429 Sexton Drive
McKinney, TX 75072
contact: Eswar Narava
esnarava@gmail.com

JOB NO.	2025.001.405
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

PROSPER RIDGE COMMERCIAL

PROSPER, TEXAS

SHEET NO.
1 of 1

REPLAT | DEVAPP-26-0022

PROSPER RIDGE COMMERCIAL

BLOCK F, LOT 1R1 & LOT 2R

BEING A REPLAT OF LOT 1R & LOT 2, BLOCK F
PROSPER RIDGE COMMERCIAL, DOC.#2025-342, P.R.D.C.T.
BEING 2.650 ACRES IN THE J.H. DURRETT SURVEY, ABSTRACT #350
TOWN OF PROSPER, DENTON COUNTY, TEXAS
2 COMMERCIAL LOTS | PREPARED DECEMBER 2025

SURVEY PREPARED BY: BARTON CHAPA SURVEYING, LLC 3601 NE LOOP 820, FORT WORTH, TX 76137 (817) 864-1957 TBPLS FIRM# 10194474

\\bcs-fs-01\public\Survey\001 - Kirkman Engineering\2025\406 - Pearls at Prosper - Lot 1R Block F\Drawings

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Planning and Zoning Commission** **Item No. 5**

From: **Dakari Hill, Senior Planner**

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

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

Re: **Specific Use Permit for Full-Service/Extend-Stay Hotel**

Meeting: **May 5, 2026**

Agenda Item:
Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008)

Background:
The Planning and Zoning Commission unanimously recommended denial of this item (6-0) at their meeting on March 25, 2026. The item was then heard by the Town Council at their meeting on April 28, 2026. During this hearing, the applicant provided additional information to the Council that was not provided to the Commission. Therefore, the Council remanded the item back to the Planning and Zoning Commission so the item could be heard with all pertinent information. The applicant's presentation has been attached as an exhibit for this item.

Future Land Use Plan:
The Future Land Use Plan recommends the Dallas North Tollway District.

Dallas North Tollway Vision Plan:
This property is located within US 380 Gateway subdistrict. In this subdistrict, the area from the east side of Mahard Parkway to Dallas Parkway is designated as the Medical District. The Medical District is intended to focus on health science, research and related employment, and uses positioned to support the employees and visitors of the district. Office and hotel uses have been identified as uses compatible with this area.

Zoning:
The property is zoned Planned Development-47 (Commercial Corridor).

Thoroughfare Plan:
This property has access to Mahard Parkway.

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

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

Attached Documents:
1. Aerial Map
2. Zoning Map
3. Exhibit A-1 – Written Metes and Bounds
4. Exhibit A-2 – Boundary Exhibit
5. Exhibit B – Site Plan
6. Exhibit C – Landscape Plan
7. Exhibit D – Elevations
8. Applicant Presentation

Description of Agenda Item:
The purpose of this request is to obtain a Specific Use Permit to construct a 37,753 square foot full-service/extended-stay hotel.

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-47 (Commercial Corridor)	Vacant	Dallas North Tollway District
North	Planned Development-47 (Commercial Corridor)	Vacant	Dallas North Tollway District
East	Planned Development-47 (Commercial Corridor)	Vacant	Dallas North Tollway District
South	Planned Development-47 (Commercial Corridor)	Hospital (Encompass Health)	Dallas North Tollway District
West	Planned Development-101 (Office)	Hotel (Holiday Inn)	US Highway 380 District

Hotel Standards:
Per Planned Development-47, hotels are permitted provided they comply with the conditional standards listed in the Town's Zoning Ordinance. Full-service hotels are permitted by right; however, extended-stay hotels require the approval of a Specific Use Permit.

Full-Service Hotels:

The conditional standards for full-service hotels are listed below. The applicant has met these standards.

- Amenities (Min. of Four) – **The amenities being provided have been bolded.**

    - **Fitness Center/Weight Room**
    - **Game Room**
    - **Indoor/Outdoor Pool**
    - Jogging Trail
    - **Playground**
    - Sauna/Spa
    - **Sports Court**

- Event/Meeting Space (Min. of 10,000 SF)

- Full-Service Restaurant

Extended-Stay Hotels:

The conditional standards for extended-stay hotels are listed below. The applicant has met these standards except for the requirement of being located along either Dallas Parkway, Preston Road, or University Drive. However, Town Staff believes that the hotel can be located along Mahard Parkway since it is also part full-service instead of a stand-alone extended-stay hotel.

- Amenities (Min. of Five) – **The amenities being provided have been bolded.**

    - **Conference Room (Min. of 1,000 SF)**
    - **Fitness Center/Weight Room**
    - **Game Room**
    - **Indoor/Outdoor Pool**
    - Jogging Trail
    - **Playground**
    - Sauna/Spa
    - **Sports Court**

- Location

    - Dallas Parkway
    - Preston Road
    - University Drive

- Open Space (Min. of 15%)

- Restaurant

- Setbacks (100 Feet from Residential)

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

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*

    - *Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because there is one existing hotel and one future hotel on the west side of Mahard Parkway.*

2. *Are the activities requested by the applicant normally associated with the requested use?*

    - *Yes, an extended-stay hotel may be permitted in the area, per the Planned Development. Per the Town's Zoning Ordinance, they must meet the conditional development standards which have been met in combination with the full-service component.*

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

    - *Yes, the nature of the use is reasonable as it is a permitted use in the zoning for the area.*

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

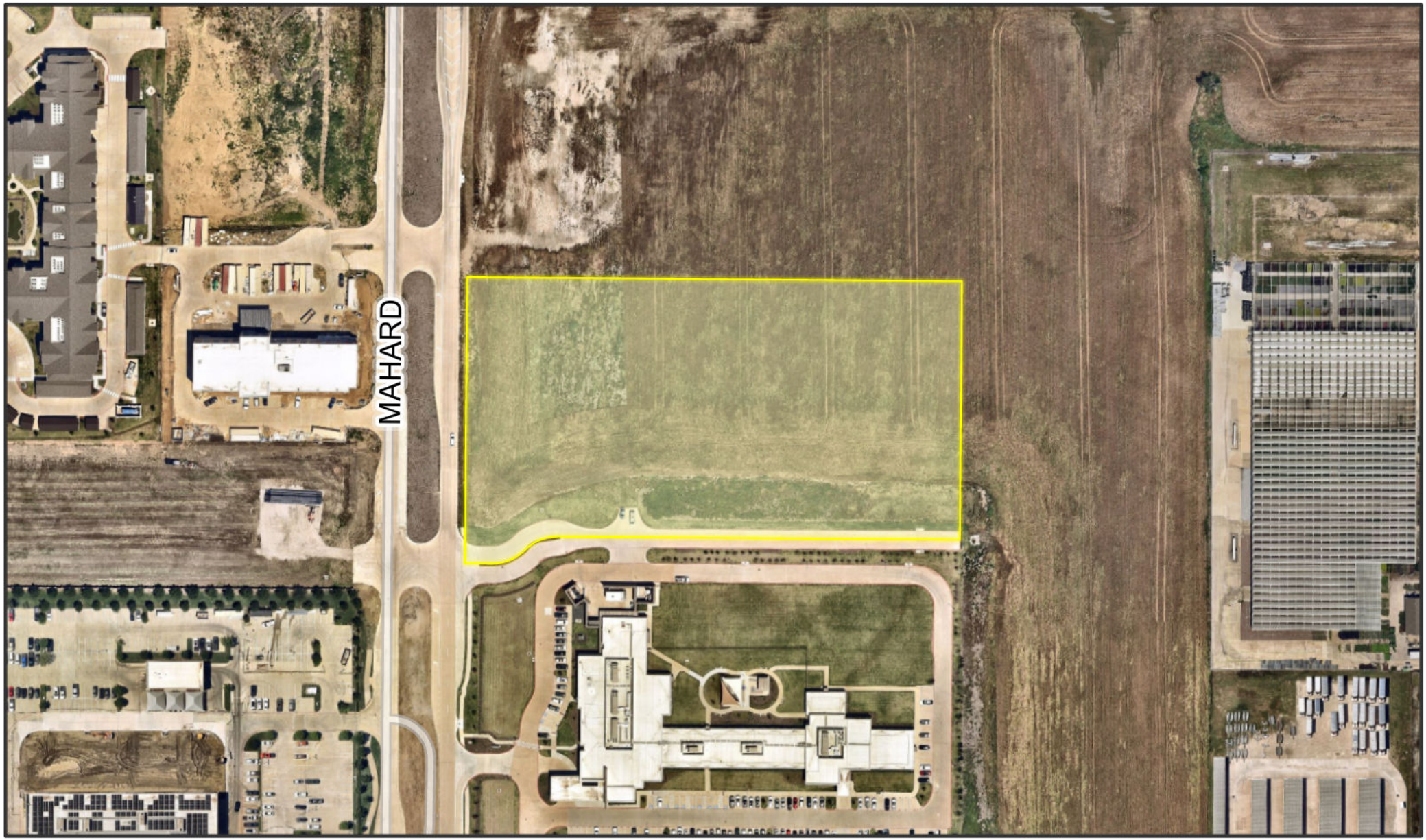
    - *Yes, the impact on the surrounding area has been mitigated as the applicant has complied with the conditional development standards for both a full-service hotel and extended-stay hotel.*

Town Staff Recommendation:

Town Staff recommends approval of the request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive.

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their regular meeting on May 19, 2026.



TOWN OF PROSPER

0 112.5 225 450 Feet

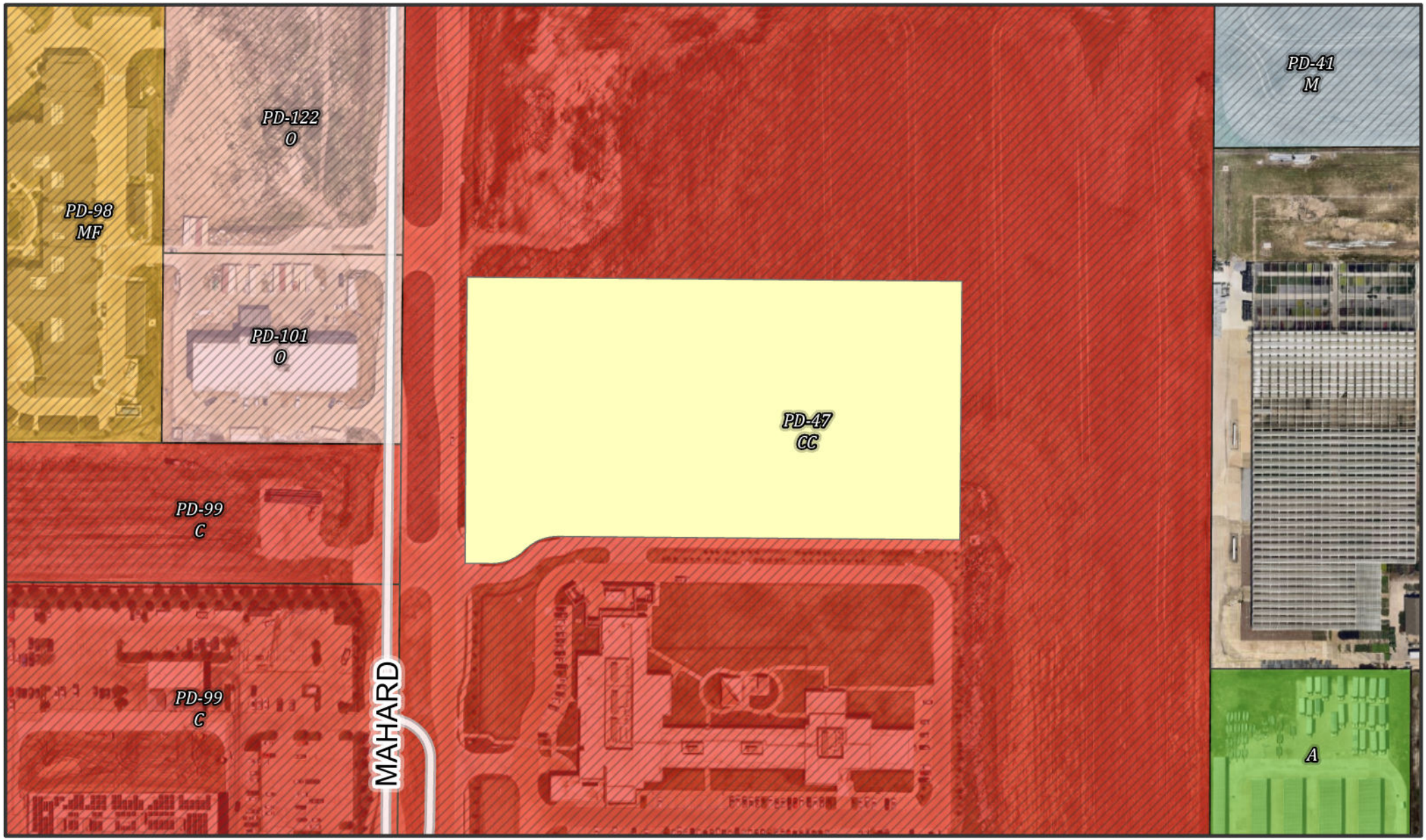
This map for illustration purposes only

ZONE-25-0008

Parmar Addition, Block A, Lot 1- Hilton Garden

61

Specific Use Permit



TOWN OF PROSPER

0 112.5 225 450 Feet

This map for illustration purposes only

ZONE-25-0008

Parmar Addition, Block A, Lot 1- Hilton Garden

62

Specific Use Permit

ZONE-25-0008
EXHIBIT A-1: WRITTEN METES AND BOUNDS

WHEREAS, PEACH TREE GROUP OF INVESTMENT INC. is the sole owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of those certain tracts of land conveyed to Peach Tree Group of Investment Inc., a Texas corporation, by Special Warranty Deed recorded in Instrument Number 20220329000498590, Official Public Records, Collin County, Texas, Correction Special Warranty Deed recorded in Instrument Number 2022000101825, Official Public Records, Collin County, Texas, Special Warranty Deed recorded in Instrument Number 2022000072416, Official Public Records, Collin County, Texas, and Special Warranty Deed recorded in Instrument Number 20220000152235, Official Public Records, Collin County, Texas, and being all of Block A, Lot 1, MSW Prosper 380 Addition, an addition to the Town of Prosper, by plat recorded in Instrument Number 2023-837, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the southeast corner of said Lot 1, same being the northeast corner of Lot 2, Block A, MSW of MSW Prosper 380 Addition, an addition to the Town of Prosper, by plat recorded in Instrument Number 2023-839, Official Public Records, Collin County, Texas, same being in the west line of Lot 3, said Block A of MSW Prosper 380 Addition (Instrument Number 2023-837);

