AGENDA

Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Wednesday, March 25, 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 March 3, 2026, Planning and Zoning Commission work session meeting.

4b. Consider and act upon the minutes from the March 3, 2026, Planning and Zoning Commission regular meeting.

4c. Consider and act upon a request for a Site Plan for a Mixed-Use Building on Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0108)

4d. Consider and act upon a request for a Final Plat of Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0109)

4e. Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase II, Block A, Lots 22-24, on 4.4± acres, located on the southwest corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0016)

4f. Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase III, Block A, Lots 1 and 25, on 1.1± acres, located on the southeast corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0083)

4g. Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 4, on 57.1± acres, located on the southwest corner of Shawnee Trail and Frontier Parkway. (DEVAPP-25-0055)

4h. Consider and act upon a request for a Final Plat of Creekside, on 89.1± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway. (DEVAPP-25-0084)

4i. Consider and act upon a request for a Preliminary Site Plan for Office/Warehouse Buildings on First Street Business Park, Block A, Lots 1-4, on 63.8± acres, located on the south side of First Street and 1,700± feet east of Dallas Parkway. (DEVAPP-25-0101)

4j. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier South, Block A, Lots 1-2, on 6.0± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0107)

4k. Consider and act upon a request for a Final Plat of Victory at Frontier South, Block A, Lots 1-2, and a Revised Conveyance Plat of Victory at Frontier South, Block A, Lot 3, on 7.9± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0105)

4l. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0110)

4m. Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0068)

4n. Consider and act upon a request for a Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 4, 5 & 8, on 8.3± acres, located on the north side of University Drive and 885± feet west of Teel Parkway. (DEVAPP-26-0014)

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. Consider and act upon a request for 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. (DEVAPP-24-0110)

6. 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)

7. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009)

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

9. Adjoun.

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 Thursday, March 19, 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, March 3, 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, Vice Chair Josh Carson, Secretary Glen Blanscet, Matt Furay, and Brett Butler

Commissioner(s) Absent: John Hamilton, Deborah Daniel

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

Other(s) Present: Jeremy Page, Town Attorney

Items for Individual Consideration:

1. Discuss items on the March 3, 2026, Planning and Zoning Commission agenda.

Town Staff provided a brief overview of Consent Agenda Items 4a – 4c.

The Commission inquired about Item 4c. There was discussion on why the item is going through the Planning and Zoning Commmission approval process since it is a town project. Staff responded that all town projects must go through the same process and adhere to the sames rules, with very few exceptions.

For Item 5, the Commission first inquired about the type of sports facility being developed. Discussion was then had regarding traffic in that area. Staff explained that a traffic signal light will eventually be placed at FM 1385 and Denton Way and FM 1385 is planned to expand at some time in the future.

The Commission inquired if all of the listed uses could occur if approved. Staff confirmed they could, but a revised site plan would be needed for any major deviation from what is currently in place. Discussion was then had regarding the restaurant use. Staff responded that a small restaurant would not be out of place due to the expected gatherings in the area.

2. Adjourn.

The work session was adjourned at 6:33 p.m.

_____ _____

Trey Ramon, Planning Technician Glen Blanscet, Secretary

MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, March 03, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:38 P.M.

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

Commissioner(s) Absent: John Hamilton and Deborah Daniel

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

Other(s) Present: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

4a. Consider and act upon the minutes of the February 17, 2026, Planning and Zoning Commission Work Session meeting.

4b. Consider and act upon the minutes of the February 17, 2026, Planning and Zoning Commission Regular meeting.

4c. Consider and act upon a request for a Site Plan for a Ground Storage Tank on Jeremiah Horn Survey, Abstract 411, Tract 26, on 12.2± acres, located on the west side of Custer Road and 1,170± feet north of University Drive. (DEVAPP-25-0119)

Commissioner Blanscet made a motion to approve Items 4a through 4c. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 5-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

5. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Indoor Sports Facility and Medical Offices on Middle School No. 9 Addition, Block A, Lot 5, on 18.9± acres, located on the east side of Denton Way and 480± feet north of Fishtrap Road. (ZONE-25-0007)

Mr. Hicks presented Item 5 to the Commission.

The Commission inquired if the screening requirements between office and single family will still apply if there is a floodplain between them.

Mr. Hoover responded that the space provided by the floodplain should be sufficient. However, if there are any gaps where there is not sufficient landscaping, the developers will be required to provide additional landscaping in those areas.

Chair Jackson opened the public hearing.

David Bond of Spiars Engineering commented that the project's landscaper determined the nearest house is approximately a quarter mile away. Therefore, a variance or waiver was not requested because the development complies with the buffering requirements.

The Commission inquired further into what uses are intended for the sports facility. Mr. Bond responded that the owner is seeking pickleball, table tennis, and badminton.

The applicant, Phani Chennuputi, commented that since many Prosper residents are currently going to nearby cities to play these sports, he hopes to provide a local facility for residents. He also mentioned the idea of potential additions of outdoor tennis courts and a swimming pool for children's lessons.

Chair Jackson closed the public hearing.

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

6. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for an Accessory Building/Guest House on Whispering Farms, Phase 2, Block G, Lot 9, on 5.1± acres, located on the south side of Whispering Way and 530± feet west of Parkview Lane. (ZONE-26-0001)

Mr. Hill presented Item 6 to the Commission.

Chair Jackson opened the public hearing.

No comments were made.

Chair Jackson closed the public hearing.

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

7. 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.

Town Staff informed the Commissioners that there will be further coordination for setting a date for the next Planning and Zoning Meeting.

8. Adjourn.

Commissioner Carson made a motion to adjourn the meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

The meeting was adjourned at 7:03 P.M.

_____ _____

Trey Ramon, Planning Technician Glen Blanscet, Secretary

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Site Plan for Prosper Central Addition, Block 1, Lot 1**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Site Plan for a Mixed-Use Building on Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0108)

Future Land Use Plan:
The Future Land Use Plan designates this area as the Old Town District.

Zoning:
The property is zoned Planned Development-127 (Downtown Office).

Conformance:
The Site Plan conforms to the development standards of Planned Development-127.

Description of Agenda Item:
The Site Plan consists of a 10,282 square foot mixed-use building with four two-bedroom residential units, 2,450 square feet of office and retail space, and associated parking.

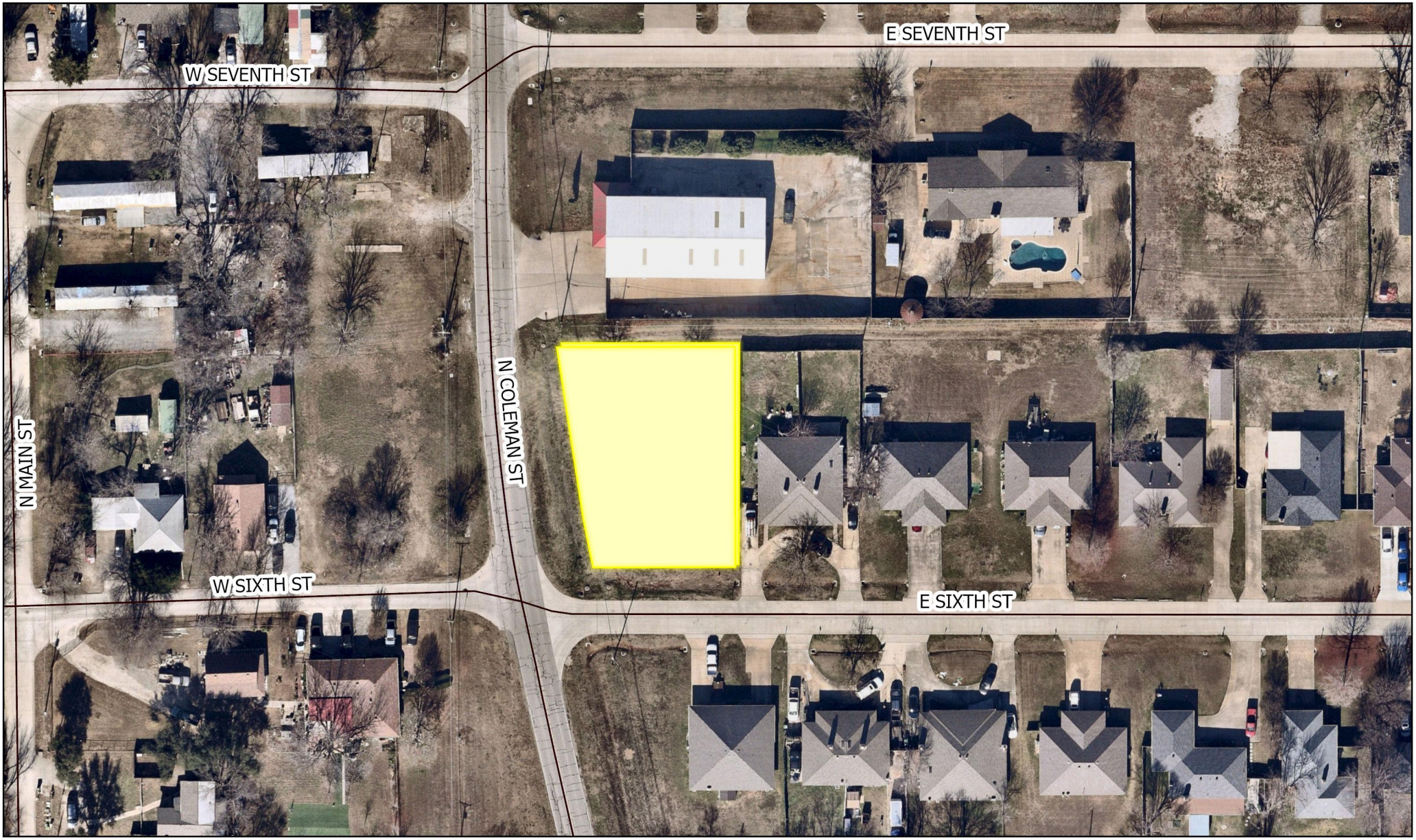
Access:
Access is provided from Sixth Street and an alley to be improved by the developer prior to construction.

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-24-0109) is on this Planning and Zoning Commission agenda.

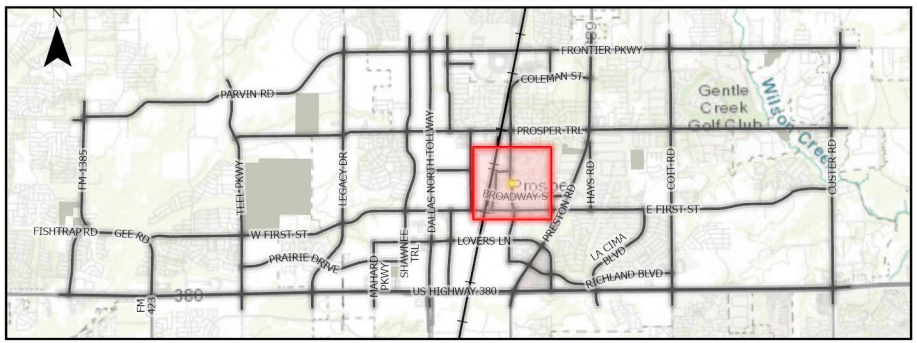
Attachments:
1. Location Map
2. Site Plan

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



TOWN OF PROSPER

0 50 100 200 Feet

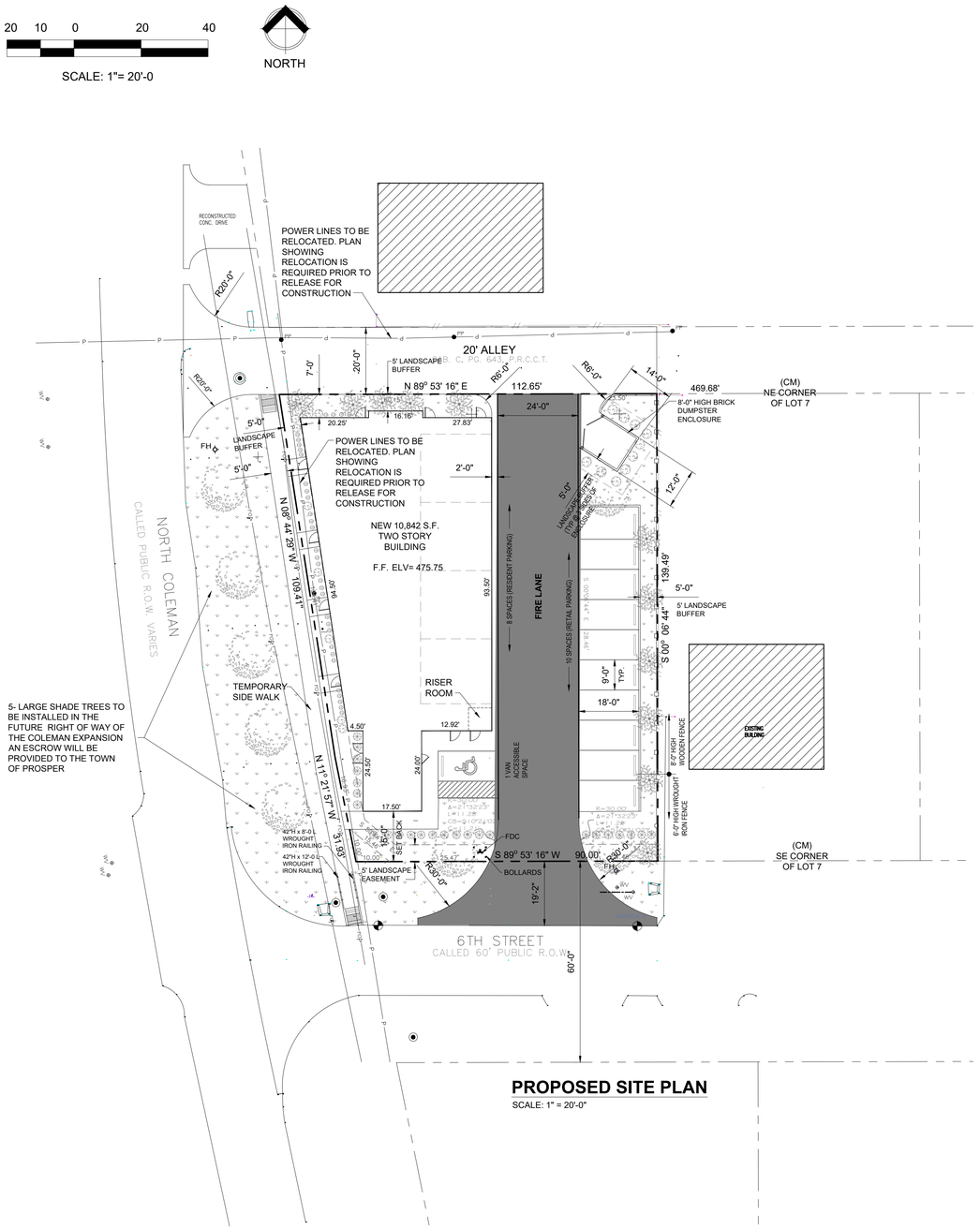


This map for illustration purposes only

DEVAPP-24-0108

Prosper Central Addition,
Block 1, Lot 1

Site Plan



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

ZONING

PLANNED DEVELOPMENT 127

BUILDING

TOTAL NEW BUILDING GROSS AREA	10,282 SQ.FT.
TOTAL SLAB AREA	5146 SQ.FT.

PROPOSED USE

1ST FLOOR AC SPACE:	2970 SQ.FT.	RETAIL/OFFICE
GARAGE AREA:	1690 SQ.FT.	

2ND FLOOR AC SPACE: 4660 SQ.FT. RESIDENTIAL 4- 2 BED ROOM UNITS

BUILDING CONSTRUCTION	WOOD FRAME W/ BRICK VENEER
BUILDING HEIGHT	30'-0" (TWO STORY)

PARKING

RETAIL/OFFICE PARKING:	2450/250 = 10 SPACES
RETAIL PARKING PROVIDED	11
ACCESSIBLE PARKING 1 SPACES (INCLUDED)	
RESIDENTIAL PARKING:	2 x 4 UNITS = 8 SPACES
RESIDENTIAL PARKING PROVIDED	8

PARKING LANDSCAPING:

TREES REQUIRED:	2 (1 PER LANDSCAPE ISLAND}
TREES PROVIDED:	2 (3" CALIBER)

LAND

LOT AREA:	14,214 SQ.FT.
LOT COVERAGE:	5146/14,214 = 36%

NOTE: NO STORAGE IS ALLOWED IN RESIDENTIAL PARKING SPACES

IMPERVIOUS SURFACE

BUILDING SLAB AREA	5146 SQ.FT.
PAVED AREAS	6682 SQ.FT.
TOTAL IMPERVIOUS SURFACE	**11,828 SF**
TOTAL SITE AREA	14,214 SF
TOTAL IMPERVIOUS AREA PERCENTAGE	**83%**

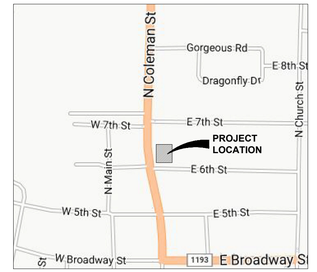
WATER METER SCHEDULE

DOMESTIC WATER METER
NEW 2" METER IN VALVE BOX

IRRIGATION WATER METER
NEW 1½" METER IN VALVE BOX

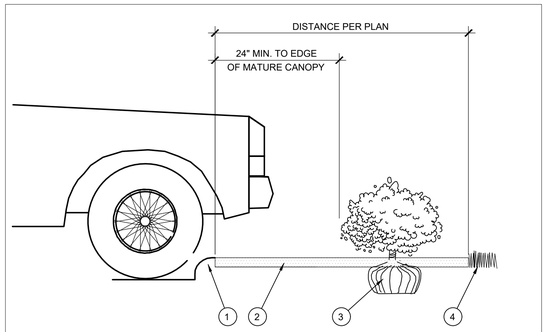
LEGEND

FH	NEW FIRE HYDRANT
FO	FIBER OPTIC
GM	GAS METER
GUY	GUY WIRE
HP	HIGH MASS LIGHT POLE
LP	LIGHT POLE
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
TS	TRAFFIC SIGN
SS	SANITARY SEWER
CO	CLEAN OUT
DCO	DOUBLE CLEAN OUT
WM	WATER METER
	GRASS
	CONCRETE
	TRAFFIC DIRECTION
	PAVEMENT SLOPE
	ACCESSIBILITY RAMP
	NEW CULVERT
	MANHOLE
	TEMPORARY BENCH MARK
	PROPERTY LINE
	CHAIN LINK FENCE
	ORNAMENTAL FENCE
	WOODEN FENCE
	EXISTING WOODEN FENCE
GAS	GAS LINE
	EXISTING SANITARY SEWER LINE
P	OVERHEAD POWER LINE
	EXISTING TREE
	NEW SHADE TREE
	NEW ORNAMENTAL TREE
	NEW SHRUB
	NEW SHRUB



LOCATION MAP

NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

PARKING SPACE OVERHANG

NOT TO SCALE

STATE OF TEXAS
ROGERS, THOMAS
88294
LICENSED
PROFESSIONAL ENGINEER

MARCH 13, 2026

PROSPER CENTRAL ADDITION BLOCK 1, LOT 1
DEVAPP-24-0108

DATE	REVISION	BY

PROPOSED SITE PLAN
EAST 6TH STREET MIXED USE FACILITY
PROSPER CENTRAL ADDITION, BLOCK 1, LOT 1
TOWN OF PROSPER, COLLIN COUNTY TEXAS 75078

THOMAS DESIGN TECHNOLOGIES
ENGINEERS DESIGNERS PROJECT MANAGERS
1312 RABBIT RIDGE CEDAR HILL, TEXAS 75104
PHONE: (972) 672-8927 EMAIL: rthomas3710@Att.net
TBPE FIRM REGISTRATION NO. F-6086

DESIGNED BY: THOMAS DESIGN TECH	CONTRACT NUMBER: 23-036	SHEET NO.: C-2
DRAWN BY: THOMAS DESIGN TECH	FILE NAME: E 6th Street Mixed Use Civil Plans.Dwg	TOTAL SHEETS
REVIEWED BY: OWNER		
PLOT SCALE: AS NOTED	CITY PROJECT NO.:	
DATE: MARCH 13, 2026		

TOWN OF PROSPER
A Place Where Everyone Matters

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: **Final Plat of Prosper Central Addition, Block 1, Lot 1**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0109)

Future Land Use Plan:
The Future Land Use Plan designates this area as the Old Town District.

Zoning:
The property is zoned Planned Development-127 (Downtown Office).

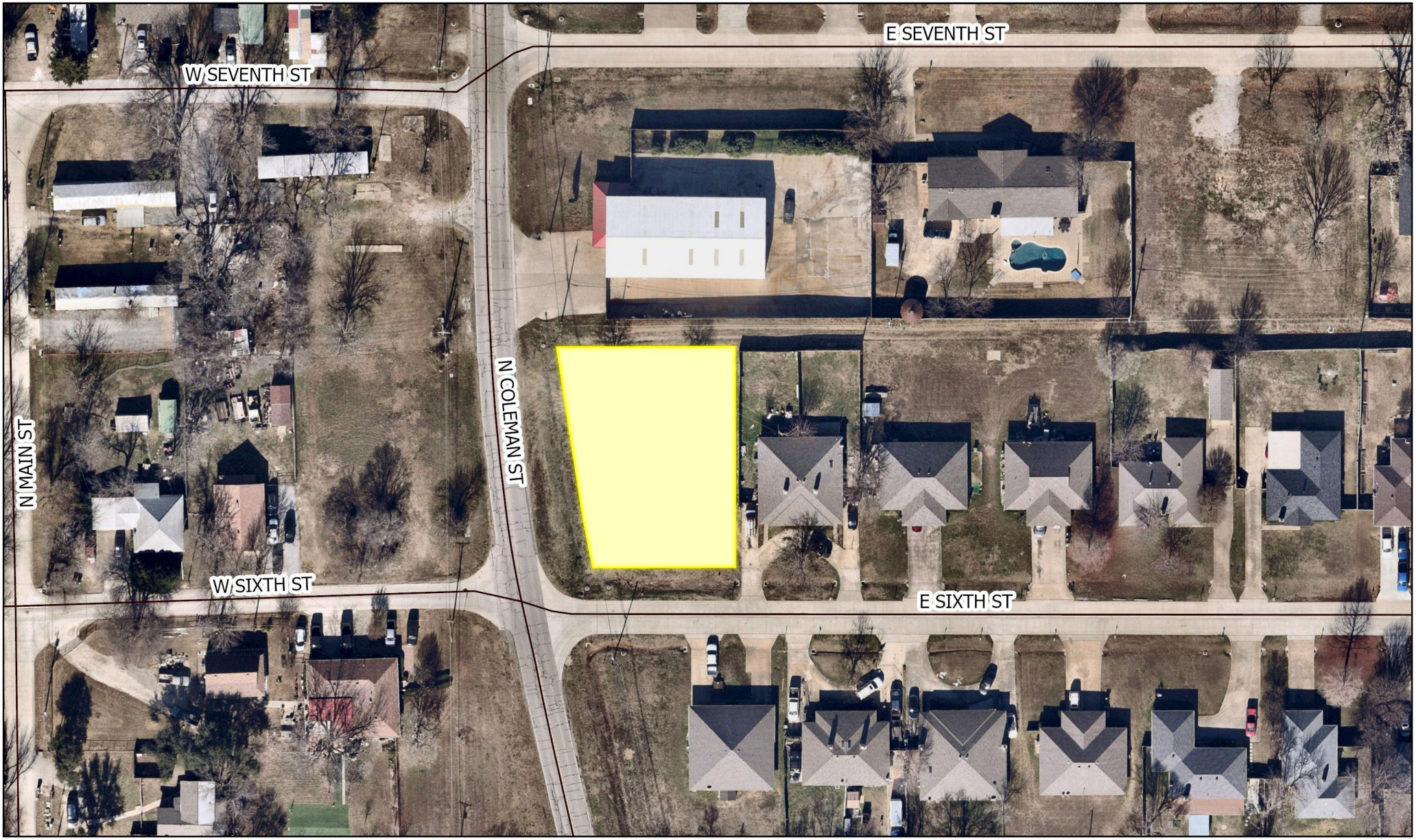
Conformance:
The Final Plat conforms to the development standards of Planned Development-127.

Description of Agenda Item:
The purpose of this Final Plat is to dedicate easements necessary for the development of a mixed-use building and associated parking.

Companion Item:
As a companion item, a Site Plan (DEVAPP-24-0108) is on this Planning and Zoning Commission agenda.

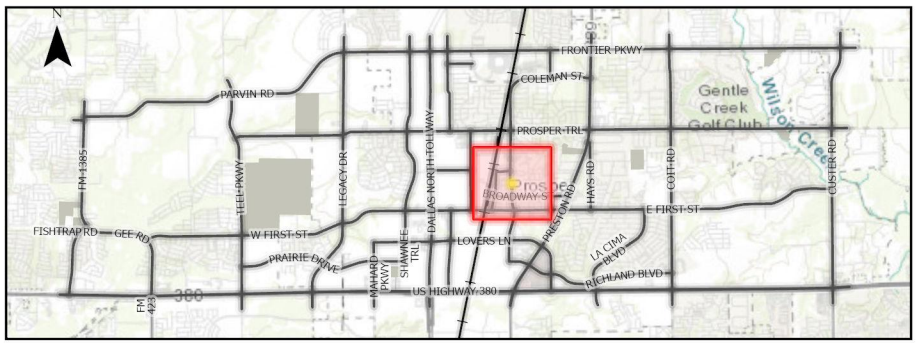
Attachments:
1. Location Map
2. Final Plat

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



TOWN OF PROSPER

0 50 100 200 Feet

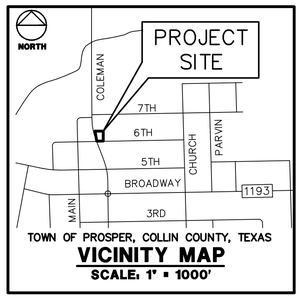


This map for illustration purposes only

DEVAPP-24-0109

Prosper Central Addition,
Block 1, Lot 1

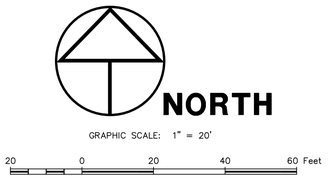
Final Plat



TOWN OF PROSPER, COLLIN COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 1000'

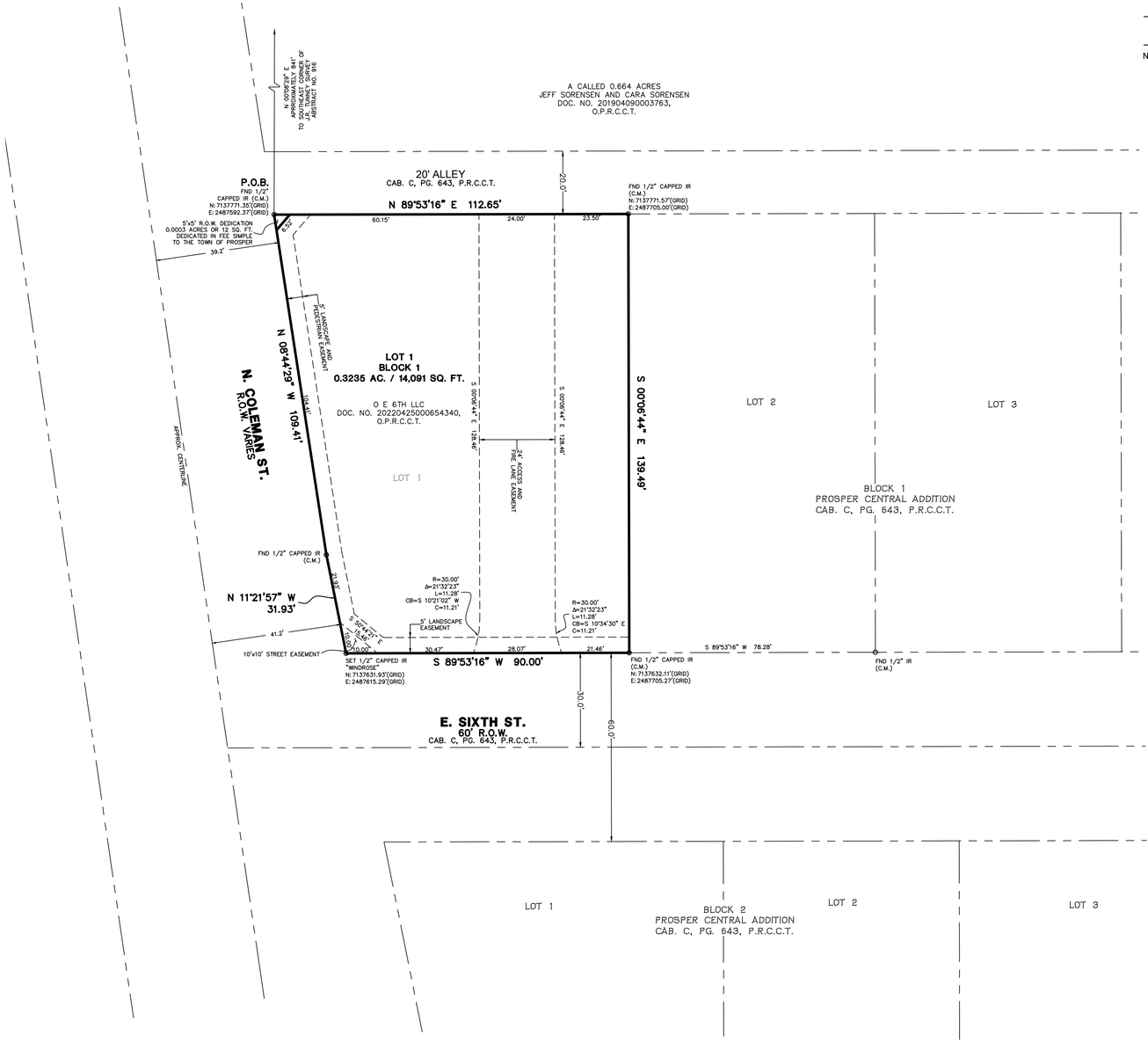


LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- ROW RIGHT OF WAY
- FND IR FOUND IRON ROD
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING
- CAB. CABINET
- PG. PAGE

SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015271.
2. THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J, DATED JUNE 02, 2009, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
3. NO 100-YEAR FLOODPLAIN EXIST ON THE SITE.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
5. THE PURPOSE OF THIS PLAT IS TO ADD EASEMENTS FOR DEVELOPMENT.
6. 0.0003 ACRES OR 12 SQ. FT. OF RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE TOWN OF PROSPER.
7. LANDSCAPE EASEMENTS ARE EXCLUSIVE OF OTHER EASEMENTS, UNLESS APPROVED BY THE TOWN PER THIS PLAT.



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

THAT I, DANIEL L. JACKSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE TOWN OF PROSPER, TEXAS.

PRELIMINARY

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

DANIEL L. JACKSON, R.P.L.S.
NO. 5577

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 DANIEL L. JACKSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

_____ 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH TOWN STANDARDS AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF FOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCED TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING, OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO TOWN STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES, STATING "FIRE LANE, NO PARKING". THE POLICE OR THEIR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

LANDSCAPE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY 'HOMEOWNERS' ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

ACCESS EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

STREET EASEMENT

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

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS O E 6TH LLC IS THE OWNER OF A 0.3263 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER (NO.) 147, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, PROSPER CENTRAL ADDITION, AN ADDITION TO THE TOWN OF PROSPER ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET (CAB.) C, PAGE (PG.) 643, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), SAME BEING THAT TRACT OF LAND DESCRIBED IN DEED TO O E 6TH LLC RECORDED IN DOCUMENT (DOC.) NO. 20220425000654340, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 0.999847313317):

BEGINNING AT 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF NORTH COLEMAN (R.O.W. VARIES) AND THE SOUTH R.O.W. LINE OF A 20 FOOT ALLEY AS DEPICTED IN CAB. C, PG. 643, P.R.C.C.T. FOR THE NORTHWEST CORNER OF SAID LOT 1;

THENCE, NORTH 89 DEG. 53 MIN. 16 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID 20 FOOT ALLEY AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 112.65 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2 OF SAID PROSPER CENTRAL ADDITION AND THE NORTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 00 DEG. 06 MIN. 44 SEC. EAST, WITH THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 139.49 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND ON THE NORTH R.O.W. LINE OF 6TH STREET (60 FOOT R.O.W.) AS RECORDED IN CAB. C, PG. 643, P.R.C.C.T. FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 89 DEG. 53 MIN. 16 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID 6TH STREET, A DISTANCE OF 90.00 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID 6TH STREET AND THE NORTHEAST R.O.W. LINE OF SAID NORTH COLEMAN FOR THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, NORTH 11 DEG. 21 MIN. 57 SEC. WEST, WITH THE NORTHEAST R.O.W. LINE OF SAID NORTH COLEMAN, A DISTANCE OF 31.93 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER;

THENCE, NORTH 08 DEG. 44 MIN. 29 SEC. WEST, CONTINUING WITH THE NORTHEAST R.O.W. LINE OF SAID NORTH COLEMAN, A DISTANCE OF 109.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3235 ACRES OR 14,091 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT O E 6TH LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PROSPER CENTRAL ADDITION, BLOCK 1, LOTS 1, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON.

O E 6TH 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.
5. THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

O E 6TH LLC

_____
MOSUNMADE ADEPOJU, PRESIDENT

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 MOSUNMADE ADEPOJU, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL:

APPROVED THIS _____ DAY OF _____, 2025 BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

_____ TOWN SECRETARY

_____ DEVELOPMENT SERVICES DEPARTMENT

_____ ENGINEERING DEPARTMENT

CASE NO. - DEVAPP-24-0109

FINAL PLAT

PROSPER CENTRAL ADDITION
BLOCK 1, LOT 1

BEING 0.3235 ACRES AND A FINAL PLAT OF LOT 1, BLOCK 1 PROSPER CENTRAL ADDITION, AN ADDITION TO THE TOWN OF PROSPER, AS RECORDED IN CAB. C, PG. 643, P.R.C.C.T. SITUATED IN THE COLLIN COUNTY SCHOOL LANDS, ABSTRACT NUMBER 147 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

DATE PREPARED: 08/04/2025

OWNER/DEVELOPER
O E 6TH LLC
130 N PRESTON RD SUITE 100-414
PROSPER, TX 75078
CONTACT: MO ADEPOJU
PHONE: 312-810-8111

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FREEWAY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: SS DATE: 03/11/2025 CHECKED BY: MNP JOB NO.: D60081
POC: LUKE JACKSON EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM PHONE: 972.370.5871

N:\WRD SITE WORK\WR0081 - PROSPER CENTRAL ADDITION\DRAWINGS\PLATTING

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Jerron Hicks, Planner**

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

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

Re: **Final Plat of Twin Creeks Ranch Phase II, Block A, Lots 22-24**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase II, Block A, Lots 22-24, on 4.4± acres, located on the southwest corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0016)

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

Zoning:
The property is zoned Planned Development-59 (Single-Family).

Conformance:
The Final Plat conforms to the development standards of Planned Development-59.

Description of Agenda Item:
The purpose of this Final Plat is to construct two single-family homes on Lot 22 and Lot 23 and dedicate Lot 24 as a landscape and pedestrian access easement to be maintained by the Homeowners' Association.

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

Attached Documents:
1. Location Map
2. Final Plat

Town Staff Recommendation:

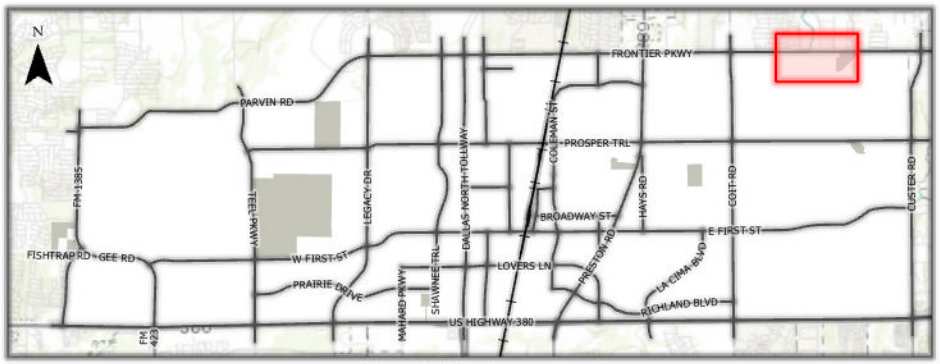
Town Staff recommends approval of the Final Plat subject to:

1. Approval of the necessary construction plans and provision of required landscape escrows within TxDOT right-of-way.
2. Completion of construction and installation of landscaping prior to the issuance of a Certificate of Occupancy.



TOWN OF PROSPER

0 275 550 1,100 Feet

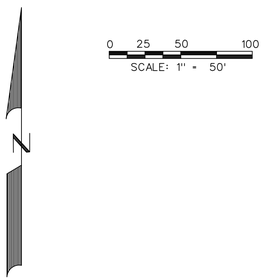


This map for illustration purposes only

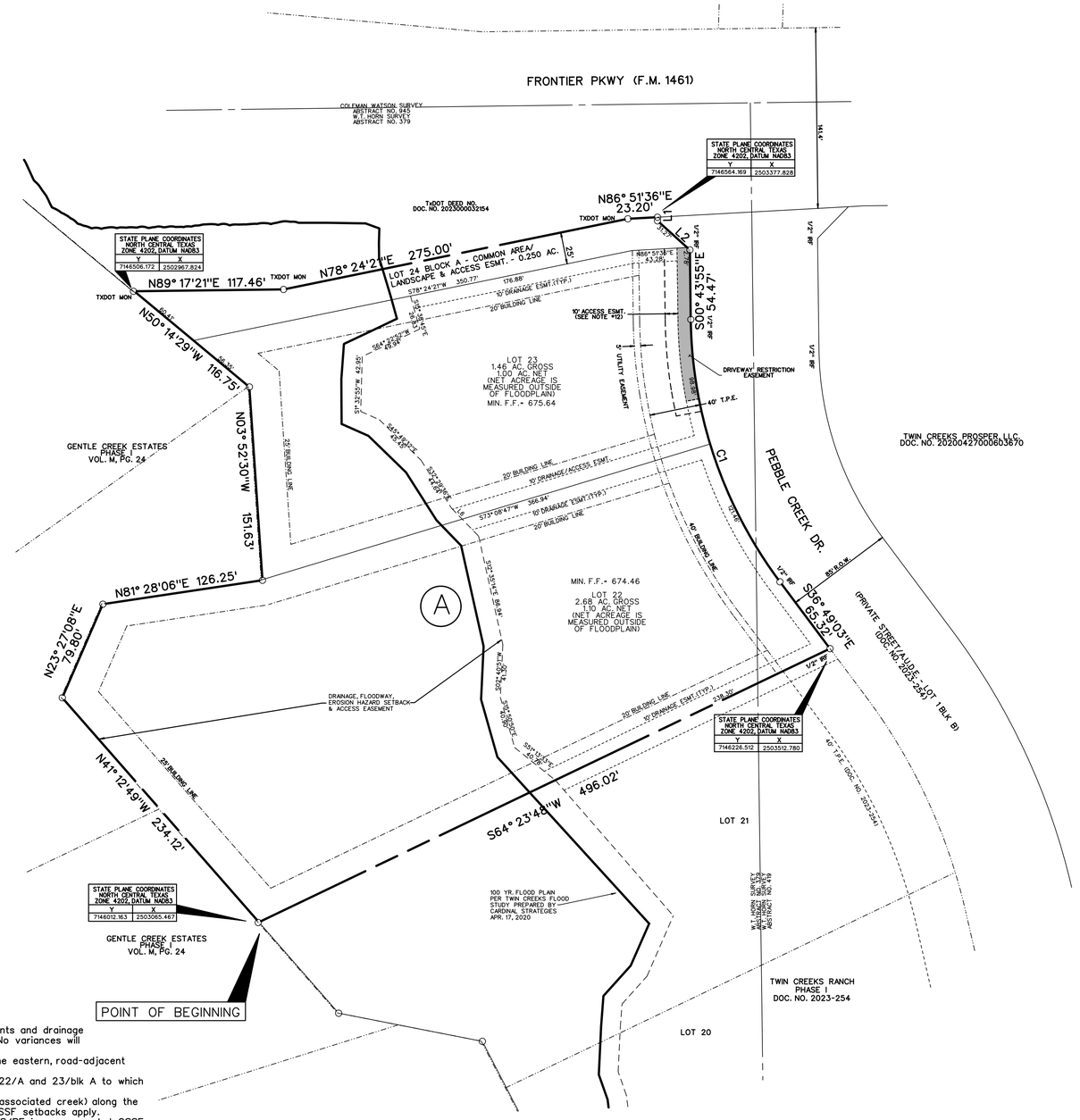
DEVAPP-25-0016

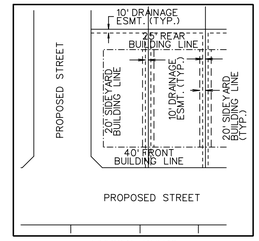
Twin Creeks Ranch Phase II, Block A, Lots 22-24

Final Plat

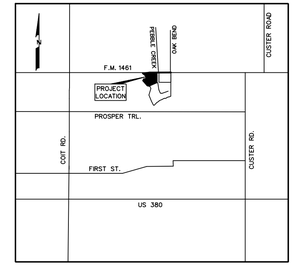


0 25 50 100
SCALE: 1" = 50'

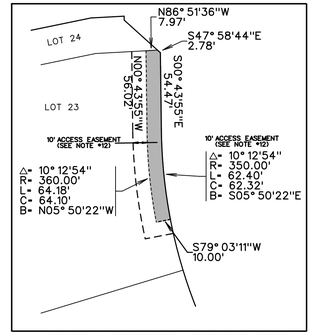




TYPICAL DETAIL
N.T.S.



LOCATION MAP
N.T.S.



DRIVEWAY RESTRICTION EASEMENT DETAIL
SCALE 1"=50'

NOTES:

1. Bearings are referenced to Twin Creeks Ranch Phase I, as described in Book 2023, Pg. 254, in the Plat Records of Collin County, Texas.
2. LEGEND
   I.R.F. - Iron Rod Found
   H.O.A. - Homeowners Association
   A.U.D.E. - Access, Utility, Drainage Easement
   F.F. - Finished Floor
   MON. - Monument
   DOC. NO. - Document Number
   T.P.E. - Tree Protection Easement
3. "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
4. All development will comply with Town of Prosper PD-59 requirements.
5. Lot 24 Blk A is dedicated to and maintained by the H.O.A.
6. Common Area lots (Lot 24) shall be dedicated as landscaping, trails, and access easement.
7. All homes/structures to be provided with a NFPA 13D residential fire sprinkler system.
8. Landscape easements are exclusive of any type of easement.
9. The Tree Preservation Easement (T.P.E.) shall be maintained by the HOA and shall include a private irrigation system across residential lots that shall also be owned and maintained by the HOA. The trees within the T.P.E. shall adhere to all tree mitigation conditions per Town of Prosper standards. If any tree is removed without the prior consent of the Town's Parks and Recreation Dept, the Twin Creek HOA shall be responsible for tree mitigation penalties.
10. Driveway on Lot 23 is not allowed in the driveway restriction easement.
11. Density is 0.45 units per acre.
12. 10' access easement is restricted for only HOA uses and not for public access.
13. OSSF notes:

All lots must utilize alternative type On-Site Sewage Facilities.

Lot 24/Blk A is a common area/landscape & access easement that is not approved for OSSF. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.

- There is a 40' tree protection easement and an adjacent 5' utility easement (45' total) along the eastern, road-adjacent property line of both lots 22/Blk A and 23/Blk A to which OSSF setbacks apply.
- There is a 10' drainage easement along the northern and southern property lines of both lots 22/A and 23/blk A to which OSSF setbacks apply.
- There is a variable-width drainage, floodway, erosion hazard setback & access easement (and associated creek) along the western 2/3 section of lot 22/Blk A and the western 1/3 section of lot 23/Blk A to which OSSF setbacks apply.
- Due to the lot constraints for both lots 22/Blk A and 23/Blk A, a pre-planning meeting with RS/PE is recommended. OSSF type, structure square footage, addition of outbuildings, swimming pools may be limited on both lots.

There are no easements other than those noted above.

There were no permitted/approved existing structures with associated OSSF(s) on lot 22/Blk A or 23/Blk A at the time of approval. Any existing structures or OSSFs on either lot must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.

Tree removal and/or grading for OSSF may be required on individual lots.

There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 00°43'55" E	2.83'
2.	S 47°58'44" E	35.05'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	36°05'08"	350.00'	220.43'	216.81'	S18°46'29"E

Case No. DEVAPP-25-0016

FINAL PLAT

TWIN CREEKS RANCH PHASE II

BLOCK A, LOTS 22-24
2 TOTAL SINGLE FAMILY LOTS
1 TOTAL COMMON AREA LOT
4.395 TOTAL ACRES

OUT OF THE

W.T. HORN SURVEY, ABSTRACT NO. 379
W.T. HORN SURVEY, ABSTRACT NO. 419

IN THE

TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER

TWIN CREEKS PROSPER, LLC.
5360 LEGACY DRIVE, STE. 180
PLANO, TEXAS 75024
469-631-8470
BRYCE STAVELEY

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

FEBRUARY 2026 SCALE 1"=50'

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, TWIN CREEKS PROSPER, LLC. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as TWIN CREEKS RANCH PHASE II, 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 are private streets and alleys and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.

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

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 to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

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

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

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

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

8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Town's use thereof. The Town of Prosper and public utilities shall, at all time, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of procuring permission from anyone.

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

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

11. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.

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

13. For lots adjacent to a Floodplain Only: a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result: and subject to all owners or the property affected by such construction becoming a party to the request) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm waterover flow 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.

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 owners 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 drainage and other elements unless otherwise approved on the plat.

ACCESS EASEMENT
The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purposes 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.

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

WITNESS, my hand, this the_____day of_____, 2026.
BY:

TWIN CREEKS PROSPER, LLC.

_____
BRYCE STAVELEY, Manager
Twin Creeks Prosper, LLC.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared BRYCE STAVELEY, 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 the_____day of _____, 2026.

_____
Notary Public, State of Texas

DRAINAGE & 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 A, 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.

HEALTH DEPARTMENT CERTIFICATION

I, as the representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used

_____
Designated Representative for Collin County Development Services.

CERTIFICATE OF APPROVAL

Approved this_____day of_____,2026 by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____Town Secretary

_____Engineering Department

_____Planning Department

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

LEGAL DESCRIPTION
Tract A

WHEREAS, TWIN CREEKS PROSPER, LLC., is the owner of a tract of land situated in the W.T. Horn Survey, Abstract No. 379 and the W.T Horn Survey, Abstract No. 419, being part of a 39.593 acre tract, as described in Doc. No. 20200427000603670, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at the most westerly northwest corner of Twin Creeks Ranch Phase I, an addition to the Town of Prosper, as described in Book 2023, Pg. 254 in the Plat Records of Collin County, Texas and being in the east line of Gentle Creek Estates Phase I, an addition to the Town of Prosper, as described in Vol. M, Pg. 24 in said Plat Records also in the west line of said 39.593 acre tract and being in a creek;

THENCE, North 41° 12'49" West, along the east line of said Gentle Creek Estates Phase I and with said creek same being the west line of said 39.593 acre tract, for a distance of 234.12 feet;

THENCE, North 23° 27'08" East, along said east and west lines and with said creek, for a distance of 79.80 feet;

THENCE, North 81° 28'06" East, continuing along said lines and said creek, for a distance of 126.25 feet;

THENCE, North 03° 52'30" West, continuing along said lines and said creek, for a distance of 151.63 feet;

THENCE, North 50° 14'29" West, continuing along said lines and said creek, for a distance of 116.75 feet, to a Tx Dot Monument found at the southwest corner of a 1.157 acre tract in Deed to the State of Texas, as described in Doc. No. 2023000032154 in said Deed Records;

THENCE, North 89° 17'21" East, departing the said lines and said creek with the south line of said 1.157 acre tract, for a distance of 117.46 feet, to a TxDot Monument Found;

THENCE, North 78° 24'21" East, along the south line of said 1.157 acre tract, for a distance of 275.00 feet, to a Tx Dot Monument found;

THENCE, North 86° 51'36" East, continuing along said south line, for a distance of 23.20 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being in the west line of said Twin Creek Ranch Phase I;

THENCE, South 00° 43'55" East, departing said south line and along said west line, for a distance of 2.83 feet, to a 1/2 inch iron rod found;

THENCE, South 47° 58'44" East, along the west line of said Twin Creeks Ranch Phase I, for a distance of 35.05 feet, to a 1/2 inch iron rod found in the west line of Pebble Creek Drive (Variable R.O.W.);

THENCE, South 00° 43'55" East, continuing along said west line and with the west line of said Pebble Creek Drive, for a distance of 54.47 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 350.00 feet, a central angle of 36° 05'08";

THENCE, continuing along said west lines and with said curve to the left for an arc distance of 220.43 feet (Chord Bearing South 18° 46'29" East - 216.81 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 36° 49'03" East, continuing along said lines, for a distance of 65.32 feet, to a 1/2 inch iron rod found at the northeast corner of Lot 21 out of said Twin Creeks Ranch Phase I;

THENCE, South 64° 23'48" West, departing said lines and with the north line of said Lot 21, for a distance of 496.02 feet, to the POINT OF BEGINNING and containing 4.395 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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 Subdivison regulations of the Town of Prosper, Texas.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this_____day of_____, 2026.

_____
NOTARY PUBLIC, STATE OF TEXAS

Case No. DEVAPP-25-0016
FINAL PLAT

TWIN CREEKS RANCH PHASE II

BLOCK A, LOTS 22-24
2 TOTAL SINGLE FAMILY LOTS
1 TOTAL COMMON AREA LOT
4.395 TOTAL ACRES
OUT OF THE
W.T. HORN SURVEY, ABSTRACT NO. 379
W.T. HORN SURVEY, ABSTRACT NO. 419
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER

TWIN CREEKS PROSPER, LLC.
5360 LEGACY DRIVE, STE. 180
PLANO, TEXAS 75024
469-631-8470
BRYCE STAVELEY

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

FEBRUARY 2026

PLANNING

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

From: **Jerron Hicks, Planner**

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

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

Re: **Final Plat of Twin Creeks Ranch, Phase III, Block A, Lots 1 and 25**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase III, Block A, Lots 1 and 25, on 1.1± acres, located on the southeast corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0083)

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

Zoning:
The property is zoned Planned Development-59 (Single-Family).

Conformance:
The Final Plat conforms to the development standards of Planned Development-59.

Description of Agenda Item:
The purpose of this Final Plat is to construct a single-family home on Lot 1 and dedicate Lot 25 as a landscape and pedestrian access easement to be maintained by the Homeowners' Association.

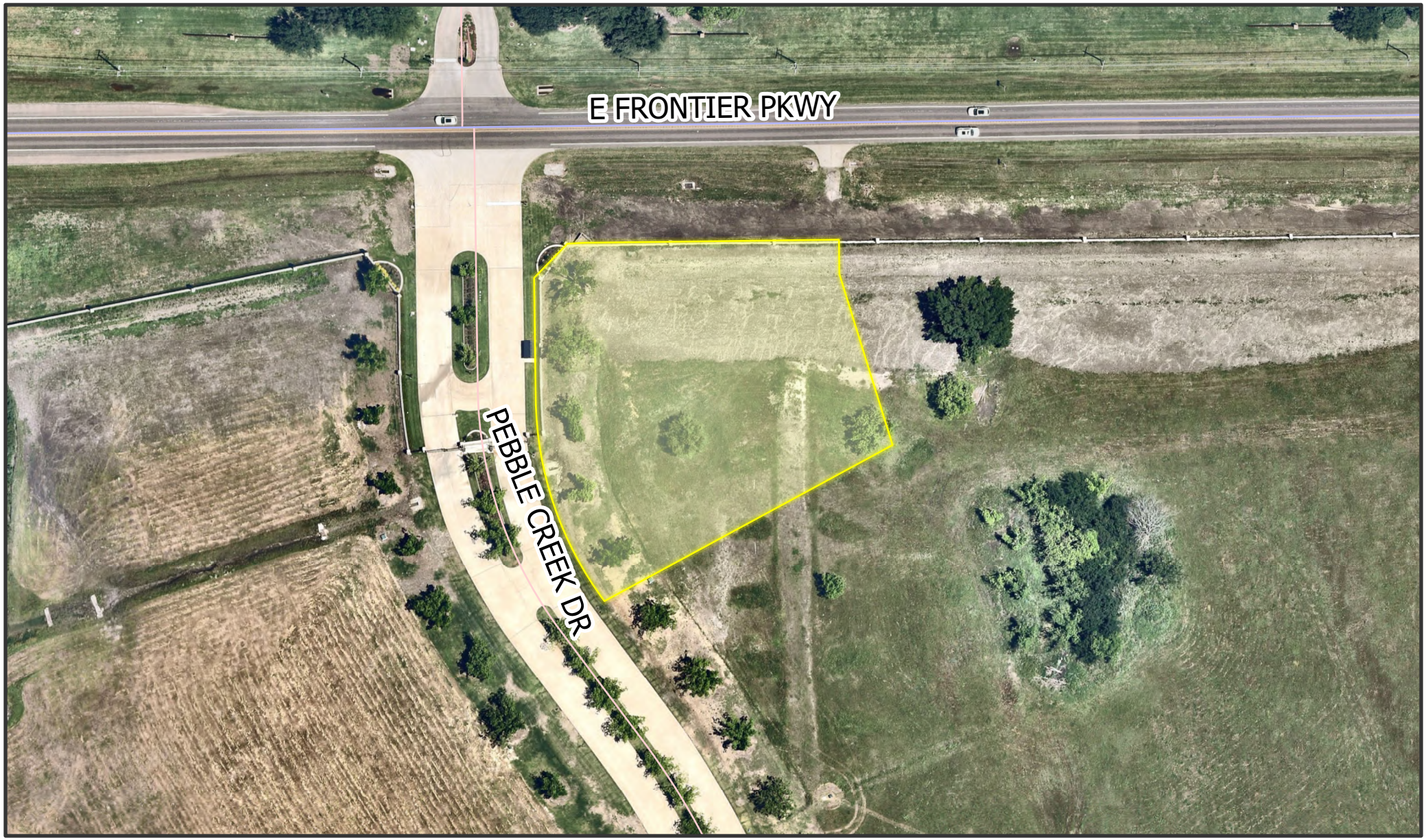
Companion Item:
There are no companion items on this Planning and Zoning Commission agenda.

Attached Documents:
1. Location Map
2. Final Plat

Town Staff Recommendation:

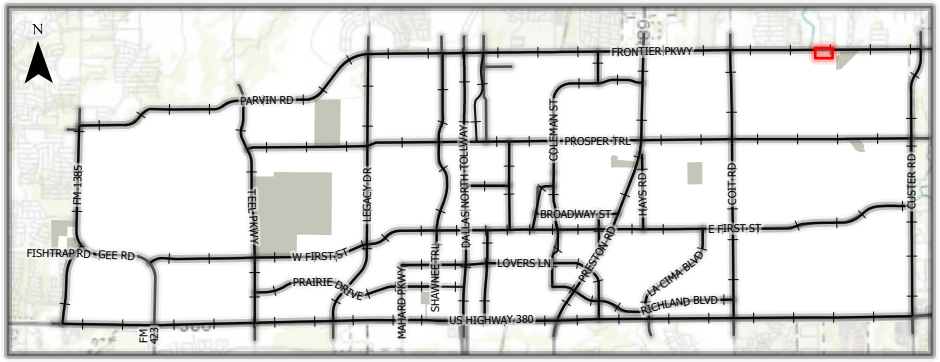
Town Staff recommends approval of the Final Plat subject to:

1. Approval of the necessary construction plans and provision of required landscape escrows within TxDOT right-of-way.
2. Completion of construction and installation of landscaping prior to the issuance of a Certificate of Occupancy.



TOWN OF PROSPER

0 55 110 220 Feet



This map for illustration purposes only

DEVAPP-25-0083

Twin Creeks Ranch Phase 3, Block A, Lots 1

Final Plat

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, TWIN CREEKS PROSPER, LLC. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as TWIN CREEKS RANCH PHASE III, 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 are private streets and alleys and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.

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

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 to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

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

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

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

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

8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Town's use thereof. The Town of Prosper and public utilities shall, at all time, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of procuring permission from anyone.

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

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

11. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.

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

13. For lots adjacent to a Floodplain Only: a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property effected 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 wateroverflow 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.

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 owners 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 drainage and other elements unless otherwise approved on the plat.

ACCESS EASEMENT
The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purposes 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.

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

WITNESS, my hand, this the_____day of_____, 2026.
BY:

TWIN CREEKS PROSPER, LLC.

_____
BRYCE STAVELEY, Manager
Twin Creeks Prosper, LLC.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared BRYCE STAVELEY, 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 the_____day of _____, 2026.

_____
Notary Public, State of Texas

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

LEGAL DESCRIPTION

WHEREAS, TWIN CREEKS PROSPER, LLC., is the owner of a tract of land situated in the W.T. Horn Survey, Abstract No. 379 and the W.T Horn Survey, Abstract No. 419, being part of a 39.593 acre tract, as described in Doc. No. 20200427000603670, in the Deed Records of Collin County, Texas, being more particularly described as follows:

COMMENCING, at a 1/2 inch iron rod found at the most northerly northeast corner of Twin Creeks Ranch Phase I, an addition to the Town of Prosper, as described in Book 2023, Pg. 254 in Plat Records of Collin County, Texas;

THENCE South 00° 43'55" East, along the east line of said Twin Creeks Ranch Phase I, for a distance of 40.23 feet, to a 1/2 inch iron rod found in the south line of F.M. 1461 (Variable R.O.W.), to the POINT OF BEGINNING;

THENCE, North 86° 51'36" East, along the north line of said F.M. 1461, for a distance of 12.24 feet, to a TxDot monument found;

THENCE, North 89° 17'21" East, continuing along said north line, for a distance of 184.57 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 42'39" West, departing said south line, for a distance of 25.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 17° 15'15" East, for a distance of 129.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 61° 32'32" West, for a distance of 237.42 feet, to a 1/2 inch iron rod found in the east line of said Twin Creeks Ranch Phase I and being on a curve to the right, having a radius of 250.00 feet, a central angle of 36° 05'08";

THENCE, continuing along said east line and with said curve to the right for an arc distance of 157.45 feet (Chord Bearing North 18° 46'29" West - 154.86 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 43'55" West, continuing along said east line, for a distance of 87.74 feet, to a 1/2 inch iron rod found;

THENCE, North 44° 16'05" East, continuing along said east line, for a distance of 35.44 feet, to the POINT OF BEGINNING and containing 1.140 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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 Subdivison regulations of the Town of Prosper, Texas.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this_____day of_____, 2026.

_____
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved this_____day of_____,2026 by the Planning & Zoning Commission

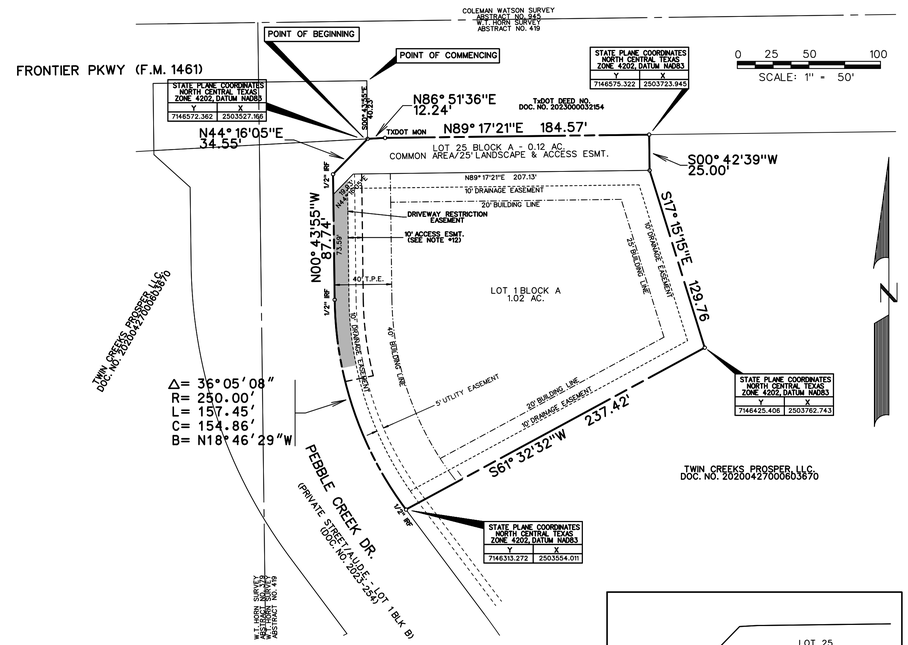
_____Town Secretary
_____Engineering Department
_____Planning Department

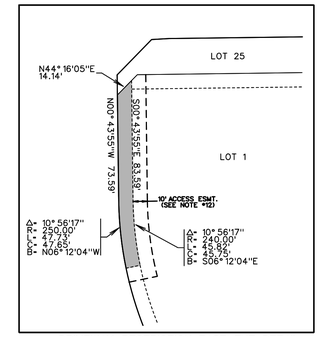
of the Town of Prosper, Texas.

HEALTH DEPARTMENT CERTIFICATION

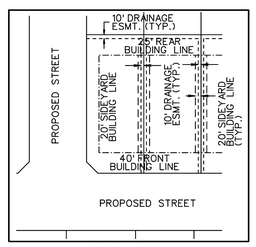
I, as the representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used

_____
Designated Representative for Collin County Development Services.

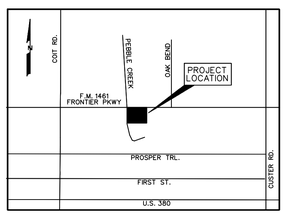




DRIVEWAY RESTRICTION EASEMENT DETAIL
SCALE 1"=50'



TYPICAL DETAIL
N.T.S.



LOCATION MAP
N.T.S.

NOTES:

1. Bearings are referenced to Twin Creeks Ranch Phase I, as described in Book 2023, Pg. 254, in the Plat Records of Collin County, Texas.
2. LEGEND
   I.R.F. - Iron Rod Found
   H.O.A. - Homeowners Association
   A.U.D.E. - Access, Utility, Drainage Easement
   T.P.E. - Tree Protection Easement
3. "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
4. All developments will comply with Town of Prosper PD-59 requirements.
5. Lot 25 Blk A is dedicated to and maintained by the H.O.A.
6. Common Area lot (Lot 25 Blk A) shall be dedicated as landscaping, trails, and pedestrian access easement.
7. All homes/structures to be provided with a NFPA 13D residential fire sprinkler system.
8. Landscape easements are exclusive of any type of easement.
9. The Tree Preservation Easement (T.P.E.) shall be maintained by the HOA and shall include a private irrigation system across residential lots that shall also be owned and maintained by the HOA. The trees within the T.P.E. shall adhere to all tree mitigation conditions per Town of Prosper standards. If any tree is removed without the prior consent of the Town's Parks and Recreation Dept, the Twin Creek HOA shall be responsible for tree mitigation penalties.
10. Driveway on Lot 1 is not allowed within the driveway restriction easement.
11. Density is 1.140 units per acre.
12. 10' access easement is restricted for only HOA uses and not for public access.
13. OSSF notes:

Lot must utilize alternative type On-Site Sewage Facilities.

Lot 25/Blk A is a common area/landscape & access easement that is not approved for OSSF.

Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- There is a 40' building line and an adjacent 5' utility easement (45' total) along the western, road-adjacent property line of lot 1/Blk A to which OSSF setbacks apply (no building line setback, but the bisecting, 5' utility easement cannot be crossed and requires OSSF setbacks).
- There is a 10' drainage easement along all property lines of lot 1/A to which OSSF setbacks apply.
- Due to the lot constraints for lot 1/Blk A, a pre-planning meeting with RS/PE is recommended. OSSF type, structure square footage, addition of outbuildings, swimming pools may be limited on both lots.

There are no easements other than those noted above.

There were no permitted/approved existing structures with associated OSSF(s) on lot 1/Blk A at the time of approval. Any existing structures or OSSFs on lot 1/Blk A must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.

Tree removal and/or grading for OSSF may be required on lot.

There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

Lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

Case No. DEVAPP-25-0083
FINAL PLAT

TWIN CREEKS RANCH PHASE III

1 TOTAL SINGLE FAMILY LOT
1 TOTAL COMMON AREA LOT
BLOCK A, LOTS 1 & 25
1.140 TOTAL ACRES
OUT OF THE
W.T. HORN SURVEY, ABSTRACT NO. 419
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER
TWIN CREEKS PROSPER, LLC.
5360 LEGACY DRIVE, STE. 180
PLANO, TEXAS 75024
469-631-8470
BRYCE STAVELEY

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

FEBRUARY 2026 SCALE 1"=50'

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: **Final Plat of Legacy Gardens Phase 4**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 4, on 57.1± acres, located on the southwest corner of Shawnee Trail and Frontier Parkway. (DEVAPP-25-0055)

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

Zoning:
The property is zoned Planned Development-115 (Single-Family).

Conformance:
The Final Plat conforms to the development standards of Planned Development-115.

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

- **Density:**
    - Number of Lots – **140** (Max. of 300 Units)
- **Size of Yards:**
    - Type 9F Lots and Type 10F Lots
        - Minimum Front Yard – **20', 25', or 30'** (Min. of 20')
        - Minimum Side Yard – **8'** (Min. of 8'), **15' Adj. to Street** (Min. of 15')
        - Minimum Rear Yard – **20', 25', or 30'** (Min. of 20')

- **Size of Lots:**
    - Type 9F Lots
        - Minimum Lot Size – **9,955 SF** (Min. of 9,000 SF)
        - Minimum Lot Width – **70'** (Min. of 70')
        - Minimum Lot Depth – **120'** (Min. of 120')
    - Type 10F Lots
        - Minimum Lot Size – **11,115 SF** (Min. of 10,000 SF)
        - Minimum Lot Width – **80'** (Min. of 80')
        - Minimum Lot Depth – **120'** (Min. of 120')

Description of Agenda Item:

The purpose of the Final Plat is to construct 140 single-family homes and nine open space lots. Of these 140 single-family residential lots, 67 will be developed as Type 9F Lots (9,000 SF) and 73 will be developed as Type 10F Lots (10,000 SF).

A Preliminary Plat for Phase 3 and Phase 4 of Legacy Gardens (DEVAPP-24-0060) was approved by the Planning and Zoning Commission on September 3, 2024. The plat consisted of 271 single-family residential lots. Of the 271 lots, 23 were to be developed as Type 8F Lots (8,000 SF), 101 were to be developed as Type 9F Lots (9,000 SF), and 147 were to be developed as Type 10F Lots (10,000 SF).

A Final Plat for Phase 3 of Legacy Gardens (DEVAPP-24-0167) was approved by the Planning and Zoning Commission on November 18, 2025. The plat consisted of 130 single-family residential lots. Of the 130 lots, 23 are to be developed as Type 8F Lots (8,000 SF), 34 are to be developed as Type 9F Lots (9,000 SF), and 73 are to be developed as Type 10F Lots (10,000 SF).

This phase is consistent with the total number of each lot type shown on the approved Preliminary Plat as represented below with the only change being the loss of one Type 10F Lot (10,000 SF).

- **Lot Breakdown:**
    - Preliminary Plat of Both Phases (271 Lots)
        - Type 8F Lots (8,000 SF) – **23**
        - Type 9F Lots (9,000 SF) – **101**
        - Type 10F Lots (10,000 SF) – **147**
    - Final Plats of Both Phases (270 Lots)
        - Type 8F Lots (8,000 SF) – **23**
        - Type 9F Lots (9,000 SF) – **101**
        - Type 10F Lots (10,000 SF) – **146**

Access:

Access is provided from Legacy Drive, Shawnee Trail, and Frontier Parkway.

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

The existing Planned Development (PD-115) contains a Walkability Plan detailing the different areas within the subdivision to be utilized for detention, open space, or pocket parks. In this exhibit, Block H, Lot 1X is shown as a pocket park.

The Final Plat (DEVAPP-25-0055) shows Block H, Lot 1X as a detention area with a plaza in the southwest corner of the lot. The exhibit detailing this plaza area is being attached with the plat as a condition of approval.

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

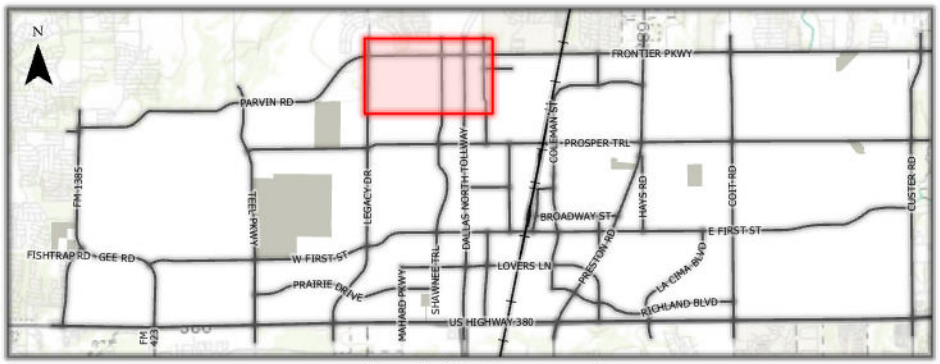
Attached Documents:
1. Location Map
2. Final Plat
3. Pocket Park Exhibit
4. Walkability Plan (PD-115)
5. Approved Preliminary Plat (DEVAPP-24-0060)

Town Staff Recommendation:
Town Staff recommends approval of the Final Plat subject to Block H, Lot 1X being developed as shown in the attached exhibit.



TOWN OF PROSPER

0 430 860 1,720 Feet

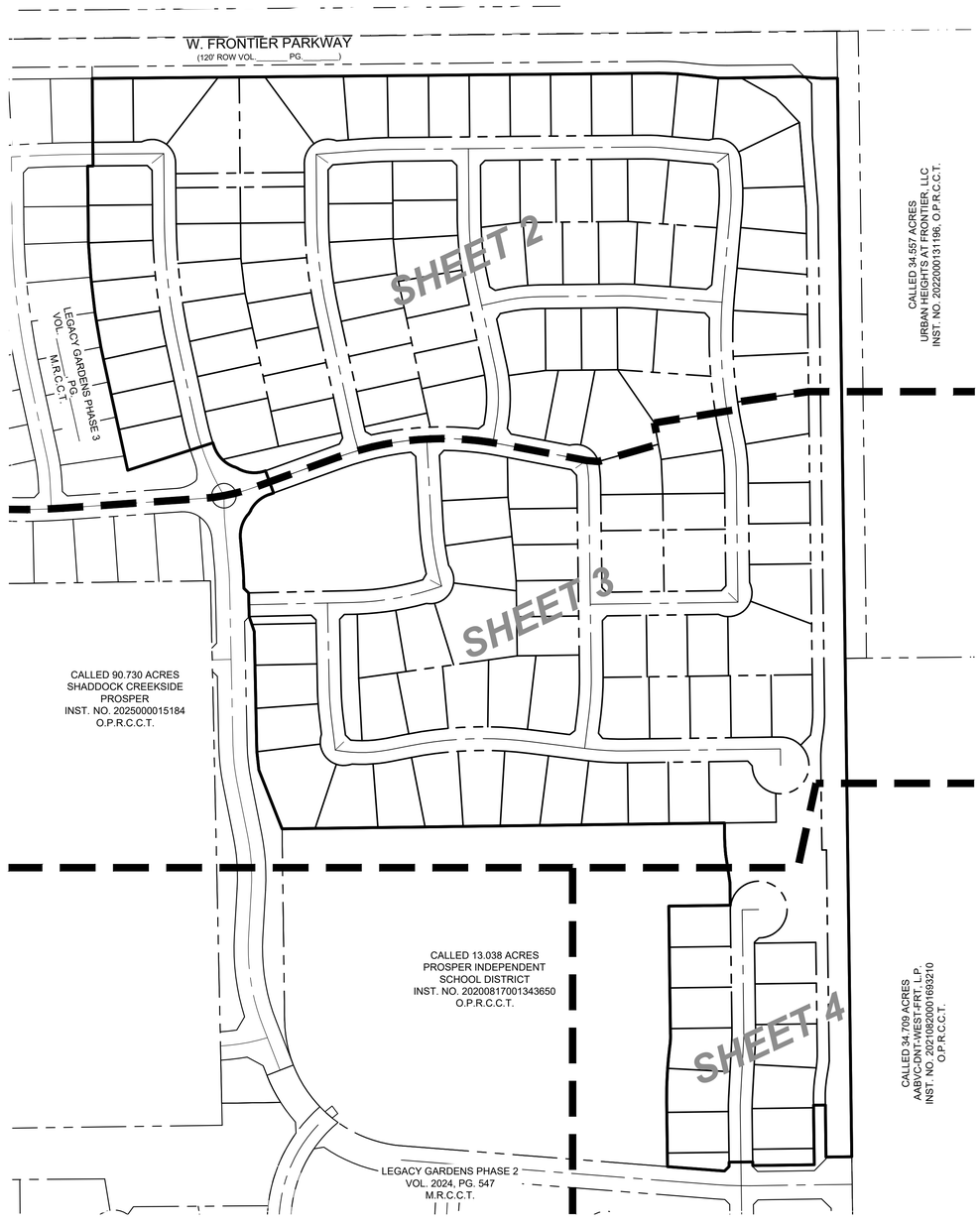


This map for illustration purposes only

DEVAPP-25-0055

Legacy Gardens
Phase 4

Final Plat



NORTH

GRAPHIC SCALE IN FEET

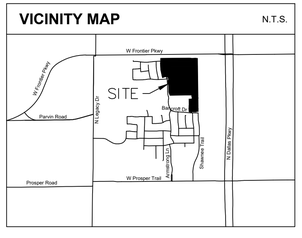
150 0 75 150 300

1" = 150' 24X36

LEGEND

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P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
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CMS	CONCRETE MONUMENT SET
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IRF	IRON ROD FOUND
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IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
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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
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L.S.E.	LANDSCAPE EASEMENT
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	STREET NAME CHANGE
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◁	KEY LOT HOUSE FRONT DIRECTION
∧	FRONT PORCH REQUIREMENT ON LOT
⌐	DIMENSION ARROW

VICINITY MAP N.T.S.



SEE SHEET 4 FOR LINE/CURVE TABLES AND GENERAL NOTES

FINAL PLAT

LEGACY GARDENS PHASE 4

PD-115 ZONING
57.072 ACRES

140 RESIDENTIAL LOTS
BLOCK B: LOTS 9-11, 13-19, 21-73;
BLOCK G: LOTS 10-17; BLOCK I: LOTS 1-7, 9-15;
BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;
BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13;

9 OPEN SPACE (HOA) LOTS
BLOCK B: LOTS 1X, 2X, 12X, 20X & 74X;
BLOCK I: LOT 8X; BLOCK L: LOT 7X;
BLOCK M: LOT 7X & 8X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 02/02/2026
CASE # DEVAPP-25-0055

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Coppin, PE

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	GGL	KHA	Feb. 2026	064529003	1 OF 5

FILED:

DWG NAME: K:\FRI_SURVEY\064529003-LEGACY GARDENS - PROSPER\DWG\064529003 LEGACY GARDENS PHASE 4 FINAL PLAT.DWG PLOTTED BY: LIVERGOOD, GRANT 2/2/2026 5:07 PM LAST SAVED: 2/2/2026 5:06 PM

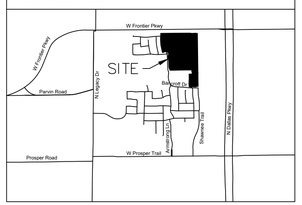


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^	FRONT PORCH REQUIREMENT ON LOT
	DIMENSION ARROW

VICINITY MAP

N.T.S.



SEE SHEET 4 FOR LINE/CURVE TABLES AND GENERAL NOTES

OPEN SPACE (HOA) LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 2X	2.262	98,520
BLOCK B LOT 12X	0.187	8,160
BLOCK B LOT 20X	0.189	8,254
BLOCK B LOT 74X	0.053	2,308
BLOCK H LOT 1X	2.094	91,195
BLOCK I LOT 8X	0.071	3,081
BLOCK M LOT 7X	0.102	4,462
BLOCK M LOT 8X	0.103	4,488
TOTAL	5.06	220,468

FINAL PLAT

LEGACY GARDENS PHASE 4

PD-115 ZONING
57.072 ACRES

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TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 02/02/2026
CASE # DEVAPP-25-0055

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Contact: Mike Boswell

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Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Coppin, PE

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FILED:

DWG NAME: K:\FRI_SURVEY\064529003-LEGACY GARDENS - PROSPER\DWG\064529003 LEGACY GARDENS PHASE 4 FINAL PLAT.DWG PLOTTED BY LIVERGOOD, GRANT 2/2/2026 5:07 PM LAST SAVED 2/2/2026 5:06 PM

MATCHLINE - SHEET No. 2

MATCHLINE - SHEET No. 4

NORTH

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

LEGEND

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*	KEY LOT
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	DIMENSION ARROW

RIGHT-OF-WAY DEDICATION TO THE TOWN OF PROSPER, TEXAS
CALLED 1.370 ACRES
TOWN OF PROSPER, TEXAS
INST. NO. _____
O.P.R.C.C.T.

SHAWNEE TRAIL (90' ROW)

CALLED 34.709 ACRES
AABVC-DNT-WEST-FRT, L.P.
INST. NO. 20210820001693210
O.P.R.C.C.T.

CALLED 90.730 ACRES
SHADDOCK CREEKSIDE PROSPER
INST. NO. 20250000015184
O.P.R.C.C.T.

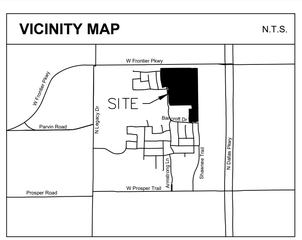
CALLED 13.038 ACRES
PROSPER INDEPENDENT SCHOOL DISTRICT
INST. NO. 20200817001343650
O.P.R.C.C.T.

LEGACY GARDENS PHASE 3
VOL. _____, PG. _____
M.R.C.C.T.

P.O.B.
5/8" IRFC "TNP"
N:7145801.64
E:2480097.84

S89°14'15"W 935.01'

VICINITY MAP
N.T.S.



SEE SHEET 4 FOR LINE/CURVE TABLES AND GENERAL NOTES

FINAL PLAT

LEGACY GARDENS PHASE 4

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57.072 ACRES

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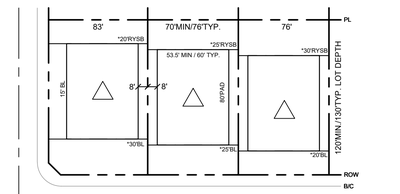
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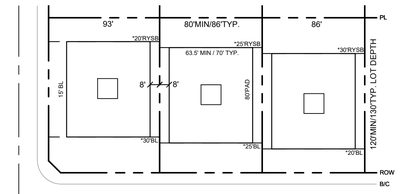
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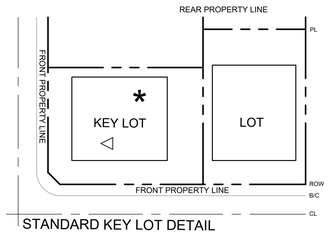
STANDARD 9F LOT

*FRONT AND REAR BUILDING LINES TO STAGGER



STANDARD 10F LOT

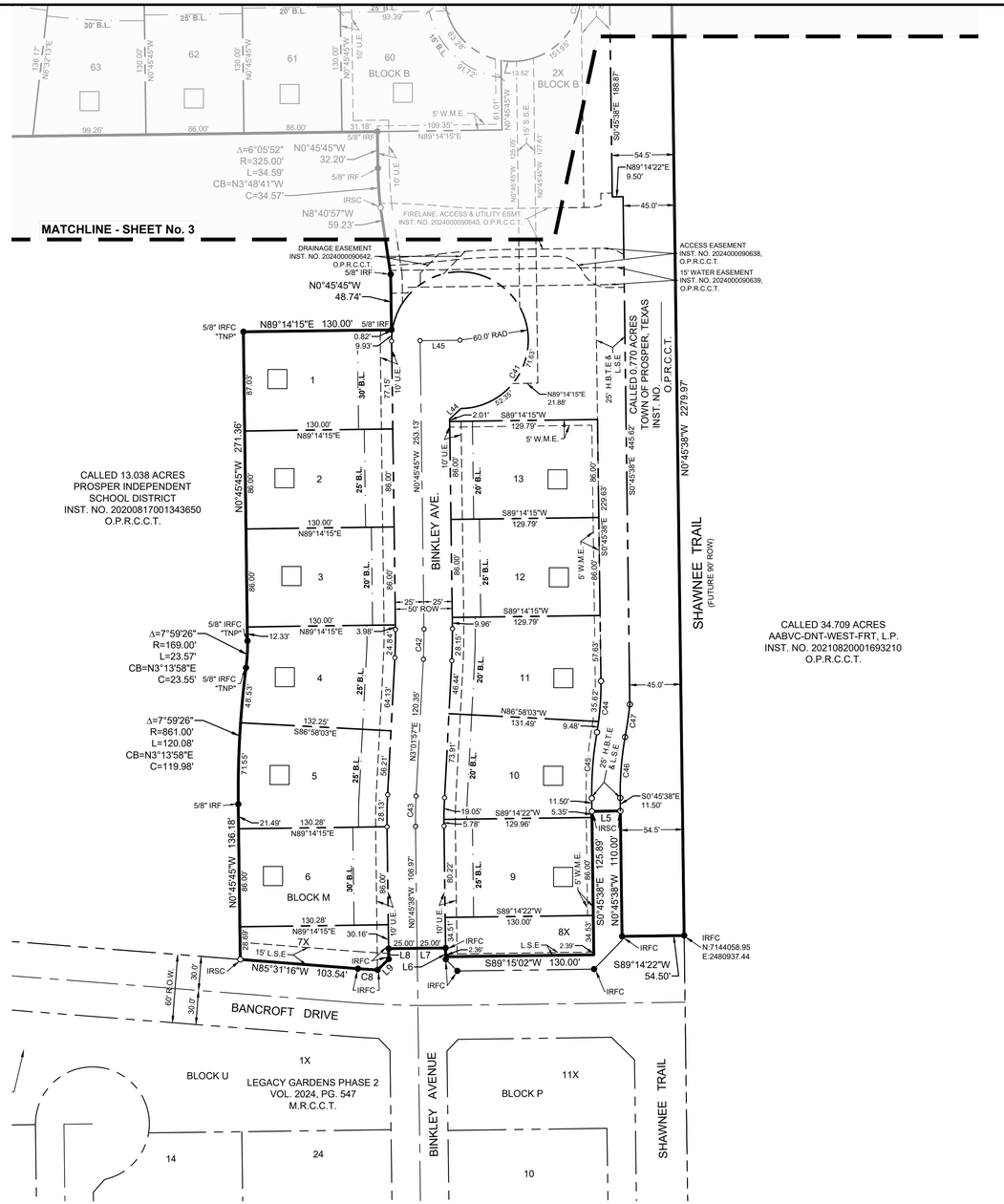
*FRONT AND REAR BUILDING LINES TO STAGGER

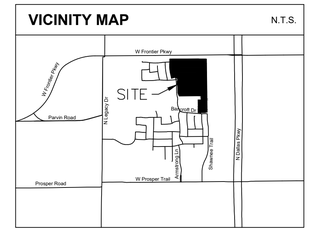


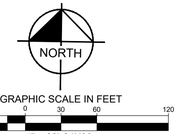
STANDARD KEY LOT DETAIL

LINE TABLE		
NO.	BEARING	LENGTH
L1	N46°14'03"W	14.14'
L2	N70°05'46"E	10.76'
L3	N19°54'14"W	50.00'
L4	N18°19'50"W	7.83'
L5	S89°14'22"W	25.00'
L6	N00°45'38"W	7.75'
L7	S89°14'22"W	50.00'
L8	S00°45'38"E	9.18'
L9	S46°01'52"W	13.69'
L10	S50°47'29"W	32.02'
L11	S54°16'10"E	31.01'
L12	S52°54'19"W	29.69'
L13	S54°48'56"W	27.78'
L14	N45°45'38"W	28.28'
L15	N61°48'35"W	27.42'
L16	N46°06'55"E	25.03'
L17	S00°45'45"E	35.00'
L18	S45°32'56"E	14.14'
L19	S42°30'41"W	14.61'
L20	S59°25'13"E	14.39'
L21	N27°59'34"E	14.51'
L22	N53°04'02"E	14.45'
L23	S34°54'06"E	14.33'
L24	S32°41'40"W	14.14'
L25	S57°18'20"E	14.14'
L26	S44°27'04"W	14.14'
L27	N45°32'56"W	14.14'
L28	N44°35'48"W	15.29'
L29	N49°37'32"E	14.29'
L30	N41°50'06"W	14.35'
L31	N44°14'22"E	14.14'
L32	S45°45'38"E	14.14'
L33	S44°14'22"W	14.14'
L34	N42°32'33"W	16.06'
L35	S43°20'20"W	13.80'
L36	N49°24'40"W	13.80'
L37	N30°00'49"E	14.57'
L38	S43°45'57"W	14.14'
L39	N46°14'03"W	14.14'
L40	S45°33'45"E	15.62'
L41	N52°09'47"E	14.14'
L42	S39°05'31"E	13.83'
L43	N43°23'19"W	13.53'
L44	N46°36'41"E	13.53'
L45	N89°14'15"E	35.00'
L46	N44°39'08"E	30.00'
L47	N45°39'04"W	35.55'
L48	N00°45'38"W	100.29'
L49	N89°14'15"E	47.49'
L50	N89°14'15"E	89.39'
L51	N08°28'35"W	80.22'
L52	N17°51'52"W	8.37'
L53	N38°35'33"E	92.74'
L54	S38°35'33"W	108.52'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°46'54"	430.00'	28.38'	N03°07'30"W	28.38'
C2	43°51'56"	70.50'	53.97'	N16°55'01"E	52.67'
C3	10°24'53"	64.50'	11.72'	N33°38'32"E	11.71'
C4	41°39'40"	70.50'	51.26'	N49°15'56"E	50.14'
C5	48°06'30"	70.50'	59.20'	N85°50'59"W	57.47'
C6	8°22'06"	64.50'	9.42'	N65°58'47"W	9.41'
C7	51°21'40"	70.50'	63.20'	N44°29'00"W	61.10'
C8	1°17'01"	769.98'	17.25'	N86°09'46"W	17.25'
C9	11°45'24"	1244.00'	255.26'	S06°25'38"E	254.81'
C10	5°33'09"	500.00'	48.46'	S15°04'55"E	48.44'
C11	30°45'34"	650.00'	348.95'	S85°28'33"W	344.78'
C12	3°39'18"	300.00'	19.14'	S14°07'59"E	19.13'
C13	11°45'24"	922.00'	189.19'	S06°25'38"E	188.86'
C14	3°52'46"	1000.00'	67.71'	S87°30'41"W	67.70'
C15	5°47'47"	400.00'	40.47'	N87°39'03"W	40.45'
C16	9°41'18"	400.00'	67.64'	N00°24'12"E	67.56'
C17	17°36'59"	1000.00'	307.46'	S03°33'39"E	306.25'
C18	4°33'10"	400.00'	31.78'	N88°16'21"W	31.78'
C19	11°45'24"	400.00'	82.08'	S83°34'22"W	81.93'
C20	11°45'24"	600.00'	123.12'	S06°25'38"E	122.90'
C21	21°38'48"	300.00'	113.34'	N01°28'56"W	112.67'
C22	9°44'09"	300.00'	50.98'	N05°37'43"W	50.92'
C23	12°49'22"	600.00'	134.28'	S09°26'51"E	134.00'
C24	18°19'05"	600.00'	191.83'	N79°36'25"E	191.01'
C25	5°42'01"	600.00'	59.69'	S04°05'03"E	59.67'
C26	21°42'44"	300.00'	113.68'	N89°46'14"E	113.01'
C27	18°14'56"	800.00'	254.80'	S88°02'20"W	253.73'
C28	7°55'32"	600.00'	83.00'	S86°47'59"E	82.93'
C29	7°55'25"	600.00'	82.98'	N03°12'05"E	82.91'
C30	11°36'30"	400.00'	81.04'	N06°33'53"W	80.90'
C31	145°06'14"	60.00'	151.95'	N27°12'14"E	114.48'
C32	71°02'50"	50.00'	62.00'	N56°00'30"E	58.10'
C33	75°06'30"	50.00'	65.54'	N63°26'09"W	60.95'
C34	61°51'48"	50.00'	53.99'	N47°00'39"W	51.40'
C35	72°16'02"	50.00'	63.07'	N43°14'42"E	58.97'
C36	66°13'24"	50.00'	57.79'	S38°28'26"E	54.63'
C37	54°13'54"	50.00'	47.33'	S26°34'01"W	45.58'
C38	51°44'04"	50.00'	45.15'	N26°24'58"W	43.63'
C39	10°12'34"	300.00'	53.46'	N04°20'39"E	53.39'
C40	10°12'34"	300.00'	53.46'	S04°20'39"W	53.39'
C41	260°33'35"	60.00'	272.86'	N40°59'51"W	91.55'
C42	3°47'41"	400.00'	26.49'	N01°08'06"E	26.49'
C43	3°47'34"	400.00'	26.48'	S01°08'09"W	26.47'
C44	8°20'49"	244.50'	35.62'	N03°24'47"E	35.59'
C45	10°34'07"	315.50'	58.20'	N04°31'26"E	58.11'
C46	10°34'07"	290.50'	53.59'	S04°31'26"W	53.51'
C47	5°48'48"	285.88'	29.01'	N08°18'43"E	28.99'
C48	83°03'42"	38.88'	56.36'	N35°58'18"E	51.55'
C49	51°54'37"	24.50'	22.20'	N28°59'29"W	21.45'
C50	75°07'47"	52.00'	68.19'	S22°43'30"E	63.40'
C51	117°29'26"	34.11'	69.95'	N44°00'36"W	58.32'
C52	78°13'28"	38.24'	52.21'	S30°39'35"W	48.24'
C53	159°18'46"	19.00'	52.83'	N42°38'28"W	37.38'
C54	26°26'20"	54.52'	25.16'	S77°59'35"E	24.94'







LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN 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
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
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
◁	KEY LOT HOUSE FRONT DIRECTION
∧	FRONT PORCH REQUIREMENT ON LOT
	DIMENSION ARROW

NOTES:

1. According to Community Panel No. 48085C0115J, dated June 6, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone X (unshaded), which is not in a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
2. See Sheet No. 4 for Lot Area Table.
3. All property corners are 5/8" iron rods with red caps stamped "KHA", unless otherwise noted.
4. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
5. All Open Space lots shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
6. Fencing on all lots adjacent to open space lots shall be ornamental metal. See PD-115 standards for additional fencing requirements
7. 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.
8. Single-family district PD-115 standards apply to this subdivision.
9. All mechanical equipment shall be screened in accordance with PD-115 standards.
10. Key lots are indicated on the plan with an *.
11. Total right-of-way dedicated in fee simple to the Town of Prosper: 433,199 Sq Ft / 9.945 Acres
12. The density of this development is 2.45/acre. Total number of residential lots is 140. The gross acreage is 57.072.
13. No homes will have garages with 2 or more doors and/or bays facing the street, which the front elevation of the house is oriented toward unless said garage is located at least 25' behind the front build line.
14. Per Planned Development Exhibit C, Section 1.5.a.F & Section 1.5.b.F, a minimum of twenty-five percent (25%) of Type 9F lots shall have a front porch, respectively.
15. Parking is prohibited within a roundabout. On any approach to a roundabout, driveways, alley connections, and on-street parking shall not be permitted in the crosswalk or along any portion of the street that contains a splitter island. No Parking signage will be determined upon final site design.
16. Private wall maintenance easements shown hereon are for private use and benefit of the respective owners of the lots adjacent to said easements for the purpose of maintaining retaining walls.