THENCE along the common line of said Lot 1 and said Lot 2 as follows:

North 89 deg. 33 min. 00 sec. West, a distance of 567.07 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the beginning of a curve to the left having a radius of 65.00 feet, a delta angle of 45 deg. 32 min. 43 sec., and a chord bearing and distance of South 67 deg. 40 min. 39 sec. West, 50.32 feet;

In a southwesterly direction, and along said curve to the left, an arc distance of 51.67 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the beginning of a reverse curve to the right having a radius of 65.00 feet, a delta angle of 45 deg. 01 min. 37 sec., and a chord bearing and distance of South 67 deg. 25 min. 06 sec. West, 49.78 feet;

In a southwesterly direction, and along said reverse curve to the right, an arc distance of 51.08 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the end of said curve;

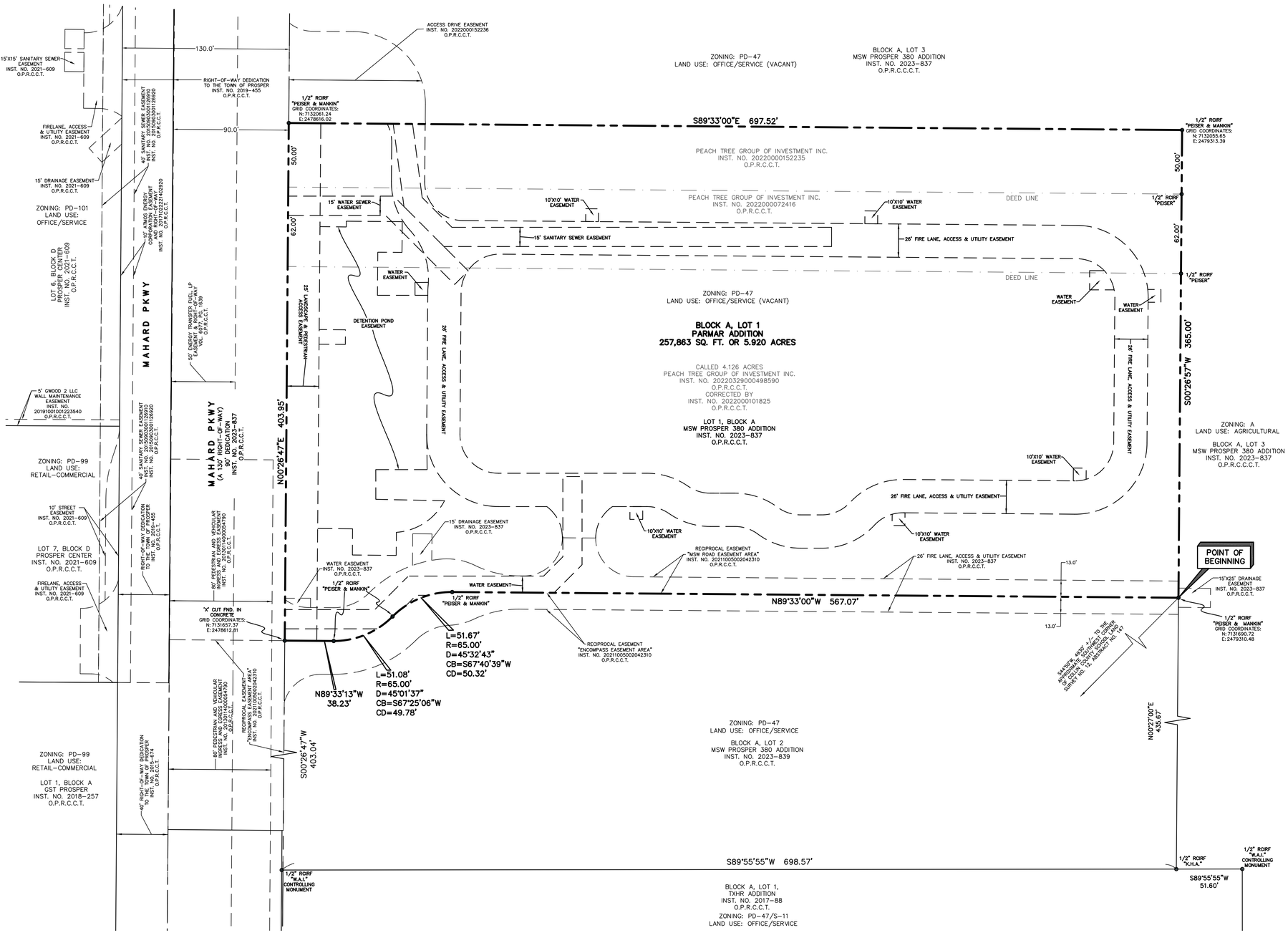
North 89 deg. 33 min. 13 sec. West, a distance of 38.23 feet to an 'X' cut found in concrete for the southwest corner of said Lot 1, same being the northwest corner of said Lot 2, same being in the east right-of-way line of Mahard Parkway (a 130 foot right-of-way);

THENCE North 00 deg. 26 min. 47 sec. East, along the common line of said Lot 1 and the east right-of-way line of said Mahard Parkway, a distance of 403.95 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the northwest corner of said Lot 1, same being the most westerly southwest corner of aforesaid Lot 3;

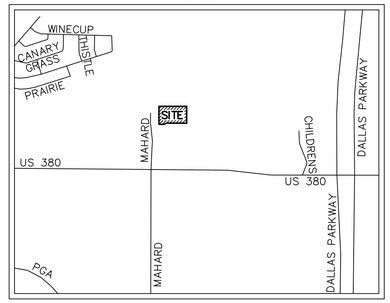
THENCE South 89 deg. 33 min. 00 sec. East, along the common line of said Lot 1, and said Lot 3, a distance of 697.52 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the northeast corner of said Lot 1, same being in internal corner of said Lot 3;

THENCE South 00 deg. 27 min. 00 sec. West, continuing along the common line of said Lot 1, and said Lot 3, a distance of 365.00 feet to the POINT OF BEGINNING and containing 257,863 square feet or 5.920 acres of computed land, more or less.

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122



VICINITY MAP
N.T.S.



PROPERTY LEGAL DESCRIPTION

WHEREAS, PEACH TREE GROUP OF INVESTMENT INC. is the sole owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of those certain tracts of land conveyed to Peach Tree Group of Investment Inc., a Texas corporation, by Special Warranty Deed recorded in Instrument Number 20220329000498590, Official Public Records, Collin County, Texas, Correction Special Warranty Deed recorded in Instrument Number 2022000101825, Official Public Records, Collin County, Texas, Special Warranty Deed recorded in Instrument Number 2022000072416, Official Public Records, Collin County, Texas, and Special Warranty Deed recorded in Instrument Number 20220000152235, Official Public Records, Collin County, Texas, and being all of Block A, Lot 1, MSW Prosper 380 Addition, an addition to the Town of Prosper, by plat recorded in Instrument Number 2023-837, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the southeast corner of said Lot 1, same being the northeast corner of Lot 2, Block A, MSW of MSW Prosper 380 Addition, an addition to the Town of Prosper, by plat recorded in Instrument Number 2023-839, Official Public Records, Collin County, Texas, same being in the west line of Lot 3, said Block A of MSW Prosper 380 Addition (Instrument Number 2023-837);

THENCE along the common line of said Lot 1 and said Lot 2 as follows:

North 89 deg. 33 min. 00 sec. West, a distance of 567.07 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the beginning of a curve to the left having a radius of 65.00 feet, a delta angle of 45 deg. 32 min. 43 sec., and a chord bearing and distance of South 67 deg. 40 min. 39 sec. West, 50.32 feet;

In a southwesterly direction, and along said curve to the left, an arc distance of 51.67 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the beginning of a reverse curve to the right having a radius of 65.00 feet, a delta angle of 45 deg. 01 min. 37 sec., and a chord bearing and distance of South 67 deg. 25 min. 06 sec. West, 49.78 feet;

In a southwesterly direction, and along said reverse curve to the right, an arc distance of 51.08 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the end of said curve;

North 89 deg. 33 min. 13 sec. West, a distance of 38.23 feet to an 'X' cut found in concrete for the southwest corner of said Lot 1, same being the northwest corner of said Lot 2, same being in the east right-of-way line of Mahard Parkway (a 130 foot right-of-way);

THENCE North 00 deg. 26 min. 47 sec. East, along the common line of said Lot 1 and the east right-of-way line of said Mahard Parkway, a distance of 403.95 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the northwest corner of said Lot 1, same being the most westerly southwest corner of aforesaid Lot 3;

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THENCE South 00 deg. 27 min. 00 sec. West, continuing along the common line of said Lot 1, and said Lot 3, a distance of 365.00 feet to the POINT OF BEGINNING and containing 257,863 square feet or 5.920 acres of computed land, more or less.

NOTE: This document was prepared under 22 TAC §663.21, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

STATE OF TEXAS
REGISTERED
TIMOTHY R. MANKIN
6122
PROFESSIONAL
LAND SURVEYOR
07/08/2025

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

NOTES:

1. Basis of Bearing – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001485 was used to scale grid coordinates and distances to surface.
2. Basis of Elevations – Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. No 100-year floodplain exists on the site.
5. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.
6. Property is subject to Reciprocal Easement and temporary Construction Easement Agreement filed in Instrument Number 20020329000498600, Official Public Records, Collin County, Texas, and Second Amendment to Reciprocal Easement and Temporary Construction Easement Agreement filed in Instrument Number 2022000152236, said Official Public Records.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 48085C0230J subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

INST. NO.	– INSTRUMENT NUMBER
VOL.	– VOLUME
PG.	– PAGE
RCIRF	– IRON ROD FOUND WITH RED CAP
IRS	– IRON ROD SET W/ "PEISER & MANKIN SURV" RED PLASTIC CAP

LINETYPE TABLE

———	BOUNDARY LINE
— — — —	ADJOINER LINE
— — — —	EASEMENT LINE
———	BUILDING LINE
——— vs ———	STREET CENTERLINE
——— 630' ———	CONTOUR LINE

ENGINEER:
ANIL RAM
ADR-DESIGNS LLC
601 SADDLE HILL DR
GRAND PRAIRIE, TX 75050
972-262-1333
ADRDESIGNSLLC@ADRDESIGNS.COM

OWNER:
PEACH TREE GROUP OF INVESTMENT INC
WILSON PARMAR
1043 ELK MOUND DRIVE
FRISCO, TEXAS 75033
620-253-0286
PARMARWS@GMAIL.COM

ZONE-25-0008

EXHIBIT A-2: BOUNDARY EXHIBIT

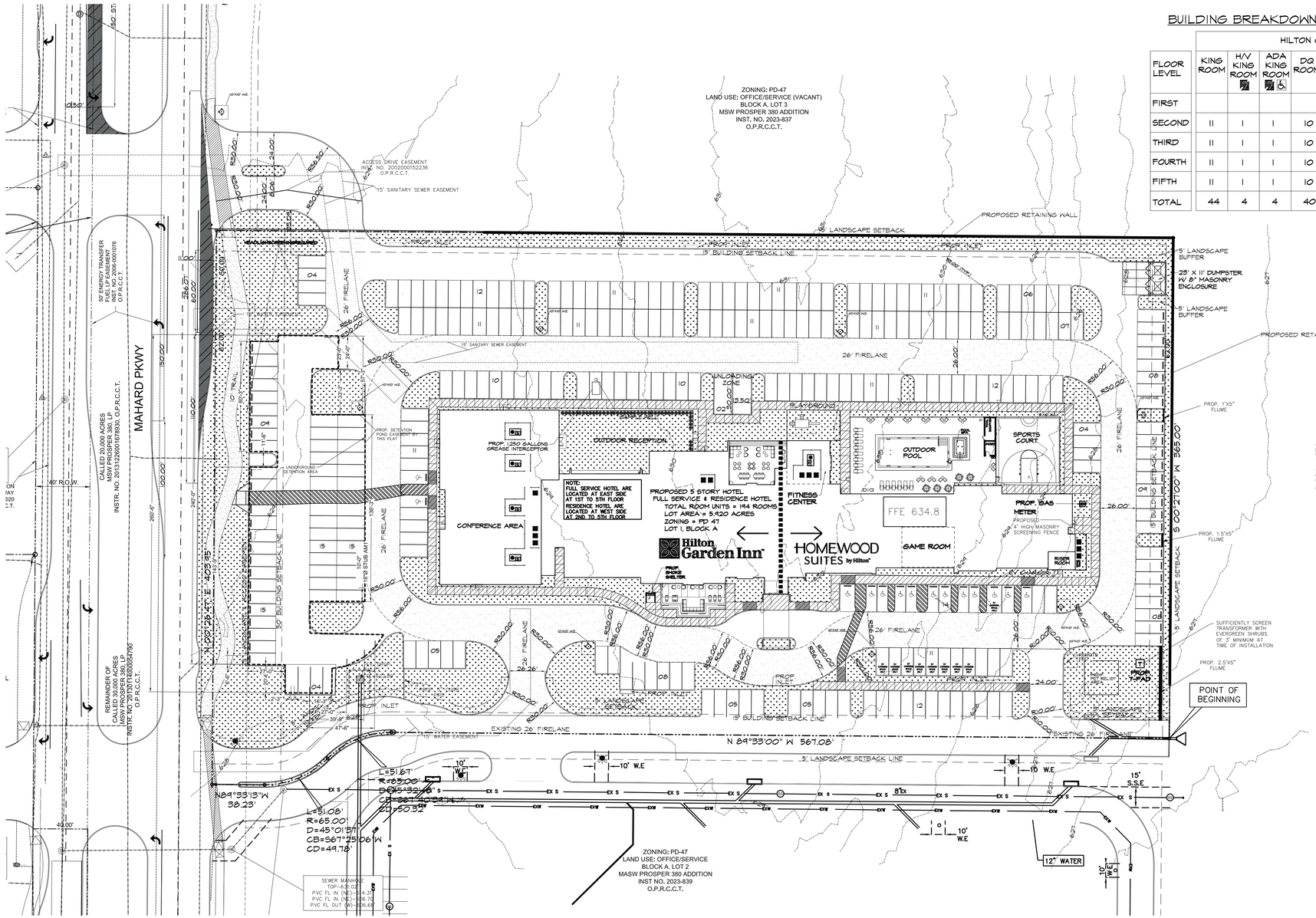
MSW PROSPER 380 ADDITION
BLOCK A, LOT 1

BEING 5.920 ACRES OUT OF THE COLLIN COUNTY
SCHOOL LAND #12, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MARCH 2024