LOT TYPE	TOTAL
△ STANDARD 9F LOT	67
□ STANDARD 10F LOT	73
TOTAL RESIDENTIAL LOTS	140

LOT TYPE WITH "FRONT PORCH"	TOTAL
△ STANDARD 9F LOT	17
□ STANDARD 10F LOT	7
TOTAL LOTS WITH "FRONT PORCH"	24

LANDSCAPE EASEMENT

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

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: All of Lot 1x, Block C, 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.

FINAL PLAT

LEGACY GARDENS PHASE 4

PD-115 ZONING
57.072 ACRES

140 RESIDENTIAL LOTS
BLOCK B: LOTS 9-11, 13-19, 21-73;
BLOCK G: LOTS 10-17; BLOCK I: LOTS 1-7, 9-15;
BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;
BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13;

9 OPEN SPACE (HOA) LOTS
BLOCK B: LOTS 1X, 2X, 12X, 20X & 74X;
BLOCK I: LOT 8X; BLOCK L: LOT 7X;
BLOCK M: LOT 7X & 8X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 02/02/2026
CASE # DEVAPP-25-0055

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Feb. 2026	064529003	4 OF 5

FILED:

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Coppin, PE

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

DWG NAME: K:\FRI_SURVEY\064529003-LEGACY GARDENS - PROSPER\DWG\064529003 LEGACY GARDENS PHASE 4 FINAL PLAT.DWG PLOTTED BY LIVERGOOD, GRANT 2/2/2026 5:07 PM LAST SAVED 2/2/2026 5:08 PM

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

TOWN OF PROSPER §

WHEREAS, TOLL SOUTHWEST LLC, is the sole owner of the following tract of land:

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being a portion of a called 99.522-acre tract of land described as "Tract 1" conveyed to Toll Southwest LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 20240000009613, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "TNP" found for the northwest corner of a called 13.038 acre tract of land described in a deed to Prosper Independent School District, recorded in Instrument No. 20200817001343650, Official Public Records of Collin County, Texas, same being an ell corner of said 99.522-acre tract and being on the easterly line of Legacy Gardens Phase 3, an addition to the Town of Ponder, recorded in Volume _____, Page _____, Map Records, Collin County, Texas;

THENCE crossing said 99.522-acre tract along the easterly line of said Legacy Gardens Phase 3 the following courses and distances:

North 21°29'58" West, a distance of 133.49 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 06°04'05" West, a distance of 38.92 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 02°15'24" West, a distance of 14.28 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°14'03" West, a distance of 239.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 18°33'08" West, a distance of 33.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°14'03" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 46°14'03" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°14'03" West, a distance of 17.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 430.00 feet, a central angle of 03°46'54", and a chord bearing and distance of North 03°07'30" West, 28.38 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 28.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 05°00'57" West, a distance of 59.46 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 70.50 feet, a central angle of 43°51'56", and a chord bearing and distance of North 16°55'01" East, 52.67 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 53.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 64.50 feet, a central angle of 10°24'53", and a chord bearing and distance of North 33°38'32" East, 11.71 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 11.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 70.50 feet, a central angle of 41°39'40", and a chord bearing and distance of North 49°15'56" East, 50.14 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 51.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 70°05'46" East, a distance of 10.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 19°54'14" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 70.50 feet, a central angle of 48°06'30", and a chord bearing and distance of North 85°50'59" West, 57.47 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 59.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 64.50 feet, a central angle of 08°22'06", and a chord bearing and distance of North 65°58'47" West, 9.41 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 9.42 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 70.50 feet, a central angle of 51°21'40", and a chord bearing and distance of North 44°29'00" West, 61.10 feet;

In a northerly direction, with said reverse curve to the right, an arc distance of 63.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 18°19'50" West, a distance of 7.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 72°08'31" West, a distance of 189.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 12°18'20" West, a distance of 266.64 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 09°31'09" West, a distance of 74.62 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 06°39'57" West, a distance of 74.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 04°01'07" West, a distance of 74.63 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°32'56" West, a distance of 160.42 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°27'04" East, a distance of 11.39 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°32'38" West, a distance of 184.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°27'29" East, a distance of 1,198.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 88°10'09" East, a distance of 39.66 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 83°52'02" East, a distance of 86.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°27'29" East, a distance of 47.73 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 88°42'03" East, a distance of 124.04 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 85°12'10" East, a distance of 46.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°14'17" East, a distance of 33.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost southeast corner of said Legacy Gardens Phase 3, same being on the westerly line of a called 34.557-acre tract of land described in a deed to Urban Heights at Frontier, LLC, recorded in Instrument No. 20220001311 96 said Official Records;

THENCE South 00°45'38" East, along the common line of said 99.522-acre tract and said 34.557-acre tract, a distance of 2,279.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said 99.522-acre tract, same being the northeast corner of Legacy Gardens Phase 2, an addition to the Town of Ponder, recorded in Volume 2024, Page 547, said Map Records;

THENCE along the common line of said 99.522-acre tract and said Legacy Gardens Phase 2 the following courses and distances:

South 89°14'22" West, a distance of 54.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°45'38" West, a distance of 110.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°14'22" West, a distance of 25.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 00°45'38" East, a distance of 125.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°15'02" West, a distance of 130.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°45'38" West, a distance of 7.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°14'22" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 00°45'38" East, a distance of 9.18 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 46°01'52" West, a distance of 13.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 769.98 feet, a central angle of 01°17'01", and a chord bearing and distance of North 86°09'46" West, 17.25 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 17.25 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 85°31'16" West, a distance of 103.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 13.038-acre tract;

THENCE departing said common line, crossing said 99.522-acre tract and along the easterly and northerly line of said 13.038-acre tract the following courses and distances:

North 00°45'45" West, a distance of 136.18 feet to a 5/8-inch iron rod found at the beginning of a tangent curve to the right with a radius of 861.00 feet, a central angle of 07°59'26", and a chord bearing and distance of North 03°13'58" East, 119.98 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 120.08 feet to a 5/8-inch iron rod with plastic cap stamped "TNP" found at the beginning of a reverse curve to the left with a radius of 169.00 feet, a central angle of 07°59'26", and a chord bearing and distance of North 03°13'58" East, 23.55 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "TNP" found for corner;

North 00°45'45" West, a distance of 271.36 feet to a 5/8-inch iron rod with plastic cap stamped "TNP" found for corner;

North 89°14'15" East, a distance of 130.00 feet to a 5/8-inch iron rod found for corner;

North 00°45'45" West, a distance of 48.74 feet to a 5/8-inch iron rod found for corner;

North 08°40'57" West, a distance of 59.23 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 06°05'52", and a chord bearing and distance of North 03°48'41" West, 34.57 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 34.59 feet to a 5/8-inch iron rod found for corner;

North 00°45'45" West, a distance of 32.20 feet to a 5/8-inch iron rod found for corner;

South 89°14'15" West, a distance of 935.01 feet to the **POINT OF BEGINNING** and containing 2,486,068 square feet or 57.072 acres of land, more or less.

LOT TABLE				
LOT NO.	ACRES	SQ. FT.	LOT TYPE	PORCH
BLOCK B LOT 2X	2.262	98,520	N/A	
BLOCK B LOT 9	0.266	11,606	10F	Y
BLOCK B LOT 10	0.392	17,073	10F	
BLOCK B LOT 11	0.520	22,670	10F	
BLOCK B LOT 12X	0.187	8,160	N/A	
BLOCK B LOT 13	0.238	10,374	9F	Y
BLOCK B LOT 14	0.245	10,661	9F	
BLOCK B LOT 15	0.243	10,571	9F	
BLOCK B LOT 16	0.245	10,659	9F	Y
BLOCK B LOT 17	0.237	10,336	9F	
BLOCK B LOT 18	0.237	10,336	9F	
BLOCK B LOT 19	0.324	14,110	9F	
BLOCK B LOT 20X	0.189	8,254	N/A	
BLOCK B LOT 21	0.237	10,336	9F	
BLOCK B LOT 22	0.237	10,336	9F	Y
BLOCK B LOT 23	0.237	10,336	9F	
BLOCK B LOT 24	0.245	10,659	9F	
BLOCK B LOT 25	0.253	11,017	9F	Y
BLOCK B LOT 26	0.251	10,943	9F	
BLOCK B LOT 27	0.238	10,346	9F	
BLOCK B LOT 28	0.539	23,483	10F	
BLOCK B LOT 29	0.379	16,489	10F	
BLOCK B LOT 30	0.270	11,763	10F	
BLOCK B LOT 31	0.259	11,303	10F	
BLOCK B LOT 32	0.258	11,255	10F	
BLOCK B LOT 33	0.258	11,255	10F	
BLOCK B LOT 34	0.258	11,254	10F	
BLOCK B LOT 35	0.258	11,253	10F	
BLOCK B LOT 36	0.258	11,252	10F	
BLOCK B LOT 37	0.274	11,934	10F	
BLOCK B LOT 38	0.262	11,429	10F	
BLOCK B LOT 39	0.408	17,785	10F	
BLOCK B LOT 40	0.319	13,885	10F	
BLOCK B LOT 41	0.284	12,356	10F	
BLOCK B LOT 42	0.284	12,387	10F	
BLOCK B LOT 43	0.305	13,287	10F	
BLOCK B LOT 44	0.323	14,092	10F	
BLOCK B LOT 45	0.319	13,876	10F	
BLOCK B LOT 46	0.295	12,859	10F	

LOT TABLE				
LOT NO.	ACRES	SQ. FT.	LOT TYPE	PORCH
BLOCK B LOT 47	0.281	12,249	10F	
BLOCK B LOT 48	0.257	11,180	10F	
BLOCK B LOT 49	0.257	11,180	10F	
BLOCK B LOT 50	0.302	13,139	10F	
BLOCK B LOT 51	0.538	23,422	10F	
BLOCK B LOT 52	0.255	11,117	10F	
BLOCK B LOT 53	0.257	11,180	10F	
BLOCK B LOT 54	0.276	12,041	10F	
BLOCK B LOT 55	0.304	13,222	10F	
BLOCK B LOT 56	0.259	11,266	10F	
BLOCK B LOT 57	0.259	11,266	10F	
BLOCK B LOT 58	0.259	11,266	10F	
BLOCK B LOT 59	0.269	11,721	10F	
BLOCK B LOT 60	0.357	15,559	10F	
BLOCK B LOT 61	0.257	11,180	10F	
BLOCK B LOT 62	0.257	11,180	10F	
BLOCK B LOT 63	0.275	11,957	10F	
BLOCK B LOT 64	0.282	12,300	10F	
BLOCK B LOT 65	0.310	13,510	10F	
BLOCK B LOT 66	0.325	14,143	10F	
BLOCK B LOT 67	0.319	13,894	10F	
BLOCK B LOT 68	0.295	12,829	10F	
BLOCK B LOT 69	0.324	14,093	10F	
BLOCK B LOT 70	0.487	21,216	10F	
BLOCK B LOT 71	0.273	11,891	10F	
BLOCK B LOT 72	0.265	11,547	10F	
BLOCK B LOT 73	0.259	11,301	10F	
BLOCK B LOT 74X	0.053	2,308	N/A	
BLOCK G LOT 10	0.255	11,127	9F	
BLOCK G LOT 11	0.237	10,314	9F	
BLOCK G LOT 12	0.238	10,358	9F	Y
BLOCK G LOT 13	0.246	10,710	9F	
BLOCK G LOT 14	0.246	10,694	9F	
BLOCK G LOT 15	0.246	10,713	9F	Y
BLOCK G LOT 16	0.242	10,529	9F	
BLOCK G LOT 17	0.258	11,238	9F	
BLOCK H LOT 1X	2.094	91,195	N/A	
BLOCK I LOT 1	0.267	11,636	9F	Y
BLOCK I LOT 2	0.243	10,604	9F	

LOT TABLE				
LOT NO.	ACRES	SQ. FT.	LOT TYPE	PORCH
BLOCK I LOT 3	0.249	10,849	9F	
BLOCK I LOT 4	0.245	10,659	9F	
BLOCK I LOT 5	0.237	10,336	9F	
BLOCK I LOT 6	0.237	10,336	9F	
BLOCK I LOT 7	0.237	10,336	9F	Y
BLOCK I LOT 8X	0.071	3,081	N/A	
BLOCK I LOT 9	0.281	12,256	9F	
BLOCK I LOT 10	0.237	10,335	9F	
BLOCK I LOT 11	0.237	10,336	9F	
BLOCK I LOT 12	0.243	10,581	9F	
BLOCK I LOT 13	0.256	11,160	9F	Y
BLOCK I LOT 14	0.245	10,679	9F	
BLOCK I LOT 15	0.258	11,238	9F	
BLOCK J LOT 1	0.260	11,307	9F	
BLOCK J LOT 2	0.231	10,041	9F	
BLOCK J LOT 3	0.231	10,041	9F	
BLOCK J LOT 4	0.231	10,041	9F	Y
BLOCK J LOT 5	0.248	10,812	9F	
BLOCK J LOT 6	0.342	14,911	9F	
BLOCK J LOT 7	0.266	11,586	9F	Y
BLOCK J LOT 8	0.232	10,114	9F	
BLOCK J LOT 9	0.238	10,387	9F	
BLOCK J LOT 10	0.231	10,041	9F	
BLOCK J LOT 11	0.240	10,446	9F	
BLOCK J LOT 12	0.266	11,581	9F	
BLOCK K LOT 1	0.280	12,196	9F	
BLOCK K LOT 2	0.229	9,956	9F	
BLOCK K LOT 3	0.229	9,956	9F	Y
BLOCK K LOT 4	0.242	10,532	9F	
BLOCK K LOT 5	0.351	15,300	9F	
BLOCK K LOT 6	0.358	15,593	9F	
BLOCK K LOT 7	0.237	10,333	9F	
BLOCK K LOT 8	0.249	10,826	9F	
BLOCK K LOT 9	0.229	9,956	9F	
BLOCK K LOT 10	0.390	16,980	10F	
BLOCK K LOT 11	0.390	16,980	10F	
BLOCK K LOT 12	0.229	9,956	9F	
BLOCK K LOT 13	0.265	11,528	9F	
BLOCK K LOT 14	0.476	20,735	9F	Y

LOT TABLE				
LOT NO.	ACRES	SQ. FT.	LOT TYPE	PORCH
BLOCK K LOT 15	0.275	11,985	9F	
BLOCK K LOT 16	0.281	12,254	9F	
BLOCK L LOT 1	0.318	13,870	10F	Y
BLOCK L LOT 2	0.290	12,650	10F	Y
BLOCK L LOT 3	0.306	13,318	10F	Y
BLOCK L LOT 4	0.547	23,822	10F	Y
BLOCK L LOT 5	0.283	12,345	10F	Y
BLOCK L LOT 6	0.277	12,075	10F	Y
BLOCK L LOT 7X	0.226	9,863	N/A	
BLOCK L LOT 8	0.277	12,083	10F	
BLOCK L LOT 9	0.272	11,836	10F	
BLOCK L LOT 10	0.283	12,331	10F	
BLOCK L LOT 11	0.315	13,737	10F	
BLOCK L LOT 12	0.368	16,016	10F	
BLOCK L LOT 13	0.248	10,805	9F	
BLOCK L LOT 14	0.229	9,956	9F	
BLOCK L LOT 15	0.234	10,201	9F	Y
BLOCK L LOT 16	0.245	10,691	9F	
BLOCK L LOT 17	0.313	13,644	9F	
BLOCK M LOT 1	0.260	11,317	10F	
BLOCK M LOT 2	0.257	11,180	10F	
BLOCK M LOT 3	0.257	11,180	10F	
BLOCK M LOT 4	0.266	11,585	10F	
BLOCK M LOT 5	0.268	11,668	10F	
BLOCK M LOT 6	0.257	11,204	10F	
BLOCK M LOT 7X	0.102	4,462	N/A	
BLOCK M LOT 8X	0.103	4,488	N/A	
BLOCK M LOT 9	0.257	11,180	10F	
BLOCK M LOT 10	0.263	11,463	10F	
BLOCK M LOT 11	0.267	11,643	10F	
BLOCK M LOT 12	0.256	11,162	10F	
BLOCK M LOT 13	0.256	11,162	10F	
OVERALL	57.072	2,486,068		
ROW	8.235	358,729		
ROW BANCROFT DRIVE	0.888	38,671		
ROW BINKLEY AVE	0.822	35,799		
ROW SHAWNEE TRAIL	2.493	108,594		

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **TOLL SOUTHWEST LLC,** acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **LEGACY GARDENS PHASE 4,** an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. **TOLL SOUTHWEST LLC,** does herein certify the following:

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

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

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

BY: **TOLL SOUTHWEST LLC**, a Delaware limited liability company

By: _____

Printed Name: Mike Boswell
Title: Manager & Authorized Signatory

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael A. Hanschen, known to me to be the person and officer whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20_____.

_____
Notary Public In And For The State Of Texas

_____
Printed Name

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the _____ day of _____, _____.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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 COLLIN §

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

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

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

_____
Engineering Department

_____
Town Secretary

_____
Development Services Department

FINAL PLAT
LEGACY GARDENS PHASE 4

PD-115 ZONING
57.072 ACRES

140 RESIDENTIAL LOTS
BLOCK B: LOTS 9-11, 13-19, 21-73;
BLOCK G: LOTS 10-17; BLOCK I: LOTS 1-7, 9-15;
BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;
BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13;

9 OPEN SPACE (HOA) LOTS
BLOCK B: LOTS 1X, 2X, 12X, 20X & 74X;
BLOCK I: LOT 8X; BLOCK L: LOT 7X;
BLOCK M: LOT 7X & 8X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 02/02/2026
CASE # DEVAPP-25-0055

Kimley»Horn
6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	Feb. 2026	064529003	5 OF 5

FILED:

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Coppin, PE

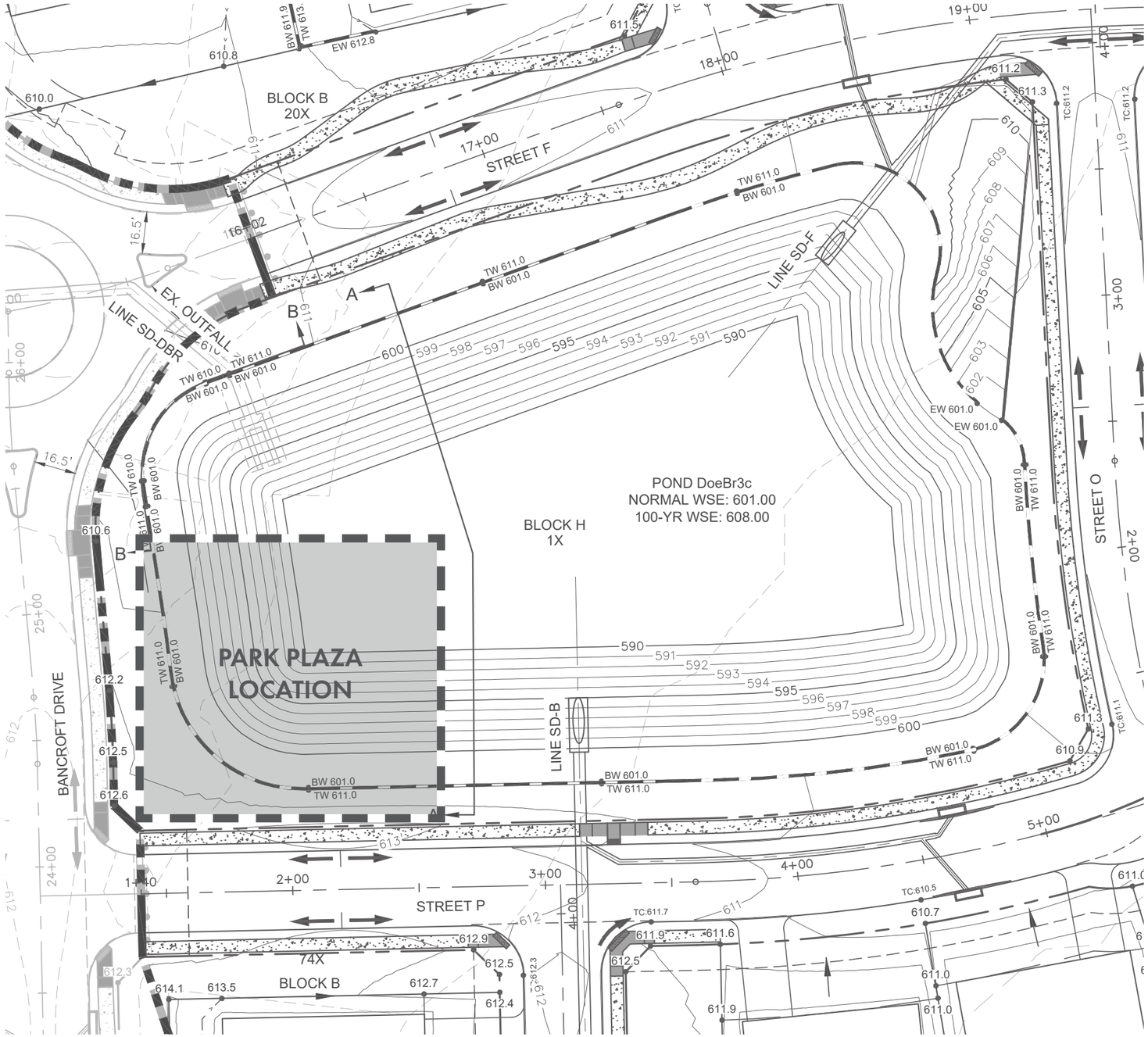
SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

DWG NAME: K:\FRI_SURVEY\064529003-LEGACY GARDENS - PROSPER\DWG\064529003 LEGACY GARDENS PHASE 4 FINAL PLAT.DWG PLOTTED BY: LIVERGOOD, GRANT 2/27/2026 5:07 PM LAST SAVED: 2/27/2026 5:06 PM

GARRISON/JONES
LANDSCAPE ARCHITECTS

Legacy Gardens
Phase 4 Park

Proper, Texas
October 24, 2025

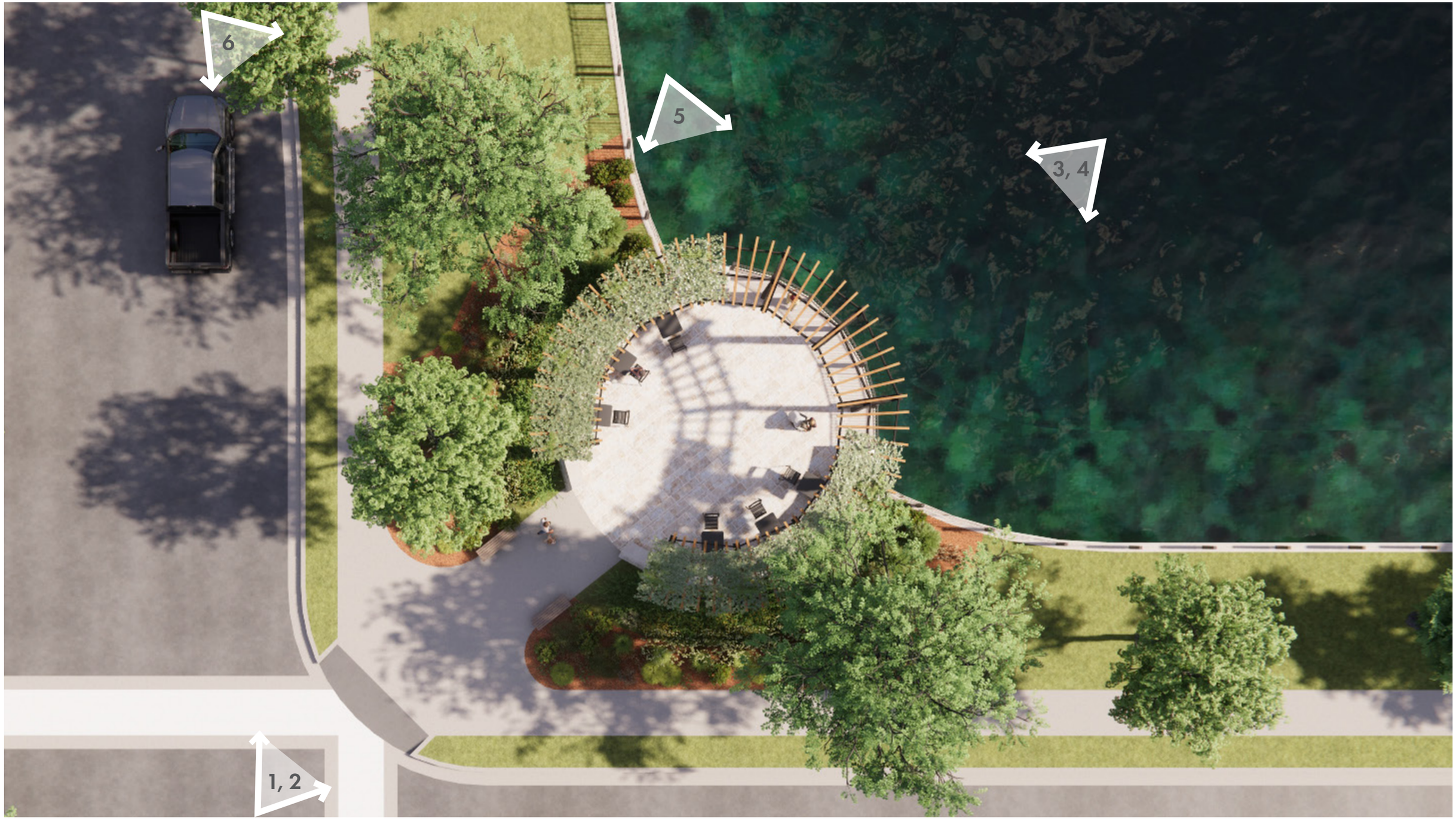


Legacy Gardens
Phase 4 Park

10/24/2025

Toll Brothers
Prosper, Texas

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201



Legacy Gardens
Phase 4 Park

10/24/2025

Toll Brothers
Prosper, Texas

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201

1



Legacy Gardens
Phase 4 Park

10/24/2025

Toll Brothers
Prosper, Texas

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201

2



Legacy Gardens
Phase 4 Park

10/24/2025

Toll Brothers
Prosper, Texas

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201

3



TYPICAL WATER LEVEL

Legacy Gardens
Phase 4 Park

10/24/2025

Toll Brothers
Prosper, Texas

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201

4



100 YR FLOOD LEVEL

Legacy Gardens
Phase 4 Park

10/24/2025

Toll Brothers
Prosper, Texas

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201

5



Legacy Gardens
Phase 4 Park

10/24/2025

Toll Brothers
Prosper, Texas

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201

6



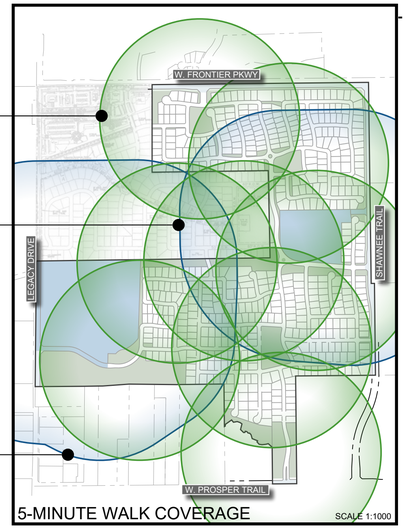
Legacy Gardens
Phase 4 Park

10/24/2025

Toll Brothers
Prosper, Texas

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201





GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 22x34

HIKE & BIKE TRAIL LEGEND

- 12' REGIONAL VELOWEB
- 12' TOWN
- 10' ARTERIAL
- 6' NEIGHBORHOOD

NOTES:
1. The thoroughfare alignments shown on this exhibit are for illustrative purposes only. The alignment of each thoroughfare will be finalized at the time of preliminary plat and will be established at the time of final plat.
2. Refer to Exhibit B for planned development standards.
3. Existing zoning district boundaries from Town of Prosper GIS site, 6/9/2020.
4. According to Flood Insurance Rate Map (FIRM) map no. 48085C0115J with LOMR #17-06-1400p effective 1/16/2018 prepared by Federal Emergency Management Agency (FEMA) for Denton Collin county, Texas this property is within Zone X, A and Zone AE.
5. PISD Tracts are shown for illustrative purposes only and do not reflect actual approved conditions.
6. Exact size for the parks to be coordinated with the Town of Prosper.

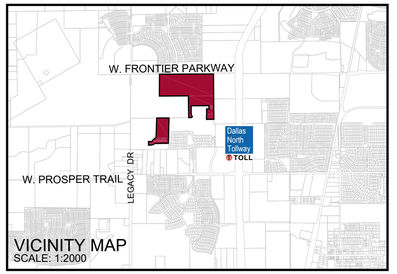


EXHIBIT D1 - WALKABILITY PLAN

Legacy Gardens

±297.75 ACRES IN THE COLLIN COUNTY SCHOOL SURVEY, ABSTRACT #147 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

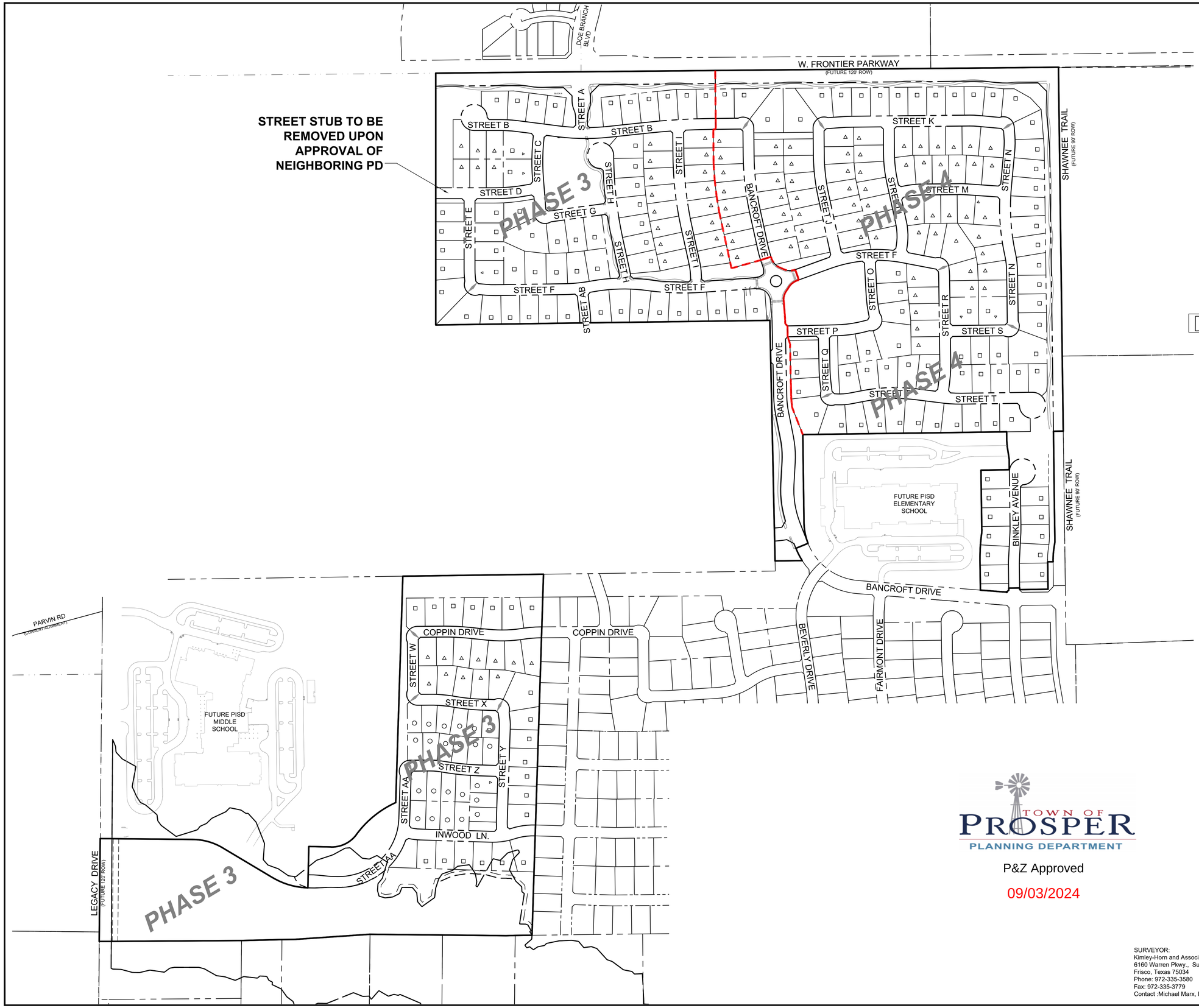
April 2022

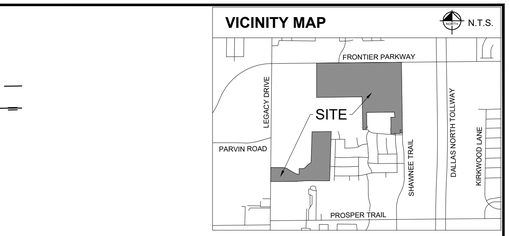
APPLICANT / OWNER:
Risland Prosper 221 LLC
5600 Tennyson Parkway
Suite 225
Plano, TX 75024
P (281) 682-7321
E michael.hanschen@rislandus.com
Contact: Michael Hanschen

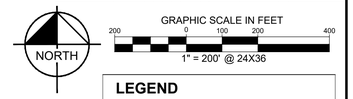
ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-928
6160 Warren Parkway
Suite 200
Frisco, TX 75034
P (972) 335-3580
Contact: Thomas G. Coppin, PE

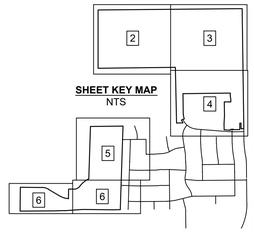
Kimley»Horn

Plotted By: Russell Allen Date: April 14, 2022 05:44:44pm File Path: K:\FRI_Civil\064529003 - Legacy Gardens\Cad\Exhibits\PlanSheets\Zoning\Exhibit D1.dwg
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.









SHEET KEY MAP
NTS

LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
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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
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
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L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
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S.S.E.	SANITARY SEWER EASEMENT
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S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	KEY LOT
◁	KEY LOT HOUSE FRONT DIRECTION
∧	FRONT PORCH REQUIREMENT ON LOT

SEE SHEET 6 FOR DETAILS & GENERAL NOTES

SEE SHEET 7 FOR LINE/CURVE TABLES

DEVAPP-24-0060

PRELIMINARY PLAT

LEGACY GARDENS PHASES 3 & 4

PD-115 ZONING
136.118 ACRES

271 RESIDENTIAL LOTS
BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;
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BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;
BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024

TOWN OF PROSPER
PLANNING DEPARTMENT

P&Z Approved

09/03/2024

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	GGL	KHA	Aug. 2024	068625035	1 OF 8

FILED:

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Coppin, PE

DWG NAME: K:\FRI_SURVEY\068625003-LEGACY GARDENS\- PROSPER\DWG\068625035 LEGACY GARDENS PHASE 3 & 4 PP.DWG PLOTTED BY: LIVERGOOD, GRANT 9/26/2024 10:10 AM LAST SAVED8/22/2024 12:55 PM

LOT 1X, BLOCK V - CREEKS OF LEGACY PHASE 2C
VOL. 2017, PG. 840, M.R.C.C.T.
ZONED: A (Hoa Owned Common Area)

CREEKS OF LEGACY MODEL PARK
VOL. 2015, PG. 691, M.R.C.C.T.
ZONED: A (Residential Single-family)

LOT 15X, BLOCK A - CREEKS OF LEGACY PHASE 2B
VOL. 2017, PG. 598, M.R.C.C.T. ZONED:A (Hoa Owned Common Area)

W. DAVENPORT SURVEY
ABSTRACT NO. 262

F.D. GARY SURVEY
ABSTRACT NO. 361

CITY OF CELINA
TOWN OF PROSPER

RIGHT-OF-WAY DEDICATION TO
THE TOWN OF PROSPER, TEXAS
(FEE SIMPLE)

1/2" IRFC
"CAP BUSTED"
P.O.B.
N:7146408.74
E:2478049.92

N89°27'13"E 2856.50'

CALLED 120.5159 ACRES
LEGACYFRONTIER, LLC
INST. NO. 20150203000121210
O.P.R.C.C.T.
ZONED: PD-44 (SINGLE FAMILY)

STREET STUB TO BE REMOVED UPON APPROVAL OF NEIGHBORING PD

COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147

1/2" IRF

S89°12'33"W 1532.96'

CALLED 120.5159 ACRES
LEGACYFRONTIER, LLC
INST. NO. 20150203000121210
O.P.R.C.C.T.
ZONED: PD-44 (SINGLE FAMILY)

50' X 200' UTILITY EASEMENT
INST. NO.

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
BANCROFT DRIVE

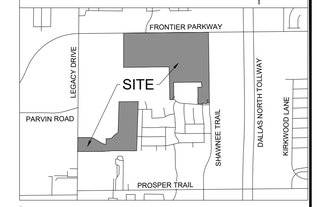
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
BLOCK O

PHASE 3
PHASE 4

MATCHLINE - SHEET NO. 3

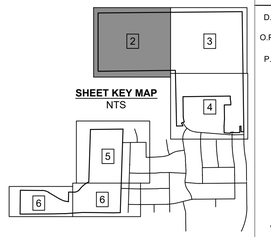
VICINITY MAP

N.T.S



NORTH

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



SHEET KEY MAP
NTS

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

LEGEND

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W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	KEY LOT
◁	KEY LOT HOUSE FRONT DIRECTION
∧	FRONT PORCH REQUIREMENT ON LOT

LOT TYPE	TOTAL
STANDARD 8F LOT	23
STANDARD 9F LOT	101
STANDARD 10F LOT	147
TOTAL RESIDENTIAL LOTS	271

SEE SHEET 6 FOR DETAILS & GENERAL NOTES

SEE SHEET 7 FOR LINE/CURVE TABLES

DEVAPP-24-0060

PRELIMINARY PLAT

LEGACY GARDENS
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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	2 OF 8

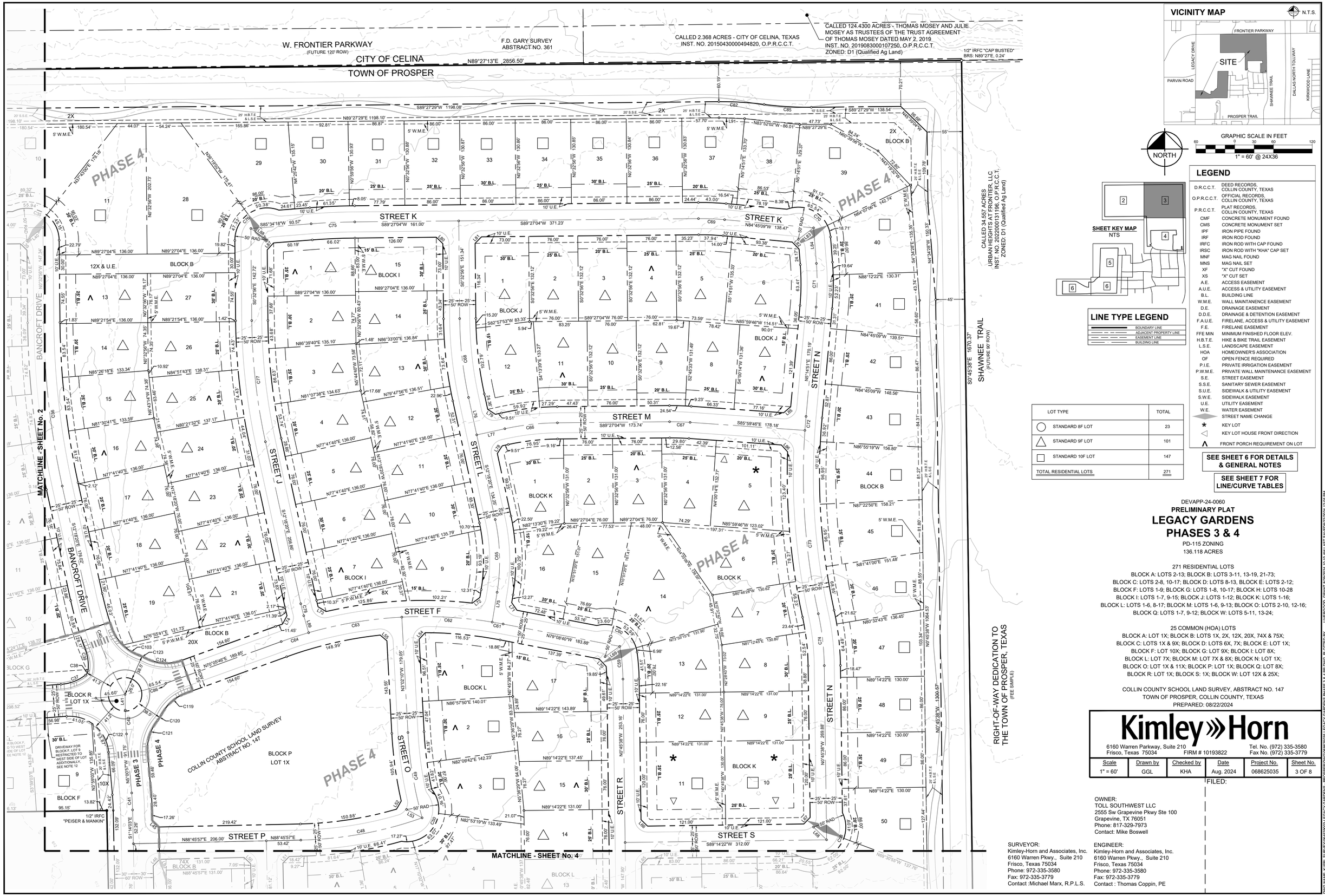
FILED:

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Coppin, PE

DWG NAME: K:\FRI_SURVEY\068625003-LEGACY GARDENS - PROSPER\DWG\068625035 LEGACY GARDENS PHASE 3 & 4 PP.DWG PLOTTED BY LIVERGOOD, GRANT 8/29/2024 10:10 AM LAST SAVED8/22/2024 12:05 PM



VICINITY MAP

N.T.S

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PREPARED: 08/22/2024

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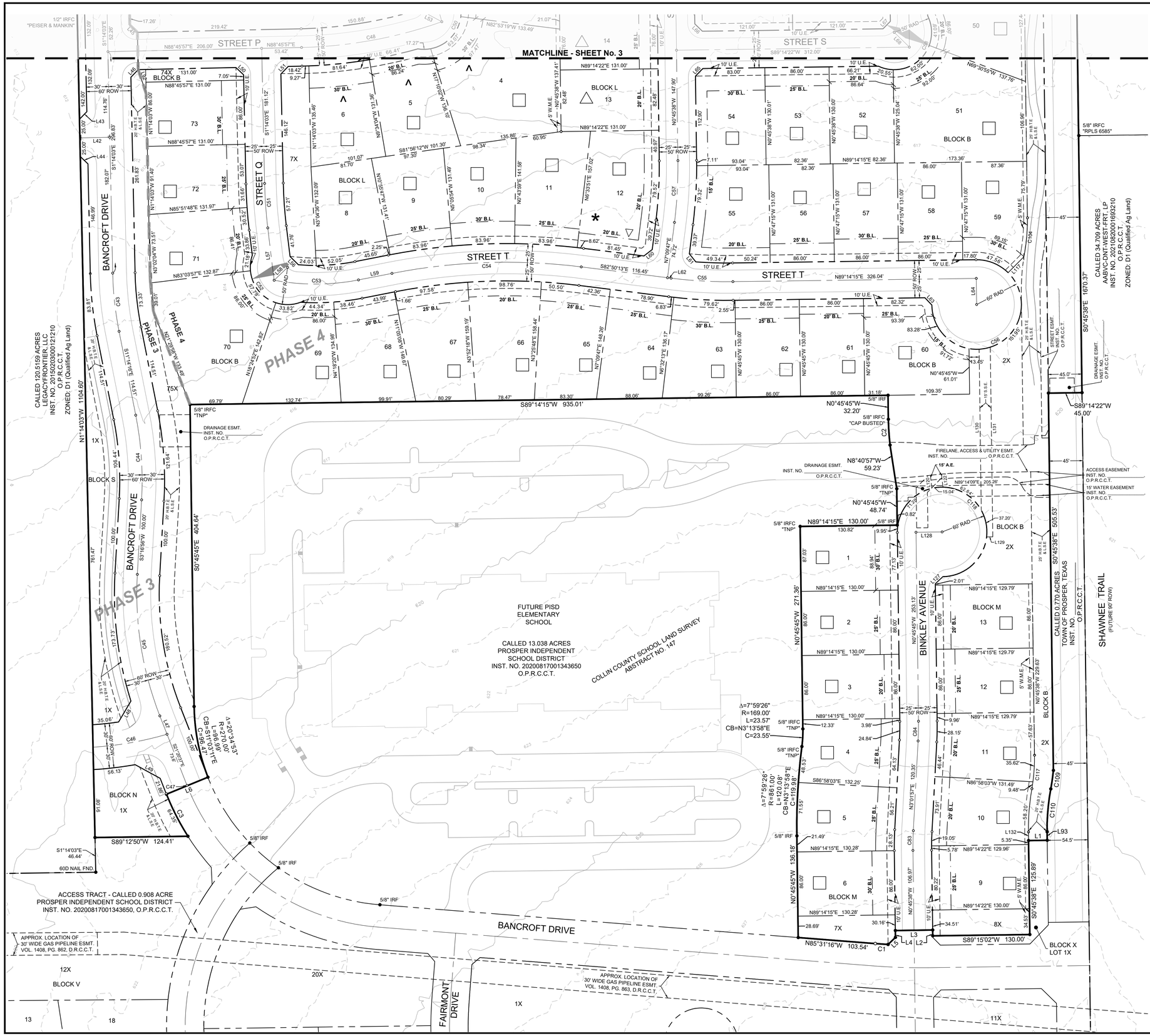
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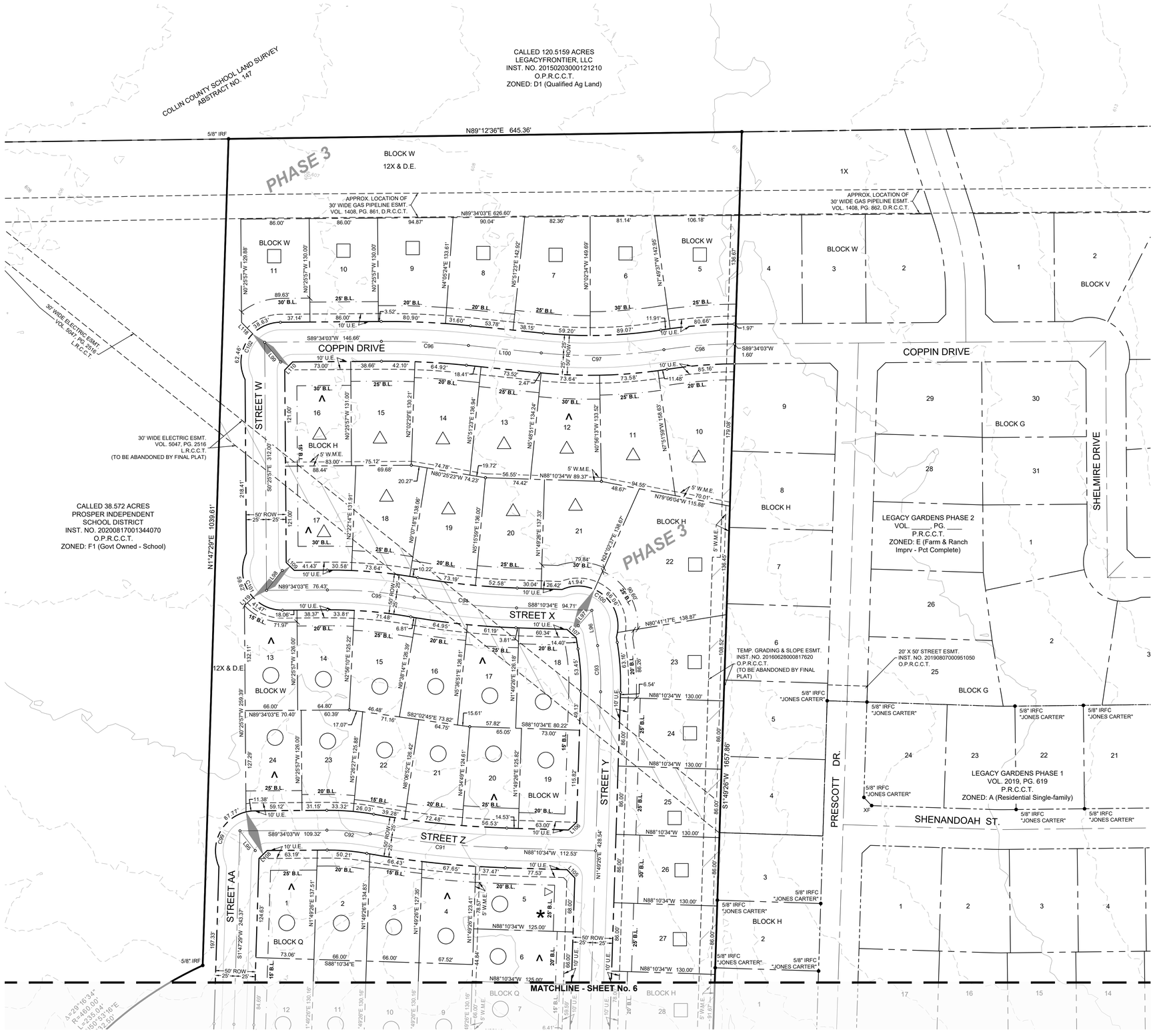
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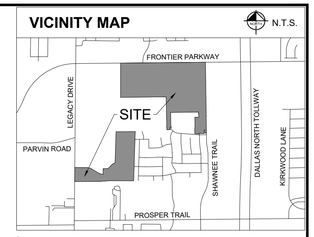
DWG NAME: N:\FRI_SURVEY\068625003-LEGACY GARDENS - PROSPER\DWG\068625035 LEGACY GARDENS PHASE 3 & 4 PP.DWG PLOTTED BY: LIVERGOOD, GRANT 8/28/2024 10:10 AM LAST SAVED8/22/2024 12:05 PM


MATCHLINE - SHEET No. 3
STREET P
STREET S
STREET Q
STREET T
BANCROFT DRIVE
PHASE 4
PHASE 3
BLOCK B
BLOCK L
BLOCK S
BLOCK N
BLOCK V
BLOCK M
BLOCK X
LOT 1X
CALLED 120.5159 ACRES
LEGACY FRONTIER, LLC
INST. NO. 20150203000121210
O.P.R.C.C.T.
ZONED: D1 (Qualified Ag Land)
CALLED 34.709 ACRES
AABVC-DNT-WEST-FRT, LP
INST. NO. 20210820001693210
O.P.R.C.C.T.
ZONED: D1 (Qualified Ag Land)
FUTURE PISD
ELEMENTARY
SCHOOL
CALLED 13.038 ACRES
PROSPER INDEPENDENT
SCHOOL DISTRICT
INST. NO. 20200817001343650
O.P.R.C.C.T.
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147
ACCESS TRACT - CALLED 0.908 ACRE
PROSPER INDEPENDENT SCHOOL DISTRICT
INST. NO. 20200817001343650, O.P.R.C.C.T.
CALLED 0.770 ACRES
TOWN OF PROSPER, TEXAS
INST. NO. O.P.R.C.C.T.
SHAWNEE TRAIL
(FUTURE 90' ROW)
FAIRMONT DRIVE
APPROX. LOCATION OF
30' WIDE GAS PIPELINE ESMT.
VOL. 1408, PG. 862, D.R.C.C.T.
APPROX. LOCATION OF
30' WIDE GAS PIPELINE ESMT.
VOL. 1408, PG. 863, D.R.C.C.T.
DRAINAGE ESMT.
INST. NO.
O.P.R.C.C.T.
FIRELANE, ACCESS & UTILITY ESMT.
INST. NO.
O.P.R.C.C.T.
ACCESS EASEMENT
INST. NO.
O.P.R.C.C.T.
15' WATER EASEMENT
INST. NO.
O.P.R.C.C.T.
STREET ESMT.
INST. NO.
O.P.R.C.C.T.
5/8" IRFC "RPLS 6585"
5/8" IRFC "TNP"
5/8" IRFC "CAP BUSTED"
5/8" IRF
5/8" IRF
60D NAIL FND
N1°14'03"W 1104.60'
S0°45'38"E 1670.37'
S89°14'15"W 935.01'
S89°14'22"W 45.00'
N0°45'45"W 32.20'
N8°40'57"W 59.23'
N0°45'45"W 48.74'
N89°14'15"E 130.00'
S89°15'02"W 130.00'
S0°45'45"E 404.64'
S0°45'38"E 505.53'
N85°31'16"W 103.54'
S89°12'50"W 124.41'
S1°14'03"E 46.44'
N1°14'03"W 1104.60'
N0°45'45"W 271.36'
S0°45'38"E 1670.37'
S0°45'38"E 505.53'
N89°14'15"E 130.00'
N89°14'22"E 131.00'
S89°14'22"W 312.00'
N88°45'57"E 206.00'
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N85°51'48"E 131.97'
N83°03'57"E 132.87'
S82°50'13"E 116.45'
N89°14'15"E 326.04'
N89°30'55"W 137.76'
S1°14'03"E 52.26'
N82°53'19"W 133.49'
N89°14'15"E 82.36'
N89°14'15"E 129.79'
N89°14'22"E 129.96'
N89°14'09"E 205.26'
N89°14'22"E 130.00'
N0°45'45"W 253.13'
N0°45'38"W 225.54'
N0°45'38"W 130.01'
N0°45'38"W 130.00'
N0°45'38"W 229.63'
N0°47'15"W 131.00'
N0°47'15"W 131.00'
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N0°45'45"W 130.00'
N0°45'45"W 61.01'
N0°45'38"W 130.00'
N0°45'38"W 130.00'
N0°45'38"W 130.00



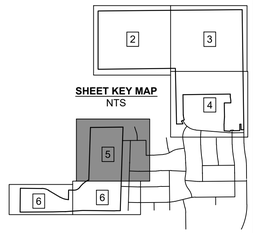
VICINITY MAP

N.T.S



NORTH

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



SHEET KEY MAP
NTS

LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE
— · —	BUILDING LINE

LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN 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
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
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
◁	KEY LOT HOUSE FRONT DIRECTION
∧	FRONT PORCH REQUIREMENT ON LOT

LOT TYPE	TOTAL
○ STANDARD 8F LOT	23
△ STANDARD 9F LOT	101
□ STANDARD 10F LOT	147
TOTAL RESIDENTIAL LOTS	271

SEE SHEET 6 FOR DETAILS & GENERAL NOTES

SEE SHEET 7 FOR LINE/CURVE TABLES

DEVAPP-24-0060

PRELIMINARY PLAT

LEGACY GARDENS PHASES 3 & 4

PD-115 ZONING
136.118 ACRES

271 RESIDENTIAL LOTS
BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;
BLOCK C: LOTS 2-8, 10-17; BLOCK D: LOTS 8-13, BLOCK E: LOTS 2-12;
BLOCK F: LOTS 1-9; BLOCK G: LOTS 1-8, 10-17; BLOCK H: LOTS 10-28
BLOCK I: LOTS 1-7, 9-15; BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;
BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13; BLOCK O: LOTS 2-10, 12-16;
BLOCK Q: LOTS 1-7, 9-12; BLOCK W: LOTS 5-11, 13-24;

25 COMMON (HOA) LOTS
BLOCK A: LOT 1X; BLOCK B: LOTS 1X, 2X, 12X, 20X, 74X & 75X;
BLOCK C: LOTS 1X & 9X; BLOCK D: LOTS 6X, 7X; BLOCK E: LOT 1X;
BLOCK F: LOT 10X; BLOCK G: LOT 9X; BLOCK I: LOT 8X;
BLOCK L: LOT 7X; BLOCK M: LOT 7X & 8X; BLOCK N: LOT 1X;
BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;
BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	5 OF 8

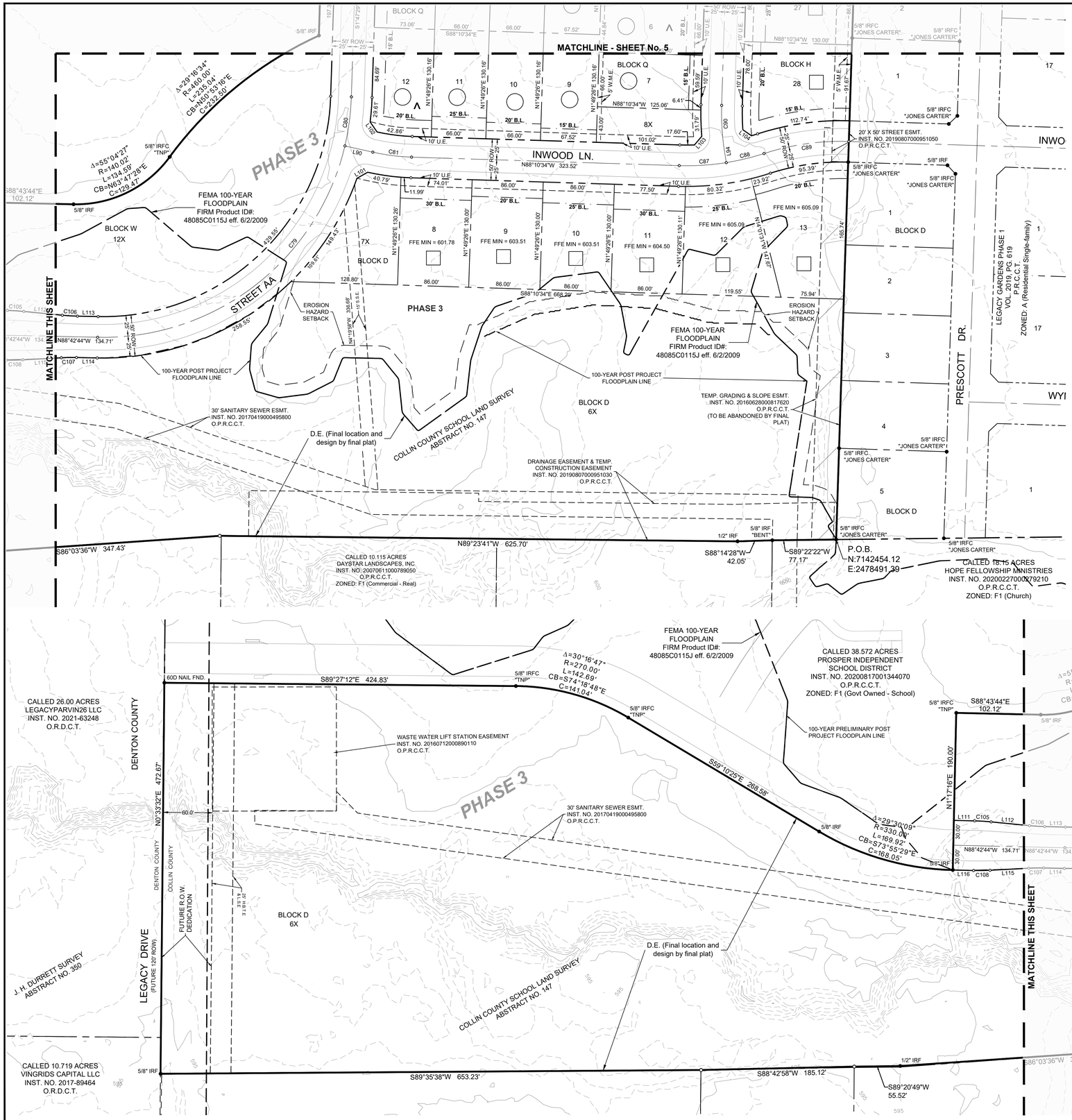
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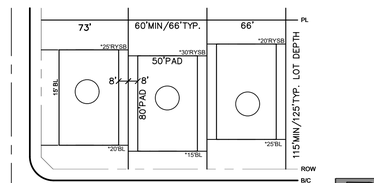
OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

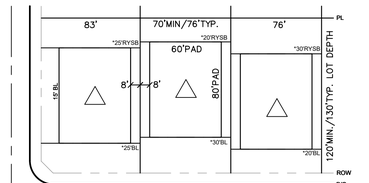
ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Coppin, PE

DWG NAME: K:\FRI_SURVEY\068625003-LEGACY GARDENS - PROSPER\DWG\068625035 LEGACY GARDENS PHASE 3 & 4 PP.DWG PLOTTED BY LIVERGOOD, GRANT 8/29/2024 10:11 AM LAST SAVED8/22/2024 12:35 PM

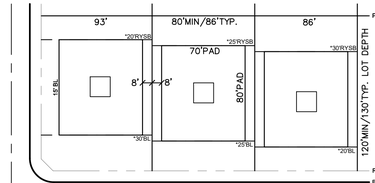




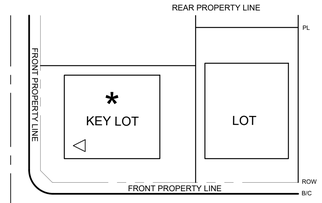
STANDARD 8F LOT
*FRONT AND REAR BUILDING LINES TO STAGGER



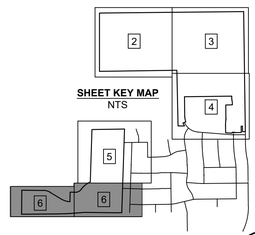
STANDARD 9F LOT
*FRONT AND REAR BUILDING LINES TO STAGGER

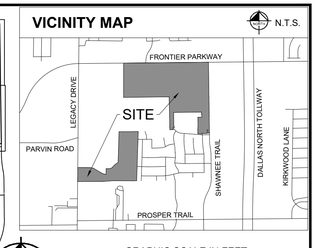


STANDARD 10F LOT
*FRONT AND REAR BUILDING LINES TO STAGGER



STANDARD KEY LOT DETAIL





LINE TYPE LEGEND

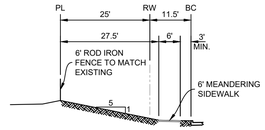
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

LOT TYPE		TOTAL
○	STANDARD 8F LOT	23
△	STANDARD 9F LOT	101
□	STANDARD 10F LOT	147
	TOTAL RESIDENTIAL LOTS	271

LOT TYPE	TOTAL
STANDARD 8F LOT WITH "FRONT PORCH"	8
STANDARD 9F LOT WITH "FRONT PORCH"	26
STANDARD 10F LOT WITH "FRONT PORCH"	16
TOTAL RESIDENTIAL LOTS WITH PORCH	50

LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
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F.E.	FIRELANE EASEMENT
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HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
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S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	KEY LOT
◁	KEY LOT HOUSE FRONT DIRECTION
∧	FRONT PORCH REQUIREMENT ON LOT



NOTE: DECORATIVE PILASTERS MATCHING EXISTING TO BE LOCATED AT EACH REAR PROPERTY CORNER

TYPICAL LANDSCAPE FENCE DETAIL
N.T.S

DEVAPP-24-0060

PRELIMINARY PLAT

LEGACY GARDENS PHASES 3 & 4

PD-115 ZONING
136.118 ACRES

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BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024

NOTES:

1. See Sheet No. 6 for Lot Area Table.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. All Open Space Lots shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
4. Fencing on all lots adjacent to open space lots shall be ornamental metal.
5. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and withholding of utilities and building permits.
6. Single-family district PD-115 standards apply to this subdivision.
7. The thoroughfares alignment(s) shown on this exhibit are for illustration purposes and do not set the alignment. The alignment is determined at time of final plat.
8. Landscape easements shall remain exclusive of all other easement types.
9. According to Map No. 48085C0115J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
10. Key lots are indicated on the plan with an *.
11. Per Planned Development Exhibit C, Section 1.5.a.F & Section 1.5.b.F, a minimum of one-third (1/3) of Type 8F lots shall have a front porch and a minimum of twenty-five percent (25%) of Type 9F lots shall have a front porch, respectively.
12. Parking is prohibited within a roundabout. On any approach to a roundabout, driveways, alley connections, and on-street parking shall not be permitted in the crosswalk or along any portion of the street that contains a splitter island. No Parking signage will be determined upon final site design.

LOT SUMMARY

- TOTAL OPEN SPACE = 1,399,696.813 SQUARE FEET / 32.158 ACRES
- AVERAGE SINGLE FAMILY LOT SIZE = 15,702.792 / 0.360 ACRES
- DENSITY = 271 DU / 136.884 = 1.98 DU/AC

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

ENGINEER:
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Fax: 972-335-3779
Contact : Thomas Coppin, PE

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Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	6 OF 8

FILED:

DWS NAME: K:\FRI_SURVEY\068429003-LEGACY GARDENS - PROSPER\DWG\068625035 LEGACY GARDENS PHASE 3 & 4 PP.DWG PLOTTED BY LIVERGOOD, GRANT 8/28/2024 10:11 AM LAST SAVED8/22/2024 12:09 PM

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°14'22"W	25.00'	L67	N44°14'22"E	14.14'
L2	N00°45'38"W	7.75'	L68	N45°45'38"W	28.28'
L3	S89°14'22"W	50.00'	L69	S54°48'56"W	27.78'
L4	S00°45'38"E	9.18'	L70	N42°32'33"W	16.06'
L5	S46°01'52"W	13.69'	L71	S34°54'06"E	14.33'
L6	S67°41'17"W	60.01'	L72	N53°04'02"E	14.45'
L7	N46°12'16"E	13.70'	L73	S59°25'13"E	14.39'
L8	S00°00'12"W	35.00'	L74	N27°59'34"E	14.51'
L9	S42°37'22"E	13.53'	L75	S09°20'28"W	46.84'
L10	N37°55'03"W	14.18'	L76	S12°18'20"E	59.36'
L11	S52°04'27"W	14.10'	L77	S77°41'40"W	44.51'
L12	S04°34'19"E	42.63'	L78	S32°41'40"W	14.14'
L13	N37°55'41"E	14.75'	L79	S57°18'20"E	14.14'
L14	N52°04'19"W	13.51'	L80	N45°32'56"W	14.14'
L15	S44°59'47"E	14.14'	L81	S44°27'04"W	14.14'
L16	S45°00'13"W	14.14'	L82	N44°35'48"W	15.29'
L17	N08°11'57"W	31.88'	L83	S52°54'19"W	29.69'
L18	S43°27'30"W	25.50'	L84	N04°26'27"W	55.27'
L19	S84°53'03"E	68.16'	L85	N49°37'32"E	14.29'
L20	S46°32'30"E	15.69'	L86	N41°50'06"W	14.35'
L21	N50°48'38"W	14.41'	L87	S42°30'41"W	14.61'
L22	S37°06'19"W	14.39'	L88	S54°16'10"E	31.01'
L23	N00°47'27"W	16.17'	L89	S15°57'38"E	27.37'
L24	N40°32'13"E	13.43'	L90	N77°20'36"W	34.57'
L25	S46°46'32"E	15.17'	L91	S88°10'09"E	39.66'
L26	N00°32'56"W	7.42'	L92	S18°33'08"E	33.59'
L27	S89°27'04"W	35.00'	L93	S00°45'38"E	11.48'
L28	N49°06'31"W	13.66'	L94	S08°41'46"E	21.86'
L29	N37°45'58"E	14.25'	L95	N37°43'53"W	31.43'
L30	N53°07'56"W	14.25'	L96	N09°18'43"W	44.96'
L31	S51°07'39"W	13.75'	L97	N41°15'22"E	25.89'
L32	N38°52'21"E	29.08'	L98	S38°13'39"W	32.02'
L33	S02°50'42"E	59.83'	L99	N39°05'32"W	32.02'
L34	N42°52'27"E	13.96'	L100	N84°08'37"W	91.93'
L35	S48°24'53"E	14.00'	L101	S60°34'11"W	14.84'
L36	S43°14'43"W	14.44'	L102	S34°43'33"E	14.72'
L37	N47°19'14"W	13.70'	L103	S40°39'38"W	13.78'
L38	S45°40'36"E	14.11'	L104	S55°17'50"E	12.82'
L39	N45°32'56"W	14.14'	L105	N43°10'34"W	14.14'
L40	N50°47'29"E	32.02'	L106	S46°49'26"W	14.14'
L41	S00°46'32"E	24.36'	L107	S48°44'38"E	15.45'
L42	S88°46'49"W	40.00'	L108	N45°40'46"E	14.41'
L43	S44°01'57"W	14.08'	L109	S45°25'57"E	14.14'
L44	N45°58'12"W	14.21'	L110	N44°34'03"E	14.14'
L45	S46°14'03"E	14.14'	L111	S88°42'44"E	25.00'
L46	S43°45'57"W	14.14'	L112	S84°21'15"E	46.70'
L47	S21°20'37"E	26.44'	L113	S88°42'44"E	25.00'
L48	N30°26'42"E	32.54'	L114	S88°42'44"E	25.00'
L49	N61°26'57"W	38.24'	L115	N86°55'48"E	46.70'
L50	N46°14'03"W	14.14'	L116	S88°42'43"E	25.00'
L51	S43°45'57"W	14.14'	L117	S44°39'08"W	30.00'
L52	N30°00'49"E	14.57'	L118	S44°42'07"E	20.00'
L53	N61°48'35"W	27.42'	L119	N47°05'24"E	15.00'
L54	S43°20'20"W	13.80'	L120	N06°06'13"W	17.60'
L55	N49°24'40"W	13.80'	L122	N06°06'13"W	17.60'
L56	S45°33'45"E	15.62'	L123	N00°32'56"W	33.19'
L57	N06°56'03"W	70.69'	L124	N00°32'56"W	48.19'
L58	N46°06'55"E	25.03'	L125	N00°32'56"W	48.19'
L59	N78°54'52"E	45.65'	L126	S00°32'56"E	80.02'
L60	N52°09'47"E	14.14'	L127	N46°36'41"E	13.53'
L61	S39°05'31"E	13.83'	L128	N89°14'15"E	35.00'
L62	S82°50'13"E	4.80'	L129	N89°14'15"E	8.28'
L63	N43°23'19"W	13.53'	L130	N00°45'45"W	215.58'
L64	N00°45'45"W	35.00'	L131	N00°45'45"W	254.13'
L65	S44°14'22"W	14.14'	L132	S00°45'38"E	11.50'
L66	S45°45'38"E	14.14'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°17'01"	770.00'	17.25'	S86°09'46"E	17.25'
C2	6°05'52"	325.00'	34.59'	N03°48'41"W	34.57'
C3	10°59'47"	330.00'	63.33'	S27°01'05"E	63.24'
C4	10°50'39"	269.00'	50.91'	N85°07'12"W	50.84'
C5	10°50'39"	291.00'	55.08'	N85°07'12"W	54.99'
C6	22°42'20"	111.50'	44.19'	N11°54'06"W	43.90'
C7	22°42'20"	88.50'	35.07'	N11°54'06"W	34.84'
C8	6°12'44"	1000.00'	108.42'	S85°51'30"E	108.37'
C9	7°14'38"	600.00'	75.86'	N86°22'28"W	75.81'
C10	270°02'40"	60.00'	282.79'	S45°01'34"W	84.82'
C11	11°49'10"	1000.00'	206.29'	S01°20'16"W	205.92'
C12	9°34'32"	800.00'	133.70'	N85°12'57"E	133.54'
C13	8°12'10"	400.00'	57.27'	S04°05'52"E	57.22'
C14	128°28'23"	50.00'	112.11'	S46°29'22"E	90.06'
C15	5°54'24"	400.00'	41.24'	S87°50'15"E	41.22'
C16	6°01'20"	800.00'	84.09'	N86°11'53"E	84.05'
C17	3°34'24"	800.00'	49.89'	N81°24'01"E	49.89'
C18	6°05'57"	300.00'	31.93'	N03°50'25"W	31.92'
C19	10°56'53"	800.00'	152.87'	S85°05'16"W	152.63'
C20	7°11'07"	800.00'	100.33'	N85°50'44"W	100.26'
C21	11°20'23"	300.00'	59.37'	N06°38'09"W	59.28'
C22	4°37'21"	1888.00'	152.32'	S09°59'40"E	152.28'
C23	7°06'03"	1888.00'	235.08'	S04°06'58"E	234.93'
C24	270°43'12"	60.00'	283.50'	S44°05'28"W	84.32'
C25	144°47'42"	50.00'	126.36'	S51°07'39"E	95.32'
C26	10°35'32"	1220.00'	225.54'	S87°32'56"E	225.22'
C27	1°01'04"	1220.00'	21.67'	N86°38'46"E	21.67'
C28	9°27'38"	300.00'	49.54'	N07°34'31"W	49.48'
C29	11°45'24"	1566.00'	321.33'	S06°25'38"E	320.77'
C30	2°57'11"	3067.00'	158.07'	S87°58'29"W	158.05'
C31	2°34'05"	3067.00'	137.46'	S85°12'51"W	137.45'
C32	7°06'19"	1000.00'	124.01'	N87°28'58"E	123.93'
C33	22°42'20"	88.50'	35.07'	S10°48'14"W	34.84'
C34	22°42'20"	111.50'	44.19'	S10°48'14"W	43.90'
C35	115°50'31"	50.00'	101.09'	N58°28'12"W	84.73'
C36	11°45'24"	1244.00'	255.26'	S06°25'38"E	254.81'
C37	33°20'45"	70.50'	41.03'	N69°20'34"E	40.45'
C38	46°34'42"	10.50'	8.54'	N29°22'51"E	8.30'
C39	27°01'57"	70.50'	33.26'	N07°25'29"W	32.95'
C40	17°56'40"	500.00'	156.60'	S21°16'40"E	155.96'
C41	3°46'54"	400.00'	26.40'	N03°07'30"W	26.40'
C42	4°14'25"	500.00'	37.00'	S02°53'45"E	36.99'
C43	10°00'13"	450.00'	78.57'	S06°14'09"E	78.47'
C44	14°31'12"	450.00'	114.04'	N03°58'40"W	113.73'
C45	24°37'33"	450.00'	193.41'	S09°01'51"E	191.93'
C46	12°50'02"	450.00'	100.80'	N80°04'23"E	100.59'
C47	0°05'49"	300.00'	0.51'	S21°23'32"E	0.51'
C48	18°19'05"	600.00'	191.83'	N79°36'25"E	191.01'
C49	12°49'22"	600.00'	134.28'	S09°26'51"E	134.00'
C50	138°04'51"	50.00'	120.50'	N30°07'39"E	93.38'
C51	5°42'01"	600.00'	59.69'	S04°05'03"E	59.67'
C52	129°14'41"	50.00'	112.79'	S45°42'53"E	90.35'
C53	21°42'44"	300.00'	113.68'	N89°46'14"E	113.01'
C54	18°14'56"	800.00'	254.80'	S88°02'20"W	253.73'
C55	7°55'32"	600.00'	83.00'	S86°47'59"E	82.93'
C56	270°02'42"	60.00'	282.79'	N44°15'36"E	84.82'
C57	7°55'25"	600.00'	82.98'	N03°12'05"E	82.91'
C58	141°41'02"	50.00'	123.64'	N44°14'22"E	94.46'
C59	9°44'09"	300.00'	50.98'	N05°37'43"W	50.92'
C60	96°54'31"	50.00'	84.57'	N56°31'56"W	74.84'
C61	1°30'52"	650.00'	17.18'	N79°54'06"W	17.18'
C62	12°22'38"	650.00'	140.41'	N86°50'51"W	140.14'
C63	12°55'28"	650.00'	146.62'	S80°30'06"W	146.31'
C64	3°56'36"	650.00'	44.74'	S72°04'04"W	44.73'
C65	21°38'48"	300.00'	113.34'	N01°28'56"W	112.67'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C66	11°45'24"	400.00'	82.08'	S83°34'22"W	81.93'
C67	4°33'10"	400.00'	31.78'	N88°16'21"W	31.78'
C68	11°45'24"	600.00'	123.12'	S06°25'38"E	122.90'
C69	5°47'47"	400.00'	40.47'	N87°39'03"W	40.45'
C70	106°09'13"	50.00'	92.64'	N57°31'04"W	79.94'
C71	9°41'18"	400.00'	67.64'	N00°24'12"E	67.56'
C72	1°14'38"	1000.00'	21.71'	S04°37'32"W	21.71'
C73	16°22'21"	1000.00'	285.75'	S04°10'58"E	284.78'
C74	11°36'30"	400.00'	81.04'	N06°33'53"W	80.90'
C75	3°52'43"	1000.00'	67.69'	S87°30'43"W	67.68'
C76	111°57'45"	50.00'	97.71'	S55°25'56"W	82.89'
C77	11°45'24"	922.00'	189.19'	S06°25'38"E	188.86'
C78	3°39'18"	300.00'	19.14'	S14°07'59"E	19.13'
C79	78°03'00"	300.03'	408.72'	N52°15'38"E	377.84'
C80	11°23'01"	301.44'	59.89'	N07°29'47"E	59.79'
C81	10°49'59"	250.00'	47.27'	S82°45'35"E	47.20'
C82	7°59'26"	504.00'	70.29'	N86°32'48"W	70.23'
C83	3°47'34"	400.00'	26.48'	S01°08'09"W	26.47'
C84	3°47'41"	400.00'	26.49'	N01°08'06"E	26.49'
C85	7°59'26"	526.00'	73.36'	N86°32'48"W	73.30'
C86	15°55'11"	400.00'	111.14'	N78°03'21"E	110.78'
C87	10°54'22"	300.00'	57.10'	N86°22'15"E	57.02'
C88	8°58'15"	299.95'	46.96'	N76°25'59"E	46.91'
C89	19°52'31"	300.00'	104.07'	S81°53'10"W	103.55'
C90	9°06'36"	300.00'	47.70'	S02°43'52"E	47.65'
C91	8°12'21"	1200.00'	171.87'	S84°04'24"E	171.72'
C92	10°27'44"	300.00'	54.78'	N85°12'05"W	54.70'
C93	11°08'08"	300.00'	58.31'	N03°44'38"W	58.21'
C94	8°14'07"	900.00'	129.36'	S84°03'31"E	129.25'
C95	10°29'29"	600.00'	109.87'	N85°11'12"W	109.71'
C96	6°17'20"	1000.00'	109.76'	N87°17'17"W	109.71'
C97	14°46'30"	600.00'	154.72'	N88°28'08"E	154.30'
C98	8°29'10"	600.00'	88.87'	S85°19'28"W	88.79'
C99	100°34'44"	50.00'	87.77'	S26°14'21"W	76.93'
C100	130°32'54"	50.00'	113.92'	N48°44'38"W	90.83'
C101	68°19'11"	50.00'	59.62'	S08°45'01"E	56.15'
C102	115°50'31"	50.00'	101.09'	S31°38'48"W	84.73'
C103	24°24'02"	70.50'	30.02'	S57°57'49"E	29.80'
C104	12°16'58"	244.50'	52.41'	N05°10'05"E	52.31'
C105	4°21'28"	261.50'	19.89'	N86°31'59"W	19.88'
C106	4°21'28"	240.50'	18.29'	S86°31'59"E	18.29'
C107	4°21'28"	240.50'	18.29'	S89°06'32"W	18.29'
C108	4°21'28"	261.50'	19.89'	N89°06'32"E	19.88'
C109	5°19'14"	269.50'	25.03'	S07°57'22"W	25.02'
C110	11°30'40"	287.13'	57.69'	S04°55'42"W	57.59'
C111	70°56'42"	2.00'	2.48'	S55°04'35"E	2.32'
C112	70°56'42"	2.00'	2.48'	N53°58'43"E	2.32'
C113	19°03'18"	75.00'	24.94'	S10°04'35"E	24.83'
C114	90°00'00"	6.00'	9.42'	S44°27'04"W	8.49'
C115	90°00'00"	6.00'	9.42'	N45°32'56"W	8.49'
C116	19°03'18"	75.00'	24.94'	N08°58'43"E	24.83'
C117	10°34'07"	244.50'	45.10'	N04°31'26"E	45.04'
C118	270°03'31"	60.00'	282.80'	N45°44'49"W	84.81'
C119	41°39'40"	70.50'	51.26'	S49°15'56"W	50.14'
C120	10°24'53"	64.50'	11.72'	N33°38'32"E	11.71'
C121	43°51'56"	70.50'	53.97'	S16°55'01"W	52.67'
C122	50°24'27"	61.00'	53.67'	N30°13'10"W	51.95'
C123	8°22'06"	64.50'	9.42'	N65°58'47"W	9.41'
C124	48°06'30"	70.50'	59.20'	S85°50'59"E	57.47'

LOT TABLE				
LOT NO.	ACRES	SQ. FT.	LOT TYPE	PORCH
BLOCK A LOT 1X	1.611	70,164	N/A	
BLOCK A LOT 2	0.263	11,445	SF-10F	
BLOCK A LOT 3	0.263	11,446	SF-10F	
BLOCK A LOT 4	0.274	11,948	SF-10F	
BLOCK A LOT 5	0.335	14,608	SF-10F	
BLOCK A LOT 6	0.287	12,511	SF-9F	^
BLOCK A LOT 7	0.229	9,979	SF-9F	
BLOCK A LOT 8	0.235	10,218	SF-9F	^
BLOCK A LOT 9	0.384	16,710	SF-10F	^
BLOCK A LOT 10	0.376	16,362	SF-10F	^
BLOCK A LOT 11	0.236	10,273	SF-9F	
BLOCK A LOT 12	0.230	10,022	SF-9F	
BLOCK A LOT 13	0.230	10,022	SF-9F	^
BLOCK B LOT 1X	0.675	29,412	N/A	
BLOCK B LOT 2X	3.176	138,367	N/A	
BLOCK B LOT 3	0.271	11,799	SF-10F	
BLOCK B LOT 4	0.268	11,675	SF-10F	
BLOCK B LOT 5	0.271	11,803	SF-10F	
BLOCK B LOT 6	0.276	12,011	SF-10F	
BLOCK B LOT 7	0.275	11,990	SF-10F	
BLOCK B LOT 8	0.270	11,776	SF-10F	
BLOCK B LOT 9	0.266	11,607	SF-10F	
BLOCK B LOT 10	0.392	17,073	SF-10F	
BLOCK B LOT 11	0.520	22,670	SF-10F	
BLOCK B LOT 12X	0.187	8,160	N/A	
BLOCK B LOT 13	0.238	10,374	SF-9F	^
BLOCK B LOT 14	0.245	10,661	SF-9F	
BLOCK B LOT 15	0.243	10,571	SF-9F	
BLOCK B LOT 16	0.245	10,659	SF-9F	^
BLOCK B LOT 17	0.237	10,336	SF-9F	
BLOCK B LOT 18	0.237	10,336	SF-9F	
BLOCK B LOT 19	0.324	14,110	N/A	
BLOCK B LOT 20X	0.189	8,254	N/A	
BLOCK B LOT 21	0.237	10,336	SF-9F	
BLOCK B LOT 22	0.237	10,336	SF-9F	^
BLOCK B LOT 23	0.237	10,336	SF-9F	
BLOCK B LOT 24	0.245	10,659	SF-9F	
BLOCK B LOT 25	0.253	11,017	SF-9F	^
BLOCK B LOT 26	0.251	10,943	SF-9F	
BLOCK B LOT 27	0.238	10,346	SF-9F	
BLOCK B LOT 28	0.539	23,483	SF-10F	
BLOCK B LOT 29	0.379	16,489	SF-10F	
BLOCK B LOT 30	0.270	11,763	SF-10F	
BLOCK B LOT 31	0.259	11,303	SF-10F	
BLOCK B LOT 32	0.258	11,255	SF-10F	
BLOCK B LOT 33	0.258	11,255	SF-10F	
BLOCK B LOT 34	0.258	11,254	SF-10F	
BLOCK B LOT 35	0.258	11,253	SF-10F	
BLOCK B LOT 36	0.258	11,252	SF-10F	
BLOCK B LOT 37	0.274	11,934	SF-10F	
BLOCK B LOT 38	0.262	11,429	SF-10F	
BLOCK B LOT 39	0.408	17,785	SF-10F	
BLOCK B LOT 40	0.319	13,885	SF-10F	
BLOCK B LOT 41	0.284	12,356	SF-10F	
BLOCK B LOT 42	0.284	12,387	SF-10F	
BLOCK B LOT 43	0.305	13,287	SF-10F	
BLOCK B LOT 44	0.323	14,092	SF-10F	
BLOCK B LOT 45	0.319	13,876	SF-10F	
BLOCK B LOT 46	0.295	12,859	SF-10F	
BLOCK B LOT 47	0.281	12,249	SF-10F	
BLOCK B LOT 48	0.257	11,180	SF-10F	
BLOCK B LOT 49	0.257	11,180	SF-10F	
BLOCK B LOT 50	0.302	13,139	SF-10F	
BLOCK B LOT 51	0.538	23,422	SF-10F	
BLOCK B LOT 52	0.255	11,117	SF-10F	

LOT TABLE				
LOT NO.	ACRES	SQ. FT.	LOT TYPE	PORCH
BLOCK B LOT 53	0.257	11,180	SF-10F	
BLOCK B LOT 54	0.276	12,041	SF-10F	
BLOCK B LOT 55	0.304	13,222	SF-10F	
BLOCK B LOT 56	0.259	11,266	SF-10F	
BLOCK B LOT 57	0.259	11,266	SF-10F	
BLOCK B LOT 58	0.259	11,266	SF-10F	
BLOCK B LOT 59	0.269	11,726	SF-10F	
BLOCK B LOT 60	0.357	15,559	SF-10F	
BLOCK B LOT 61	0.257	11,180	SF-10F	
BLOCK B LOT 62	0.257	11,180	SF-10F	
BLOCK B LOT 63	0.275	11,957	SF-10F	
BLOCK B LOT 64	0.282	12,300	SF-10F	
BLOCK B LOT 65	0.310	13,510	SF-10F	
BLOCK B LOT 66	0.325	14,143	SF-10F	
BLOCK B LOT 67	0.319	13,894	SF-10F	
BLOCK B LOT 68	0.295	12,829	SF-10F	
BLOCK B LOT 69	0.324	14,093	SF-10F	
BLOCK B LOT 70	0.486	21,176	SF-10F	
BLOCK B LOT 71	0.271	11,808	SF-10F	
BLOCK B LOT 72	0.265	11,547	SF-10F	
BLOCK B LOT 73	0.259	11,266	SF-10F	
BLOCK B LOT 74X	0.054	2,344	N/A	
BLOCK B LOT 75X	0.610	26,588	N/A	
BLOCK C LOT 1X & D.E.	1.898	82,697	N/A	
BLOCK C LOT 2	0.338	14,707	SF-10F	^
BLOCK C LOT 3	0.276	12,006	SF-10F	^
BLOCK C LOT 4	0.276	12,006	SF-10F	^
BLOCK C LOT 5	0.276	12,006	SF-10F	
BLOCK C LOT 6	0.276	12,005	SF-10F	
BLOCK C LOT 7	0.269	11,726	SF-10F	
BLOCK C LOT 8	0.287	12,516	SF-10F	
BLOCK C LOT 9X	0.305	13,269	N/A	
BLOCK C LOT 10	0.240	10,455	SF-9F	
BLOCK C LOT 11	0.237	10,336	SF-9F	^
BLOCK C LOT 12	0.242	10,530	SF-9F	
BLOCK C LOT 13	0.244	10,617	SF-9F	
BLOCK C LOT 14	0.244	10,616	SF-9F	^
BLOCK C LOT 15	0.244	10,616	SF-9F	
BLOCK C LOT 16	0.242	10,525	SF-9F	
BLOCK C LOT 17	0.269	11,727	SF-9F	^
BLOCK D LOT 6X & D.E.	15.443	672,716	N/A	
BLOCK D LOT 7X	0.252	10,982	N/A	
BLOCK D LOT 8	0.257	11,181	SF-10F	
BLOCK D LOT 9	0.257	11,180	SF-10F	
BLOCK D LOT 10	0.257	11,180	SF-10F	
BLOCK D LOT 11	0.257	11,180	SF-10F	
BLOCK D LOT 12	0.310	13,513	SF-10F	
BLOCK D LOT 13	0.354	15,442	SF-10F	
BLOCK E LOT 1X	0.059	2,550	N/A	
BLOCK E LOT 2	0.257	11,180	SF-10F	
BLOCK E LOT 3	0.257	11,180	SF-10F	
BLOCK E LOT 4	0.257	11,180	SF-10F	
BLOCK E LOT 5	0.270	11,750	SF-10F	
BLOCK E LOT 6	0.442	19,246	SF-10F	
BLOCK E LOT 7	0.444	19,343	SF-10F	
BLOCK E LOT 8	0.275	11,992	SF-10F	
BLOCK E LOT 9	0.259	11,266	SF-10F	
BLOCK E LOT 10	0.259	11,266	SF-10F	
BLOCK E LOT 11	0.259	11,266	SF-10F	
BLOCK E LOT 12	0.297	12,916	SF-10F	
BLOCK F LOT 1	0.319	13,891	SF-10F	
BLOCK F LOT 2	0.317	13,817	SF-10F	
BLOCK F LOT 3	0.303	13,195	SF-10F	
BLOCK F LOT 4	0.283	12,333	SF-10F	
BLOCK F LOT 5	0.270	11,763	SF-10F	