JOB NO.:	22-0105_ZE
DATE:	7/8/2025
FIELD DATE:	2/11/2025
SCALE:	1" = 40'
FIELD:	J.D.H.
DRAWN:	J.M.N.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
FIRM No. 100999-00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1



BUILDING BREAKDOWN INFORMATION:

FLOOR LEVEL	HILTON GARDEN INN: KING ROOM	H/V KING ROOM	ADA KING ROOM	DQ ROOM	H/V DQ ROOM	ADA DQ ROOM	TOTAL NO. OF ROOMS	HOMEWOOD SUITES: KING STUDIO SUITE	H/V KING STUDIO SUITE	DQ STUDIO SUITE	ADA KING STUDIO SUITE	EFFICIENCY SUITE	H/V EFFICIENCY SUITE	ADA KING SUITE R.I.S.	EXTENDED DQ STUDIO SUITE	TOTAL NO. OF ROOMS	BUILDING FLOOR AREA (SQ. FT.)
FIRST								2				3		1		6	37,753.0 S.F.
SECOND	11	1	1	10	1	1	25	5	1	5	1	8	1		1	22	24,232.0 S.F.
THIRD	11	1	1	10	1	1	25	5	1	5	1	8	1		1	22	24,232.0 S.F.
FOURTH	11	1	1	10	1	1	25	5	1	5	1	8	1		1	22	24,232.0 S.F.
FIFTH	11	1	1	10	1	1	25	5	1	5	1	8	1		1	22	24,232.0 S.F.
TOTAL	44	4	4	40	4	4	100	22	4	20	4	35	4	1	4	94	134,681.0 S.F.

TOWN OF PROSPER GENERAL SITE PLAN NOTES

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

FIRE VARIANCE NUMBER: FIRE 23-0103

1. THE BUILDING WILL BE INSTALLED WITH NFPA 13 FIRE SPRINKLER SYSTEM.
2. THE BUILDING WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM.
3. WEST AND EAST STAIRWELLS WILL HAVE STANDPIPE CONNECTIONS AT EACH LANDING.
4. THE WEST AND EAST STAIRWELL WILL TERMINATE AT ROOF LEVEL FOR ROOF ACCESS.
5. THE STANDPIPES WILL CONTINUE TO ROOF LEVEL, 2 FDC PORTS WILL BE AVAILABLE AT ROOF LEVEL.
6. ALL LUMBER USED WITHIN 2 FT OF THE BUILDING PERIMETER SHALL BE (FRT LUMBER) FIRE RETARDANT - TREATED.

SITE PLAN
SCALE: 1" = 40'-0"

GRAPHIC SCALE
0 40 80
20

LIST OF AMINITIES:
- OUTDOOR POOL
- PLAYGROUND
- FITNESS CENTER
- SPORTS COURT
- GAME ROOM

PARKING REQUIREMENTS:

ZONING: PD 47	PROPOSED 5 STORY DUAL BRAND HOTEL (RESIDENCE HOTEL & FULL SERVICE HOTEL) (HILTON GARDEN INN AND HOMEWOOD SUITES)
LOT AREA	5.920 ACRES
TOTAL BLDG. AREA	134,681.0 S.F.
PARKING REQUIRED	1 SP/ ROOM (194 ROOMS) WITH 10,000.0 S.F. CONFERENCE CENTER (1 SP/200 S.F.) RESTAURANT AREA (12,930.36 S.F.) = 275 PARKING SPACES
PARKING FURNISHED	308 SPACES
HC PARKING REQUIRED	13 PARKING SPACES
HC PARKING PROVIDED	14 PARKING SPACES

SITE BENCHMARKS

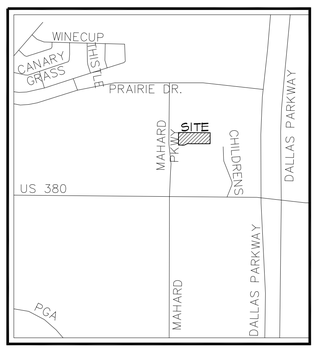
BM1:'X' CUT SET ON SEC OF SIDEWALK, WEST SIDE OF MAHARD, SW INTERSECTION OF MAHARD AND PRAIRIE DRIVE ELEVATION = 624.07'

BM2:'X' SET ON THE NORTH EAST CORNER OF A DROP INLET, LOCATED ±1000' NORTH OF HIGHWAY 380 (UNIVERSITY DRIVE) AND ±75' WEST OF THE WEST CURB LINE OF MAHARD PARKWAY. ELEVATION = 630.84'.

	AREA	PERCENTAGE TO OPEN SPACE REQUIREMENT
OUTDOOR POOL	5,752.0 S.F.	14.77%
SPORTS COURT	2,304.0 S.F.	5.94%
OUTDOOR RECEPTION	3,966.0 S.F.	10.22%
OUTDOOR SITTING	2,243.0 S.F.	5.78%
OPEN SPACE	24,455.0 S.F.	63.29%
TOTAL	38,700.0	100%

LOT 1:

BLOCK	ZONING	PROPOSED USE	LOT AREA (sq.ft.)	LOT AREA (ac.)	LOT COVERAGE %	BLDG. FOOTPRINT AREA (sq.ft.)	BLDG. AREA (sq.ft.)	BLDS. HT.	FLOOR AREA RATIO	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED	INTERIOR PARKING LANDSCAPING REQUIRED (S.F.)	INTERIOR PARKING LANDSCAPING PROVIDED (S.F.)	OPEN SPACE REQUIRED 15% OF LOT AREA (S.F.)	OPEN SPACE PROVIDED (S.F.)
A	PD 47	RESIDENCE INN AND FULL SERVICE HOTEL	257,875.0	5.92	14.6%	37,753.0	134,681.0	72'-4.50"	0.52:1	1 SP/ ROOM (194 ROOMS) WITH 10,000.0 S.F. CONFERENCE CENTER (1 SP/200 S.F.) RESTAURANT AREA (12,930.36 S.F.) TOTAL NUMBER REQUIRED = 275 SP	308 SP	13	14	3,330.0	10,160.0	38,681.0	15.0% 38,700.0



VICINITY MAP SCALE : NONE

OWNER/DEVELOPER:
PEACH TREE GROUP OF INVESTMENT INC
1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarwk@gmail.com

ARCHITECT:
ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesignsllc@adrdesigns.com
POR: JOHN C. SARGENT

#	REVISION DATE	ZONE-25-0008
		Exhibit B: (Site Plan)

REGISTERED ARCHITECT JOHN CLIFTON SARGENT STATE OF TEXAS
01/14/26

SHEET NUMBER
SP

Hilton Garden Inn
HOMEWOOD SUITES by Hilton

PARMAR ADDITION
BLOCK A, LOT 1
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
TOWN OF PROSPER, TEXAS
DATE PREPARED: 09/30/24

THIRD	11	1	1
FOURTH	11	1	1
FIFTH	11	1	1
TOTAL	44	4	4

PROSPER LANDSCAPE ORDINANCE

LANDSCAPING REQUIREMENTS:
Site: 257,875 sq. ft.

Perimeter Requirements:

- Landscaped Areas from property line to R.O.W.
  - Maynard Parkway: 30 ft. buffer @ 378 l.f.–(1) tree every 30 ft. & (15) shrubs every 30 ft.
    - Trees Required: 13
    - Trees Provided: 13
    - Shrubs Required: 189
    - Shrubs Provided: 201
    - Landscape Area Required: 5,640 s.f.
    - Landscape Area Provided: 6,108 s.f.
  - Non–residential development next to non–residential development
    - North Property Line – 5 ft. wide landscape area
      - Area Required: 5 ft.
      - Area Provided: 10 ft. 7 in.
    - East Property Line – 5 ft. wide landscape area
      - Area Required: 5 ft.
      - Area Provided: 5 ft.
    - South Property Line – 5 ft. wide landscape area
      - Area Required: N/A
      - Area Provided: N/A
- Interior Parking Requirements:
  - 15 s.f. of landscaping for each parking space @ 336 spaces & 1 tree per 10 spaces
    - Landscape Area Required: 3,330 s.f.
    - Landscape Area Provided: 10,760 s.f.
    - Trees Required: 34
    - Trees Provided: 41
  - Landscape islands required at terminus of each parking row @ 22 terminuses
    - Parking Islands Required: 22
    - Parking Islands Provided: 24
  - One large tree within 150 ft. of every parking space is required
- Building Landscaping:
  - Building larger than 100,000 s.f. @ 132,365 s.f. requires –
    - (1) Large tree or (5) ornamental trees/10,000 s.f. located within 30 ft. of building face
      - Trees Required: 13 (BT – BUILDING TREE)
      - Trees Provided: 12 large & 6 ornamental
- Irrigation Requirements:
  - a. Irrigation lines shall be placed a min. of 2 1/2' from a town sidewalk.
  - b. Trees and shrubs shall be irrigated by bubblers only.
  - c. Rain/freeze and wind detectors shall be installed on all irrigation lines.
- Median Planting Requirements:
  - N/A
- Open Space Requirements:
  - 257,875 s.f. @15%
    - Required: 38,681 s.f.
    - Provided: 38,700 s.f. or 15%

No existing trees on site
Headlight screening is provided along Maynard Parkway

OPEN SPACE KEY

OPEN SPACE

* Open Space Requirements:
257,875 s.f. @15%
Required: 38,681 s.f.
Provided: 38,700 s.f. or 15%

01 OPEN SPACE PLAN

SCALE: 1" = 30'–0"

TRUE NORTH

PEACH TREE
GROUP OF INVESTMENT INC
1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarvs@gmail.com

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE – CONSULTING
1010 NORTH GREENVILLE AVENUE #242
ALLEN, TEXAS 75002
214-562-4536

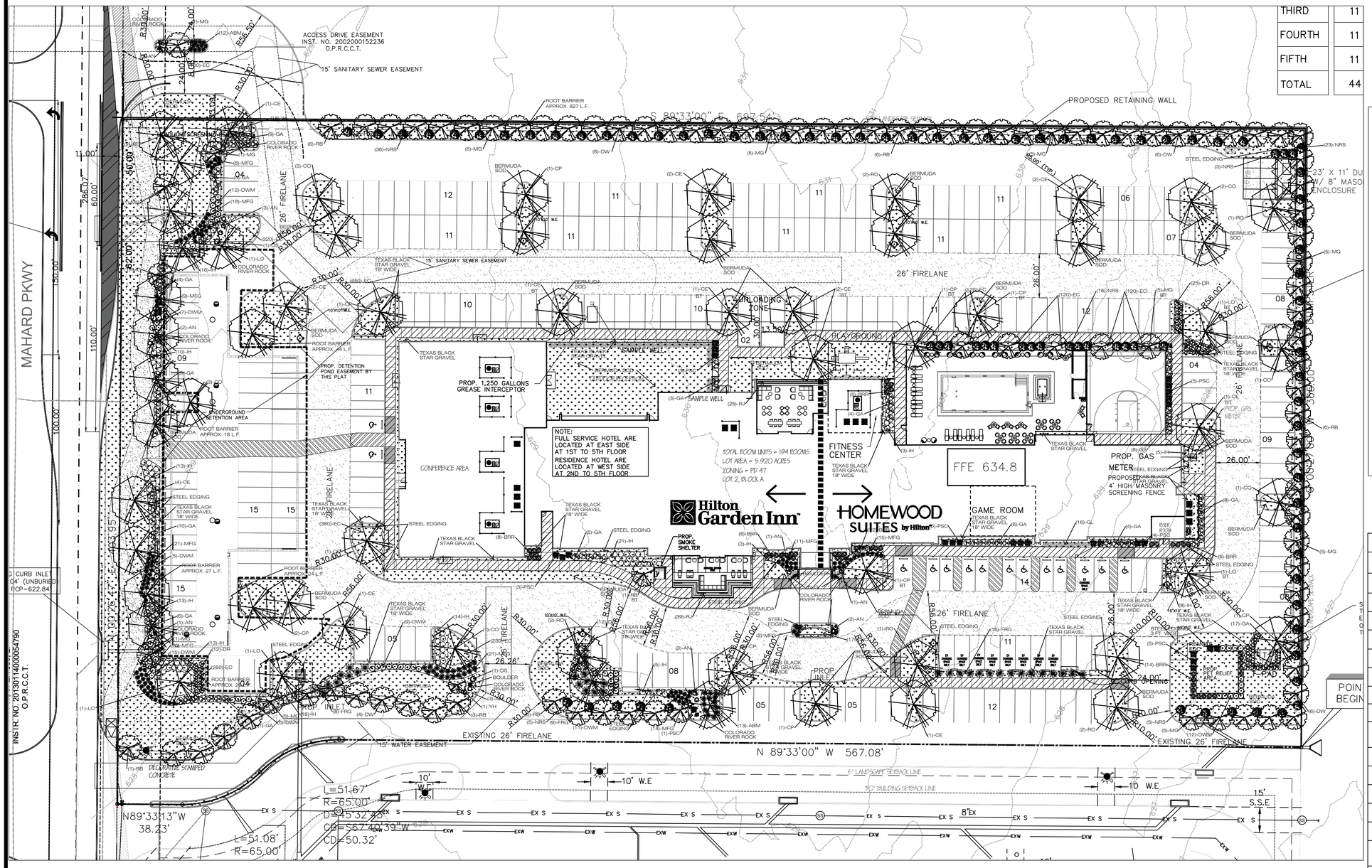
HOMEWOOD SUITES by Hilton
Hilton Garden Inn
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
PROSPER, TEXAS

ADR–DESIGNS–LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesignsllc@adrdesigns.com
POR: JOHN C. SARGENT

PROJECT STATUS: FINAL
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 040922
REVISION DATE: 111825

JOB NUMBER: PTG - 22706

SHEET NUMBER L1.00



THIRD	11
FOURTH	11
FIFTH	11
TOTAL	44

PROSPER LANDSCAPE ORDINANCE

LANDSCAPING REQUIREMENTS:
Site: 257,875 sq. ft.

Perimeter Requirements:
* Landscaped Areas from property line to R.O.W.
  - Maynard Parkway: 30 ft. buffer @ 378 l.f.–(1) tree every 30 ft. & (15) shrubs every 30 ft.
    - Trees Required: 13
    - Trees Provided: 13
    - Shrubs Required: 189
    - Shrubs Provided: 201
    - Landscape Area Required: 5,640 s.f.
    - Landscape Area Provided: 6,108 s.f.
  - Non-residential development next to non-residential development
    - North Property Line – 5 ft. wide landscape area
      - Area Required: 5 ft.
      - Area Provided: 10 ft. 7 in.
    - East Property Line – 5 ft. wide landscape area
      - Area Required: 5 ft.
      - Area Provided: 5 ft.
    - South Property Line – 5 ft. wide landscape area
      - Area Required: N/A
      - Area Provided: N/A
* Interior Parking Requirements:
  - 15 s.f. of landscaping for each parking space @ 336 spaces & 1 tree per 10 spaces
    - Landscape Area Required: 3,330 s.f.
    - Landscape Area Provided: 10,760 s.f.
    - Trees Required: 34
    - Trees Provided: 41
  - Landscape islands required at terminus of each parking row @ 22 terminuses
    - Parking Islands Required: 22
    - Parking Islands Provided: 24
  - One large tree within 150 ft. of every parking space is required
* Building Landscaping:
  - Building larger than 100,000 s.f. @ 132,365 s.f. requires – (1) Large tree or (5) ornamental trees/10,000 s.f. located within 30 ft. of building face
    - Trees Required: 13 (BT – BUILDING TREE)
    - Trees Provided: 12 large & 6 ornamental
* Irrigation Requirements:
  - a. Irrigation lines shall be placed a min. of 2 1/2' from a town sidewalk.
  - b. Trees and shrubs shall be irrigated by bubblers only.
  - c. Rain/freeze and wind detectors shall be installed on all irrigation lines.
* Median Planting Requirements:
  - N/A
* Open Space Requirements:
  - 257,875 s.f. @15%
    - Required: 38,681 s.f.
    - Provided: 38,700 s.f. or 15%

No existing trees on site
Headlight screening is provided along Maynard Parkway

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	10	QUERCUS SHUMARDII RED OAK	3" CAL., MIN. 4' SPD., MIN. 10' HT.
LO	5	QUERCUS VRIGINIANA LIVE OAK	3" CAL., MIN. 4' SPD., MIN. 10' HT.
CE	20	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL., MIN. 4' SPD., MIN. 10' HT.
CP	12	PISTACIA CHINENSIS CHINESE PISTACHE	3" CAL., MIN. 4' SPD., MIN. 10' HT.
CO	11	QUERCUS MUELENBURGII CHINKAPIN OAK	3" CAL., MIN. 4' SPD., MIN. 10' HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
DW	22	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	30	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	30 GAL., 8' HT., 3' SPREAD
MG	46	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	30 GAL., 8' HT., MIN. 3 CANES
YH	1	ILEX VOMITORIA 'FEMALE' YAUPON HOLLY	30 GAL., 8' HT., 3' SPREAD. MIN. 3 CANES
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
DWM	76	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
DR	49	ROSA X 'NOVAROSPOP' POPCORN DRIFT ROSE	5 GAL., MIN. 20" HT., 24" O.C.
GA	100	ABELIA GRANDIFLORA GLOSSY ABELIA	7 GAL., MIN. 36" HT., 36" O.C.
IH	160	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	19	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	3 GAL., MIN. 15" HT., A.S.
BRR	53	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	27	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	88	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	20 GAL., 4' HT., 3' SPREAD
DS	2	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RJ	64	JUNIPERUS HORIZONTALIS 'WILTONII' RUG JUNIPER	3 GAL., MIN. 8" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	2,120	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	22	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	25	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
FRG	32	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	3 GAL., FULL PLANT 36" O.C.
MFG	120	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.
KEY	**QUANTITY**	**ANNUAL COLOR DESCRIPTION**	**SIZE**
SC	175	SEASONAL COLOR SELECTED BY OWNER	4" POT, FULL PLANT 8" O.C.

Town of Prosper landscape general notes
- Standard language and/or notations, as follows:
  - Plant material shall be measured and sized according to the latest edition of the American Standard for Nursery Stock (ANSI Z60.1)
  - All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
  - Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
  - Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and all structures. Single-trunk trees shall have a single, straight leader, and all trees shall be full, with balanced canopy. Major damage to trunk(s), or branches, will be cause for denial.
  - All root flares shall be set at three (3) to four (4) inches above surrounding grade
  - The tree pit shall be backfilled with native topsoil free of rock and other debris
  - Burlap, twine, and wire baskets shall be severed and removed from the top of the root ball.
  - A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
  - No person(s) or entity may use improper or malicious maintenance or pruning techniques including, but not limited to,: topping or other non symmetrical trimming of trees, damage from a backhoe, or use of fire or poison Follow the American Standard for Nursery Stock (ANSI Z60.1) guidelines on pruning and maintenance.
- Topsoil shall be a minimum of eight (8) inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of three (3) inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear branch height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear branch height of fourteen (14) feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed thirty (30) inches in height, and trees shall have a minimum clear trunk height of nine (9) feet.
- Trees planted on a slope shall have the tree well at the average grade of the uphill slope.
- All areas of less than three (3) feet in width shall be grass, groundcover, or some type of Decorative river rock, pavers, or concrete.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly at all times including, but not limited to, mowing, edging, pruning, fertilizing, watering, de-weeding, and trash removal.
- Plant material that is damaged, destroyed, or removed shall be replaced with Plants meeting minimum specifications per landscape plan. All turf/ground cover areas are to be established prior to receipt of Certificate of Occupancy, unless otherwise approved by the Town.
- An automatic irrigation system shall be provided to irrigate all landscape areas Into streets, sidewalks, or alleys.
- No planting areas shall exceed 3:1 slope (3 ft Horizontal to 1 ft Vertical).
- Earthen berms shall not include construction debris.
- All walkways shall meet ADA and TAS requirements.
- Landscape installation must comply with approved landscape plans, and as-built plans submitted to Parks and Recreation, prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances being accessible, adjusted to grade, and to the Town of Prosper Public Works Department standards.
- IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.

01 LANDSCAPE PLAN
SCALE: 1" = 30'–0"

TRUE NORTH

Exhibit C: LANDSCAPE PLAN

ZONE-25-0008

PROJECT STATUS: CONST. DOC.
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 040922
REVISION DATE: 111825

PEACH TREE
GROUP OF INVESTMENT INC
1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarwvs@gmail.com

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE #242
ALLEN, TEXAS 75002
214-562-4536

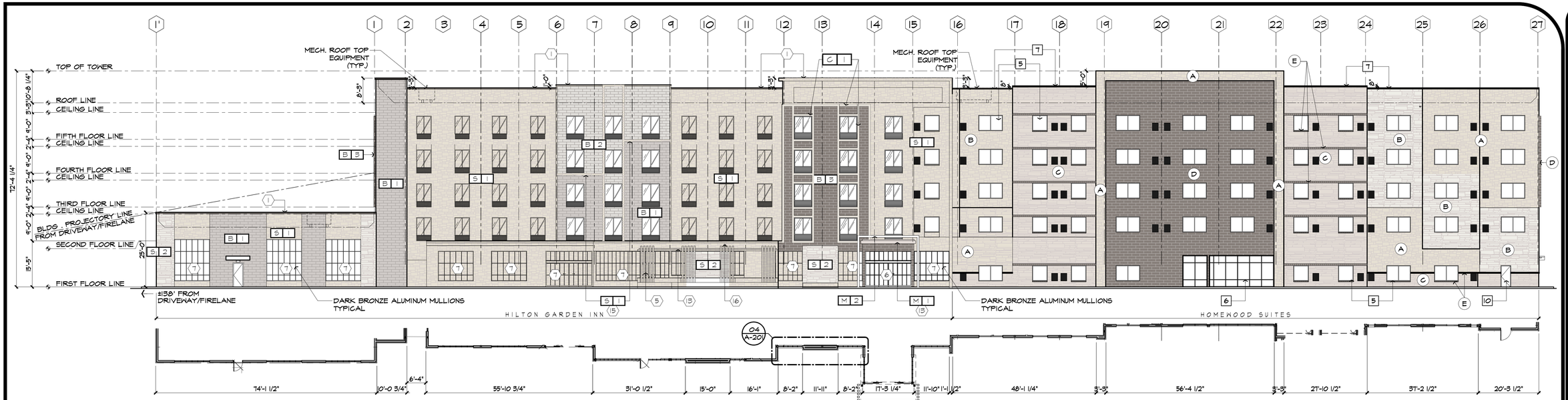
ADR–DESIGNS–LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesignsllc@adrdesigns.com
POR: JOHN C. SARGENT

HOMEWOOD SUITES by Hilton
Hilton Garden Inn
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
PROSPER, TEXAS

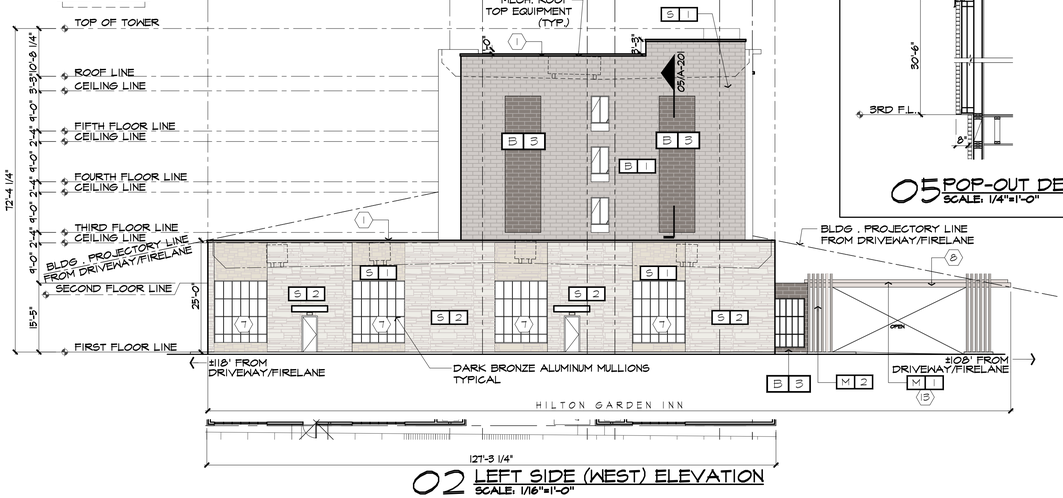
LANDSCAPE ARCHITECT
JOHN CAMILLE LA FOY
6365
STATE OF TEXAS
02/09/26

JOB NUMBER: PTG - 22706

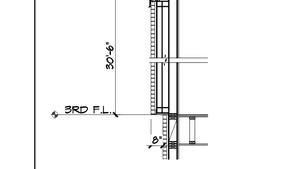
SHEET NUMBER
L1.01



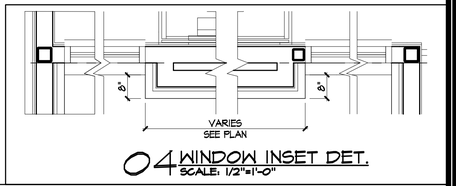
01 FRONT (SOUTH) ELEVATION
SCALE: 1/16"=1'-0"



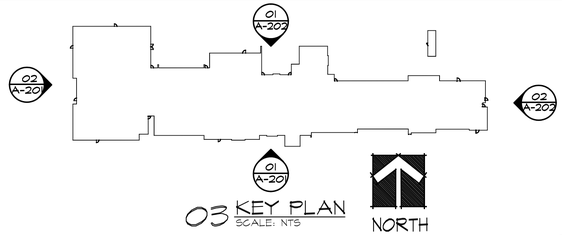
02 LEFT SIDE (WEST) ELEVATION
SCALE: 1/16"=1'-0"



05 POP-OUT DET.
SCALE: 1/4"=1'-0"



04 WINDOW INSET DET.
SCALE: 1/2"=1'-0"



03 KEY PLAN
SCALE: NTS

WINDOW ARTICULATIONS:

- DETAILED/PATTERNED MULLIONS
- GLASS DEPTH FROM WALL MIN. EIGHT INCHES
- WATER TABLE IN LIEU OF FLOOR TO CEILING GLASS
- ARTICULATED LINTEL (I.E. SOLDIER COURSE IN BRICK OR MATERIAL CHANGE EIFS OR CAST STONE WITH MIN. ½" PROJECTION)
- ARTICULATED SILL (I.E. SOLDIER COURSE IN BRICK OR MATERIAL CHANGE EIFS OR CAST STONE WITH MIN. ½" PROJECTION)
- CAST STONE SURROUNDS ON ENTIRE WINDOW

HILTON GARDEN INN

FINISH KEY:

S 1	STONE:	– AUSTINE WHITE STONE	
S 2	STONE:	– CORONADO STONE PRO-LEDGE WHITE	
B 1	BRICK VENEER:	– CORONADO STONE WIRECUT BRICK GLACIER	
B 2	BRICK VENEER:	– CORONADO STONE WIRECUT GREY ICEBERG	
B 3	BRICK VENEER:	– CORONADO STONE WIRECUT BRICK WOLF GREY	
M 1	METAL:	– METAL – FINISH: – COLOR: BONE WHITE	
M 2	METAL:	– METAL – FINISH: – COLOR: CITY SCAPE	
C 1	STONE:	– CAST STONE – COLOR: WHITE	

KEY NOTES:

1. KYNAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM -- COLOR TO MATCH ADJACENT MATERIAL
2. NOT USED
3. GRADE LEVEL
4. PRE-FINISHED ALUMINUM AND GLASS DOOR W/ SIDELITE
5. PRE-FINISHED ALUMINUM AND GLASS DOOR
6. PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.
7. PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
8. CLEARANCE SIGNAGE
9. HOLLOW METAL INSULATED DOOR AND FRAME
10. LIGHT FIXTURE
11. REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION -- PROVIDE 3/4" FRT PLWD. BACKING FOR SIGNAGE MTG.
13. ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM -- FINISH TO MATCH ADJACENT MATERIAL.
14. STEEL FRAME GATES W/STAINED WOOD SLATS -- PAINT STEEL TO MATCH.
15. PRONOUNCED "ACCENT" LEDGE
16. THRU-WALL OVERFLOW ROOF DRAIN DOWNSPOUT NOZZLE
17. DRYER VENT LOUVER

HOMEWOOD SUITES

EXTERIOR MATERIAL LEGEND:

A	AUSTINE WHITE STONE	
B	CORONADO STONE PRO-LEDGE WHITE	
C.	CORONADO STONE SANTOOTH LEDGE SILVER ASH	
D.	CORONADO STONE WIRECUT BRICK WOLF GREY	
E.	WATER TABLE/SILL & LINTEL ROWLOCK BRICK CORONADO STONE WIRECUT BRICK WOLF GREY	

NOTE:

WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTION OF 10 PERCENT.