LOT TABLE				
LOT NO.	ACRES	SQ. FT.	LOT TYPE	PORCH
BLOCK F LOT 6	0.268	11,672	SF-10F	
BLOCK F LOT 7	0.270	11,752	SF-10F	
BLOCK F LOT 8	0.279	12,165	SF-10F	
BLOCK F LOT 9	0.316	13,757	SF-10F	
BLOCK F LOT 10X	0.097	4,240	N/A	
BLOCK G LOT 1	0.262	11,396	SF-9F	
BLOCK G LOT 2	0.241	10,484	SF-9F	^
BLOCK G LOT 3	0.244	10,645	SF-9F	
BLOCK G LOT 4	0.245	10,665	SF-9F	
BLOCK G LOT 5	0.245	10,655	SF-9F	^
BLOCK G LOT 6	0.240	10,441	SF-9F	
BLOCK G LOT 7	0.237	10,336	SF-9F	
BLOCK G LOT 8	0.248	10,801	SF-9F	
BLOCK G LOT 9X	0.436	18,994	N/A	
BLOCK G LOT 10	0.247	10,756	SF-9F	
BLOCK G LOT 11	0.237	10,314	SF-9F	
BLOCK G LOT 12	0.238	10,358	SF-9F	^
BLOCK G LOT 13	0.246	10,710	SF-9F	
BLOCK G LOT 14	0.246	10,694	SF-9F	
BLOCK G LOT 15	0.246	10,713	SF-9F	^
BLOCK G LOT 16	0.242	10,529	SF-9F	
BLOCK G LOT 17	0.258	11,238	SF-9F	
BLOCK H LOT 10	0.320	13,960	SF-9F	
BLOCK H LOT 11	0.274	11,947	SF-9F	
BLOCK H LOT 12	0.249	10,837	SF-9F	^
BLOCK H LOT 13	0.238	10,385	SF-9F	
BLOCK H LOT 14	0.243	10,572	SF-9F	
BLOCK H LOT 15	0.234	10,199	SF-9F	
BLOCK H LOT 16	0.248	10,823	SF-9F	^
BLOCK H LOT 17	0.255	11,124	SF-9F	^
BLOCK H LOT 18	0.254	11,058	SF-9F	
BLOCK H LOT 19	0.249	10,838	SF-9F	
BLOCK H LOT 20	0.247	10,760	SF-9F	
BLOCK H LOT 21	0.291	12,657	SF-9F	
BLOCK H LOT 22	0.523	22,801	SF-10F	
BLOCK H LOT 23	0.291	12,659	SF-10F	
BLOCK H LOT 24	0.257	11,180	SF-10F	
BLOCK H LOT 25	0.257	11,180	SF-10F	
BLOCK H LOT 26	0.257	11,180	SF-10F	
BLOCK H LOT 27	0.257	11,180	SF-10F	
BLOCK H LOT 28	0.298	12,977	SF-10F	
BLOCK I LOT 1	0.267	11,636	SF-9F	^
BLOCK I LOT 2	0.243	10,604	SF-9F	
BLOCK I LOT 3	0.249	10,849	SF-9F	
BLOCK I LOT 4	0.245	10,659	SF-9F	
BLOCK I LOT 5	0.237	10,336	SF-9F	
BLOCK I LOT 6	0.237	10,336	SF-9F	
BLOCK I LOT 7	0.237	10,336	SF-9F	^
BLOCK I LOT 8X	0.071	3,081	N/A	
BLOCK I LOT 9	0.281	12,256	SF-9F	
BLOCK I LOT 10	0.237	10,335	SF-9F	
BLOCK I LOT 11	0.237	10,336	SF-9F	
BLOCK I LOT 12	0.243	10,581	SF-9F	
BLOCK I LOT 13	0.256	11,160	SF-9F	^
BLOCK I LOT 14	0.245	10,679	SF-9F	
BLOCK I LOT 15	0.258	11,238	SF-9F	
BLOCK J LOT 1	0.260	11,307	SF-9F	
BLOCK J LOT 2	0.231	10,041	SF-9F	
BLOCK J LOT 3	0.231	10,041	SF-9F	
BLOCK J LOT 4	0.231	10,041	SF-9F	^
BLOCK J LOT 5	0.248	10,812	SF-9F	
BLOCK J LOT 6	0.342	14,911	SF-9F	
BLOCK J LOT 7	0.266	11,586	SF-9F	^
BLOCK J LOT 8	0.232	10,114	SF-9F	
BLOCK J LOT 9	0.238	10,387	SF-9F	

LOT TABLE				
LOT NO.	ACRES	SQ. FT.	LOT TYPE	PORCH
BLOCK J LOT 10	0.231	10,041	SF-9F	
BLOCK J LOT 11	0.240	10,446	SF-9F	^
BLOCK J LOT 12	0.266	11,581	SF-9F	
BLOCK K LOT 1	0.280	12,196	SF-9F	
BLOCK K LOT 2	0.229	9,956	SF-9F	
BLOCK K LOT 3	0.229	9,956	SF-9F	^
BLOCK K LOT 4	0.242	10,532	SF-9F	
BLOCK K LOT 5	0.351	15,300	SF-9F	
BLOCK K LOT 6	0.358	15,593	SF-9F	
BLOCK K LOT 7	0.237	10,333	SF-9F	
BLOCK K LOT 8	0.249	10,826	SF-9F	
BLOCK K LOT 9	0.229	9,956	SF-9F	
BLOCK K LOT 10	0.390	16,980	SF-10F	
BLOCK K LOT 11	0.390	16,980	SF-10F	
BLOCK K LOT 12	0.229	9,956	SF-9F	
BLOCK K LOT 13	0.265	11,528	SF-9F	
BLOCK K LOT 14	0.476	20,735	SF-9F	^
BLOCK K LOT 15	0.275	11,985	SF-9F	
BLOCK K LOT 16	0.281	12,254	SF-9F	
BLOCK L LOT 1	0.318	13,870	SF-10F	^
BLOCK L LOT 2	0.290	12,650	SF-10F	^
BLOCK L LOT 3	0.306	13,318	SF-10F	^
BLOCK L LOT 4	0.547	23,822	SF-10F	^
BLOCK L LOT 5	0.283	12,345	SF-10F	^
BLOCK L LOT 6	0.277	12,071	SF-10F	^
BLOCK L LOT 7X	0.226	9,866	N/A	
BLOCK L LOT 8	0.277	12,083	SF-10F	
BLOCK L LOT 9	0.272	11,836	SF-10F	
BLOCK L LOT 10	0.283	12,331	SF-10F	
BLOCK L LOT 11	0.315	13,737	SF-10F	
BLOCK L LOT 12	0.368	16,016	SF-10F	
BLOCK L LOT 13	0.248	10,805	SF-9F	
BLOCK L LOT 14	0.229	9,956	SF

STATE OF TEXAS §

COUNTY OF COLLIN §

Tract 1

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Celina, Collin County, Texas, and being part of a called 130-acre tract of land described as "Tract 1" conveyed to DFW Prosper Frontier, as evidenced by the Special Warranty Deed recorded in Instrument No. 2024000061014, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set in the south right-of-way line of W. Frontier Parkway (a variable width right-of-way), south line of a called 2.368-acre tract of and conveyed to the City of Celina, Texas as evidenced by the Special Warranty Deed recorded in Instrument No. 20150430000494820, Official Public Records of Collin County, Texas, at the northeast corner of said 130-acre tract and the northwest corner of a called 34.557-acre tract of land conveyed to Urban heights at Frontier, LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 2022000131196, Official Public Records of Collin County, Texas;

THENCE South 00°45'38" East, with the east line of said 130-acre tract and the west line of said 34.557-acre tract, at a distance of 1325.90 feet, passing a 5/8" iron rod with plastic cap stamped "RPLS 6585" found at the southwest corner of said 34.557-acre tract and the northeast corner of a called 34.709-acre tract of land conveyed to AABVC-DNT-WEST-FRT, LP, as evidenced by the Special Warranty Deed recorded in Instrument No. 20210820001693210, Official Public Records of Collin County, Texas, continuing with said east line and the west line of said 34.709-acre tract, in all a total distance of 1,670.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 0.770-acre tract of land described in a deed to the Town of Prosper, Texas, recoredd in Instrument No. _____, Official Public Records of Collin County, Texas;

THENCE departing said east line and said west line and with north and west lines of said 0.770-acre tract the following courses and distances:

South 89°14'22" West, a distance of 45.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said 0.770-acre tract;

South 00°45'38" East, a distance of 505.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 269.50 feet, a central angle of 05°19'14", and a chord bearing and distance of South 07°57'22" West, 25.02 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 25.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 287.13 feet, a central angle of 11°30'40", and a chord bearing and distance of South 04°55'42" West, 57.59 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 57.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°45'38" East, a distance of 11.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of Lot 1X, Block X, Legacy Gardens Phase 2, an addition to the Town of Prosper, Texas, according to the plat thereof recorded in Instrument No. _____, Plat Records, Collin County, Texas;

THENCE departing said west line and long the northerly line of said Legacy Gardens Phase 2 the following courses and distances:

South 89°14'22" West, a distance of 25.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 00°45'38" East, a distance of 125.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 89°15'02" West, a distance of 130.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 00°45'38" West, a distance of 7.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 89°14'22" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 00°45'38" East, a distance of 9.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 46°01'52" West, a distance of 13.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 770.00 feet, a central angle of 01°17'01", and a chord bearing and distance of North 86°09'46" West, 17.25 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 17.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 85°31'16" West, a distance of 103.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the southeast corner of a called 13.038-acre tract of and conveyed to Prosper Independent School District, as evidenced by the Special Warranty Deed recorded in Instrument No. 20200817001343650, Official Public Records of Collin County, Texas;

THENCE with the east line of said 13.038-acre tract, the following courses and distances:

North 00°45'45" West, a distance of 136.18 feet to a 5/8" iron rod found at the beginning of a tangent curve to the right with a radius of 861.00 feet, a central angle of 07°59'26", and a chord bearing and distance of North 03°13'58" East, 119.98 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 120.08 feet to a 5/8" iron rod with plastic cap stamped "TNP" found at the beginning of a reverse curve to the left with a radius of 169.00 feet, a central angle of 07°59'26", and a chord bearing and distance of North 03°13'58" East, 23.55 feet;

In a northeasterly direction, with said reverse curve to the left, an arc distance of 23.57 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

North 00°45'45" West, a distance of 271.36 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

North 89°14'15" East, a distance of 130.00 feet to a 5/8" iron rod found for corner;

North 00°45'45" West, a distance of 48.74 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

North 08°40'57" West, a distance of 59.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 06°05'52", and a chord bearing and distance of North 03°48'41" West, 34.57 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 34.59 feet to a 5/8" iron rod with plastic cap (damaged) found for corner;

North 00°45'45" West, a distance of 32.20 feet to a 5/8" iron rod found for corner at the northeast corner of said 13.038-acre tract;

THENCE South 89°14'15" West, with the north line of said 13.038-acre tract, a distance of 935.01 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner at the northwest corner of said 13.038-acre tract;

THENCE with the east line of said 13.038-acre tract, the following courses and distances:

South 00°45'45" East, a distance of 404.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 20°34'53", and a chord bearing and distance of South 11°03'11" East, 96.47 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 96.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the easterly end of the northwest terminus of said Bancroft Drive;

THENCE South 67°41'17" West, with said terminus, a distance of 60.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the westerly end of said terminus, at the beginning of a non-tangent curve to the left with a radius of 330.00 feet, a central angle of 10°59'47", and a chord bearing and distance of South 27°01'05" East, 63.24 feet; said point being in the east line of Lot 1X, Block N, of the aforementioned Legacy Gardens Phase 2,;

THENCE in a southeasterly direction, with the southwest line of said Bancroft Drive, with said non-tangent curve to the left, an arc distance of 63.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the easternmost corner of said Lot 1X, Block N, and the northeast corner of Lot 12X, Block V of said Legacy Gardens Phase 2;

THENCE South 89°12'50" West, with the common line of said Lot 1X and Lot 12X, a distance of 124.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the east line of a called 120.5159-acre tract of land conveyed to Legacyfrontier LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 20150203000121210, Official Public Records of Collin County, Texas, at the southwest corner of said Lot 1X, Block N;

THENCE North 01°14'03" West, with said east line of the 120.5159-acre tract, a distance of 1,104.60 feet to a 1/2" iron rod with plastic cap stamped "Peiser & Mankin" found for corner at a re-entrant corner of said 120.5159-acre tract;

THENCE South 89°12'33" West, with a northerly line of said 120.51559-acre tract, a distance of 1,532.96 feet to a 1/2" iron rod found for corner at a re-entrant corner of said 120.5159-acre tract;

THENCE North 00°00'13" East, with an easterly line of said 120.5159-acre tract, a distance of 1,155.80 feet to a 1/2" iron rod with plastic cap found (damaged) for corner in said south right-of-way line of W. Frontier Parkway, at the northernmost northeast corner of said 120.5159-acre tract and at the northwest corner of said 130-acre tract;

THENCE North 89°27'13" East, with said south right-of-way line, a distance of 2,856.50 feet to the **POINT OF BEGINNING** and containing 4,293,439 square feet or 98.564 acres of land, more or less.

Tract 2

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Celina, Collin County, Texas, and being part of a called 130-acre tract of land described as "Tract 2" conveyed to DFW Prosper Frontier, as evidenced by the Special Warranty Deed recorded in Instrument No. 2024000061014, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Jones Carter" found at the southwest corner of Lot 5, Block G, of Legacy Gardens, Phase 1, an addition to the Town of Celina, Texas according to the plat thereof recorded in Volume 2019, Page 619, Official Public Records of Collin County, Texas, in the north line of a called 18.15-acre tract of land conveyed to Hope Fellowship Ministries, as evidenced by the Special Warranty Deed recorded in Instrument No. 20200227000279210, Official Public Records of Collin County, Texas;

THENCE South 89°22'22" West, a distance of 77.17 feet to a 5/8" iron rod found (disturbed) for corner at the northwest corner of said 18.15-acre tract and at the northeast corner of a tract of land conveyed to Avicenna Management LLC, et ux, recorded in Instrument No. 20220208000214910, Official Public Records of Collin County, Texas;

THENCE with the south line of said Tract 2, the following courses and distances:

THENCE South 88°14'28" West, a distance of 42.05 feet to a 1/2" iron rod found for corner;

THENCE North 89°23'41" West, a distance of 625.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 86°03'36" West, a distance of 347.43 feet to a 1/2" iron rod found for corner;

THENCE South 89°20'49" West, a distance of 55.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°42'58" West, a distance of 185.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°35'38" West, a distance of 653.23 feet to a 5/8" iron rod found for corner in Legacy Drive, and in the east line of a called 10.719-acre tract of land conveyed to Vingrids Capital LLC, recorded in Instrument No. 2017-89464, Official Public Records of Collin County, Texas, at the southwest corner of said Tract 2 and the northwest corner of a called 5.85-acre tract of land conveyed to Mage Partners, LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 20201207002190190, Official Public Records of Collin County, Texas;

THENCE North 00°33'32" East, with the east line of said 10.719-acre tract and the east line of a called 26.00-acre tract of land conveyed to Legacy Parvin26, as evidenced by the Special Warranty Deed recorded in Instrument No. 2021-63248, Official Records of Denton County, Texas, and the west line of said Tract Two, generally along Legacy Drive, a distance of 472.67 feet to a 60D nail found for corner at the southwest corner of a called 38.572-acre tract of land conveyed to Prosper Independent School District, as evidenced by the Special Warranty Deed recorded in Instrument No. 20200817001344070, Official Public Records of Collin County, Texas, and at the northwest corner of said Tract 2;

THENCE with the south line of said 38.572-acre tract and the north line of said Tract 2, the following courses and distances:

THENCE South 89°27'12" East, a distance of 424.83 feet to a 5/8" iron rod with plastic cap stamped "TNP" found at the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 30°16'47", and a chord bearing and distance of South 74°18'48" East, 141.04 feet;

THENCE in a southeasterly direction, with said tangent curve to the right, an arc distance of 142.69 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

THENCE South 59°10'25" East, a distance of 268.58 feet to a 5/8" iron rod found at the beginning of a tangent curve to the left with a radius of 330.00 feet, a central angle of 29°30'09", and a chord bearing and distance of South 73°55'29" East, 168.05 feet;

THENCE in a southeasterly direction, with said tangent curve to the left, an arc distance of 169.92 feet to a 5/8" iron rod found for corner;

THENCE North 01°17'16" East, a distance of 190.00 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

THENCE South 88°43'44" East, a distance of 102.12 feet to a 5/8" iron rod found at the beginning of a non-tangent curve to the left with a radius of 140.02 feet, a central angle of 55°04'27", and a chord bearing and distance of North 63°47'28" East, 129.47 feet;

THENCE in a northeasterly direction, with said non-tangent curve to the left, an arc distance of 134.59 feet to a 5/8" iron rod with plastic cap stamped "TNP" found at the beginning of a reverse curve to the right with a radius of 460.00 feet, a central angle of 29°16'34", and a chord bearing and distance of North 50°53'16" East, 232.50 feet;

THENCE in a northeasterly direction, with said reverse curve to the right, an arc distance of 235.04 feet to a 5/8" iron rod found for corner at the southeast corner of said 38.572-acre tract and at an interior corner of said Tract 2;

THENCE North 01°47'29" East, with the east line of said 38.572-acre tract and the west line of said Tract 2, a distance of 1,039.61 feet to a 5/8" iron rod found for corner in the south line of a called 120.5159-acre tract of land conveyed to Legacyfrontier, LLC as evidenced by the Special Warranty Deed recorded in Instrument No. 20150203000121210, Official Public Records of Collin County, Texas, at the northeast corner of said 38.572-acre tract and at the northwest corner of said Tract 2;

THENCE North 89°12'36" East, with the south line of said 120.5159-acre tract and the north line of said Tract 2, a distance of 645.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of Lot 1X, Block W, of said Legacy Gardens, Phase 2;

THENCE South 01°49'26" West, with the west line of said Legacy Gardens, Phase 2 and the east line of said Tract 2, a distance of 1,657.86 feet to the **POINT OF BEGINNING** and containing 1,635,659 square feet or 37.554 acres of land, more or less.

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 correct 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.

OWNER'S CERTICIATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **TOLL SOUTHWEST LLC,** acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **LEGACY GARDENS PHASES 3 & 4,** an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. **TOLL SOUTHWEST LLC,** do herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time 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 the _____ day of _____, 20_____.

BY: TOLL SOUTHWEST LLC

By: _____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20_____.

_____
Notary Public In And For The State Of Texas

_____
Printed Name

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the _____ day of _____, 202__.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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 COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 202__.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

_____
Engineering Department

_____
Town Secretary

_____
Development Services Department

DEVAPP-24-0060

PRELIMINARY PLAT

LEGACY GARDENS PHASES 3 & 4

PD-115 ZONING
136.118 ACRES

271 RESIDENTIAL LOTS
BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;
BLOCK C: LOTS 2-8, 10-17; BLOCK D: LOTS 8-13, BLOCK E: LOTS 2-12;
BLOCK F: LOTS 1-9; BLOCK G: LOTS 1-8, 10-17; BLOCK H: LOTS 10-28
BLOCK I: LOTS 1-7, 9-15; BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;
BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13; BLOCK O: LOTS 2-10, 12-16;
BLOCK Q: LOTS 1-7, 9-12; BLOCK W: LOTS 5-11, 13-24;

25 COMMON (HOA) LOTS
BLOCK A: LOT 1X; BLOCK B: LOTS 1X, 2X, 12X, 20X, 74X & 75X;
BLOCK C: LOTS 1X & 9X; BLOCK D: LOTS 6X, 7X; BLOCK E: LOT 1X;
BLOCK F: LOT 10X; BLOCK G: LOT 9X; BLOCK I: LOT 8X;
BLOCK L: LOT 7X; BLOCK M: LOT 7X & 8X; BLOCK N: LOT 1X;
BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;
BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024

Kimley»Horn
6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	Aug. 2024	068625035	8 OF 8

FILED:

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Coppin, PE

DWG NAME: K:\FRI_SURVEY\068625003-LEGACY GARDENS - PROSPER\DWG\068625035 LEGACY GARDENS PHASE 3 & 4 PP.DWG PLOTTED BY: LIVERGOOD, GRANT 8/29/2024 10:12 AM LAST SAVED8/22/2024 12:05 PM

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Planning & 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: **Final Plat of Creekside**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Creekside, on 89.1± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway. (DEVAPP-25-0084)

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

Zoning:
The property is zoned Planned Development-129 (Single Family-10).

Conformance:
The Final Plat conforms to the development standards of Planned Development-129.

*** 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 – **221 Lots** (Max. of 221 Lots)
        - Type A Lots (10,500 SF) – **49 Lots** (Max. of 50 Lots)
        - Type B Lots (11,000 SF) – **110 Lots** (No Max. or Min.)
        - Type C Lots (12,000 SF) – **62 Lots** (Min. of 55 Lots)

- **Size of Yards:**
    - Type A, B, and C 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 – **10,500 SF** (Min. of 10,500 SF)
        - Minimum Lot Width – **76'** (Min. of 76')
        - Minimum Lot Depth – **125'** (Min of 125')
    - Type B Lots
        - Minimum Lot Size – **11,000 SF** (Min. of 11,000 SF)
        - Minimum Lot Width – **76'** (Min. of 76')
        - Minimum Lot Depth – **125'** (Min. of 125')
    - Type C Lots
        - Minimum Lot Size – **12,000 SF** (Min. of 12,000 SF)
        - Minimum Lot Width – **76'** (Min. of 76')
        - Minimum Lot Depth – **125'** (Min. of 125')

Description of Agenda Item:
The purpose of the Final Plat is to construct 221 single-family homes and ten open space lots. Of these 221 single-family residential lots, 49 will be developed as Type A Lots (10,500 SF), 110 will be developed as Type B Lots (11,000 SF), and 62 will be developed as Type C Lots (12,000 SF).

A Preliminary Plat (DEVAPP-25-0006) was approved by the Planning and Zoning Commission on June 3, 2025. The plat consisted of 221 single-family residential lots. Of the 221 lots, 50 were to be developed as Type A Lots (10,500 SF), 110 were to be developed as Type B Lots (11,000 SF), and 61 were to be developed as Type C Lots (12,000 SF).

The Final Plat is consistent with the total number of each lot type shown on the approved Preliminary Plat with the only change being the loss of one Type A Lot (10,500 SF) and the addition of one Type C Lot (12,000 SF).

Access:
Access is provided from Legacy Drive, Hillary Drive, and Bancroft Drive.

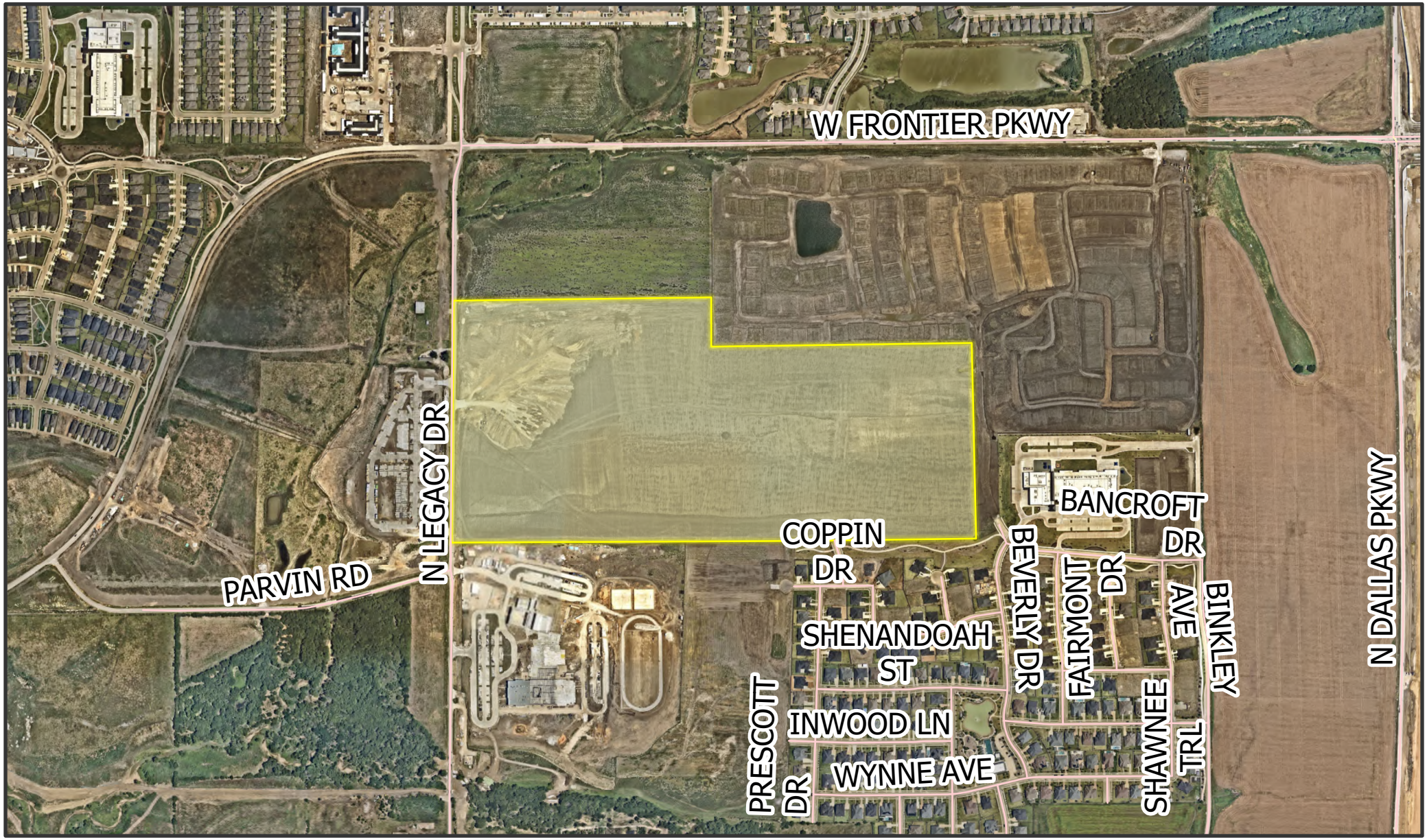
Landscaping, Open Space, and Screening:
The proposed development complies with all landscaping, open space, and screening requirements.

Town Park:
The lot depicted as Block C, Lot 1X will be dedicated to the Town for a future park.

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

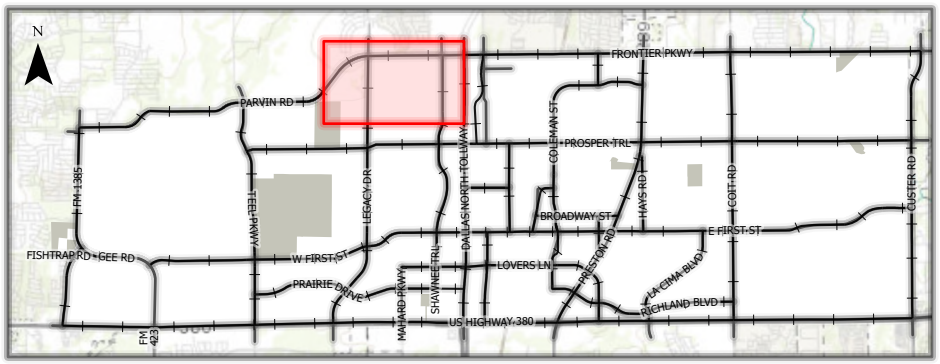
Attached Documents:
1. Location Map
2. Final Plat
3. Approved Preliminary Plat (DEVAPP-25-0006)

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



TOWN OF PROSPER

0 475 950 1,900 Feet

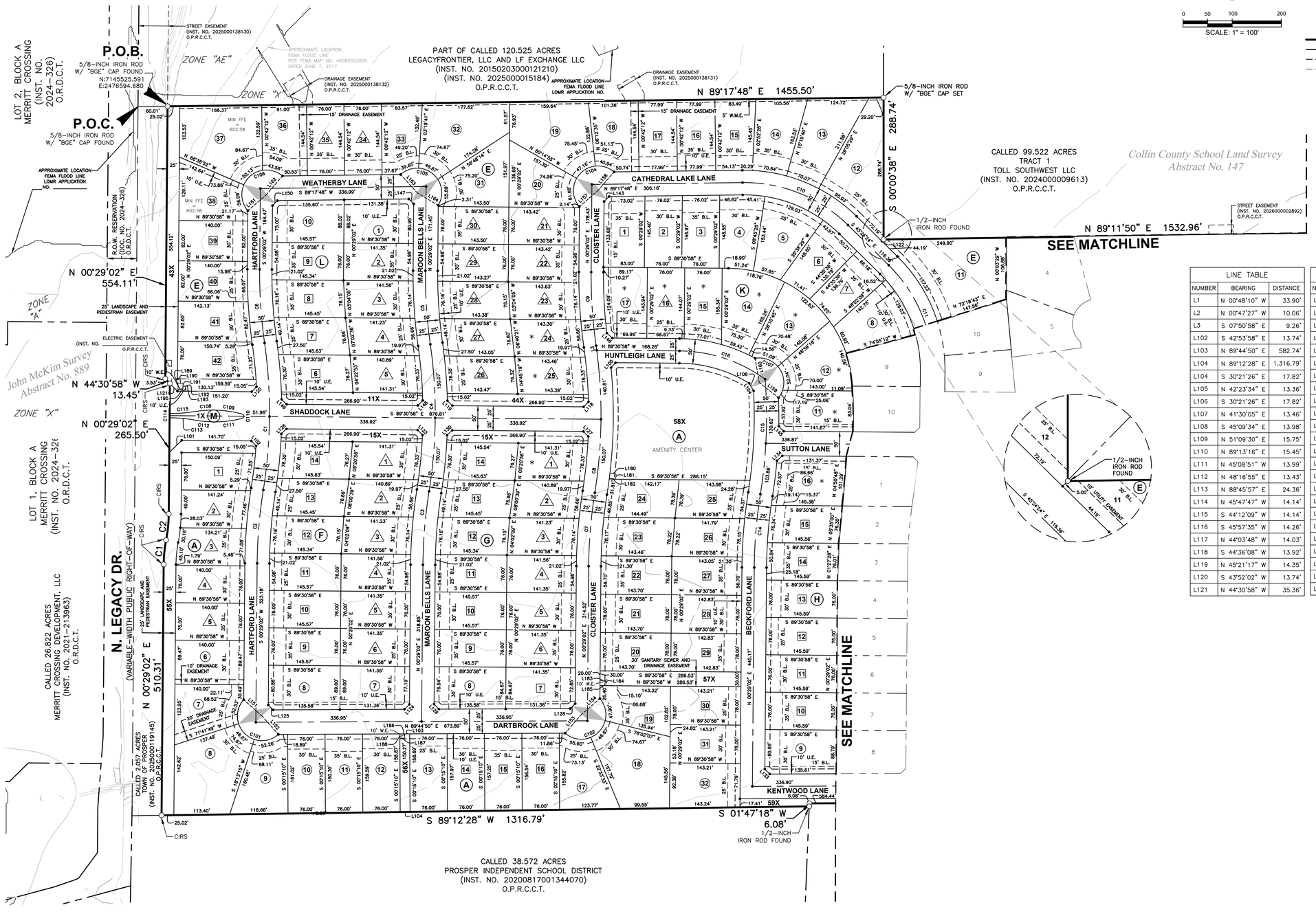


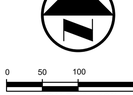
This map for illustration purposes only

DEVAPP-25-0084

Creekside, Blocks A-L

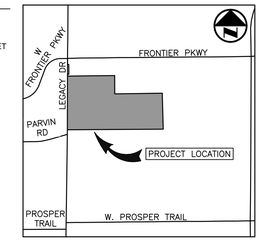
Final Plat





LEGEND

▢	MONUMENT OF RECORD DIGNITY
P.O.B.	POINT OF BEGINNING
CIRS	5/8-INCH IRON ROD W/ "BGE" CAP SET
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
	BOUNDARY LINE
	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
△	TYPE A (>10,500 SQ. FT.)
□	TYPE B (>11,000 SQ. FT.)
○	TYPE C (>12,000 SQ. FT.)
*	LOT W/ REQUIRED FRONT PORCH (PER ZONING STANDARD)
	STREET NAME CHANGE



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°48'10" W	33.90'
L2	N 00°47'27" W	10.06'
L3	S 07°50'58" E	9.26'
L102	S 42°53'58" E	13.74'
L103	N 89°44'50" E	582.74'
L104	N 89°12'28" E	1,316.79'
L104	S 30°21'26" E	17.82'
L105	N 42°23'34" E	13.36'
L106	S 30°21'26" E	17.82'
L107	N 41°30'05" E	13.46'
L108	S 45°09'34" E	13.98'
L109	N 51°09'30" E	15.75'
L110	N 89°13'16" E	15.45'
L111	N 45°08'51" W	13.99'
L112	N 48°16'55" E	13.43'
L113	N 88°45'57" E	24.36'
L114	N 45°47'47" W	14.14'
L115	S 44°12'09" W	14.14'
L116	S 45°57'35" W	14.26'
L117	N 44°03'48" W	14.03'
L118	S 44°36'08" W	13.92'
L119	N 45°21'17" W	14.35'
L120	S 43°52'02" W	13.74'
L121	N 44°30'58" W	35.36'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L122	N 44°35'36" E	5.00'
L123	S 43°38'05" E	13.92'
L124	S 45°06'56" W	14.23'
L125	N 44°53'04" W	14.05'
L126	N 46°19'21" E	14.35'
L127	S 43°38'05" E	13.92'
L128	S 45°06'56" W	14.23'
L129	N 44°53'04" W	14.05'
L130	N 46°19'21" E	14.35'
L131	S 42°16'31" E	13.58'
L132	S 45°06'56" W	14.23'
L133	N 44°53'04" W	14.05'
L134	N 47°36'54" E	14.66'
L135	S 42°16'31" E	13.58'
L136	S 45°06'56" W	14.23'
L137	N 44°53'04" W	14.05'
L138	N 47°36'54" E	14.66'
L139	S 45°09'34" E	13.98'
L140	S 44°51'09" W	14.30'
L141	N 38°36'22" W	12.27'
L142	N 44°50'26" E	14.30'
L143	N 44°53'25" E	14.29'
L144	S 45°57'35" W	14.35'
L145	N 44°03'48" W	14.03'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L146	N 48°18'33" W	15.05'
L147	S 45°06'35" E	13.99'
L148	S 44°36'08" W	13.92'
L149	N 45°21'17" W	14.35'
L150	N 44°53'25" E	14.29'
L151	S 48°06'24" E	50.00'
L152	S 41°39'45" E	50.00'
L153	N 41°09'24" E	50.00'
L154	N 49°04'27" E	50.00'
L155	S 40°36'25" W	50.00'
L156	S 42°41'37" W	50.00'
L157	S 49°04'27" W	50.00'
L158	S 40°42'22" W	50.00'
L159	N 51°40'54" W	50.00'
L160	N 09°33'22" W	50.00'
L161	N 49°04'27" E	50.00'
L162	N 40°42'22" E	50.00'
L163	S 42°06'47" E	50.00'
L164	S 59°08'46" E	50.00'
L165	N 01°14'03" W	10.00'
L166	N 88°45'57" E	10.00'
L167	S 01°14'54" E	10.00'
L168	S 89°30'58" E	10.00'
L169	S 00°29'02" W	10.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L170	N 89°30'58" W	10.00'
L171	N 00°46'44" W	10.00'
L172	N 89°13'16" E	10.00'
L173	S 00°46'44" E	10.00'
L174	S 89°30'58" E	10.00'
L175	S 00°29'02" W	10.00'
L176	N 89°30'58" W	10.00'
L177	S 00°15'10" E	10.00'
L178	S 89°44'50" W	10.00'
L179	N 00°15'10" W	10.00'
L180	S 83°04'25" E	12.79'
L181	S 06°55'35" W	10.00'
L182	N 83°04'25" W	12.79'
L183	S 89°30'58" E	12.15'
L184	S 00°29'02" W	10.00'
L185	N 89°30'58" W	12.15'
L186	S 00°15'10" E	8.61'
L187	S 89°44'50" W	10.00'
L188	N 00°15'10" W	8.61'
L189	N 00°29'02" E	15.90'
L190	S 89°30'58" E	10.00'
L191	S 00°29'02" W	15.90'
L192	N 90°00'00" E	9.92'
L193	S 00°00'00" E	10.08'

DEVAPP-25-0084

FINAL PLAT

CREEKSIDE

89.071 ACRES
237 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1–54, BLOCK A; LOTS 1–10, BLOCK B; LOTS 1–10, BLOCK D; LOTS 1–42, BLOCK E; LOTS 1–14, BLOCK F; LOTS 1–14, BLOCK G; LOTS 1–16, BLOCK H; LOTS 1–16, BLOCK I; LOTS 1–18, BLOCK J; LOTS 1–17, BLOCK K; LOTS 1–10, BLOCK L

10 OPEN SPACE LOTS
LOTS 55X–57X, 59X–60X, BLOCK A; LOT 11X, BLOCK B; LOT 11X, BLOCK D; LOT 43X, BLOCK E; LOT 19X, BLOCK J; LOT 1X, BLOCK M

5 COMMON AREA LOTS
LOT 58X, BLOCK A; LOT 44X, BLOCK E; LOT 15X, BLOCK F; LOT 15X, BLOCK G; LOT 11X, BLOCK L

1 TOWN LOT
LOT 1X, BLOCK C

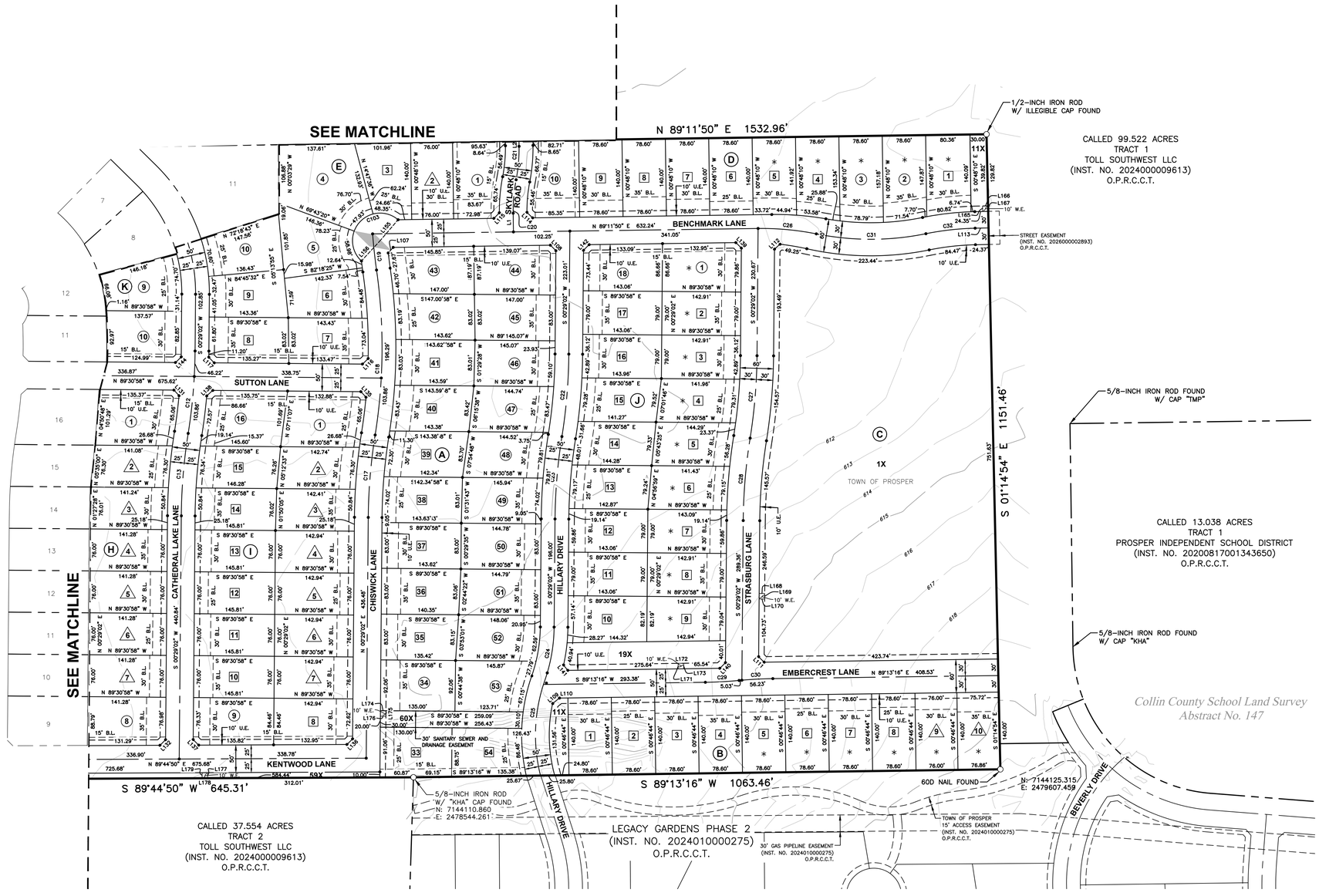
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MARCH 2026
SHEET 1 OF 3

OWNER / DEVELOPER
SHADDOCK-CREEKSIDE PROSPER, LLC
2400 Dallas Pkwy, Suite 560
Plano, TX 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9643

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500
Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

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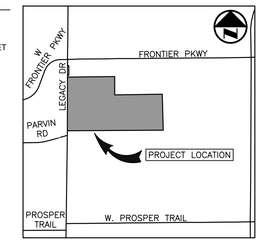


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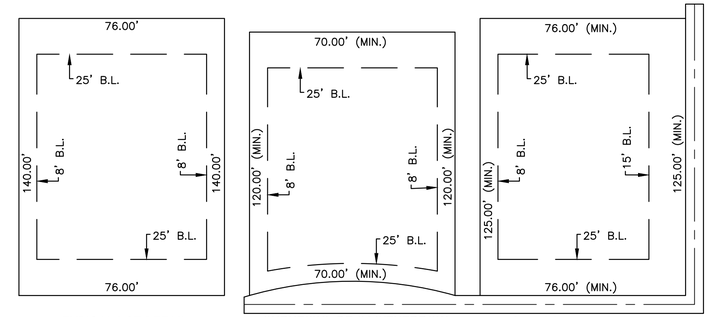
SCALE: 1" = 100'

LEGEND

◘	MONUMENT OF RECORD DIGNITY
P.O.B.	POINT OF BEGINNING
CIRS	5/8-INCH IRON ROD W/ "BGE" CAP SET
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
	BOUNDARY LINE
	PROPERTY LINE
	PROPOSED EASEMENT LINE
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D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
△	TYPE A (>10,500 SQ. FT.)
□	TYPE B (>11,000 SQ. FT.)
○	TYPE C (>12,000 SQ. FT.)
*	LOT W/ REQUIRED FRONT PORCH (PER ZONING STANDARD)
	STREET NAME CHANGE



VICINITY MAP
(NOT TO SCALE)



TYPICAL LOT DETAIL
PER PD-129
N.T.S.

CURVE/CUL-DE-SAC/EYEBROW LOTS DETAIL
PER PD-129
N.T.S.

R.O.W./CORNER LOT DETAIL
PER PD-129
N.T.S.