KEY NOTES:

1. EMERGENCY OVERFLOW ROOF SCUPPER
2. NOT USED
3. COORDINATE ELECTRICAL REQUIREMENTS FOR SIGNAGE
4. ELEVATOR OVERRUN
5. PRE-FINISHED ALUMINUM WINDOWS
6. ALUMINUM STOREFRONT
7. PARAPET
8. AUTOMATIC SLIDING DOORS
9. PORTE COCHERE CLEARANCE SIGN
10. INSULATED HOLLOW METAL DOOR AND FRAME
11. COVERED SECONDARY ENTRY
12. EXTERIOR WALL SCONCE
13. DRYER VENT

GENERAL NOTES:

THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL MEET THE SPECIFICATIONS OF THE ZONING ORDINANCE.

WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.

ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DIVISION.

WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.

ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

MECHANICAL EQUIPMENT WILL BE 12 INCHES LOWER THAN THE PARAPET WALL AND WILL NOT BE VISIBLE FROM ADJACENT STREETS.

FIRE PROTECTION NOTES:

CONSTRUCTION TYPE IIIA BUILDING WITHIN ENVELOPE ALL LUMBER USE 2 FT. OF EXTERIOR WALL SHALL BE FRT LUMBER.

IN CAVITIES OR HARD TO REACH SURFACES, USE – 3M FIRE DAM SPRAY 200 OR APPROVED EQUAL.

MATERIAL CALCULATIONS PERCENTAGES

	FRONT (SOUTH)	LEFT SIDE (WEST)	REAR (NORTH)	RIGHT SIDE (EAST)
MASONRY :				
– BRICK	6,419 SQ. FT. (30%)	2,394 SQ. FT. (50%)	6,464 SQ. FT. (29%)	–
– STONE	15,421 SQ. FT. (70%)	1,774 SQ. FT. (50%)	15,618 SQ. FT. (71%)	3,972 SQ. FT. (100%)
NET	21,840 SQ. FT. (100%)	2,407 SQ. FT. (100%)	22,082 SQ. FT. (100%)	3,972 SQ. FT. (100%)
DOORS & WINDOWS :				
– GLAZING	6,226 SQ. FT. (99%)	828 SQ. FT. (94%)	5,356 SQ. FT. (97%)	303 SQ. FT. (93%)
– METAL	56 SQ. FT. (1%)	56 SQ. FT. (6%)	140 SQ. FT. (3%)	24 SQ. FT. (7%)
NET	6,282 SQ. FT. (100%)	884 SQ. FT. (100%)	5,496 SQ. FT. (100%)	327 SQ. FT. (100%)
SUMMARY :				
– MASONRY	21,840 SQ. FT. (78%)	4,801 SQ. FT. (84%)	22,082 SQ. FT. (80%)	3,972 SQ. FT. (92%)
– DOORS & WINDOWS	6,282 SQ. FT. (22%)	884 SQ. FT. (16%)	5,496 SQ. FT. (20%)	327 SQ. FT. (8%)
TOTAL	28,122 SQ. FT. (100%)	5,685 SQ. FT. (100%)	27,578 SQ. FT. (100%)	4,299 SQ. FT. (100%)

PROJECT STATUS: PRELIMINARY
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 082521
REVISION DATE: 020626

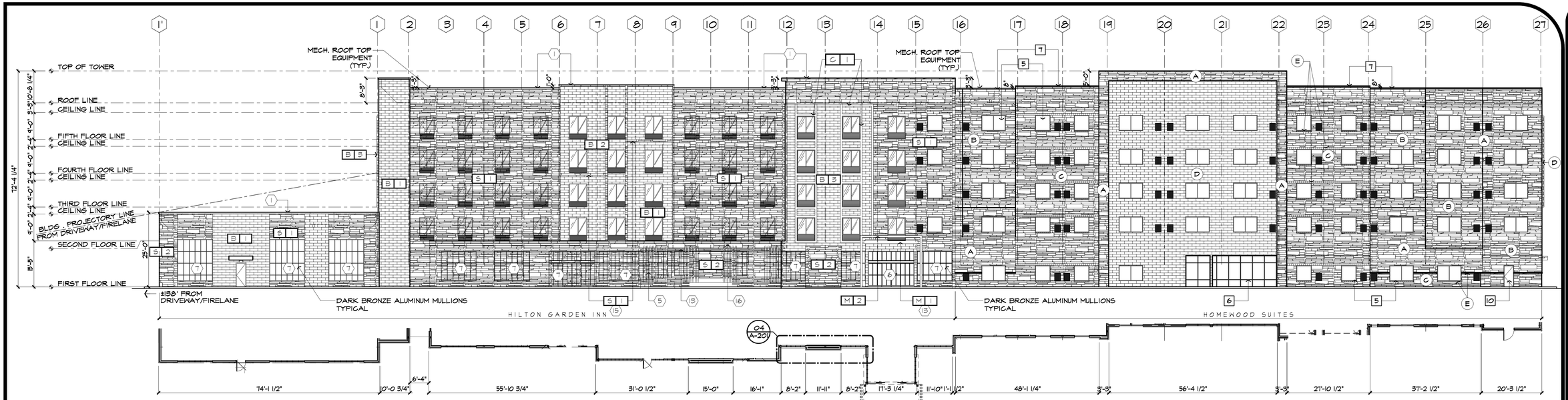
PEACH TREE GROUP OF INVESTMENT INC
1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarws@gmail.com

HOMEWOOD SUITES by Hilton
Hilton Garden Inn
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
PROSPER, TEXAS

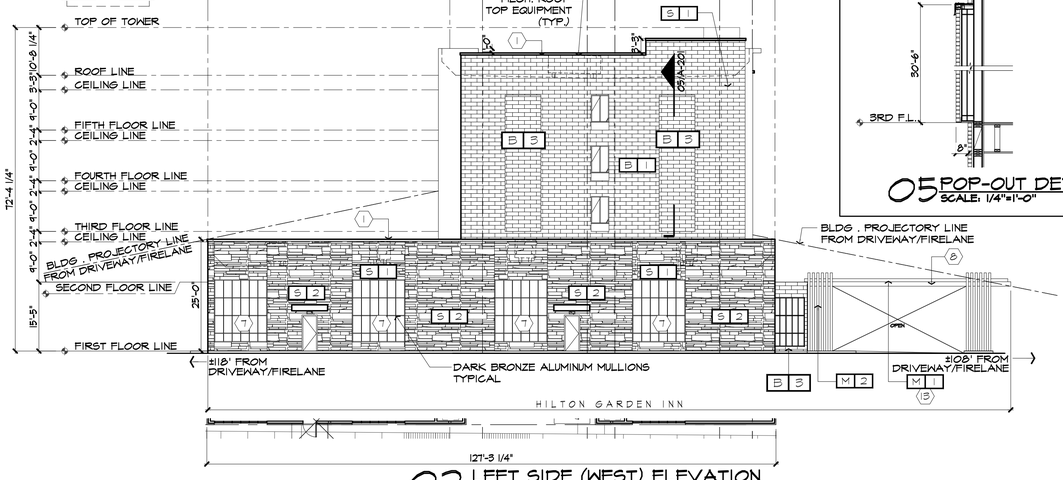
ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2687
E-Mail: adrdesignsllc@adrdesigns.com

JOB NUMBER: PTG - 22706

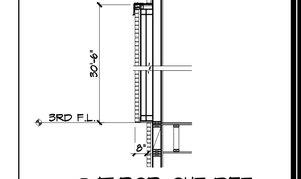
SHEET NUMBER A-201



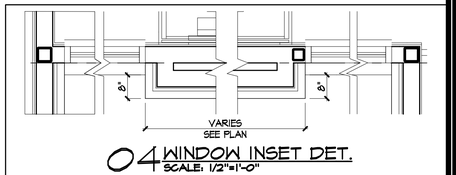
01 FRONT (SOUTH) ELEVATION
SCALE: 1/16"=1'-0"



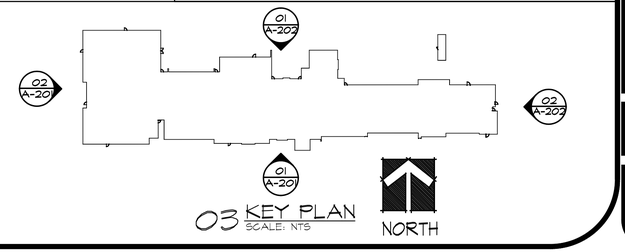
02 LEFT SIDE (WEST) ELEVATION
SCALE: 1/16"=1'-0"



05 POP-OUT DET.
SCALE: 1/4"=1'-0"



04 WINDOW INSET DET.
SCALE: 1/2"=1'-0"



03 KEY PLAN
SCALE: NTS

WINDOW ARTICULATIONS:

- DETAILED/PATTERNED MULLIONS
- GLASS DEPTH FROM WALL MIN. EIGHT INCHES
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- ARTICULATED SILL (I.E. SOLDIER COURSE IN BRICK OR MATERIAL CHANGE EIFS OR CAST STONE WITH MIN. ½" PROJECTION)
- CAST STONE SURROUNDS ON ENTIRE WINDOW

HILTON GARDEN INN

FINISH KEY:

S 1	STONE:	- AUSTINE WHITE STONE	
S 2	STONE:	- CORONADO STONE PRO-LEDGE WHITE	
B 1	BRICK VENEER:	- CORONADO STONE WIRECUT BRICK GLACIER	
B 2	BRICK VENEER:	- CORONADO STONE WIRECUT GREY ICEBERG	
B 3	BRICK VENEER:	- CORONADO STONE WIRECUT BRICK WOLF GREY	
M 1	METAL:	- METAL - FINISH: - COLOR: BONE WHITE	
M 2	METAL:	- METAL - FINISH: - COLOR: CITY SCAPE	
C 1	STONE:	- CAST STONE - COLOR: WHITE	

KEY NOTES:

1. KYNAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM -- COLOR TO MATCH ADJACENT MATERIAL
2. NOT USED
3. GRADE LEVEL
4. PRE-FINISHED ALUMINUM AND GLASS DOOR W/ SIDELITE
5. PRE-FINISHED ALUMINUM AND GLASS DOOR
6. PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.
7. PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
8. CLEARANCE SIGNAGE
9. HOLLOW METAL INSULATED DOOR AND FRAME
10. LIGHT FIXTURE
11. REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION -- PROVIDE 3/4" FRT PLWD. BACKING FOR SIGNAGE MTS.
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HOMEWOOD SUITES

EXTERIOR MATERIAL LEGEND:

A	AUSTINE WHITE STONE	
B	CORONADO STONE PRO-LEDGE WHITE	
C.	CORONADO STONE SAWTOOTH LEDGE SILVER ASH	
D.	CORONADO STONE WIRECUT BRICK WOLF GREY	
E.	WATER TABLE/SILL & LINTEL ROWLOCK BRICK CORONADO STONE WIRECUT BRICK WOLF GREY	

NOTE:

WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTION OF 10 PERCENT.

KEY NOTES:

1. EMERGENCY OVERFLOW ROOF SCUPPER
2. NOT USED
3. COORDINATE ELECTRICAL REQUIREMENTS FOR SIGNAGE
4. ELEVATOR OVERRUN
5. PRE-FINISHED ALUMINUM WINDOWS
6. ALUMINUM STOREFRONT
7. PARAPET
8. AUTOMATIC SLIDING DOORS
9. PORTE COCHERE CLEARANCE SIGN
10. INSULATED HOLLOW METAL DOOR AND FRAME
11. COVERED SECONDARY ENTRY
12. EXTERIOR WALL SCONCE
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MATERIAL CALCULATIONS PERCENTAGES

	FRONT (SOUTH)	LEFT SIDE (WEST)	REAR (NORTH)	RIGHT SIDE (EAST)
MASONRY :				
- BRICK	6,419 SQ. FT. (30%)	2,394 SQ. FT. (50%)	6,464 SQ. FT. (29%)	-
- STONE	15,421 SQ. FT. (70%)	1,774 SQ. FT. (50%)	15,618 SQ. FT. (71%)	3,972 SQ. FT. (100%)
NET	21,840 SQ. FT. (100%)	2,407 SQ. FT. (100%)	22,082 SQ. FT. (100%)	3,972 SQ. FT. (100%)
DOORS & WINDOWS :				
- GLAZING	6,226 SQ. FT. (99%)	828 SQ. FT. (94%)	5,356 SQ. FT. (97%)	303 SQ. FT. (93%)
- METAL	56 SQ. FT. (1%)	56 SQ. FT. (6%)	140 SQ. FT. (3%)	24 SQ. FT. (7%)
NET	6,282 SQ. FT. (100%)	884 SQ. FT. (100%)	5,496 SQ. FT. (100%)	327 SQ. FT. (100%)
SUMMARY :				
- MASONRY	21,840 SQ. FT. (78%)	4,801 SQ. FT. (84%)	22,082 SQ. FT. (80%)	3,972 SQ. FT. (92%)
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TOTAL	28,122 SQ. FT. (100%)	5,685 SQ. FT. (100%)	27,578 SQ. FT. (100%)	4,299 SQ. FT. (100%)

PROJECT STATUS: PRELIMINARY
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 082521
REVISION DATE: 021026

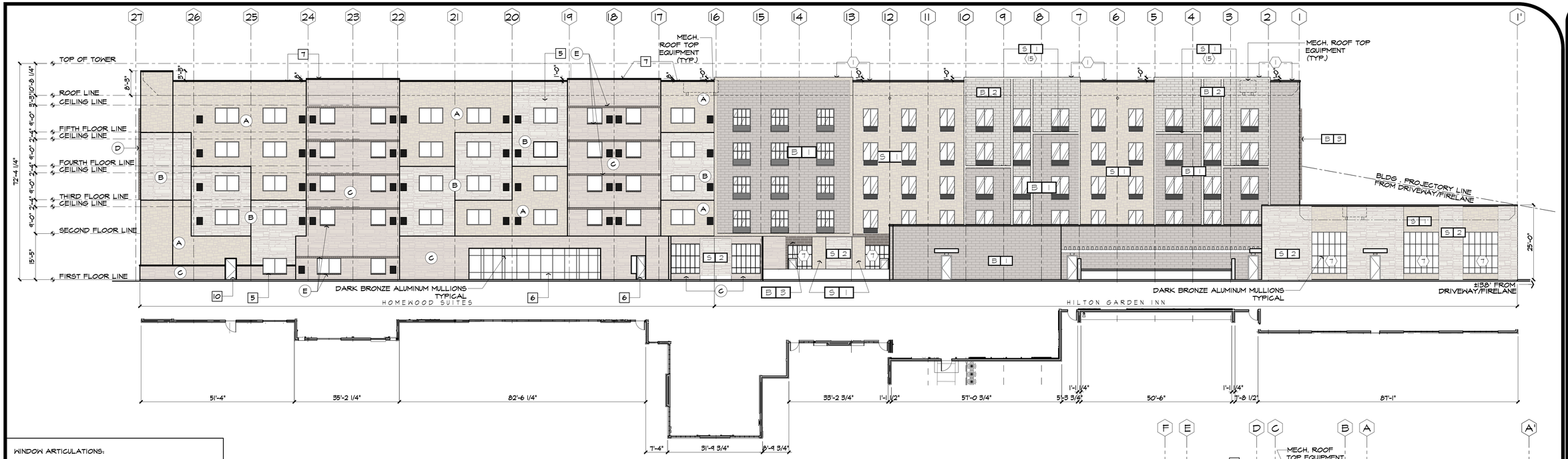
PEACH TREE GROUP OF INVESTMENT INC
1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarws@gmail.com

HOMEWOOD SUITES by Hilton
Hilton Garden Inn
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
PROSPER, TEXAS

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesignsllc@adrdesigns.com

JOB NUMBER: PTG - 22706

SHEET NUMBER A-201



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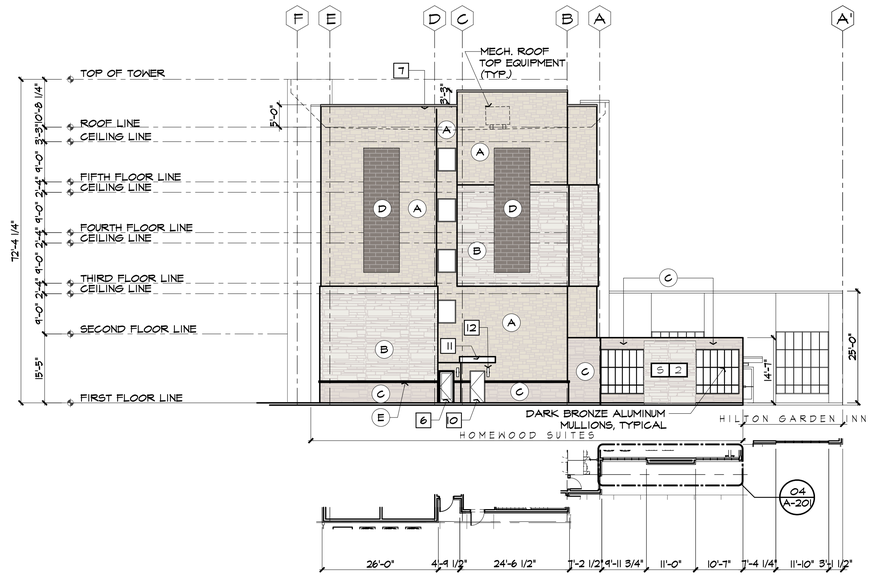
SCALE: 1/16"=1'-0"



02 RIGHT SIDE (EAST) ELEVATION
SCALE: 1/16"=1'-0"

WINDOW ARTICULATIONS:

- DETAILED/PATTERNED MULLIONS
- GLASS DEPTH FROM WALL MIN. EIGHT INCHES
- WATER TABLE IN LIEU OF FLOOR TO CEILING GLASS
- ARTICULATED LINTEL (I.E. SOLDIER COURSE IN BRICK OR MATERIAL CHANGE EIFS OR CAST STONE WITH MIN. ½" PROJECTION)
- ARTICULATED SILL (I.E. SOLDIER COURSE IN BRICK OR MATERIAL CHANGE EIFS OR CAST STONE WITH MIN. ½" PROJECTION)
- CAST STONE SURROUNDS ON ENTIRE WINDOW

HILTON GARDEN INN

FINISH KEY:

S 1	STONE:	AUSTINE WHITE STONE
S 2	STONE:	CORONADO STONE PRO-LEDGE WHITE
B 1	BRICK VENEER:	CORONADO STONE WIRECUT BRICK GLACIER
B 2	BRICK VENEER:	CORONADO STONE WIRECUT GREY ICEBERG
B 3	BRICK VENEER:	CORONADO STONE WIRECUT BRICK WOLF GREY
M 1	METAL:	METAL; FINISH: ; COLOR: BONE WHITE
M 2	METAL:	METAL; FINISH: ; COLOR: CITY SCAPE
C 1	STONE:	CAST STONE; COLOR: WHITE

KEY NOTES:

1. KYNAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM -- COLOR TO MATCH ADJACENT MATERIAL
2. NOT USED
3. GRADE LEVEL
4. PRE-FINISHED ALUMINUM AND GLASS DOOR W/ SIDELITE
5. PRE-FINISHED ALUMINUM AND GLASS DOOR
6. PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.
7. PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
8. CLEARANCE SIGNAGE
9. HOLLOW METAL INSULATED DOOR AND FRAME
10. LIGHT FIXTURE
11. REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION -- PROVIDE 3/4" FRT PLWD. BACKING FOR SIGNAGE MTG.
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HOMEWOOD SUITES

EXTERIOR MATERIAL LEGEND:

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NOTE:

WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTION OF 10 PERCENT.

KEY NOTES:

1. EMERGENCY OVERFLOW ROOF SCUPPER
2. NOT USED
3. COORDINATE ELECTRICAL REQUIREMENTS FOR SIGNAGE
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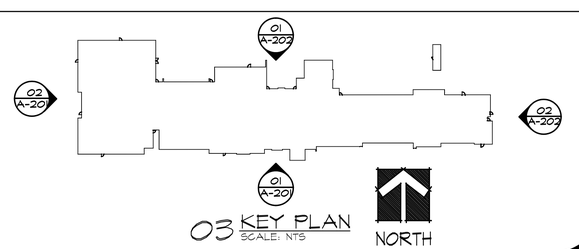

03 KEY PLAN
SCALE: NTS

PROJECT STATUS: PRELIMINARY
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 082521
REVISION DATE: 021026

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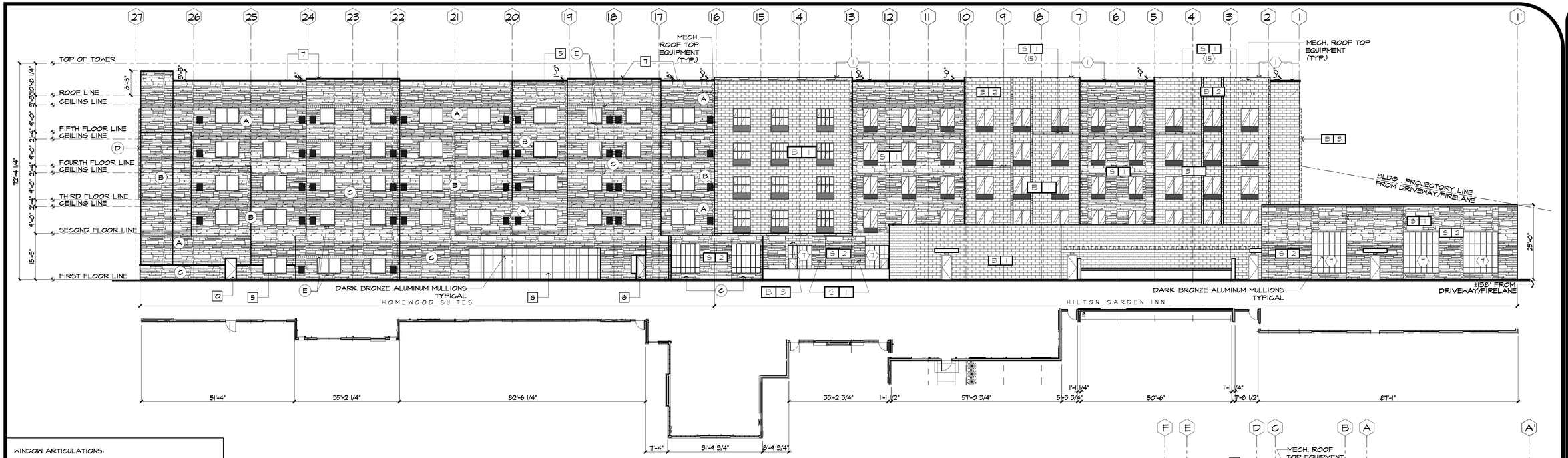
JOB NUMBER: PTG - 22706

SHEET NUMBER A-202



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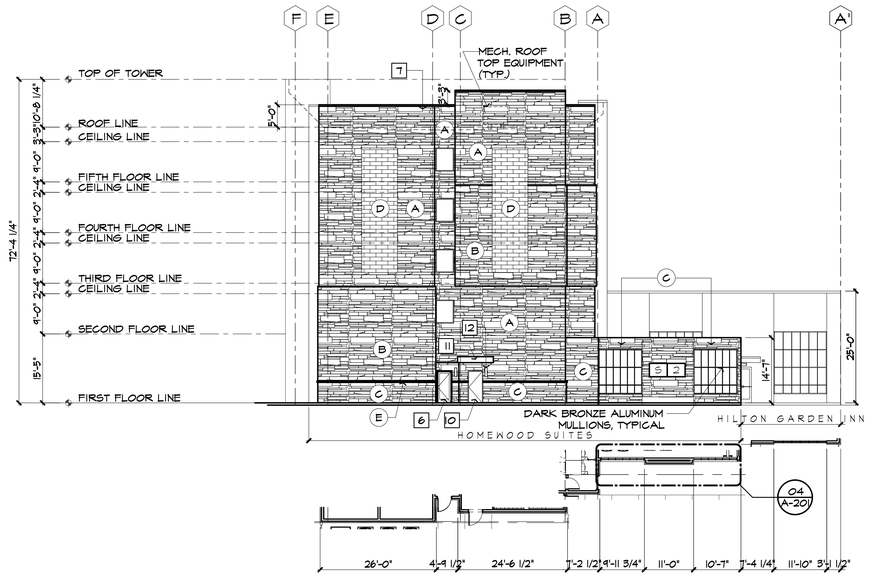