*FRONT SETBACK PER FINAL PLAT VARIES +/- 5' FROM STANDARD DIMENSION
**REAR SETBACK MAY REDUCE TO 20' WHEN FRONT SETBACK MEASURES 35'
***LENGTHS PROVIDED ARE BASED ON 25' SETBACK. ZONING ORDINANCE ALLOWS STAGGERING 25'-35' SETBACKS

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000152710. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone AE as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0115J with Map Revised June 2, 2009.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain

   Zone AE - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined
3. The subject property does lie within a 100-year flood plain according to Community Panel No. 48085C0115J , dated June 2, 2009 of the National Flood Insurance Rate Maps of Collin County, Texas. Floodplain to be revised for this project.
4. All open space lots are owned and maintained by the Homeowners Association.
5. Lots 55X-57X, 59X-60X, Block A; Lot 11X, Block B; Lots 43X-44X, Block E; Lot 15X, Block F; Lot 15X, Blockk G; Lot 19X, Block J; and Lot 11X, Block L shall contain sidewalks for connectivity to the Town of Prosper trail system.
6. The thorough alignment(s) shown are for illustration purposes and does not set the alignment. The alignment is determined at the time of the Final Plat.
7. All lots comply with the minimum size requirements of the zoning district, PD-129.

   TYPE A LOTS = 50 PROVIDED (MAX 50 ALLOWED)
   TYPE B LOTS = 110 LOTS PROVIDED
   TYPE C LOTS = 61 LOTS PROVIDED (MIN 55 ALLOWED)
8. 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.
9. Fences adjacent to open space lots shall be ornamental metal, tubular steel, or split rail with minimum 50% through vision, per the Town of Prosper open fencing requirements. Lots identified as common area lots are not expected to follow open fencing requirements.
10. 16.740 acres (729,183 square feet) of land within the subject boundary are dedicated in fee simple to the Town of Prosper.
11. Landscape easements dedicated by this plat are exclusive.

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.

DEVAPP-25-0084
FINAL PLAT
CREEKSIDE

89.071 ACRES
237 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1–54, BLOCK A; LOTS 1–10, BLOCK B; LOTS 1–10, BLOCK D;
LOTS 1–42, BLOCK E; LOTS 1–14, BLOCK F; LOTS 1–14, BLOCK G;
LOTS 1–16, BLOCK H; LOTS 1–16, BLOCK I; LOTS 1–18, BLOCK J;
LOTS 1–17, BLOCK K; LOTS 1–10, BLOCK L

10 OPEN SPACE LOTS
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5 COMMON AREA LOTS
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LOT 15X, BLOCK G; LOT 11X, BLOCK L

1 TOWN LOT
LOT 1X, BLOCK C

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MARCH 2026
SHEET 2 OF 3

OWNER / DEVELOPER
SHADDOCK-CREEKSIDE PROSPER, LLC
2400 Dallas Pkwy, Suite 560
Plano, TX 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9643

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500
Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

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OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Shaddock-Creekside Prosper, LLC is the owner of a 89.071-acre (3,879,916-square-foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that called 90.730-acre tract of land described in Special Warranty Deed to Shaddock-Creekside Prosper, LLC recorded in Instrument No. 2025000015186 and all of that called 0.398-acre tract of land described in Deed Without Warranty to Shaddock-Creekside Prosper, LLC recorded in Instrument No. 2025000099588, both of the Official Public Records of Collin County, Texas; said 89.071-acre-tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with "BGE" cap found in the approximate centerline of N. Legacy Drive (a variable-width public right-of-way); said point being the northwest corner of said 90.730-acre Shaddock-Creekside Prosper tract and the northwest corner of that called 2.057-acre tract of land described in Right-of-Way Warranty Deed to the Town of Prosper recorded in Instrument No. 2025000119145 of said Official Public Records;

THENCE, North 89 degrees 17 minutes 48 seconds East, departing the said approximate centerline of N. Legacy Drive and with the north line of said 90.730-acre Shaddock-Creekside Prosper tract and the north line of said Town of Prosper tract, a distance of 60.01 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the POINT OF BEGINNING; said point being the northeast corner of said Town of Prosper tract;

THENCE, North 89 degrees 17 minutes 48 seconds East, continuing with the said north line of 90.730-acre Shaddock-Creekside Prosper tract, a distance of 1,455.50 feet to a 5/8-inch iron rod with "BGE" cap found for corner in a west line of that called 99.522-acre tract of land described as Tract 1 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records; said point being a northeast corner of said 90.730-acre Shaddock-Creekside Prosper tract;

THENCE, South 00 degrees 00 minutes 38 seconds East, with an east line of said 90.730-acre Shaddock-Creekside Prosper tract and the said west line of Tract 1, a distance of 288.74 feet to a 1/2-inch iron rod found for corner; said point being a northeast corner of said 90.730-acre Shaddock-Creekside Prosper tract and a southwest corner of said Tract 1;

THENCE, North 89 degrees 11 minutes 50 seconds East, with a north line of said 90.730-acre Shaddock-Creekside Prosper tract and a south line of said Tract 1, a distance of 1,532.96 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being the northeast corner of said 90.730-acre Shaddock-Creekside Prosper tract and a southwest corner of said Tract 1;

THENCE, South 01 degrees 14 minutes 54 seconds East, with the east line of said 90.730-acre Shaddock-Creekside Prosper tract, and a west line of said Tract 1, passing at a distance of 1,105.02 feet a point for corner for a northwest corner of Legacy Gardens Phase 2, an addition to the Town of Prosper according to the plat recorded in Instrument No. 2024010000275 of said Official Public Records, continuing with a west line of said Legacy Gardens addition a total distance of 1,151.46 feet to a 60D nail found for corner; said point being the southeast corner of said 90.730-acre Shaddock-Creekside Prosper tract and a northwest corner of said Legacy Gardens addition;

THENCE, South 89 degrees 13 minutes 16 seconds West, with the south line of said 90.730-acre Shaddock-Creekside Prosper tract and a north line of said Legacy Gardens addition, a distance of 1,063.46 feet to a 5/8-inch iron rod with "KHA" cap found at an angle point; said point being the northwest corner of said Legacy Gardens addition and the northeast corner of that called 37.554-acre tract of land described as Tract 2 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records;

THENCE, South 89 degrees 44 minutes 50 seconds West, continuing with the said south line of 90.730-acre Shaddock-Creekside Prosper tract and with the north line of said Tract 2, a distance of 645.31 feet to a point for corner; said point being the northwest corner of said Tract 2 and the northeast corner of said 0.398-acre Shaddock-Creekside Prosper tract;

THENCE, South 01 degrees 47 minutes 18 seconds West, departing the said south line of 90.730-acre Shaddock-Creekside Prosper tract and with the west line of said Tract 2 and the east line of said 0.398-acre Shaddock-Creekside Prosper tract, a distance of 6.08 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of that called 38.572-acre tract of land described in Special Warranty Deed to Prosper Independent School District recorded in Instrument No. 20200817001344070 of said Official Public Records and the southeast corner of said 0.398-acre Shaddock-Creekside Prosper tract;

THENCE, South 89 degrees 12 minutes 28 seconds, departing the said west line of Tract 2 and with the north line of said Prosper Independent School District tract and the said south line of 0.398-acre Shaddock-Creekside Prosper tract, a distance of 1,316.79 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the southeast corner of said Town of Prosper tract;

THENCE, departing the said north line of Prosper Independent School District tract and with the east line of said Town of Prosper tract the following six (6) courses and distances:

North 00 degrees 29 minutes 02 seconds East, a distance of 510.31 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the right;

With said curve to the right, having a central angle of 10 degrees 35 minutes 32 seconds, a radius of 269.11 feet, a chord which bears North 05 degrees 46 minutes 20 seconds East, 49.68 feet, and an arc length of 49.75 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the left;

With said curve to the left, having a central angle of 10 degrees 34 minutes 37 seconds, a radius of 290.50 feet, a chord which bears North 05 degrees 46 minutes 20 seconds East, 53.55 feet, and an arc length of 53.63 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees, 59 minutes 02 seconds East, a distance of 265.50 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 44 degrees 30 minutes 58 seconds West, a distance of 13.45 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 29 minutes 02 seconds East, a distance of 554.11 feet to the POINT OF BEGINNING and containing 89.071 acres or 3,879,916 square feet of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Shaddock-Creekside Prosper, LLC, and acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as CREEKSIDE, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon,

Shaddock-Creekside Prosper, LLC, 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 buildings, 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 pubic utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only: 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 two (2) 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 _____, 2026.

By: Shaddock-Creekside Prosper, LLC

_____
Authorized Signature

_____
Printed Name

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

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

_____
Owner Signature

SUBSCRIBED AND SWORN TO before me, this day of

_____
Notary Signature

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Known All Men By These Presents:

That I, Russell M. Tidwell II, 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 placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this ____ day of _____, 2026.

Released for city review purposes only on March 4, 2026.

Russell M. Tidwell II, RPLS No. 7142

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 COLLIN §

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

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

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

_____
Owner Signature

SUBSCRIBED AND SWORN TO before me, this day of

_____
Notary Signature

CERTIFICATE OF APPROVAL:

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

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	17°11'49"	1000.00'	S 00°29'02" W	299.02'	300.14'
C2	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C3	8°35'55"	1000.00'	N 04°46'59" E	149.93'	150.07'
C4	17°11'49"	1000.00'	N 00°29'02" E	299.02'	300.14'
C5	8°35'55"	1000.00'	N 03°48'56" W	149.93'	150.07'
C6	8°35'55"	1000.00'	S 03°48'56" E	149.93'	150.07'
C7	8°35'55"	1000.00'	N 04°46'59" E	149.93'	150.07'
C8	17°11'49"	1000.00'	N 00°29'02" E	299.02'	300.14'
C9	8°35'55"	1000.00'	N 03°48'56" W	149.93'	150.07'
C10	45°17'48"	300.00'	S 68°03'18" E	231.05'	237.17'
C11	45°53'26"	300.00'	S 22°27'41" E	233.91'	240.28'
C12	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C13	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C14	8°35'55"	1000.00'	N 04°46'59" E	149.93'	150.07'
C15	13°26'04"	1000.00'	S 02°21'54" W	233.94'	234.48'
C16	35°35'30"	300.00'	N 71°43'13" W	183.38'	186.36'
C17	8°35'55"	1000.00'	N 04°46'59" E	149.93'	150.07'
C18	17°11'49"	1000.00'	N 00°29'02" E	299.02'	300.14'
C19	3°46'41"	1000.00'	N 06°13'32" W	65.93'	65.94'
C20	11°38'38"	300.00'	N 05°01'09" E	60.86'	60.97'
C21	11°37'55"	300.00'	N 05°01'31" E	60.80'	60.90'
C22	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C23	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C24	18°49'57"	300.00'	S 09°54'00" W	98.16'	98.61'
C25	33°26'02"	300.00'	S 02°35'58" W	172.59'	175.06'
C26	12°10'04"	500.00'	S 84°43'08" E	105.99'	106.18'
C27	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C28	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C29	4°40'46"	750.00'	N 86°52'53" E	61.24'	61.25'
C30	4°40'46"	750.00'	N 86°52'53" E	61.24'	61.25'
C31	22°53'48"	500.00'	N 89°55'00" E	198.48'	199.81'
C32	10°17'51"	500.00'	S 83°37'02" E	89.74'	89.86'
C101	173°33'21"	50.00'	S 44°53'04" E	99.84'	151.46'
C102	172°04'57"	50.00'	N 45°06'56" E	99.76'	150.17'
C103	177°54'48"	50.00'	N 41°39'01" E	99.98'	155.26'
C104	171°37'55"	50.00'	N 44°53'25" E	99.73'	149.78'
C105	162°58'01"	50.00'	S 50°37'47" E	98.90'	142.22'
C106	171°37'55"	50.00'	N 44°53'25" E	99.73'	149.78'
C107	137°52'28"	50.00'	N 30°37'08" W	93.32'	120.32'
C108	9°56'11"	224.50'	N 85°30'56" E	38.88'	38.93'
C109	15°00'13"	224.50'	S 82°00'52" E	58.62'	58.79'
C110	149°59'33"	4.50'	S 00°29'02" W	8.69'	11.78'
C111	15°00'13"	224.50'	S 82°58'55" W	58.62'	58.79'
C112	9°56'11"	224.50'	N 84°32'53" W	38.88'	38.93'
C113	9°56'09"	275.50'	N 84°32'52" W	47.72'	47.78'
C114	179°59'53"	4.50'	N 00°29'02" E	9.00'	14.14'
C115	9°56'09"	275.50'	N 85°30'55" E	47.72'	47.78'

LEGEND

TYPE A (>10,500 SQ. FT.) = 49 LOTS
TYPE B (>11,000 SQ. FT.) = 110 LOTS
TYPE C (>12,000 SQ. FT.) = 62 LOTS

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
A–1	11,108	0.255
A–2	10,531	0.242
A–3	10,514	0.241
A–4	10,640	0.244
A–5	10,640	0.244
A–6	12,526	0.288
A–7	13,565	0.311
A–8	22,775	0.523
A–9	14,329	0.329
A–10	12,210	0.280
A–11	12,156	0.279
A–12	12,102	0.278
A–13	12,033	0.276
A–14	11,979	0.275
A–15	11,924	0.274
A–16	11,870	0.272
A–17	13,825	0.317
A–18	21,595	0.496
A–19	11,865	0.272
A–20	11,208	0.257
A–21	11,208	0.257
A–22	11,207	0.257

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
A–23	11,271	0.259
A–24	11,192	0.257
A–25	11,124	0.255
A–26	11,070	0.254
A–27	11,142	0.256
A–28	11,141	0.256
A–29	11,141	0.256
A–30	11,170	0.256
A–31	11,170	0.256
A–32	13,002	0.298
A–33	11,707	0.269
A–34	12,447	0.286
A–35	11,444	0.263
A–36	11,785	0.271
A–37	11,921	0.274
A–38	11,915	0.274
A–39	11,902	0.273
A–40	11,862	0.272
A–41	11,873	0.273
A–42	12,014	0.276
A–43	12,887	0.296
A–44	13,101	0.301

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
A–45	12,121	0.278
A–46	12,066	0.277
A–47	12,054	0.277
A–48	12,007	0.276
A–49	12,020	0.276
A–50	12,017	0.276
A–51	12,154	0.279
A–52	12,346	0.283
A–53	12,289	0.282
A–54	11,263	0.259
B–1	11,004	0.253
B–2	11,004	0.253
B–3	11,004	0.253
B–4	11,004	0.253
B–5	11,004	0.253
B–6	11,004	0.253
B–7	11,004	0.253
B–8	11,004	0.253
B–9	10,640	0.244
B–10	10,680	0.245
D–1	11,488	0.264
D–2	12,072	0.277

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
D–3	12,290	0.282
D–4	11,566	0.266
D–5	11,033	0.253
D–6	11,004	0.253
D–7	11,004	0.253
D–8	11,004	0.253
D–9	11,004	0.253
D–10	12,394	0.285
E–1	12,429	0.285
E–2	10,640	0.244
E–3	11,419	0.262
E–4	20,854	0.479
E–5	13,750	0.316
E–6	11,712	0.269
E–7	11,905	0.273
E–8	11,921	0.274
E–9	11,198	0.257
E–10	12,026	0.276
E–11	28,625	0.657
E–12	21,435	0.492
E–13	17,047	0.391
E–14	13,302	0.305

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
E–15	11,418	0.262
E–16	11,272	0.259
E–17	11,272	0.259
E–18	13,307	0.305
E–19	20,310	0.466
E–20	13,299	0.305
E–21	10,900	0.250
E–22	10,901	0.250
E–23	10,868	0.249
E–24	10,873	0.250
E–25	10,938	0.251
E–26	10,852	0.249
E–27	10,901	0.250
E–28	10,930	0.251
E–29	10,904	0.250
E–30	10,906	0.250
E–31	14,714	0.338
E–32	20,745	0.476
E–33	11,021	0.253
E–34	10,985	0.252
E–35	10,985	0.252
E–36	12,778	0.293

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
E–37	22,588	0.519
E–38	13,456	0.309
E–39	11,480	0.264
E–40	11,527	0.265
E–41	11,962	0.275
E–42	11,830	0.272
F–1	10,762	0.247
F–2	10,697	0.246
F–3	10,710	0.246
F–4	10,744	0.247
F–5	10,742	0.247
F–6	10,742	0.247
F–7	12,402	0.285
F–8	13,043	0.299
F–9	11,063	0.254
F–10	11,063	0.254
F–11	11,062	0.254
F–12	11,088	0.255
F–13	11,077	0.254
F–14	11,028	0.253
G–1	10,762	0.247
G–2	10,697	0.246

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
G–3	10,710	0.246
G–4	10,744	0.247
G–5	10,742	0.247
G–6	10,742	0.247
G–7	11,790	0.271
G–8	12,412	0.285
G–9	11,063	0.254
G–10	11,063	0.254
G–11	11,062	0.254
G–12	11,088	0.255
G–13	11,077	0.254
G–14	11,028	0.253
H–1	14,476	0.332
H–2	10,692	0.245
H–3	10,709	0.246
H–4	10,737	0.246
H–5	10,737	0.246
H–6	10,737	0.246
H–7	10,737	0.246
H–8	12,366	0.284
H–9	13,014	0.299
H–10	11,065	0.254

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
H–11	11,065	0.254
H–12	11,065	0.254
H–13	11,065	0.254
H–14	11,092	0.255
H–15	11,094	0.255
H–16	14,362	0.330
I–1	14,434	0.331
I–2	10,800	0.248
I–3	10,817	0.248
I–4	10,864	0.249
I–5	10,864	0.249
I–6	10,864	0.249
I–7	10,864	0.249
I–8	11,891	0.273
I–9	12,401	0.285
I–10	11,082	0.254
I–11	11,082	0.254
I–12	11,082	0.254
I–13	11,082	0.254
I–14	11,127	0.255
I–15	11,129	0.255
I–16	14,594	0.335

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
J–1	12,563	0.288
J–2	11,290	0.259
J–3	11,276	0.259
J–4	11,350	0.261
J–5	11,262	0.259
J–6	11,198	0.257
J–7	11,291	0.259
J–8	11,290	0.259
J–9	11,521	0.264
J–10	11,995	0.275
J–11	11,302	0.259
J–12	11,300	0.259
J–13	11,385	0.261
J–14	11,293	0.259
J–15	11,226	0.258
J–16	11,314	0.260
J–17	11,302	0.259
J–18	12,117	0.278
K–1	11,947	0.274
K–2	11,110	0.255
K–3	11,230	0.258
K–4	12,203	0.280

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
K–5	14,233	0.327
K–6	11,669	0.268
K–7	10,846	0.249
K–8	13,817	0.317
K–9	12,289	0.282
K–10	12,553	0.288
K–11	12,480	0.287
K–12	14,025	0.322
K–13	14,073	0.323
K–14	15,426	0.354
K–15	11,261	0.259
K–16	10,940	0.251
K–17	12,376	0.284
L–1	12,598	0.289
L–2	10,744	0.247
L–3	10,710	0.246
L–4	10,697	0.246
L–5	10,762	0.247
L–6	11,028	0.253
L–7	11,077	0.254
L–8	11,088	0.255
L–9	11,062	0.254

RESIDENTIAL LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
L–10	12,543	0.288

OPEN SPACE LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
A–55X	22,504	0.517
A–56X	3,176	0.073
A–57X	8,596	0.197
A–58X	65,721	1.509
A–59X	8,208	0.188
A–60X	7,720	0.177
B–11X	4,391	0.101
D–11X	4,274	0.098
E–43X	18,136	0.416
E–44X	7,072	0.162
F–15X	7,072	0.162
G–15X	7,072	0.162
J–19X	14,441	0.332
L–11X	7,072	0.162
M–1X	2,555	0.059

TOWN SPACE LOT TABLE		
BLOCK–LOT	SQ. FT.	ACRES
C–1X	306,397	7.034

DEVAPP-25-0084
FINAL PLAT
CREEKSIDE

89.071 ACRES
237 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1–54, BLOCK A; LOTS 1–10, BLOCK B; LOTS 1–10, BLOCK D;
LOTS 1–42, BLOCK E; LOTS 1–14, BLOCK F; LOTS 1–14, BLOCK G;
LOTS 1–16, BLOCK H; LOTS 1–16, BLOCK I; LOTS 1–18, BLOCK J;
LOTS 1–17, BLOCK K; LOTS 1–10, BLOCK L

10 OPEN SPACE LOTS
LOTS 55X–57X, 59X–60X, BLOCK A; LOT 11X, BLOCK B;
LOT 11X, BLOCK D; LOT 43X, BLOCK E; LOT 19X, BLOCK J; LOT 1X, BLOCK M

5 COMMON AREA LOTS
LOT 58X, BLOCK A; LOT 44X, BLOCK E; LOT 15X, BLOCK F;
LOT 15X, BLOCK G; LOT 11X, BLOCK L

1 TOWN LOT
LOT 1X, BLOCK C

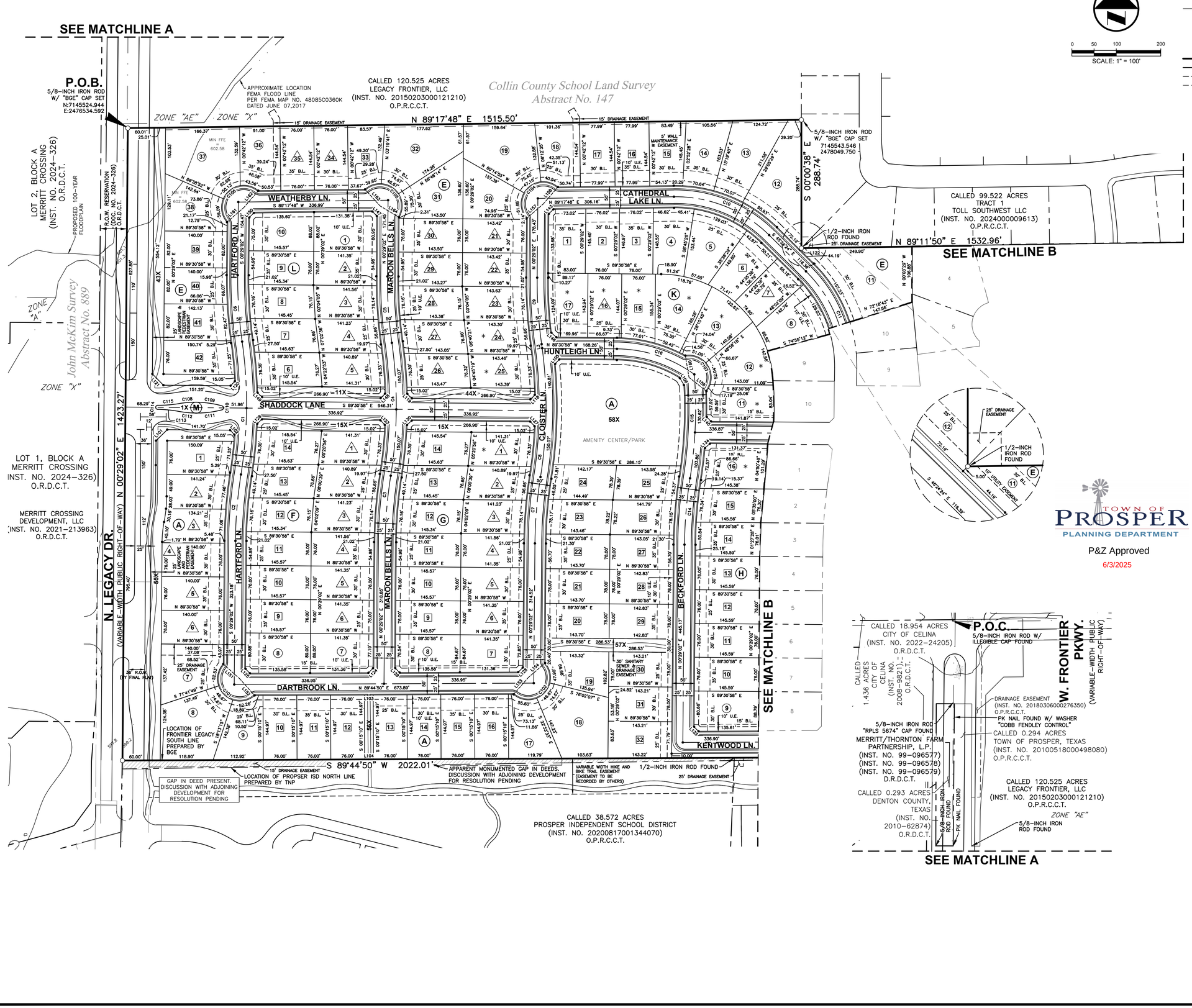
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MARCH 2026
SHEET 3 OF 3

OWNER / DEVELOPER
SHADDOCK-CREEKSIDE PROSPER, LLC
2400 Dallas Pkwy, Suite 560
Plano, TX 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9643

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500
Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

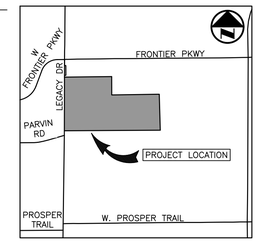
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LEGEND

▢	MONUMENT OF RECORD DIGNITY
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
———	BOUNDARY LINE
— — —	PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
— — —	EXISTING EASEMENT LINE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
△	TYPE A (>10,500 SQ. FT.)
□	TYPE B (>11,000 SQ. FT.)
○	TYPE C (>12,000 SQ. FT.)
*	LOT W/ REQUIRED FRONT PORCHES (PER ZONING STANDARD)



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°48'10" W	33.90'
L2	N 00°47'27" W	10.06'
L3	S 07°50'58" E	9.26'
L102	S 42°53'58" E	13.74'
L103	N 89°44'50" E	20.00'
L104	S 89°44'50" W	20.00'
L105	N 42°23'34" E	13.36'
L106	S 30°21'26" E	17.82'
L107	N 41°30'05" E	13.46'
L108	S 45°09'34" E	13.98'
L109	N 51°09'30" E	15.75'
L110	N 89°13'16" E	15.45'
L111	N 45°08'51" W	13.99'
L112	N 48°16'55" E	13.43'
L113	N 88°45'57" E	24.36'
L114	N 45°47'47" W	14.14'
L115	S 44°12'09" W	14.14'
L116	S 45°57'35" W	14.26'
L117	N 44°03'48" W	14.03'
L118	S 44°36'08" W	13.92'
L119	N 45°21'17" W	14.35'
L120	S 43°52'02" W	13.74'
L121	N 44°30'58" W	35.36'
L122	N 44°35'36" E	5.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L123	S 43°38'05" E	13.92'
L124	S 45°06'56" W	14.23'
L125	N 44°53'04" W	14.05'
L126	N 46°19'21" E	14.35'
L127	S 43°38'05" E	13.92'
L128	S 45°06'56" W	14.23'
L129	N 44°53'04" W	14.05'
L130	N 46°19'21" E	14.35'
L131	S 42°16'31" E	13.58'
L132	S 45°06'56" W	14.23'
L133	N 44°53'04" W	14.05'
L134	N 47°36'54" E	14.66'
L135	S 42°16'31" E	13.58'
L136	S 45°06'56" W	14.23'
L137	N 44°53'04" W	14.05'
L138	N 47°36'54" E	14.66'
L139	S 45°09'34" E	13.98'
L140	S 44°51'09" W	14.30'
L141	N 38°36'22" W	12.27'
L142	N 44°50'26" E	14.30'
L143	N 44°53'25" E	14.29'
L144	S 45°57'35" W	14.35'
L145	N 44°03'48" W	14.03'
L146	N 48°18'33" W	15.05'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L147	S 45°06'35" E	13.99'
L148	S 44°36'08" W	13.92'
L149	N 45°21'17" W	14.35'
L150	N 44°53'25" E	14.29'
L151	S 48°06'24" E	50.00'
L152	S 41°39'45" E	50.00'
L153	N 41°09'24" E	50.00'
L154	N 49°04'27" E	50.00'
L155	S 40°36'25" W	50.00'
L156	S 42°41'37" W	50.00'
L157	S 49°04'27" W	50.00'
L158	S 40°42'22" W	50.00'
L159	N 51°40'54" W	50.00'
L160	N 09°33'22" W	50.00'
L161	N 49°04'27" E	50.00'
L162	N 40°42'22" E	50.00'
L163	S 42°06'47" E	50.00'
L164	S 59°08'46" E	50.00'

TOWN OF PROSPER
PLANNING DEPARTMENT

P&Z Approved
6/3/2025

DEVAPP-25-0006
PRELIMINARY PLAT

CREEKSIDE

90.730 ACRES
237 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1–54, BLOCK A; LOTS 1–10, BLOCK B; LOTS 1–10, BLOCK D; LOTS 1–42, BLOCK E; LOTS 1–14, BLOCK F; LOTS 1–14, BLOCK G; LOTS 1–16, BLOCK H; LOTS 1–16, BLOCK I; LOTS 1–18, BLOCK J; LOTS 1–17, BLOCK K; LOTS 1–10, BLOCK L;

11 OPEN SPACE LOTS
LOTS 55X-57X, 59X-60X, BLOCK A; LOT 11X, BLOCK B; LOT 1X, BLOCK C; LOT 11X, BLOCK D; LOT 43X, BLOCK E; LOT 19X, BLOCK J; LOT 1X, BLOCK M

5 COMMON AREA LOTS
LOT 58X, BLOCK A; LOT 44X, BLOCK E; LOT 15X, BLOCK F; LOT 15X, BLOCK G; LOT 11X, BLOCK L

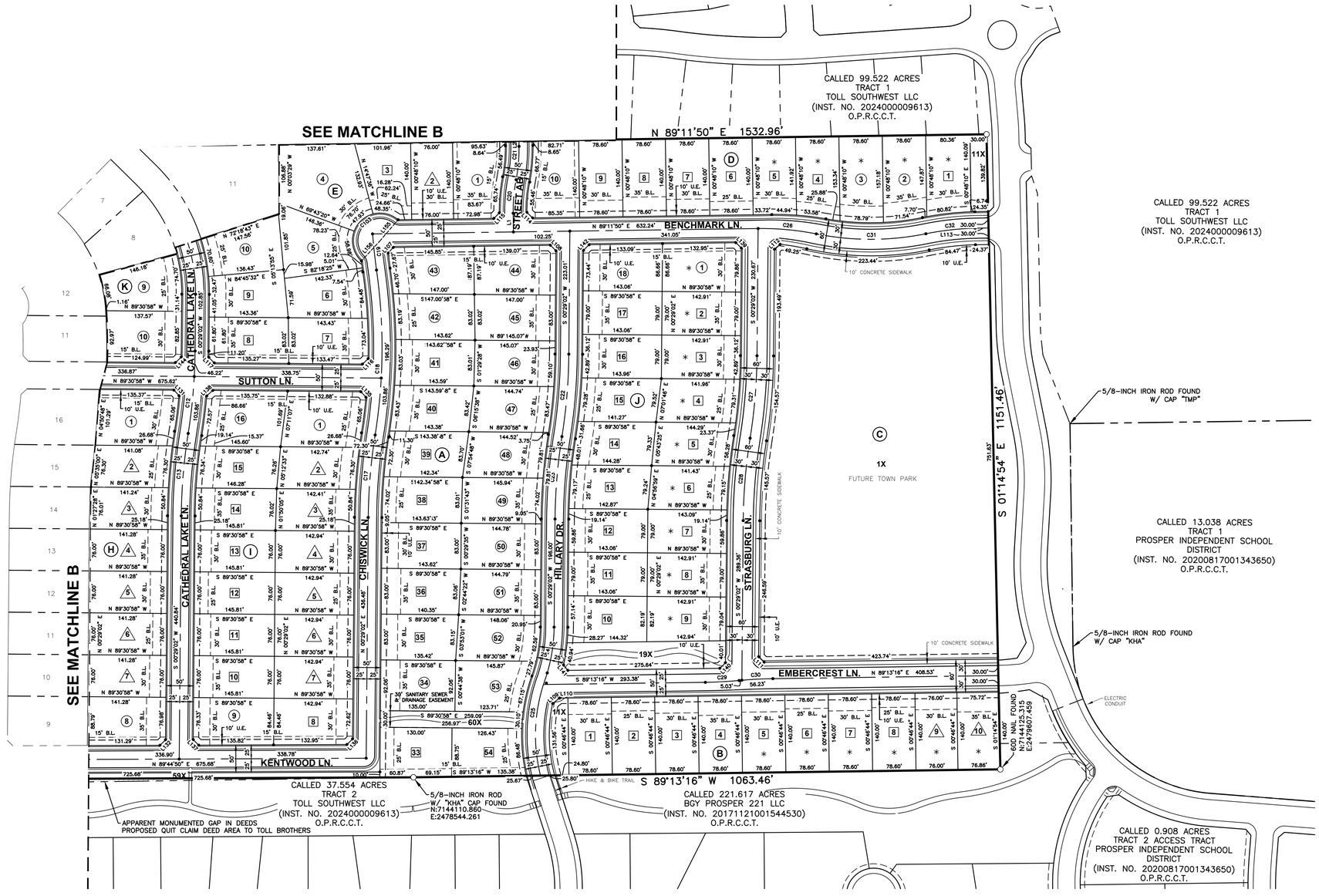
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MAY 2025
SHEET 1 OF 3

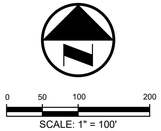
OWNER/DEVELOPER
SHADDOCK-CREEKSIDE PROSPER, LLC
2400 DALLAS PARKWAY, SUITE 560
PLANO, TEXAS 75093
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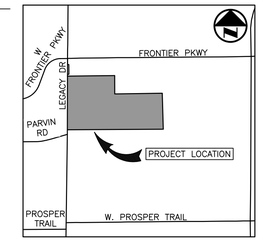
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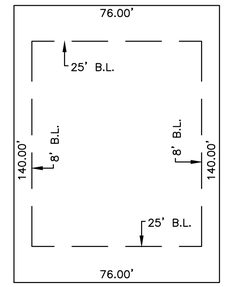


LEGEND

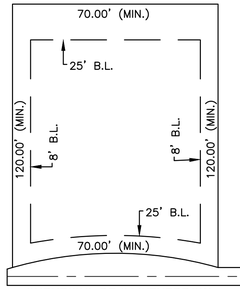
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O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
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*	LOT W/ REQUIRED FRONT PORCHES (PER ZONING STANDARD)



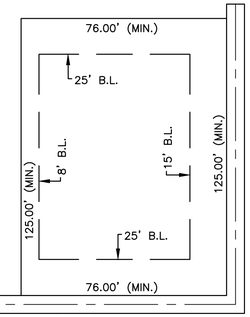
VICINITY MAP
(NOT TO SCALE)



TYPICAL LOT DETAIL
PER PD-129
N.T.S.



CURVE/CUL-DE-SAC/EYEBROW LOTS DETAIL
PER PD-129
N.T.S.



R.O.W./CORNER LOT DETAIL
PER PD-129
N.T.S.

*FRONT SETBACK PER PRELIMINARY PLAT VARIES +/- 5' FROM STANDARD DIMENSION
**REAR SETBACK MAY REDUCE TO 20' WHEN FRONT SETBACK MEASURES 35'
***LENGTHS PROVIDED ARE BASED ON 25' SETBACK. ZONING ORDINANCE ALLOWS STAGGERING 25'-35' SETBACKS

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000152710. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone AE as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0115J with Map Revised June 2, 2009.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain

   Zone AE - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined
3. The subject property does lie within a 100-year flood plain according to Community Panel No. 48085C0115J , dated June 2, 2009 of the National Flood Insurance Rate Maps of Collin County, Texas. Floodplain to be revised for this project.
4. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
5. All open space lots are owned and maintained by the Homeowners Association.
6. Lots 55X-57X, 59X-60X, Block A; Lot 11X, Block B; Lots 43X-44X, Block E; Lot 15X, Block F; Lot 15X, Blockk G; Lot 19X, Block J; and Lot 11X, Block L shall contain sidewalks for connectivity to the Town of Prosper trail system.
7. The thorough alignment(s) shown are for illustration purposes and does not set the alignment. The alignment is determined at the time of the Final Plat.
8. All lots comply with the minimum size requirements of the zoning district, PD-129.

   TYPE A LOTS = 50 PROVIDED (MAX 50 ALLOWED)
   TYPE B LOTS = 110 LOTS PROVIDED
   TYPE C LOTS = 61 LOTS PROVIDED (MIN 55 ALLOWED)
9. 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.
10. Final plat will not be able to proceed until the drainage situation has been addressed.
11. Fences adjacent to open space lots shall be ornamental metal, tubular steel, or split rail with minimum 50% through vision, per the Town of Prosper open fencing requirements. Lots identified as HOA lots are not expected to follow open fencing requirements.

ACCESS EASEMENT

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

LANDSCAPE EASEMENT

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

DRAINAGE AND 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 Blocks A and E, as shown on the plat is called "Drainage 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.

DEVAPP-25-0006
PRELIMINARY PLAT

CREEKSIDE

90.730 ACRES
237 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1–54, BLOCK A; LOTS 1–10, BLOCK B; LOTS 1–10, BLOCK D; LOTS 1–42, BLOCK E; LOTS 1–14, BLOCK F; LOTS 1–14, BLOCK G; LOTS 1–16, BLOCK H; LOTS 1–16, BLOCK I; LOTS 1–18, BLOCK J; LOTS 1–17, BLOCK K; LOTS 1–10, BLOCK L;

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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MAY 2025
SHEET 2 OF 3

OWNER/DEVELOPER
SHADDOCK-CREEKSIDE PROSPER, LLC
2400 DALLAS PARKWAY, SUITE 560
PLANO, TEXAS 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9643

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
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Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Shaddock-Creekside Prosper, LLC is the owner of a 90.730-acre (3,952,213-square-foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Legacy Frontier, LLC recorded in Instrument No. 20150203000121210 of the Official Public Records of Collin County, Texas; said 90.730-acre-tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with illegible cap found for the southeast corner of that called 1.436-acre tract of land described in Right-of-Way Dedication to the City of Celina recorded in Instrument No. 2008-9821 of said Official Records of Denton County, and at the intersection of the approximate centerline of Legacy Drive (a variable-width public right-of-way) and the south right-of-way line of Frontier Parkway (a variable-width public right-of-way); said point being the northwest corner of said Legacy Frontier tract, the northeast corner of that called 18.954-acre tract of land described in Right-of-Way Warranty Deed to City of Celina recorded in Instrument No. 2022-24205 of the Official Records of Denton County, Texas;

THENCE, South 00 degrees 30 minutes 57 seconds West, with the approximate centerline of said Legacy Drive, a west line of said Legacy Frontier tract, the east line of the said 18.954-acre City of Celina tract, and the east line of those certain tracts of land described in Special Warranty Deeds to Merritt/Thornton Farm Partnership, L.P. recorded in Instrument No. 99-096577, 99-096578, and 99-096579 of the Deed Records of Denton County, Texas, a distance of 189.17 feet to a 5/8-inch iron rod with "RPLS 5674" cap found; said point being a southwest corner of said Legacy Frontier tract, the northwest corner of that certain tract of land described in Right-of-Way Warranty Deed to the Town of Prosper recorded in 20100518000498080 of said Official Public Records of Collin County, and the northeast corner of that certain tract of land described in General Warranty Deed to Denton County, Texas recorded in Instrument No. 2010-62874 of said Official Records of Denton County;

THENCE, South 89 degrees 49 minutes 05 seconds East, departing the approximate centerline of said Legacy Drive and the said east line of Merritt/Thornton tract and with a south line of said Legacy Frontier tract and the north line of said Town of Prosper tract, a distance of 39.21 feet to a point; said point being an ell corner of said Legacy Frontier tract and the northeast corner of said Town of Prosper tract;

THENCE, South 00 degrees 10 minutes 55 seconds West, with a west line of said Legacy Frontier tract and the east line of said Town of Prosper tract, a distance of 320.00 feet to a 5/8-inch iron rod; said point being an ell corner of said Legacy Frontier tract and the southeast corner of said Town of Prosper tract;

THENCE, North 89 degrees 49 minutes 05 seconds West, with a north line of said Legacy Frontier tract and the south line of said Town of Prosper tract, a distance of 40.90 feet to a PK nail found in the said approximate centerline of Legacy Drive; said point being a northwest corner of said Legacy Frontier tract, the southwest corner of said Town of Prosper tract, the southeast corner of said Denton County tract, and a northeast corner of that called 26.822-acre tract described in Special Warranty Deed to Merritt Crossing Development LLC recorded in Instrument No. 2021-213963 of said Official Records of Denton County;

THENCE, South 00 degrees 29 minutes 02 seconds West, with the said approximate centerline of Legacy Drive, a west line of said Legacy Frontier tract, and an east line of said Merritt Crossing Development tract, a distance of 358.02 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the POINT OF BEGINNING;

THENCE, North 89 degrees 17 minutes 48 seconds East, departing the said approximate centerline of Legacy Drive, the said east line of Merritt Crossing Development tract, and the said west line of Legacy Frontier tract and into and across said Legacy Frontier tract, a distance of 1,515.50 feet to a 5/8-inch iron rod with "BGE" cap set for corner in an east line of said Legacy Frontier tract and a west line of a called 99.522-acre tract of land described as Tract 1 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records of Collin County;

THENCE, South 00 degrees 00 minutes 38 seconds East, with the said east line of Legacy Frontier tract and the said west line of Tract 1, a distance of 288.74 feet to a 1/2-inch iron rod found for corner; said point being an interior corner of said Legacy Frontier tract and a southwest corner of said Tract 1;

THENCE, North 89 degrees 11 minutes 50 seconds East, with a north line of said Legacy Frontier tract and a south line of said Tract 1, a distance of 1,532.96 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being a northeast corner of said Legacy Frontier tract and an interior corner of said Tract 1;

THENCE, South 01 degrees 14 minutes 54 seconds East, with an east line of said Legacy Frontier tract and a west line of said Tract 1, a distance of 1,151.46 feet to a 60D nail found for corner in the north line of a called 221.617-acre tract of land described in Special Warranty Deed to BGY Prosper 221 LLC in Instrument No. 20171121001544530 of said Official Public Records of Collin County; said point being the southeast corner of said Legacy Frontier tract and the southwest corner of said Tract 1;

THENCE, South 89 degrees 13 minutes 16 seconds West, with the south line of said Legacy Frontier tract and the said north line of BGY Prosper 221 tract, a distance of 1,063.46 feet to a 5/8-inch iron rod with "KHA" cap found for corner; said point being an angle point for said Legacy Frontier tract, the northwest corner of said BGY Prosper 221 tract, and the northeast corner of a called 37.554-acre tract of land described as Tract 2 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 20240000009613 of said Official Public Records of Collin County;

THENCE, South 89 degrees 44 minutes 50 seconds West, continuing with the south line of said Legacy Frontier tract and with the north line of said Tract 2 and the north line of that called 38.572-acre tract of land described in Special Warranty Deed to Prosper Independent School District recorded in Instrument No. 20200817001344070 of said Official Public Records of Collin County, at a distance of 645.55 feet passing a 1/2-inch iron rod found for the northwest corner of said Tract 2 and the northeast corner of said Prosper Independent School District tract and continuing for a total distance of 2,022.01 feet to a point for corner in the said approximate centerline of Legacy Drive and in the said east line of Merritt Crossing Development tract; said point being the southwest corner of said Legacy Frontier tract and the northwest corner of said Prosper Independent School District tract;

THENCE, North 00 degrees 29 minutes 02 seconds East, with the said approximate centerline of Legacy Drive, the west line of said Legacy Frontier tract, and the east line of said Merritt Crossing Development tract, a distance of 1,423.27 feet to the POINT OF BEGINNING and containing 90.730 acres or 3,952,213 square feet of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Shaddock-Creekside Prosper, LLC, and acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as Creekside, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon, Shaddock-Creekside Prosper, LLC, do hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, 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 pubic utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only: 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 two (2) 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, _____, 2025.

BY: Shaddock-Creekside Prosper, LLC

_____
Authorized Signature

_____
Printed Name

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, Gregory Mark Peace, 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 placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this _____ day of _____, 2025.

Released for client review purposes only on May 30, 2025.