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SCALE: NTS

NORTH

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JOB NUMBER: PTG - 22706

SHEET NUMBER A-202

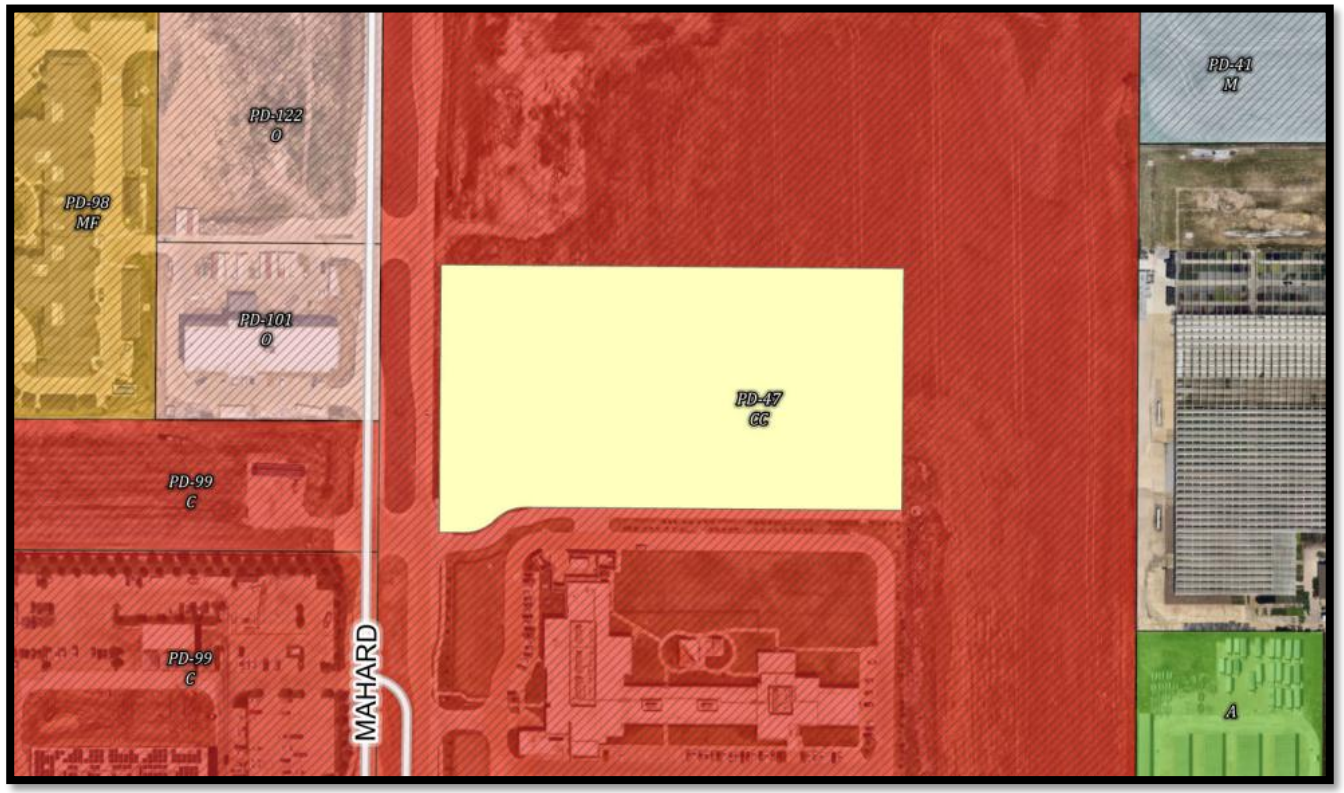
ZONE-25-0008

TOWN OF PROSPER

PLANNING AND ZONING COMMISSION– MAY 5, 2026

Zoning Request

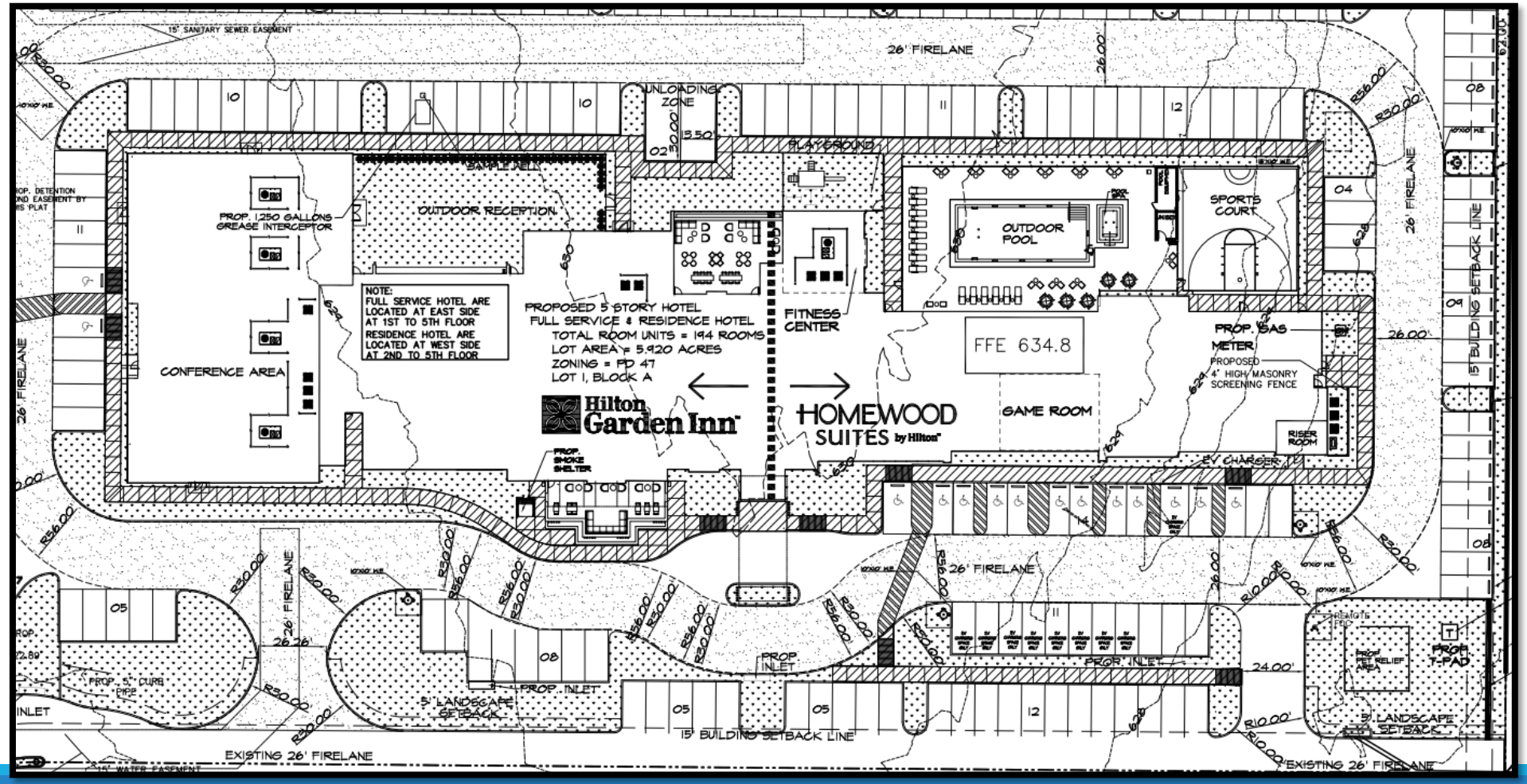
Specific Use Permit for a Full-Service/Extended-Stay Hotel within PD-47 (CC)



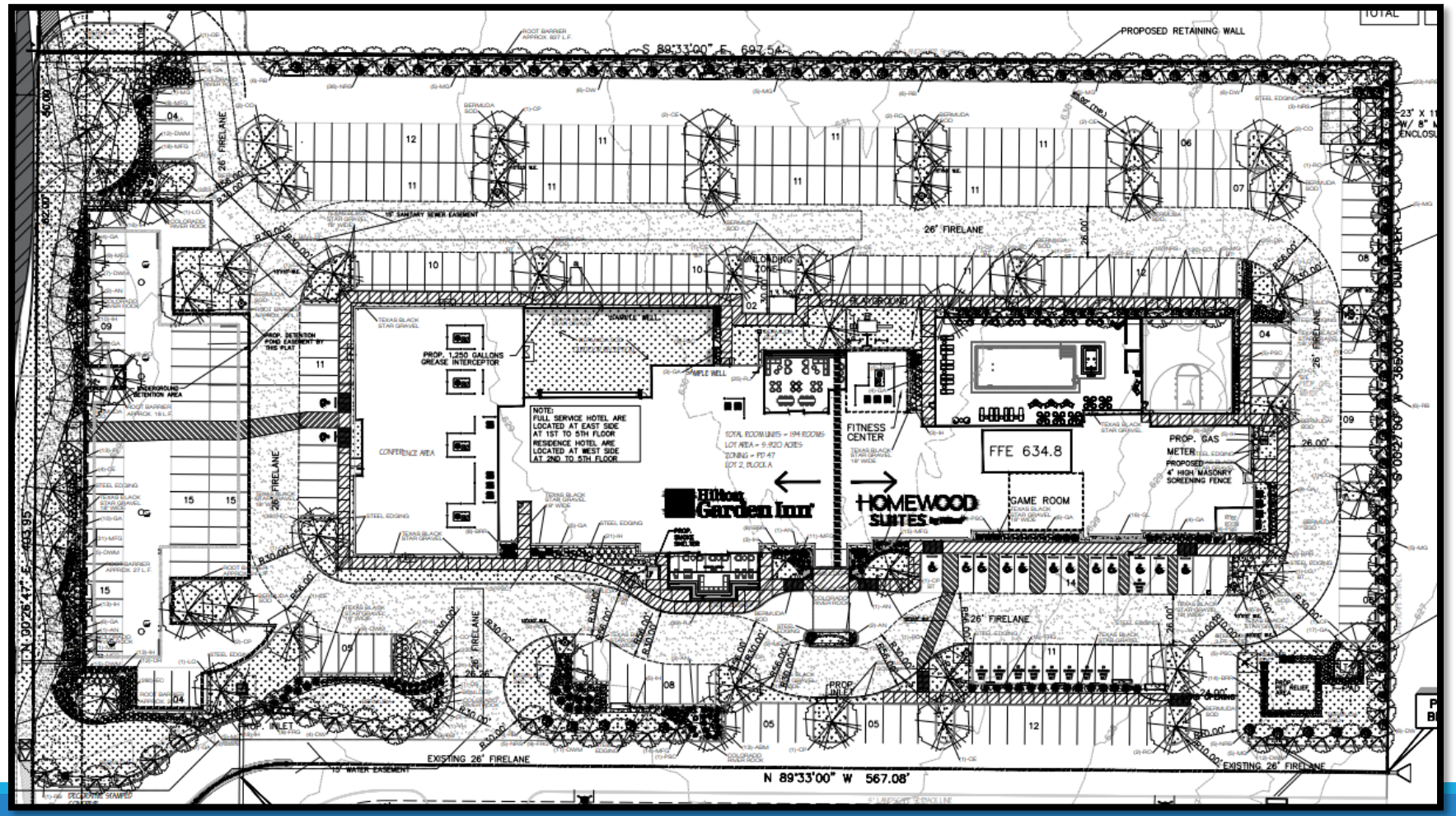
Hotel, Residence/Extended Stay means a building or group of buildings designed for and occupied as a temporary lodging which may include an extended stay and where financial consideration is generally calculated on a nightly, weekly or monthly basis and is not classified as a limited service hotel or a full service hotel.

Surrounding Uses

Site Plan


15' SANITARY SEWER EASEMENT
26' FIRELANE
UNLOADING ZONE
PLAYGROUND
SAMPLE PIT
PROP. 1250 GALLONS GREASE INTERCEPTOR
OUTDOOR RECEPTION
NOTE:
FULL SERVICE HOTEL ARE LOCATED AT EAST SIDE AT 1ST TO 5TH FLOOR
RESIDENCE HOTEL ARE LOCATED AT WEST SIDE AT 2ND TO 5TH FLOOR
PROPOSED 5 STORY HOTEL
FULL SERVICE & RESIDENCE HOTEL
TOTAL ROOM UNITS = 194 ROOMS
LOT AREA = 5.920 ACRES
ZONING = PD 47
LOT 1, BLOCK A
CONFERENCE AREA
FITNESS CENTER
OUTDOOR POOL
SPORTS COURT
FFE 634.8
PROP. GAS METER
PROPOSED 4' HIGH MASONRY SCREENING FENCE
GAME ROOM
RISER ROOM
EV CHARGER
PROP. SMOKE SHELTER
Hilton Garden Inn
HOMEWOOD SUITES by Hilton
15' BUILDING SETBACK LINE
PROP. INLET
PROP. 5' CURB PIPE
5' LANDSCAPE SETBACK
PROP. T-PAD
EXISTING 26' FIRELANE
15' WATER EASEMENT

Landscape Plan



Operational Details

- **One building, two hotels under Hilton flagship**
  - 194 Rooms
  - 100 – Hilton Garden Inn
  - 94 – Homewood Suites
- **Hilton Garden Inn**
  - Conference Room (10,000 SF)
  - Can accommodate conferences, weddings, banquets, and events
  - Two kitchens to provide food and catering from off-site (if requested)
- **Homewood Suites**
  - Targeted towards lengthier stays; average four nights
  - Same accommodations with added kitchenette and amenities found in suites

Standard Customer (Homewood Suites)

- Typical stays average 4 nights (on average)
- Standard room pricing: **$200-300/night**
  - Peak pricing: $500-1,000/night (high-profile events and holidays)
- Higher standards and accommodations than motels with breezeway entrances
- Corporate clientele
- No “weekly rates” found at other extended stay hotels
  - 10% off for longer stays (insurance, long business stays)