_____
Name, Title & Registration No.

STATE OF TEXAS
REGISTERED
GREGORY MARK PEACE
5674
PROFESSIONAL LAND SURVEYOR

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 COLLIN §

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

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

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	17°11'49"	1000.00'	S 00°29'02" W	299.02'	300.14'
C2	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C3	8°35'55"	1000.00'	N 04°46'59" E	149.93'	150.07'
C4	17°11'49"	1000.00'	N 00°29'02" E	299.02'	300.14'
C5	8°35'55"	1000.00'	N 03°48'56" W	149.93'	150.07'
C6	8°35'55"	1000.00'	S 03°48'56" E	149.93'	150.07'
C7	8°35'55"	1000.00'	N 04°46'59" E	149.93'	150.07'
C8	17°11'49"	1000.00'	N 00°29'02" E	299.02'	300.14'
C9	8°35'55"	1000.00'	N 03°48'56" W	149.93'	150.07'
C10	45°17'48"	300.00'	S 68°03'18" E	231.05'	237.17'
C11	45°53'26"	300.00'	S 22°27'41" E	233.91'	240.28'
C12	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C13	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C14	8°35'55"	1000.00'	N 04°46'59" E	149.93'	150.07'
C15	13°26'04"	1000.00'	S 02°21'54" W	233.94'	234.48'
C16	35°35'30"	300.00'	N 71°43'13" W	183.38'	186.36'
C17	8°35'55"	1000.00'	N 04°46'59" E	149.93'	150.07'
C18	17°11'49"	1000.00'	N 00°29'02" E	299.02'	300.14'
C19	3°46'41"	1000.00'	N 06°13'32" W	65.93'	65.94'
C20	11°38'38"	300.00'	N 05°01'09" E	60.86'	60.97'
C21	11°37'55"	300.00'	N 05°01'31" E	60.80'	60.90'
C22	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C23	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C24	18°49'57"	300.00'	S 09°54'00" W	98.16'	98.61'
C25	33°26'02"	300.00'	S 02°35'58" W	172.59'	175.06'
C26	12°10'04"	500.00'	S 84°43'08" E	105.99'	106.18'
C27	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C28	8°35'55"	1000.00'	S 04°46'59" W	149.93'	150.07'
C29	4°40'46"	750.00'	N 86°52'53" E	61.24'	61.25'
C30	4°40'46"	750.00'	N 86°52'53" E	61.24'	61.25'
C31	22°53'48"	500.00'	N 89°55'00" E	198.48'	199.81'
C32	10°17'51"	500.00'	N 83°37'02" E	89.74'	89.86'
C101	173°33'21"	50.00'	S 44°53'04" E	99.84'	151.46'
C102	172°04'57"	50.00'	N 45°06'56" E	99.76'	150.17'
C103	177°54'48"	50.00'	N 41°39'01" E	99.98'	155.26'
C104	171°37'55"	50.00'	N 44°53'25" E	99.73'	149.78'
C105	162°58'01"	50.00'	S 50°37'47" E	98.90'	142.22'
C106	171°37'55"	50.00'	N 44°53'25" E	99.73'	149.78'
C107	137°52'28"	50.00'	N 30°37'08" W	93.32'	120.32'
C108	9°56'11"	224.50'	N 85°30'56" E	38.88'	38.93'
C109	15°00'13"	224.50'	S 82°00'52" E	58.62'	58.79'
C110	149°59'33"	4.50'	S 00°29'02" W	8.69'	11.78'
C111	15°00'13"	224.50'	S 82°58'55" W	58.62'	58.79'
C112	9°56'11"	224.50'	N 84°32'53" W	38.88'	38.93'
C113	9°56'09"	275.50'	N 84°32'52" W	47.72'	47.78'
C114	179°59'53"	4.50'	N 00°29'02" E	9.00'	14.14'
C115	9°56'09"	275.50'	N 85°30'55" E	47.72'	47.78'

LEGEND

- TYPE A (>10,500 SQ. FT.) = 50 LOTS
- TYPE B (>11,000 SQ. FT.) = 110 LOTS
- TYPE C (>12,000 SQ. FT.) = 61 LOTS

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
A–1	11,108	0.255	□
A–2	10,531	0.242	△
A–3	10,514	0.241	△
A–4	10,640	0.244	△
A–5	10,640	0.244	△
A–6	10,640	0.244	△
A–7	15,451	0.355	○
A–8	20,720	0.476	○
A–9	12,407	0.285	○
A–10	11,017	0.253	□
A–11	11,017	0.253	□
A–12	11,017	0.253	□
A–13	11,017	0.253	□
A–14	11,017	0.253	□
A–15	11,017	0.253	□
A–16	11,017	0.253	□
A–17	12,573	0.289	○
A–18	20,657	0.474	○
A–19	11,865	0.272	□
A–20	11,208	0.257	□
A–21	11,208	0.257	□
A–22	11,207	0.257	□

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
A–23	11,271	0.259	□
A–24	11,192	0.257	□
A–25	11,124	0.255	□
A–26	11,070	0.254	□
A–27	11,142	0.256	□
A–28	11,141	0.256	□
A–29	11,141	0.256	□
A–30	11,170	0.256	□
A–31	11,170	0.256	□
A–32	11,844	0.272	□
A–33	11,707	0.269	□
A–34	12,447	0.286	○
A–35	11,444	0.263	□
A–36	11,785	0.271	□
A–37	11,921	0.274	□
A–38	11,915	0.274	□
A–39	11,902	0.273	□
A–40	11,862	0.272	□
A–41	11,873	0.273	□
A–42	12,014	0.276	○
A–43	12,887	0.296	○
A–44	13,101	0.301	○

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
A–45	12,121	0.278	○
A–46	12,066	0.277	○
A–47	12,054	0.277	○
A–48	12,007	0.276	○
A–49	12,020	0.276	○
A–50	12,017	0.276	○
A–51	12,154	0.279	○
A–52	12,346	0.283	○
A–53	12,289	0.282	○
A–54	11,263	0.259	□
B–1	11,004	0.253	□
B–2	11,004	0.253	□
B–3	11,004	0.253	□
B–4	11,004	0.253	□
B–5	11,004	0.253	□
B–6	11,004	0.253	□
B–7	11,004	0.253	□
B–8	11,004	0.253	□
B–9	10,640	0.244	△
B–10	10,680	0.245	△
D–1	11,488	0.264	○
D–2	12,072	0.277	○

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
D–3	12,290	0.282	○
D–4	11,566	0.266	□
D–5	11,033	0.253	□
D–6	11,004	0.253	□
D–7	11,004	0.253	□
D–8	11,004	0.253	□
D–9	11,004	0.253	□
D–10	12,394	0.285	○
E–1	12,429	0.285	○
E–2	10,640	0.244	△
E–3	11,419	0.262	□
E–4	20,854	0.479	○
E–5	13,750	0.316	○
E–6	11,712	0.269	□
E–7	11,905	0.273	□
E–8	11,921	0.274	□
E–9	11,198	0.257	□
E–10	12,026	0.276	○
E–11	28,625	0.657	○
E–12	21,435	0.492	○
E–13	17,047	0.391	○
E–14	13,302	0.305	○

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
E–15	11,418	0.262	□
E–16	11,272	0.259	□
E–17	11,272	0.259	□
E–18	13,307	0.305	○
E–19	20,310	0.466	○
E–20	13,299	0.305	○
E–21	10,900	0.250	△
E–22	10,901	0.250	△
E–23	10,868	0.249	△
E–24	10,873	0.250	△
E–25	10,938	0.251	△
E–26	10,852	0.249	△
E–27	10,901	0.250	△
E–28	10,930	0.251	△
E–29	10,904	0.250	△
E–30	10,906	0.250	△
E–31	14,714	0.338	○
E–32	20,745	0.476	○
E–33	11,021	0.253	□
E–34	10,985	0.252	△
E–35	10,985	0.252	△
E–36	12,778	0.293	○

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
E–37	22,588	0.519	○
E–38	13,456	0.309	○
E–39	11,480	0.264	□
E–40	11,527	0.265	□
E–41	11,962	0.275	□
E–42	11,830	0.272	□
F–1	10,762	0.247	△
F–2	10,697	0.246	△
F–3	10,710	0.246	△
F–4	10,744	0.247	△
F–5	10,742	0.247	△
F–6	10,742	0.247	△
F–7	12,402	0.285	○
F–8	13,043	0.299	○
F–9	11,063	0.254	□
F–10	11,063	0.254	□
F–11	11,062	0.254	□
F–12	11,088	0.255	□
F–13	11,077	0.254	□
F–14	11,028	0.253	□
G–1	10,762	0.247	△
G–2	10,697	0.246	△

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
G–3	10,710	0.246	△
G–4	10,744	0.247	△
G–5	10,742	0.247	△
G–6	10,742	0.247	△
G–7	11,790	0.271	□
G–8	12,412	0.285	○
G–9	11,063	0.254	□
G–10	11,063	0.254	□
G–11	11,062	0.254	□
G–12	11,088	0.255	□
G–13	11,077	0.254	□
G–14	11,028	0.253	□
H–1	14,476	0.332	○
H–2	10,692	0.245	△
H–3	10,709	0.246	△
H–4	10,737	0.246	△
H–5	10,737	0.246	△
H–6	10,737	0.246	△
H–7	10,737	0.246	△
H–8	12,366	0.284	○
H–9	13,014	0.299	○
H–10	11,065	0.254	□

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
H–11	11,065	0.254	□
H–12	11,065	0.254	□
H–13	11,065	0.254	□
H–14	11,092	0.255	□
H–15	11,094	0.255	□
H–16	14,362	0.330	○
I–1	14,434	0.331	○
I–2	10,800	0.248	△
I–3	10,817	0.248	△
I–4	10,864	0.249	△
I–5	10,864	0.249	△
I–6	10,864	0.249	△
I–7	10,864	0.249	△
I–8	11,891	0.273	□
I–9	12,401	0.285	○
I–10	11,082	0.254	□
I–11	11,082	0.254	□
I–12	11,082	0.254	□
I–13	11,082	0.254	□
I–14	11,127	0.255	□
I–15	11,129	0.255	□
I–16	14,594	0.335	○

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
J–1	12,563	0.288	○
J–2	11,290	0.259	□
J–3	11,276	0.259	□
J–4	11,350	0.261	□
J–5	11,262	0.259	□
J–6	11,198	0.257	□
J–7	11,291	0.259	□
J–8	11,290	0.259	□
J–9	11,521	0.264	□
J–10	11,995	0.275	□
J–11	11,302	0.259	□
J–12	11,300	0.259	□
J–13	11,385	0.261	□
J–14	11,293	0.259	□
J–15	11,226	0.258	□
J–16	11,314	0.260	□
J–17	11,302	0.259	□
J–18	12,117	0.278	○
K–1	11,947	0.274	□
K–2	11,110	0.255	□
K–3	11,230	0.258	□
K–4	12,203	0.280	○

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
K–5	14,233	0.327	○
K–6	11,669	0.268	□
K–7	10,846	0.249	△
K–8	13,817	0.317	○
K–9	12,289	0.282	○
K–10	12,553	0.288	○
K–11	12,480	0.287	○
K–12	14,025	0.322	○
K–13	14,073	0.323	○
K–14	15,426	0.354	○
K–15	11,261	0.259	□
K–16	10,940	0.251	△
L–1	12,598	0.289	○
L–2	10,744	0.247	△
L–3	10,710	0.246	△
L–4	10,697	0.246	△
L–5	10,762	0.247	△
L–6	11,028	0.253	□
L–7	11,077	0.254	□
L–8	11,088	0.255	□
L–9	11,062	0.254	□

RESIDENTIAL LOT TABLE			
LOT	SQ. FT.	ACRES	
L–10	12,543	0.288	○

OPEN SPACE LOT TABLE		
LOT	SQ. FT.	ACRES
A–55X	22,037	0.506
A–56X	2,899	0.067
A–57X	8,596	0.197
A–58X	65,721	1.509
A–59X	7,257	0.167
A–60X	7,720	0.177
B–11X	4,391	0.101
C–1X	306,397	7.034
D–11X	4,274	0.098
E–43X	18,133	0.416
E–44X	7,072	0.162
F–15X	7,072	0.162
G–15X	7,072	0.162
J–19X	14,441	0.332
L–11X	7,072	0.162
M–1X	2,555	0.059

DEVAPP-25-0006
PRELIMINARY PLAT
CREEKSIDE
90.730 ACRES
237 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1–54, BLOCK A; LOTS 1–10, BLOCK B; LOTS 1–10, BLOCK D; LOTS 1–42, BLOCK E; LOTS 1–14, BLOCK F; LOTS 1–14, BLOCK G; LOTS 1–16, BLOCK H; LOTS 1–16, BLOCK I; LOTS 1–18, BLOCK J; LOTS 1–17, BLOCK K; LOTS 1–10, BLOCK L;

11 OPEN SPACE LOTS
LOTS 55X-57X, 59X-60X, BLOCK A; LOT 11X, BLOCK B; LOT 1X, BLOCK C; LOT 11X, BLOCK D; LOT 43X, BLOCK E; LOT 19X, BLOCK J; LOT 1X, BLOCK M

5 COMMON AREA LOTS
LOT 58X, BLOCK A; LOT 44X, BLOCK E; LOT 15X, BLOCK F; LOT 15X, BLOCK G; LOT 11X, BLOCK L

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MAY 2025
SHEET 3 OF 3

OWNER/DEVELOPER
SHADDOCK-CREEKSIDE PROSPER, LLC
2400 DALLAS PARKWAY, SUITE 560
PLANO, TEXAS 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9643

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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PLANNING

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

From: **Jerron Hicks, Planner**

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

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

Re: **Preliminary Site Plan for First Street Business Park, Block A, Lots 1-4**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Preliminary Site Plan for Office/Warehouse Buildings on First Street Business Park, Block A, Lots 1-4, on 63.8± acres, located on the south side of First Street and 1,700± feet east of Dallas Parkway. (DEVAPP-25-0101)

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

Zoning:
The property is zoned Planned Development-42 (Commercial).

Conformance:
The Preliminary Site Plan conforms to the development standards of Planned Development-42.

Description of Agenda Item:
The Preliminary Site Plan consists of five office/warehouse buildings on four lots, Lots 1-4, totaling 711,000 square feet and associated parking.

- Lot 1: Office/Warehouse Building (126,000 SF)
- Lot 2: Office/Warehouse Building (117,000 SF)
- Lot 3: Office/Warehouse Building (144,000 SF)
- Lot 4: Office/Warehouse Buildings (324,000 SF)
  - Building 4 – 144,000 SF
  - Building 5 – 180,000 SF

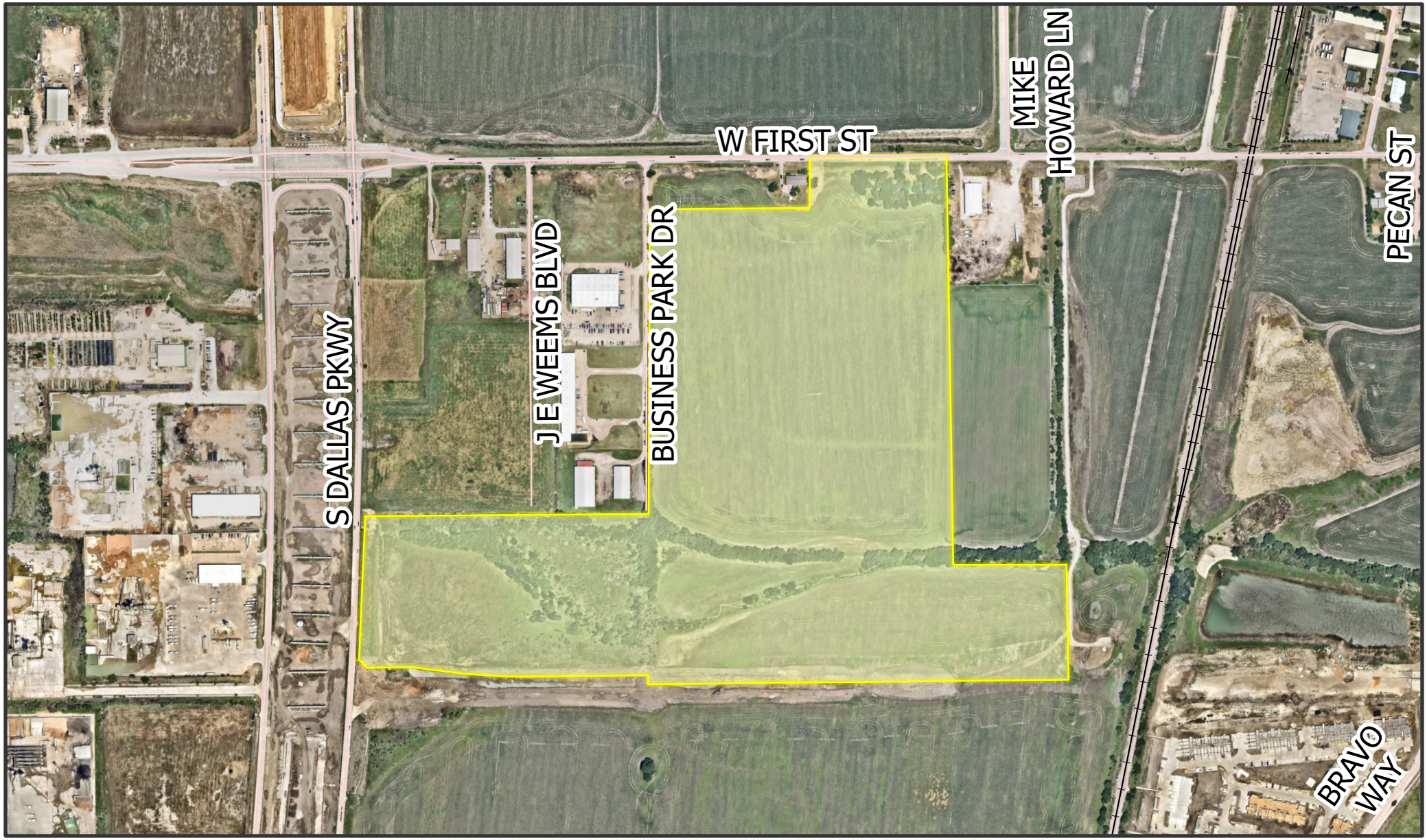
Access:
Access is provided from Dallas Parkway and Business Park Drive.

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

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

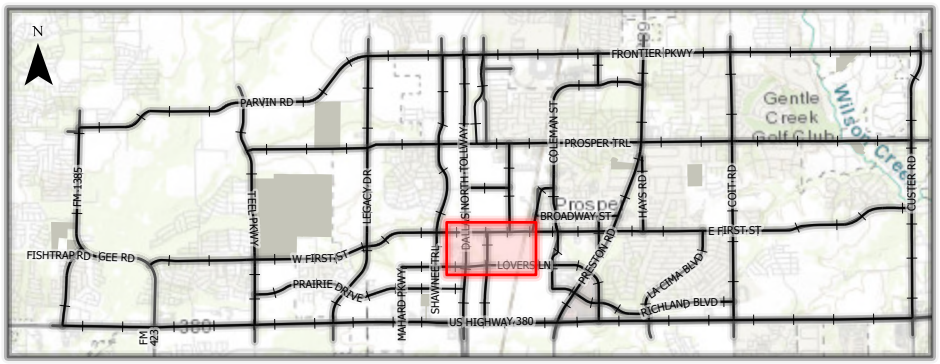
Attachments:
1. Location Map
2. Preliminary Site Plan
3. Open Space Plan

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



TOWN OF PROSPER

0 300 600 1,200 Feet

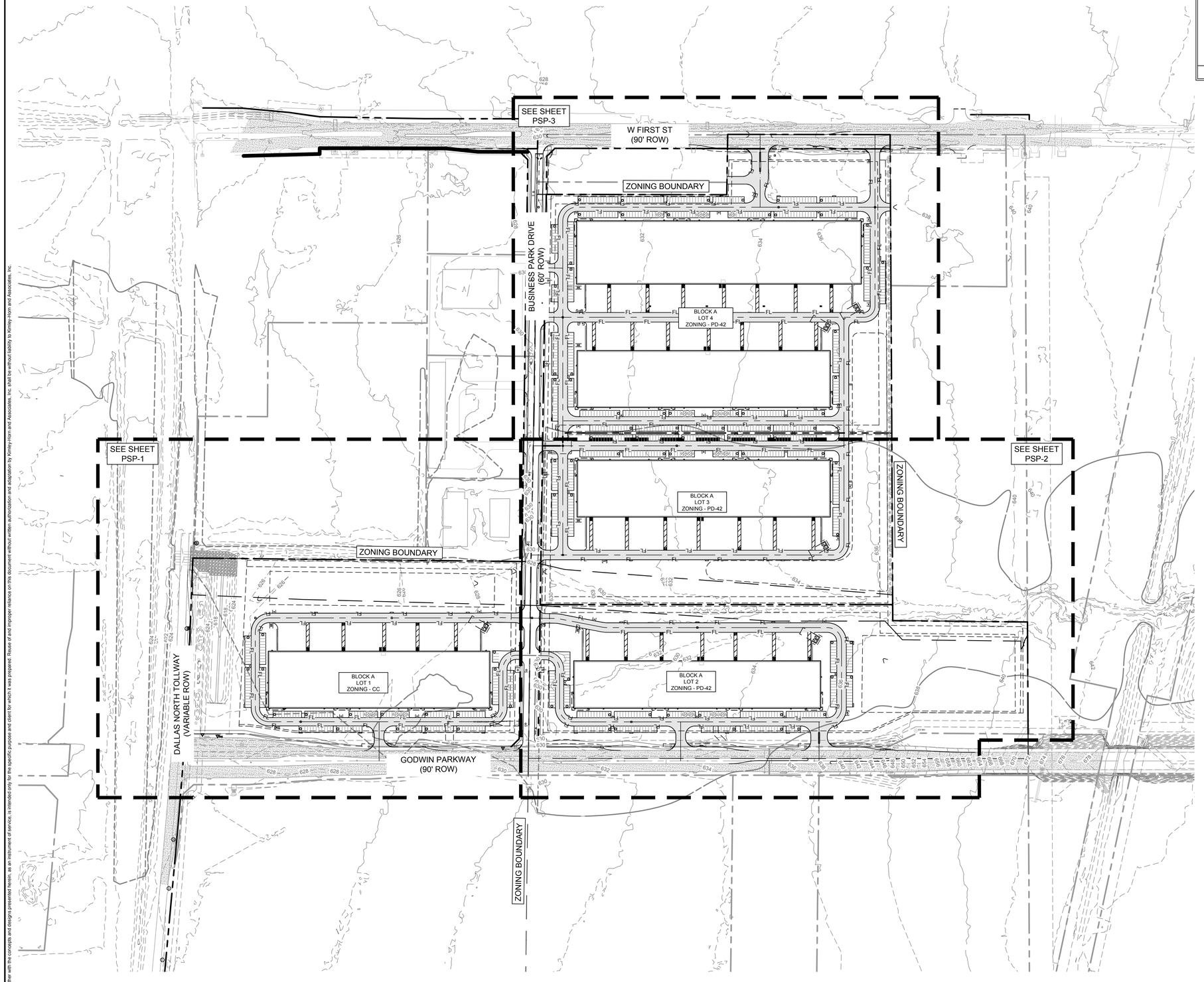


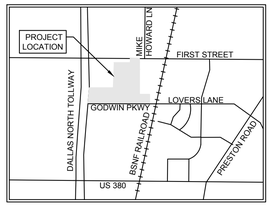
This map for illustration purposes only

DEVAPP-25-0101

First Street Business Park, Block A, Lots 1-4

Preliminary Site Plan





VICINITY MAP
N.T.S.

N
W E
S

0 150' 300'
GRAPHIC SCALE 150'

LEGEND

FL / FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
X	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
HW	HEADWALL
PROP.	PROPOSED
EX	EXISTING

NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
7. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS*, AND DETENTION POND
9. BUILDINGS TO REQUIRE FOUNDATION PLANTINGS. ONE LARGE TREE, THREE INCH CALIPER, SHALL BE REQUIRED FOR EVERY 10,000 SQUARE FEET OF GROSS BUILDING AREA. REQUIRED FOUNDATION PLANTING DESIGN TO BE MET WITH SITE PLAN AND LANDSCAPE PLAN.
10. IF ACCESS IS ONLY PROVIDED FROM GODWIN PARKWAY, GODWIN PARKWAY SHALL CONNECT ON EAST SIDE TO BE CONSIDERED TWO POINTS OF ACCESS. IF ACCESS IS ONLY PROVIDED FROM FIRST STREET, A SECOND POINT OF ACCESS TO DNT FRONTAGE WILL BE REQUIRED.

PRELIMINARY SITE PLAN
FIRST STREET BUSINESS PARK
BLOCK A, LOTS 1-4
DEVAPP-25-0101
Being All Of The
ABS A0147 COLLIN COUNTY SCHOOL LAND
#12 SURVEY SHEET 5, TRACT 16 AND TRACT 17
Town of Prosper, Collin County, Texas
Submitted: October 28, 2025

Owner:	*Developer:*	*Engineer:*
Godwin Investments LTD	Crow Holdings	Kimley-Horn and Associates, Inc.
1201 Elm St Suite 1700	3819 Maple Avenue	260 East Davis Street Suite 100
Dallas, Texas 75270	Dallas, Texas 75219	McKinney, Texas 75069
Contact: Donald Godwin	Contact: Will Mundinger	Contact: Rachel Korus, P.E.
Phone: (214)-939-4412	Phone: (214)-766-1024	Phone: (469)-301-2594

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

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer RACHEL A. KORUS
P.E. No. 132468 Date 09/16/2025

KHA PROJECT	068109098
DATE	SEPTEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	MSW
CHECKED BY	JCR

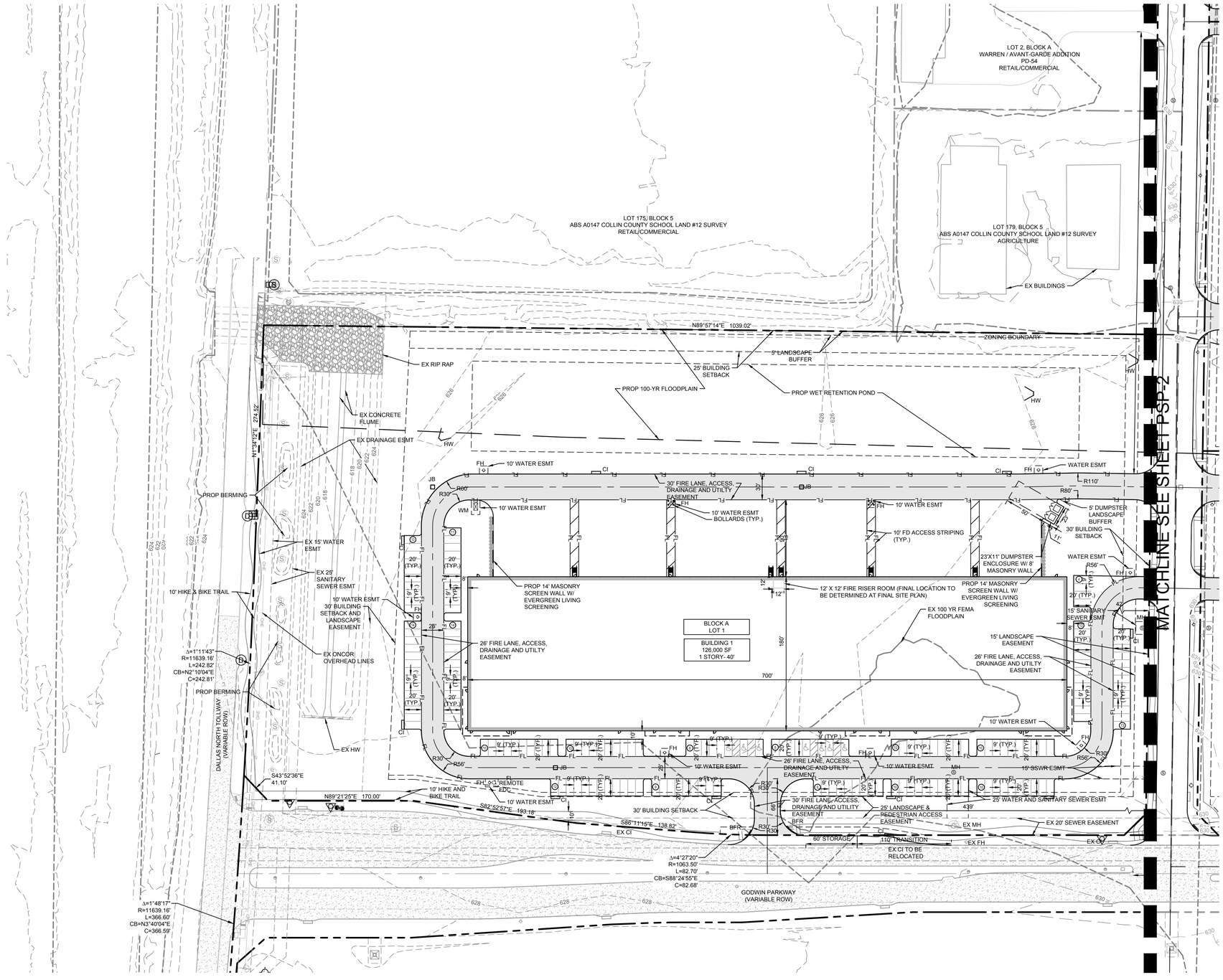
FIRST STREET BUSINESS PARK
PROSPER, TEXAS

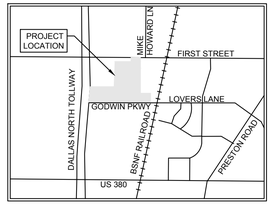
OVERALL PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-0

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VICINITY MAP
N.T.S.

N
W E
S

0 60' 120'
GRAPHIC SCALE 60'

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
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- HW — HEADWALL
- PROP. — PROPOSED
- EX — EXISTING

NOTE

BUILDINGS WITH FACADE GREATER THAN 200 FT TO MEET TOWN STANDARDS REGARDING PROJECTIONS AND RECESS REQUIREMENTS. THE BUILDINGS WILL COMPLY WHEN FINAL DESIGN IS DETERMINED WITH THE SITE PLAN.

SITE DATA SUMMARY TABLE
BLOCK A, LOT 1

ZONING/PROPOSED USE	COMMERCIAL CORRIDOR WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	603,169 SF; 13.85 AC
BUILDING AREA (gross square footage)	BUILDING 1: OFFICE: 31,500 SF WAREHOUSE: 88,200 SF TOTAL: 126,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	21%
FLOOR AREA RATIO (for non-residential zoning)	21:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 90 SPACES WAREHOUSE: 95 SPACES TOTAL: 185 SPACES
TOTAL PARKING PROVIDED	185 SURFACE SPACES
TOTAL HANDICAP REQUIRED	6 SPACES
TOTAL HANDICAP PROVIDED	7 SPACES
INTERIOR LANDSCAPING REQUIRED	2,775 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	5,318 SQ. FT.
IMPERVIOUS SURFACE	277,293 SQ. FT.
USABLE OPEN SPACE REQUIRED	42,222 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	49,097 SQ. FT. (8%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

PRELIMINARY SITE PLAN
FIRST STREET BUSINESS PARK
BLOCK A, LOTS 1–4
DEVAPP–25–0101
Being All Of The
ABS A0147 COLLIN COUNTY SCHOOL LAND
#12 SURVEY SHEET 5, TRACT 16 AND TRACT 17
Town of Prosper, Collin County, Texas
Submitted: October 28, 2025

Owner:
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Phone: (214)-939-4412

Developer:
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3819 Maple Avenue
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Contact: Will Mundinger
Phone: (214)-766-1024

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

No.	REVISIONS	DATE	BY

Kimley»Horn
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Kimley»Horn
Engineer RACHEL A. KORUS
P.E. No. 132468 Date 09/16/2025

KHA PROJECT 068109098
DATE SEPTEMBER 2024
SCALE AS SHOWN
DESIGNED BY RAK
DRAWN BY MSW
CHECKED BY JCR

FIRST STREET BUSINESS PARK
PROSPER, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-1

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Rachel Korus
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MATCHLINE SEE SHEET PSP-3

MATCHLINE SEE SHEET PSP-1

SITE DATA SUMMARY TABLE
BLOCK A, LOT 3

ZONING/PROPOSED USE	PD-42 WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	598,109 SF; 13.73 AC
BUILDING AREA (gross square footage)	BUILDING 3: OFFICE: 14,400 SF WAREHOUSE: 129,600 SF TOTAL: 144,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	24%
FLOOR AREA RATIO (for non-residential zoning)	.24:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 42 SPACES WAREHOUSE:130 SPACES TOTAL: 172 SPACES
TOTAL PARKING PROVIDED	223 SURFACE SPACES
TOTAL HANDICAP REQUIRED	8 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	3,345 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,313 SQ. FT.
IMPERVIOUS SURFACE	350,423 SQ. FT.
USABLE OPEN SPACE REQUIRED	41,868 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	58,528 SQ. FT. (10%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

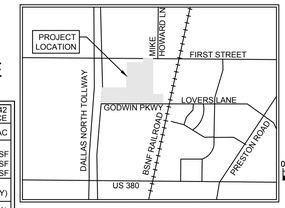
SITE DATA SUMMARY TABLE
BLOCK A, LOT 2

ZONING/PROPOSED USE	PD-42 WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	653,715 SF; 15.01 AC
BUILDING AREA (gross square footage)	BUILDING 2: OFFICE: 46,800 SF WAREHOUSE: 70,200 SF TOTAL: 117,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	18%
FLOOR AREA RATIO (for non-residential zoning)	.18:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 134 SPACES WAREHOUSE: 71 SPACES TOTAL: 205 SPACES
TOTAL PARKING PROVIDED	205 SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	7 SPACES
INTERIOR LANDSCAPING REQUIRED	3,075 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	5,355 SQ. FT.
IMPERVIOUS SURFACE	286,156 SQ. FT.
USABLE OPEN SPACE REQUIRED	45,760 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	73,800 SQ. FT. (11%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

NOTE

BUILDINGS WITH FACADE GREATER THAN 200 FT WILL NEED TO MEET TOWN STANDARDS REGARDING PROJECTIONS AND RECESS REQUIREMENTS. THE BUILDINGS WILL COMPLY WHEN FINAL DESIGN IS DETERMINED WITH THE SITE PLAN.



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
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No.	REVISIONS	DATE	BY

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Engineer RACHEL A. KORUS
P.E. No. 132468 Date 09/16/2025

KHA PROJECT	068109098
DATE	SEPTEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	MSW
CHECKED BY	JCR

FIRST STREET
BUSINESS PARK
PROSPER, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-2

PRELIMINARY SITE PLAN
FIRST STREET BUSINESS PARK
BLOCK A, LOTS 1–4
DEVAPP–25–0101
Being All Of The
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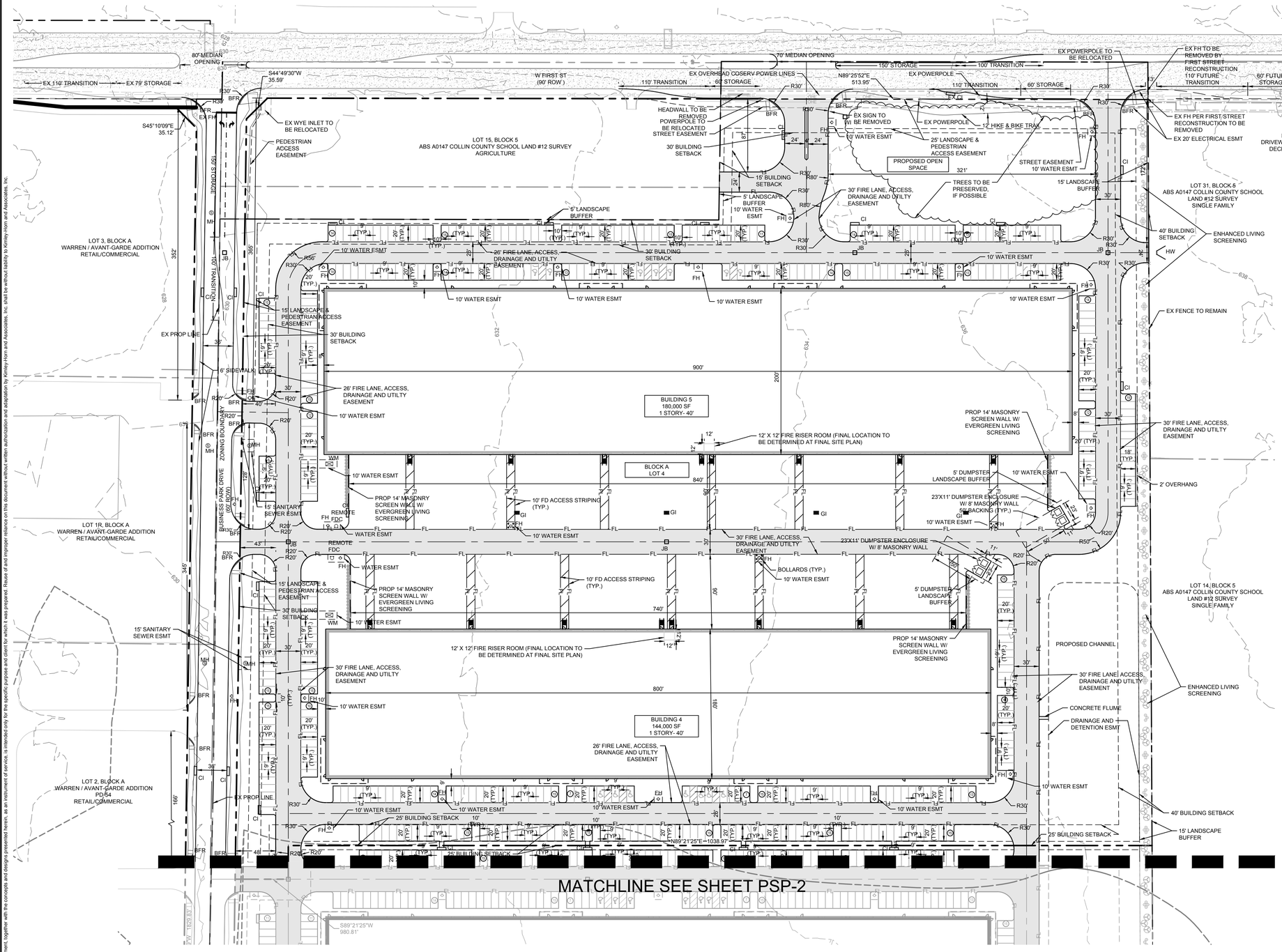
Owner:
Godwin Investments LTD
1201 Elm St Suite 1700
Dallas, Texas 75270
Contact: Donald Godwin
Phone: (214)-939-4412

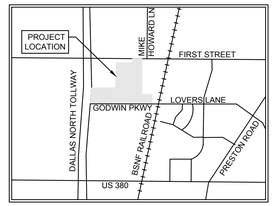
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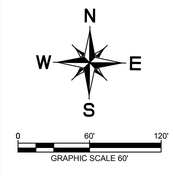
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PSP-2 (PRELIMINARY SITE PLAN)





VICINITY MAP

N.T.S.



LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
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- PROP. — PROPOSED
- EX — EXISTING

NOTE

BUILDINGS WITH FACADE GREATER THAN 200 FT WILL NEED TO MEET TOWN STANDARDS REGARDING PROJECTIONS AND RECESS REQUIREMENTS. THE BUILDINGS WILL COMPLY WHEN FINAL DESIGN IS DETERMINED WITH THE SITE PLAN.

SITE DATA SUMMARY TABLE
BLOCK A, LOT 4

ZONING/PROPOSED USE	PD-42 OFFICE/WAREHOUSE
LOT AREA/ SQ. FT. AND AC	929,942 SF; 21.35 AC
BUILDING AREA (gross square footage)	BUILDING 4: OFFICE: 14,400 SF WAREHOUSE: 129,600 SF TOTAL: 144,000 GSF BUILDING 5: OFFICE: 18,000 SF WAREHOUSE: 162,000 SF TOTAL: 180,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	35%
FLOOR AREA RATIO (for non-residential zoning)	.35:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 94 SPACES WAREHOUSE: 292 SPACES TOTAL: 386 SPACES
TOTAL PARKING PROVIDED	475 SURFACE SPACES
TOTAL HANDICAP REQUIRED	9 SPACES
TOTAL HANDICAP PROVIDED	14 SPACES
INTERIOR LANDSCAPING REQUIRED	7,275 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	9,304 SQ. FT.
IMPERVIOUS SURFACE	726,513 SQ. FT.
USABLE OPEN SPACE REQUIRED	65,096 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	88,370 SQ. FT. (10%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

PRELIMINARY SITE PLAN
FIRST STREET BUSINESS PARK
BLOCK A, LOTS 1–4
DEVAPP–25–0101
Being All Of The
ABS A0147 COLLIN COUNTY SCHOOL LAND
#12 SURVEY SHEET 5, TRACT 16 AND TRACT 17
Town of Prosper, Collin County, Texas
Submitted: October 28, 2025

Owner:
Godwin Investments LTD
1201 Elm St Suite 1700
Dallas, Texas 75270
Contact: Donald Godwin
Phone: (214)-939-4412

Developer:
Crow Holdings
3819 Maple Avenue
Dallas, Texas 75219
Contact: Will Mundinger
Phone: (214)-766-1024

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

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 469-301-2580 FAX: 972-239-3820
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Kimley»Horn
Engineer: RACHEL A. KORUS
P.E. No. 132468 Date: 09/16/2025

KHA PROJECT 068109098			
DATE	SEPTEMBER 2024	DESIGNED BY	RAK
SCALE	AS SHOWN	DRAWN BY	MSW
		CHECKED BY	JCR

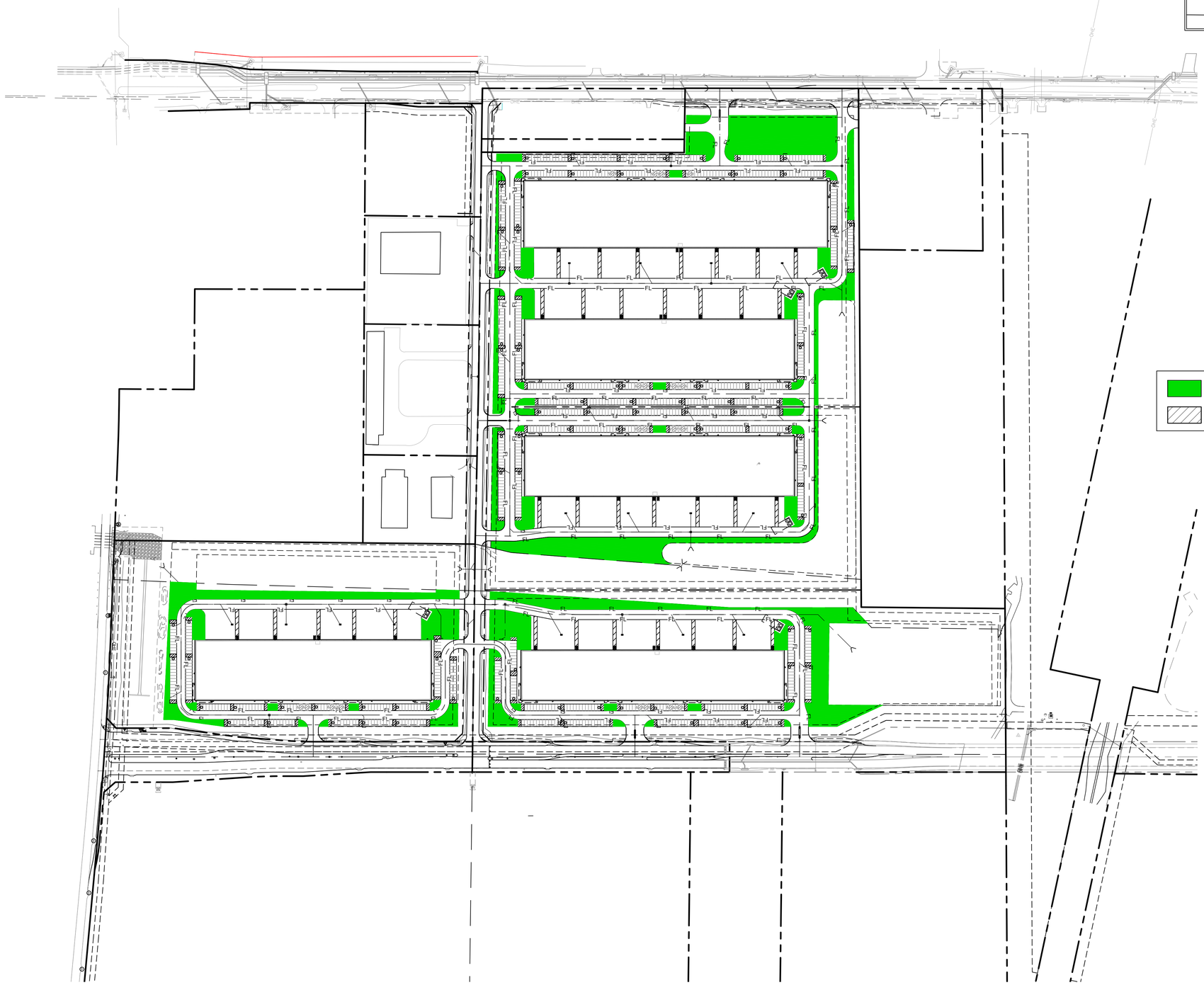
FIRST STREET BUSINESS PARK
PROSPER, TEXAS

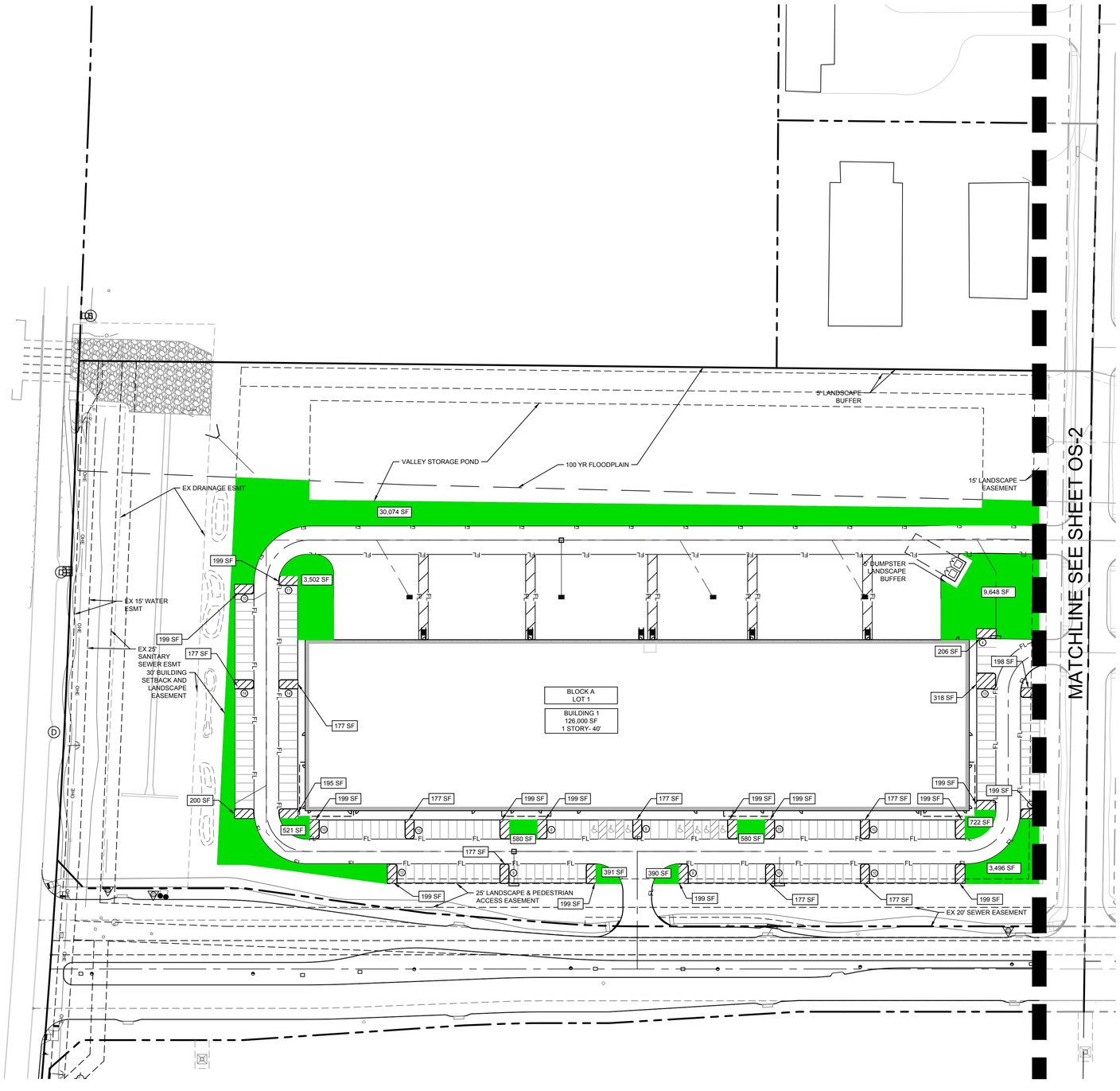
PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-3