HOMEWOOD SUITES by Hilton™

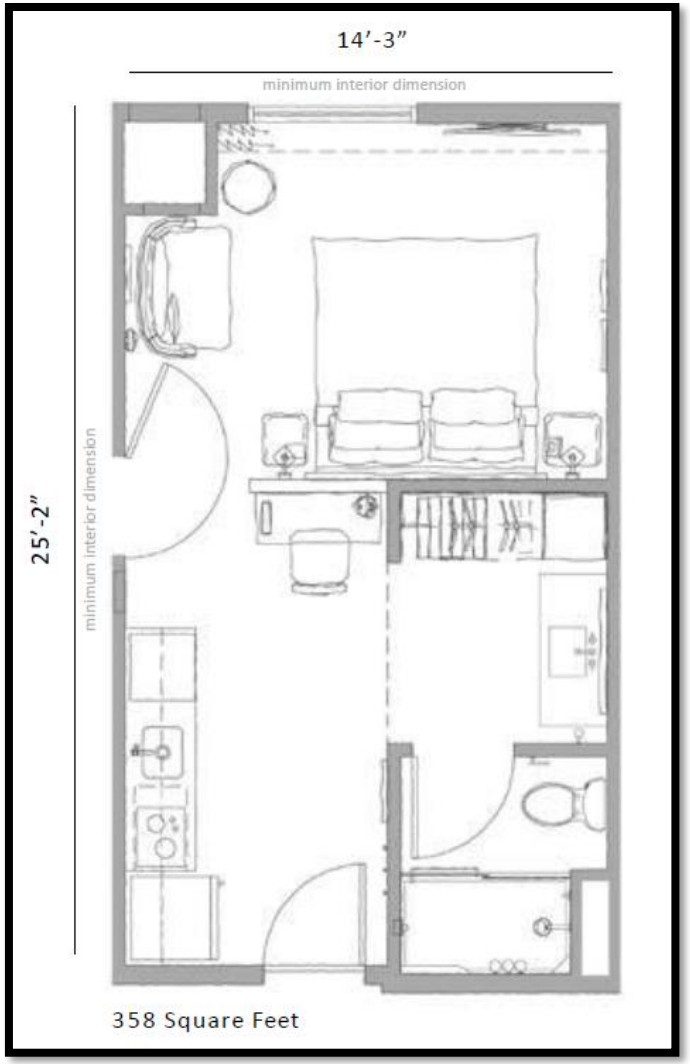
Key Accounts

Out of Town Clientele

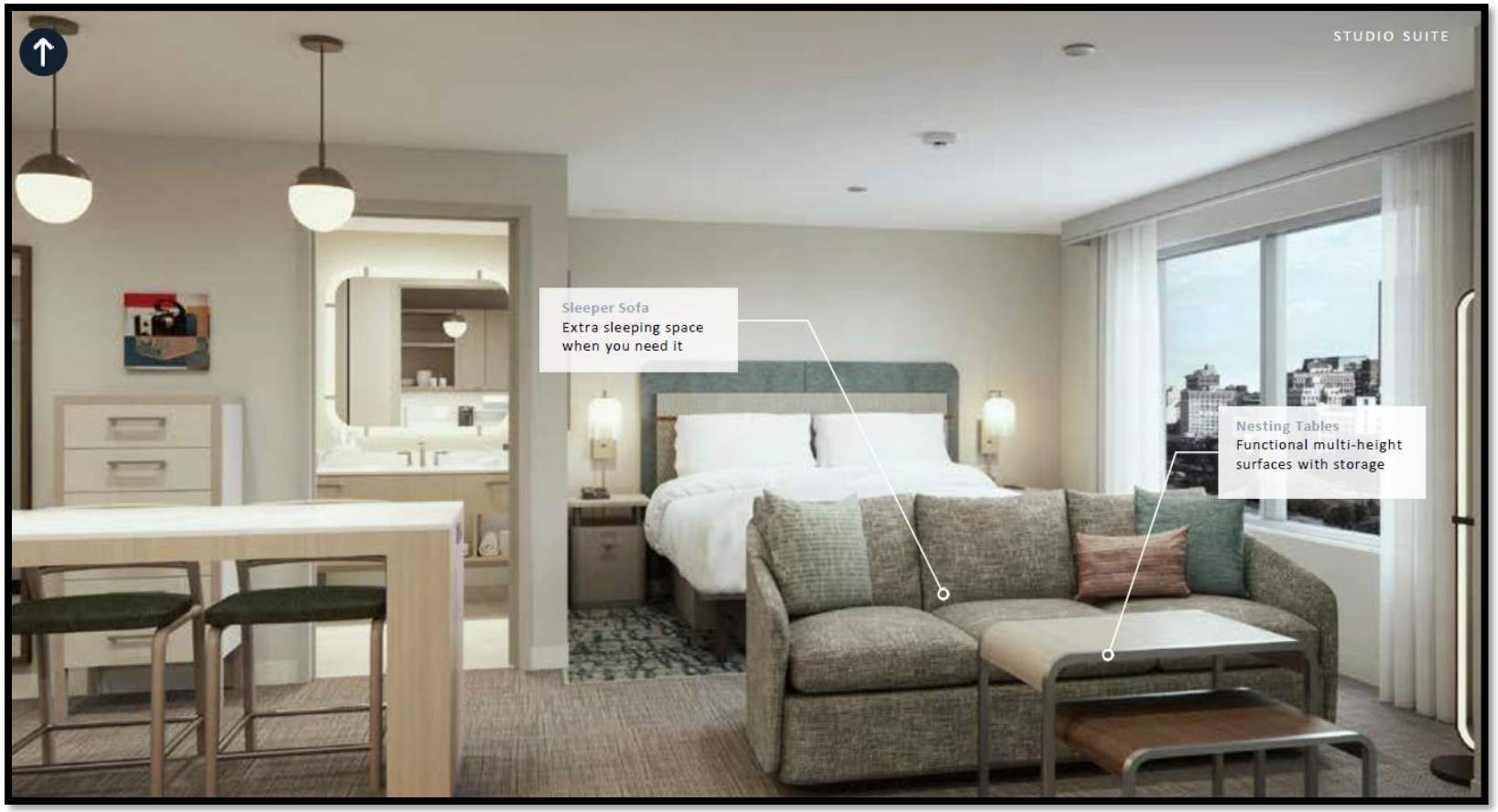
- **Corporate Clients**
  - Weekly stays to visit local offices, retail sites, or construction projects
- **Sports Tournaments / High School Sports**
  - Local tournaments bring large groups and families from out of town looking for more space and options for dining in
- **Visting relatives**
  - Holidays can draw large families to Prosper and the need to provide longer stays for lengthy holidays (Easter, Thanksgiving, Christmas, etc.)
- **Future residents**
  - Relocations drive lengthy stays while looking at neighborhoods and homes to purchase
- **Visitors to entertainment amenities**
  - PGA – Fields Ranch (5-minute drive)
  - Universal Kids Resort (7-minute drive)
  - FC Dallas (9-minute drive)

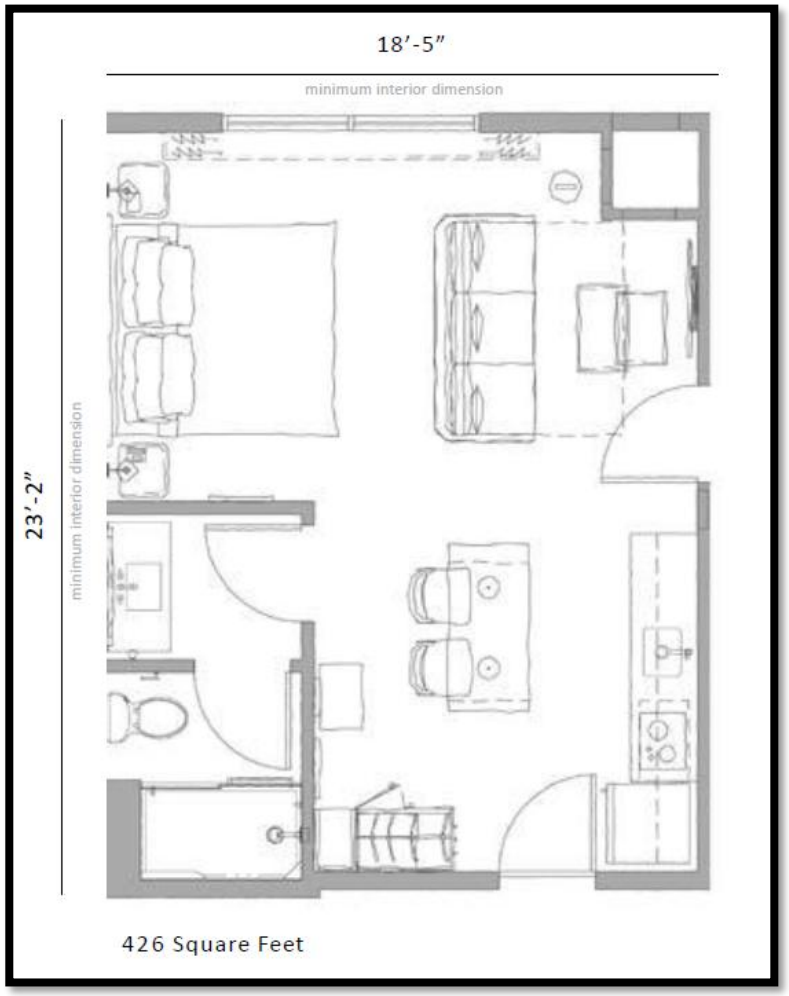
Local Clientele

- **Insurance**
  - Insurance companies are required to provide local accommodations for home damage
  - Accommodations must provide kitchen space for cooking and adequate living space for extended time
- **Hospital Stays**
  - Located just north of an Encompass Health; within ½ mile of Texas Health Family Care and Children's Health Specialty and 1-mile to Baylor Scott & White Medical Center
- **Staycations**
- **Weddings**
- **Conferences**

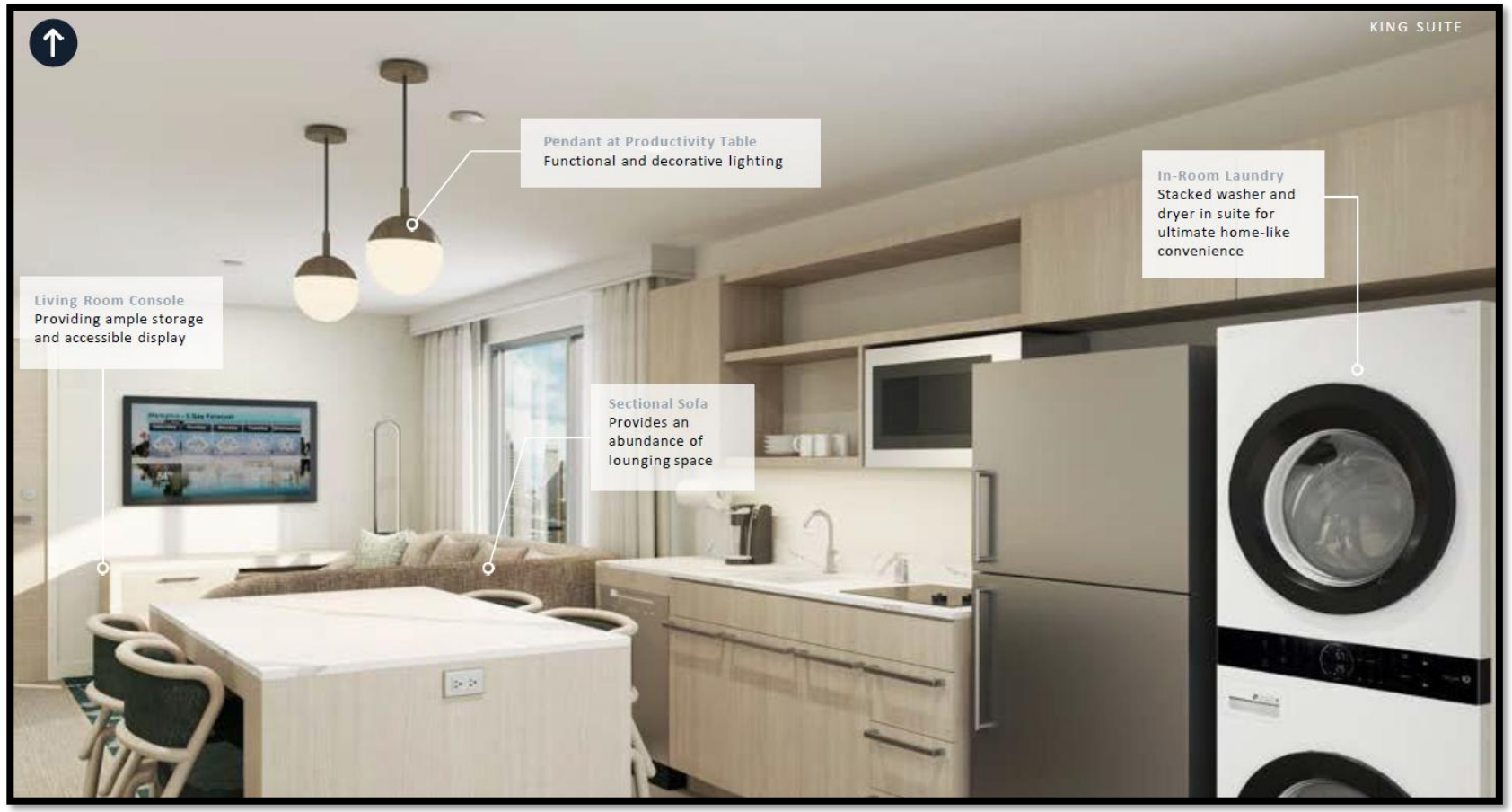


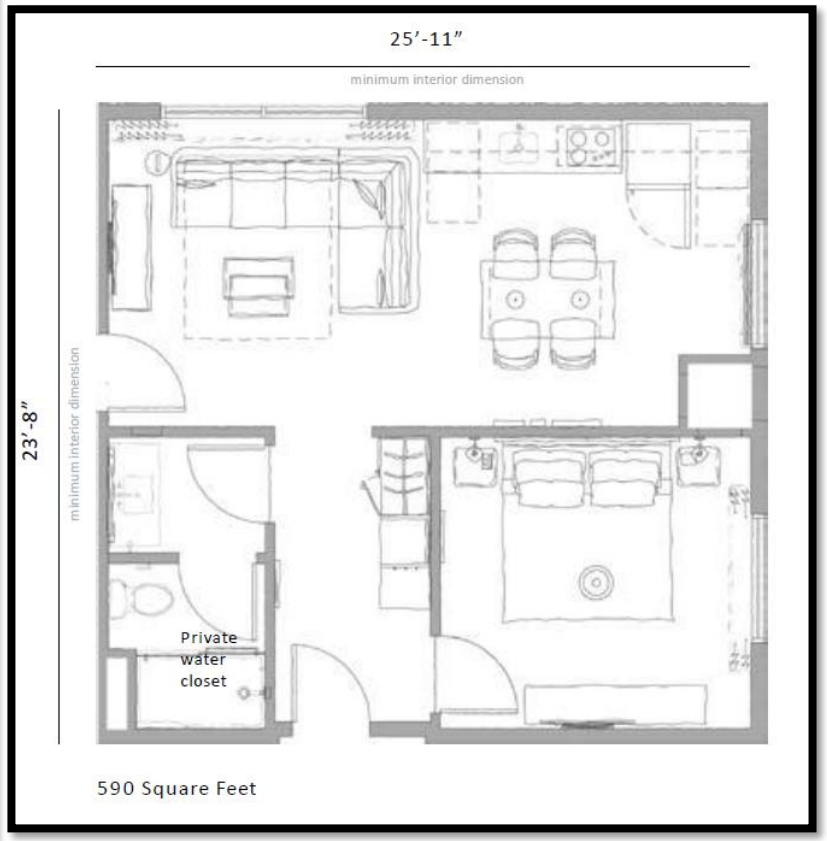
King Efficiency Suite





Studio Suite


KING SUITE
Pendant at Productivity Table
Functional and decorative lighting
In-Room Laundry
Stacked washer and dryer in suite for ultimate home-like convenience
Living Room Console
Providing ample storage and accessible display
Sectional Sofa
Provides an abundance of lounging space


25'-11"
minimum interior dimension
23'-8"
minimum interior dimension
Private water closet
590 Square Feet

King Suite

CENTRAL HUB

CHECK-IN AND RETAIL
SUITE SHOP

Wes Hoblit, Managing Director

Masterplan Consultants

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