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SITE DATA SUMMARY TABLE
BLOCK A, LOT 1

ZONING/PROPOSED USE	COMMERCIAL CORRIDOR WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	603,169 SF; 13.85 AC
BUILDING AREA (gross square footage)	BUILDING 1: OFFICE: 31,500 SF WAREHOUSE: 88,200 SF TOTAL: 126,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	21%
FLOOR AREA RATIO (for non-residential zoning)	.21:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 90 SPACES WAREHOUSE: 95 SPACES TOTAL: 185 SPACES
TOTAL PARKING PROVIDED	185 SURFACE SPACES
TOTAL HANDICAP REQUIRED	6 SPACES
TOTAL HANDICAP PROVIDED	7 SPACES
INTERIOR LANDSCAPING REQUIRED	2,775 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	5,318 SQ. FT.
IMPERVIOUS SURFACE	277,293 SQ. FT.
USABLE OPEN SPACE REQUIRED	42,222 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	49,097 SQ. FT. (8%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

PRELIMINARY SITE PLAN
FIRST STREET BUSINESS PARK
BLOCK A, LOTS 1–4
DEVAPP–25–0101
Being All Of The
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Engineer:
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No.	REVISIONS	DATE	BY

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Engineer RACHEL A. KORUS
P.E. No. 132468 Date 09/16/2025

KHA PROJECT	068109098
DATE	SEPTEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	MSW
CHECKED BY	JCR

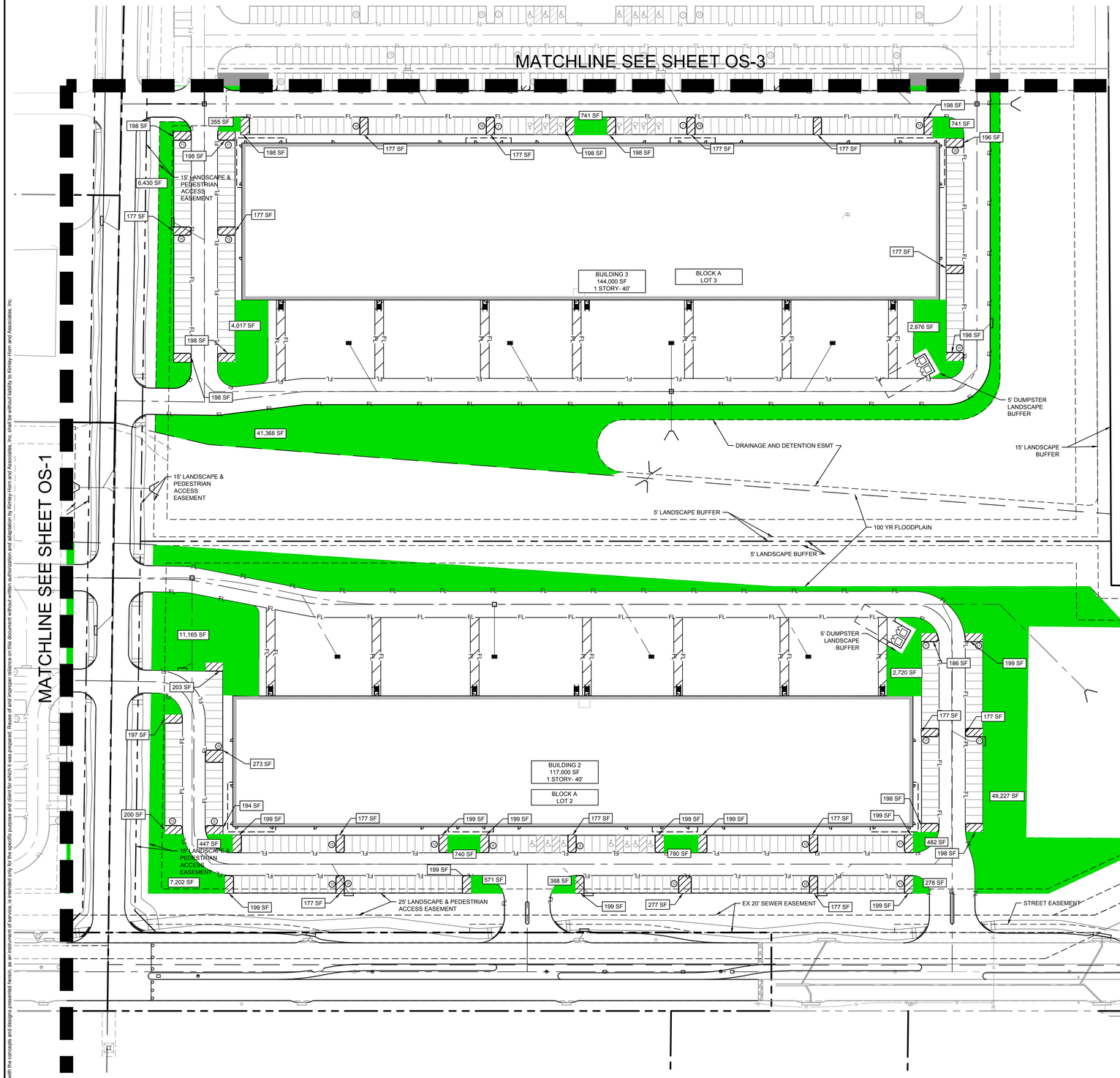
FIRST STREET BUSINESS PARK
PROSPER, TEXAS

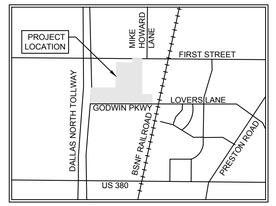
PRELIMINARY OPEN SPACE PLAN

SHEET NUMBER
OS-1

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PLOTTED ON: 10/7/2025 2:03 PM
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DWG NAME: OPEN SPACE.dwg
LAYOUT: OS-1





VICINITY MAP
N.T.S.

N W E S

0 60' 120'
GRAPHIC SCALE 60'

SITE DATA SUMMARY TABLE BLOCK A, LOT 3

ZONING/PROPOSED USE	PD-42 WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	598,109 SF; 13.73 AC
BUILDING AREA (gross square footage)	BUILDING 3: OFFICE: 14,400 SF WAREHOUSE: 129,600 SF TOTAL: 144,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	24%
FLOOR AREA RATIO (for non-residential zoning)	.24:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 42 SPACES WAREHOUSE:130 SPACES TOTAL: 172 SPACES
TOTAL PARKING PROVIDED	223 SURFACE SPACES
TOTAL HANDICAP REQUIRED	8 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	3,345 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,313 SQ. FT.
IMPERVIOUS SURFACE	350,423 SQ. FT.
USABLE OPEN SPACE REQUIRED	41,868 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	58,528 SQ. FT. (10%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

SITE DATA SUMMARY TABLE BLOCK A, LOT 2

ZONING/PROPOSED USE	PD-42 WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	653,715 SF; 15.01 AC
BUILDING AREA (gross square footage)	BUILDING 2: OFFICE: 46,800 SF WAREHOUSE: 70,200 SF TOTAL: 117,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	18%
FLOOR AREA RATIO (for non-residential zoning)	.18:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 134 SPACES WAREHOUSE: 71 SPACES TOTAL: 205 SPACES
TOTAL PARKING PROVIDED	205 SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	7 SPACES
INTERIOR LANDSCAPING REQUIRED	3,075 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	5,355 SQ. FT.
IMPERVIOUS SURFACE	286,156 SQ. FT.
USABLE OPEN SPACE REQUIRED	45,760 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	73,800 SQ. FT. (11%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

LEGEND

OPEN SPACE

INTERIOR LANDSCAPE

LEGEND

FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
X	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

PRELIMINARY SITE PLAN
FIRST STREET BUSINESS PARK
BLOCK A, LOTS 1–4
DEVAPP–25–0101
Being All Of The
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KHA PROJECT 068109098
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SCALE AS SHOWN
DESIGNED BY RAK
DRAWN BY MSW
CHECKED BY JCR

FIRST STREET BUSINESS PARK
PROSPER, TEXAS

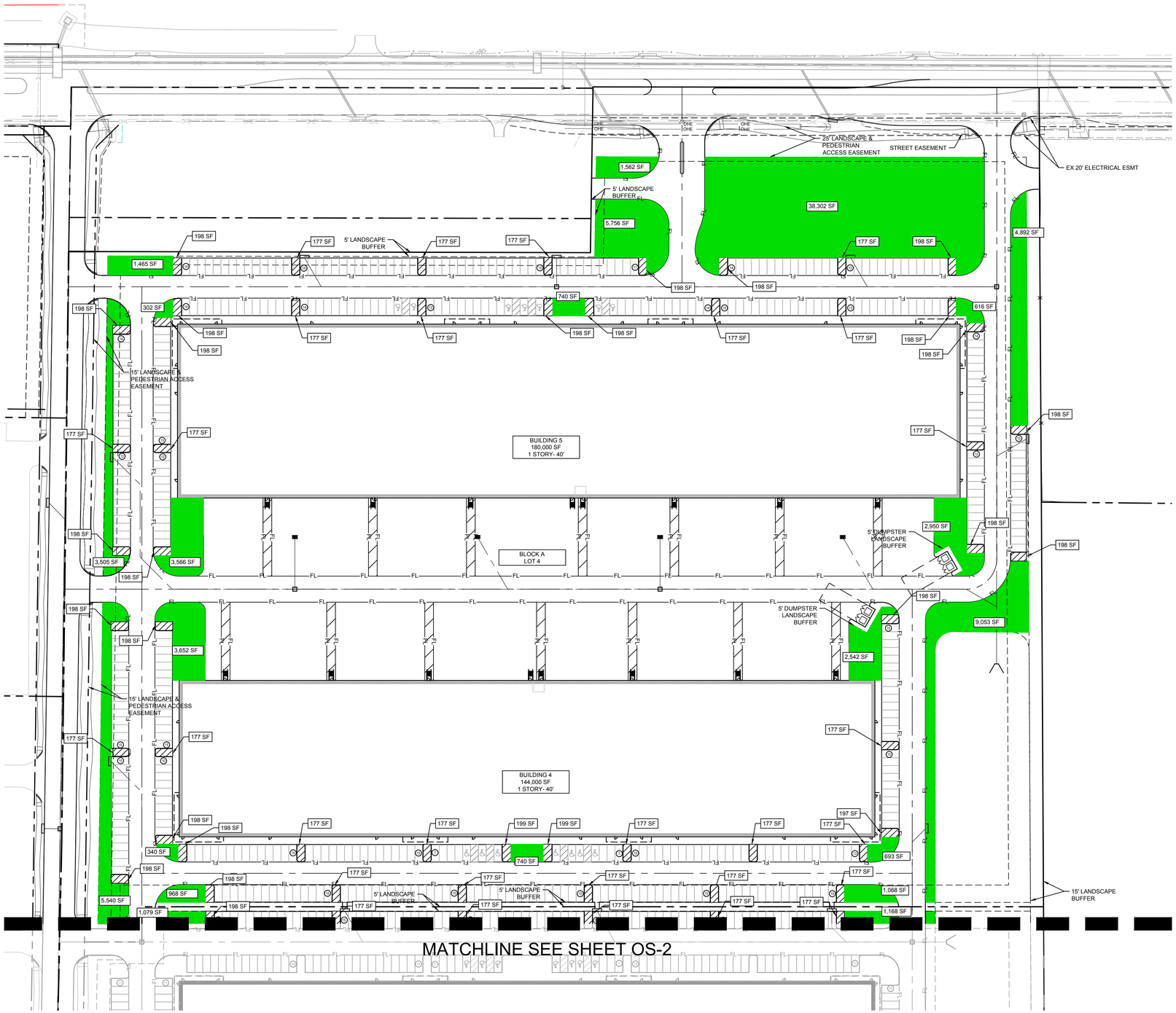
PRELIMINARY OPEN SPACE PLAN

SHEET NUMBER
OS-2

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PLOT SCALE
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DWG LAYER
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SITE DATA SUMMARY TABLE
BLOCK A, LOT 4

ZONING/PROPOSED USE	PD-42 OFFICE/WAREHOUSE
LOT AREA/ SQ. FT. AND AC	929,942 SF; 21.35 AC
BUILDING AREA (gross square footage)	BUILDING 4: OFFICE: 14,400 SF WAREHOUSE: 129,600 SF TOTAL: 144,000 GSF BUILDING 5: OFFICE: 18,000 SF WAREHOUSE: 162,000 SF TOTAL: 180,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	35%
FLOOR AREA RATIO (for non-residential zoning)	.35:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 94 SPACES WAREHOUSE: 292 SPACES TOTAL: 386 SPACES
TOTAL PARKING PROVIDED	485 SURFACE SPACES
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TOTAL HANDICAP PROVIDED	14 SPACES
INTERIOR LANDSCAPING REQUIRED	7,275 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	9,304 SQ. FT.
IMPERVIOUS SURFACE	726,513 SQ. FT.
USABLE OPEN SPACE REQUIRED	65,096 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	88,681 SQ. FT. (10%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

PRELIMINARY SITE PLAN
FIRST STREET BUSINESS PARK
BLOCK A, LOTS 1–4
DEVAPP–25–0101
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SCALE AS SHOWN
DESIGNED BY RAK
DRAWN BY MSW
CHECKED BY JCR

FIRST STREET BUSINESS PARK
PROSPER, TEXAS

PRELIMINARY OPEN SPACE PLAN

SHEET NUMBER
OS-1

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PRINTED
PLOT DATE/TIME
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TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Site Plan for Victory at Frontier South, Block A, Lots 1-2**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier South, Block A, Lots 1-2, on 6.0± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0107)

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

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

Conformance:
The Site Plan conforms to the development standards of Planned Development-10.

Description of Agenda Item:
The Site Plan consists of two restaurant/retail buildings totaling 41,280 square feet and associated parking.

- Lot 1: Restaurant/Retail Building (13,000 SF)
- Lot 2: Restaurant/Retail Building (28,280 SF)

A Preliminary Site Plan (DEVAPP-24-0128) was approved by the Planning and Zoning Commission on June 17, 2025. The Site Plan conforms to the approved Preliminary Site Plan.

Access:
Access is provided from Preston Road and cross access with adjacent commercial development.

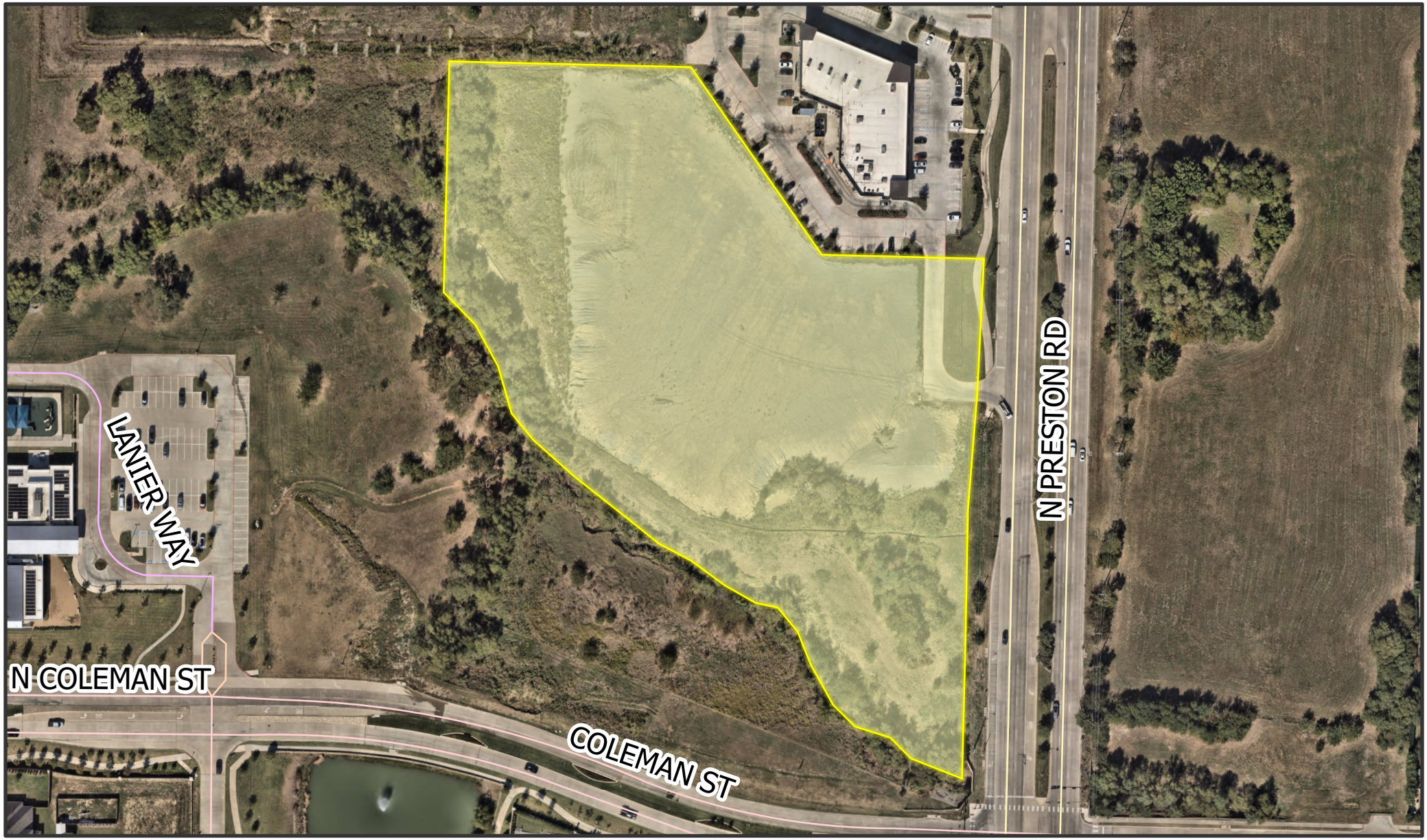
Landscaping, Open Space, and Screening:
The proposed development complies with all landscaping, open space, and screening requirements.

A living screen is being proposed on the southern boundary of Lot 2 in lieu of a six-foot masonry wall adjacent to residential zoning. Per the Town's Zoning Ordinance, the Planning and Zoning Commission may approve a living screen in lieu of a screening wall when deemed appropriate.

Companion Item:
As a companion item, a Final Plat (DEVAPP-25-0105) is on this Planning and Zoning Commission agenda.

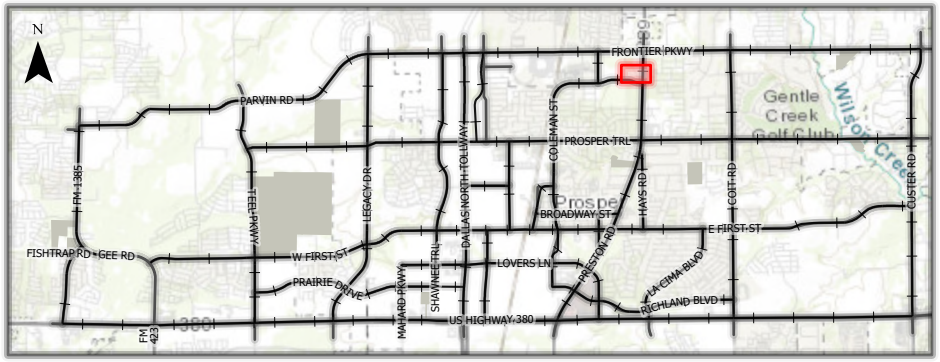
Attachments:
1. Location Map
2. Site Plan
3. Landscape Plan
4. Open Space Plan
5. Approved Preliminary Site Plan (DEVAPP-24-0128)

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



TOWN OF PROSPER

0 95 190 380 Feet



This map for illustration purposes only

DEVAPP-25-0107

Victory at Frontier South, Block A, Lots 1-3

Site Plan

FLOODPLAIN INFORMATION

According to FIRM Map No. 48085C0120J, effective June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A" which is defined as "Special Flood Hazard Areas Inundated By 100-Year Flood, no base flood elevations determined and Zone "X" unshaded, which is defined as "Areas determined to be outside 500-year floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT.# ST.)	LOT COVERAGE REQ.	LOT COVERAGE PROV.	PARKING REQ. RATIO	PARKING REQ.	PARKING PROV.	HANDICAP SP. REQ.	HANDICAP SP. PROV	INTERIOR LANDSCAPE REQUIRED SF	INTERIOR LANDSCAPE PROVIDED SF	OPEN SPACE REQ (7% OF SITE)	OPEN SPACE PROVIDED		TOTAL IMPERVIOUS (SQ. FT.)		TOTAL PERVIOUS (SQ. FT.)	
1	PD-166 (O)	RETAIL/RESTAURANT	1.60	69,616	RESTAURANT = 6500 RETAIL= 5900 PATIO= 600 TOTAL= 13,000	33'-6" 1-STORY	50%MAX	18.7%	RESTAURANT = 1 SP/ 100 SF RETAIL = 1 SP / 250 SF PATIO = 1 SP/ 200 SF	92	92	4	4	1380	3069	4873	4957	7%	54,999	79%	14,618	21%
2	PD-166 (O)	RETAIL/RESTAURANT	4.43	192,990	RESTAURANT = 7400 RETAIL= 21,900 PATIO= 1000 TOTAL= 30,300	36'-0" 2-STORY	50%MAX	15.7%	RESTAURANT = 1 SP/ 100 SF RETAIL = 1 SP / 250 SF PATIO = 1 SP/ 200 SF	167	172	6	6	2580	7589	13509	74555	39%	94,901	49%	98,088	51%

SITE PLAN NOTES:

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

WATER METER SCHEDULE

ID	TYP.	SIZE	NO.	SAN. SEWER
1	DOM.	2"	2	6"
2	IRR.	1.5"	2	N/A

GREASE TRAP NOTE:

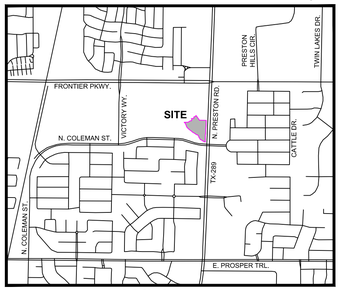
FUTURE GREASE TRAPS SHALL FOLLOW TOWN OF PROSPER ORDINANCE WITH NO WAIVERS, NO SHARED GREASE TRAPS, NO SUBSTANDARD SIZED UNITS, NO LOCATING THEM IN UNAPPROVED OR UNALLOWED AREAS SUCH AS PARKING AREAS OR FIRE LANES. RESTAURANT TENANTS WILL NOT BE PERMITTED IF TOWN REQUIREMENTS ARE NOT MET.

RAILING NOTE:

ALL WALLS AND PATIOS SHALL HAVE FENCING 42 INCH IN HEIGHT AND MADE OF BLACK METAL TUBULAR RAILING, ADA COMPLIANT.

L.S. = LANDSCAPE AREA
O.S. = OPEN SPACE AREA
PROP. = PROPOSED
EX. = EXISTING
TYP. = TYPICAL

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.



VICINITY MAP
N.T.S.

LEGEND

	PROPOSED FIRE LANE PER TOWN OF PROSPER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
6	PARKING COUNT
FL	PROPOSED FIRE LANE STRIPPING

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

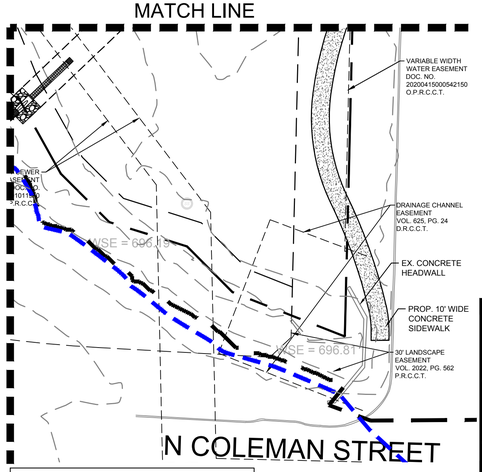
Site Benchmarks:

1. AN "X" CUT SET ON A CURB INLET WHICH BEARS S13°47'E, 84.93' FROM THE NORTHEAST PROPERTY CORNER. ELEVATION = 708.16'
2. AN "X" CUT SET WHICH BEARS S02°38'W, 458.75' FROM THE NORTHWEST PROPERTY CORNER. ELEVATION = 704.14'
3. AN "X" CUT ON THE SOUTH NOSE OF AN ISLAND AT THE NORTH SIDE OF THE CENTERLINE INTERSECTION OF FRONTIER PARKWAY WITH PRESTON ROAD WHICH BEARS N49°13'E 177.47' FROM THE NORTHERNMOST CORNER OF A CORNER CLIP. ELEVATION = 730.04'

Town Benchmark:

TOWN OF PROSPER STATION NO. 5: BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE SOUTHWEST CORNER OF A CURB INLET LYING ON THE SOUTH EDGE OF N. COLEMAN STREET +225' WEST OF THE INTERSECTION OF N. COLEMAN STREET AND N. PRESTON ROAD. ELEVATION = 704.95'

MATCH LINE



SITE PLAN
VICTORY AT FRONTIER SOUTH
BLOCK A, LOTS 1 AND 2
DEVAPP-25-0107

OWNER:
VICTORY AT FRONTIER SOUTH, LP
2911 TURTLE CREEK BLVD. , SUITE 700
DALLAS, TX 75219
PH: 469.707.9555 CONTACT NAME: TONY RAMJI

APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET, SUITE #104
DENTON, TX 75201
PH: 940.222.3009 CONTACT NAME: MATTHEW RAABE

LEGAL DESCRIPTION:
TRACT SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, TOWN OF PROSPER, COLLIN COUNTY, TEXAS
ZONING: PLANNED DEVELOPMENT - PD-116 (O)

CITY:	STATE:
PROSPER	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	SPENCER RICE	787

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021

STATE OF TEXAS
DREW DONOSKY
125551
LICENSED
PROFESSIONAL ENGINEER
3/16/2026

FRONTIER SOUTH I
N. PRESTON ROAD,
TOWN OF PROSPER, TX

NO.	DATE	REVISION	BY

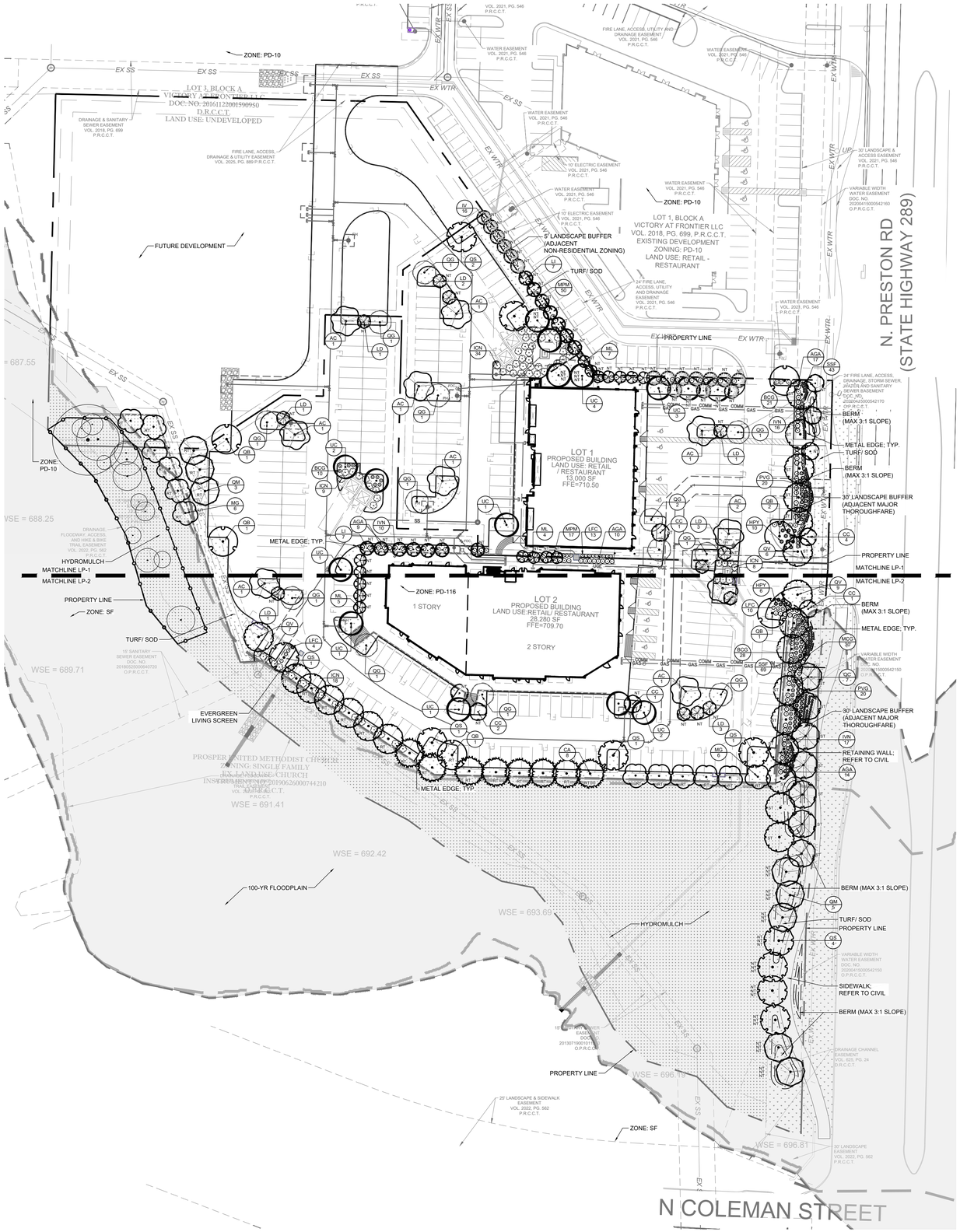
SITE PLAN

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	3/16/2026

SHEET
SP-1

File No. 2025-071

PLOTTED BY: MARK TORRES
PLOT DATE: 3/16/2026 1:22 PM
LOCATION: Z:\PROJECTS\PROJECTS\2025-071 VICTORY FRONTIER SOUTH RETAIL 1 & 2\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 3/16/2026 12:20 PM



LANDSCAPE CALCULATIONS

OVERALL SITE: 262,606 SF (6.02 ACRES)

ZONING:	PD-116
LAND USE:	RETAIL / RESTAURANT
REQUIRED LANDSCAPE AREA:	26,261 SF (10%)
PROVIDED LANDSCAPE AREA:	**113,740 SF (43%)**
REQUIRED OPEN SPACE AREA:	18,339 SF (7%)
PROVIDED OPEN SPACE AREA:	**70,191 SF (27%)***
	**REFER TO OPEN SPACE PLAN*

LANDSCAPE AREA REQUIREMENTS: OVERALL SITE

PERIMETER REQUIREMENTS:

N PRESTON RD (SH 289):	642 LF
MAJOR THOROUGHFARE	
30' WIDE LANDSCAPE AREA REQUIRED:	PROVIDED
TREES REQUIRED (1 TREE / 30 LF):	22 TREES
TREES PROVIDED:	**22 TREES**
SHRUBS REQUIRED (15 SHRUBS / 30 LF):	321 SHRUBS
SHRUBS PROVIDED:	**321 SHRUBS**
LANDSCAPE BERMING REQUIRED*:	PROVIDED
**(4:1 SLOPE, MAX. 3:1 SLOPE)*	

INTERIOR PARKING REQUIREMENTS:

PROPOSED PARKING SPACES:	264 SPACES
REQUIRED INTERIOR LANDSCAPE AREA (15 SF / SPACE):	3,960 SF
INTERIOR LANDSCAPE AREA PROVIDED:	**11,233 SF**
1 TREE WITHIN 150' EACH SPACE:	PROVIDED
1 TREE AT THE TERMINUS OF EACH PARKING BAY:	PROVIDED

LOT 1: 69,571 SF (1.59 ACRES)

ZONING:	PD-116
LAND USE:	RETAIL / RESTAURANT
REQUIRED LANDSCAPE AREA:	6,957 SF (10%)
PROVIDED LANDSCAPE AREA:	**15,244 SF (22%)**
REQUIRED OPEN SPACE AREA:	4,795 SF (7%)
PROVIDED OPEN SPACE AREA:	**5,015 SF (7.2%)***
	**REFER TO OPEN SPACE PLAN*

LANDSCAPE AREA REQUIREMENTS: LOT 1

ADJACENT NON-RESIDENTIAL REQUIREMENTS:

NORTH/ NORTHWEST PROPERTY LINE:	488 LF
5' WIDE LANDSCAPE AREA REQUIRED:	PROVIDED
ORNAMENTAL TREES REQUIRED (1 TREE / 15 LF):	33 ORNAMENTAL TREES
ORNAMENTAL TREES PROVIDED:	**33 ORNAMENTAL TREES**
SHRUBS REQUIRED (1 SHRUB / 15 LF):	33 SHRUBS
SHRUBS PROVIDED:	**33 SHRUBS**
SOUTH/ SOUTHWEST PROPERTY LINE:	562 LF
5' WIDE LANDSCAPE AREA REQUIRED:	PROVIDED
ORNAMENTAL TREES REQUIRED (1 TREE / 15 LF):	38 ORNAMENTAL TREES
ORNAMENTAL TREES PROVIDED:	**38 ORNAMENTAL TREES***
	**SEE ALTERNATIVE LOCATION COMPLIANCE NOTE BELOW*
SHRUBS REQUIRED (1 SHRUB / 15 LF):	38 SHRUBS
SHRUBS PROVIDED:	**38 SHRUBS**

INTERIOR PARKING REQUIREMENTS:

PROPOSED PARKING SPACES:	92 SPACES
REQUIRED INTERIOR LANDSCAPE AREA (15 SF / SPACE):	1,380 SF
INTERIOR LANDSCAPE AREA PROVIDED:	**3,629 SF**
1 TREE WITHIN 150' EACH SPACE:	PROVIDED
1 TREE AT THE TERMINUS OF EACH PARKING BAY:	PROVIDED

ALTERNATIVE LOCATION COMPLIANCE NOTE:
DEFICIENCY OF ORNAMENTAL TREES TO BE REPLACED AT A 3:1 RATIO.
1 LARGE TREE = 3 ORNAMENTAL TREES.
SHOWN AROUND SITE WHERE ABLE AND IN FLOODPLAIN OF LOT 2 ALONG FRONTAGE.

BUILDING LANDSCAPING:
N/A (< 100,000 SF)

MEDIAN PLANTING REQUIREMENTS:
N/A (PREVIOUSLY PLANTED)

TREE MITIGATION REQUIREMENTS:

MITIGATION REQUIRED (INCHES):	194"
MITIGATION PROVIDED (INCHES):	**0"**
MITIGATION TO BE PAID VIA FEE*:	**194"**

**NOTE:*
FEE TO BE SET BY DIRECTOR.
REFER TO TD-1 FOR TREE INVENTORY TABLE AND CALCULATIONS.
REFER TO LANDSCAPE PLANS & ENLARGEMENTS FOR MITIGATION TREE LOCATIONS.
REFER TO LP-3 FOR PLANT OVERALL PLANT SCHEDULE.

LOT 2: 193,035 SF (4.43 ACRES)

ZONING:	PD-116
LAND USE:	RETAIL / RESTAURANT
REQUIRED LANDSCAPE AREA:	19,304 SF (10%)
PROVIDED LANDSCAPE AREA:	**98,515 SF (51%)***
	**INCLUDES FLOODPLAIN*
REQUIRED OPEN SPACE AREA:	13,545 SF (7%)
PROVIDED OPEN SPACE AREA:	**65,177 SF (34%)***
	**REFER TO OPEN SPACE PLAN*

LANDSCAPE AREA REQUIREMENTS: LOT 2

ADJACENT NON-RESIDENTIAL REQUIREMENTS:

NORTH/ NORTHWEST PROPERTY LINE:	562 LF
5' WIDE LANDSCAPE AREA REQUIRED:	PROVIDED
ORNAMENTAL TREES REQUIRED (1 TREE / 15 LF):	38 ORNAMENTAL TREES
ORNAMENTAL TREES PROVIDED:	**38 ORNAMENTAL TREES***
	**SEE ALTERNATIVE LOCATION COMPLIANCE NOTE BELOW*
SHRUBS REQUIRED (1 SHRUB / 15 LF):	38 SHRUBS
SHRUBS PROVIDED:	**38 SHRUBS**
SOUTH PROPERTY LINE:	894 LF
15' WIDE LANDSCAPE AREA REQUIRED:	PROVIDED
TREES REQUIRED (1 TREE / 30' O.C.):	30 TREES
TREES PROVIDED:	**30 TREES**

INTERIOR PARKING REQUIREMENTS:

PROPOSED PARKING SPACES:	172 SPACES
REQUIRED INTERIOR LANDSCAPE AREA (15 SF / SPACE):	2,580 SF
INTERIOR LANDSCAPE AREA PROVIDED:	**7,604 SF**
1 TREE WITHIN 150' EACH SPACE:	PROVIDED
1 TREE AT THE TERMINUS OF EACH PARKING BAY:	PROVIDED

TOWN OF PROSPER GENERAL LANDSCAPE NOTES

- TOWN OF PROSPER LANDSCAPE GENERAL NOTES. STANDARD LANGUAGE AND/OR NOTATIONS. AS FOLLOWS (PER LANDSCAPE PLANS CHECKLIST):
- 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.
- CALL PARKS AND RECREATION AT (972) 569-1160 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE FOLLOWING INSPECTIONS:
- PROPOSED TRAIL ALIGNMENT
- BERM CONSTRUCTION & GRADING
- ESCROW RELEASE
- FINAL INSPECTION

TOWN OF PROSPER MAINTENANCE STANDARDS

A. THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING REQUIRED BY THIS ORDINANCE. ALL PLANT MATERIAL SHALL BE PERPETUALLY MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS THAT DIE SHALL BE REPLACED BY PROPERTY OWNER, TENANT OR AGENT WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN THIRTY (30) DAYS OF NOTIFICATION BY THE TOWN OR A DATE APPROVED BY THE TOWN.

B. ALL TREES LOCATED ON TOWN PROPERTY SHALL BE CARED FOR BY THE TOWN UNLESS THAT RESPONSIBILITY IS TRANSFERRED TO ANOTHER ENTITY THROUGH A COUNCIL-APPROVED AGREEMENT. THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT SHALL ENSURE THAT THE TOWN, OR ITS CONTRACTOR, MONITORS AND CARES FOR TREES IN A WAY THAT PROMOTES A HEALTHY AND GROWING URBAN FOREST, IS PERFORMED ACCORDING TO ANSI A300, "STANDARDS FOR TREE CARE OPERATIONS," AND TREE CARE BEST MANAGEMENT PRACTICES PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. IT SHALL BE UNLAWFUL TO REMOVE, PRUNE, DAMAGE OR OTHERWISE HARM TREES ON TOWN PROPERTY WITHOUT PERMISSION FROM THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT. THE PARKS AND RECREATION DEPARTMENT SHALL BE RESPONSIBLE FOR DEVELOPING AND UPDATING AN ANNUAL WORK PLAN. THIS WORK PLAN SHALL DOCUMENT WHAT MAINTENANCE ACTIVITIES ARE BEING PERFORMED AND SCHEDULED EACH YEAR. THE PARKS AND RECREATION BOARD MAY APPOINT AN ADVISORY COMMITTEE TO FOCUS ON ISSUES AND INITIATIVES THAT PERTAIN TO ANY URBAN FOREST THAT IS LOCATED ON PUBLIC LANDS.

NORTH

0 50' 100'

1" = 50'-0"

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
(972) 661-9810
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

LEGEND

EXISTING TREES OR PALMS TO BE PRESERVED & PROTECTED IN PLACE

TREE #

TREE PROTECTION FENCE

ST - STREET TREE
MT - MITIGATION TREE
RT - SOUTH PERIMETER TREE (RESIDENTIAL)
NT - NORTH PERIMETER TREE (NON-RESIDENTIAL)
REFER TO LP-0 FOR PLANT SCHEDULE, LANDSCAPE CALCULATIONS, AND NOTES

THE DEVELOPER SHALL ERECT AN ORANGE PLASTIC MESH FENCE, OR OTHER APPROVED FENCING MATERIAL, A MINIMUM OF FOUR FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS, EQUIPMENT, OR FILL WITHIN THE DRIPLINE OR CRITICAL ROOT ZONE. THE FENCE SHALL BE INSTALLED PRIOR TO THE RELEASE OF ANY PERMIT. IF THE PROTECTION FENCE IS FOUND REMOVED, DAMAGED, OR ALTERED AT ANY TIME DURING CONSTRUCTION PRIOR TO FINAL INSPECTION OR LANDSCAPE INSTALLATION, A STOP WORK ORDER MAY BE ISSUED BY THE BUILDING OFFICIAL.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL A 3" LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC OR 3" THICK LAYER OF DECOMPOSED GRANITE OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). SEE PLAN FOR MULCH OR AGGREGATE LOCATIONS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

NOTE TO LANDSCAPE CONTRACTOR:

NEW INSPECTIONS WILL BE MADE FOR THE FOLLOWING:
1.) TREE HEIGHT, WIDTH & CALIPER (AT DELIVERY)
2.) SHRUB HEIGHT, WIDTH & CONTAINER SIZE (AT DELIVERY)
(ANY UNDERSIZED PLANT NOT FULLY ROOTED MAY BE DENIED BY PARKS AT INSPECTION)
3.) INSPECTION OF TREE PIT SIDE WALLS & DEPTH.
4.) INSPECT AT LEAST ONE (1) PERCOLATION TESTED PIT.

SITE PLAN
VICTORY AT FRONTIER SOUTH
BLOCK A, LOTS 1 AND 2
DEVAPP-25-0107

OWNER:
VICTORY AT FRONTIER SOUTH, LP
2911 TURTLE CREEK BLVD. , SUITE 700
DALLAS, TX 75219
PH: 469.707.9555 CONTACT NAME: TONY RAMJI

APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET, SUITE #104
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: MATTHEW RAABE

LEGAL DESCRIPTION:
TRACT SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, TOWN OF PROSPER, COLLIN COUNTY, TEXAS
ZONING: PLANNED DEVELOPMENT - PD-116 (O)

CITY:	STATE:
PROSPER	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	SPENCER RICE	787

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
3231 HARWOOD ROAD
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
03/16/2026

FRONTIER SOUTH
N. PRESTON ROAD,
TOWN OF PROSPER, TX

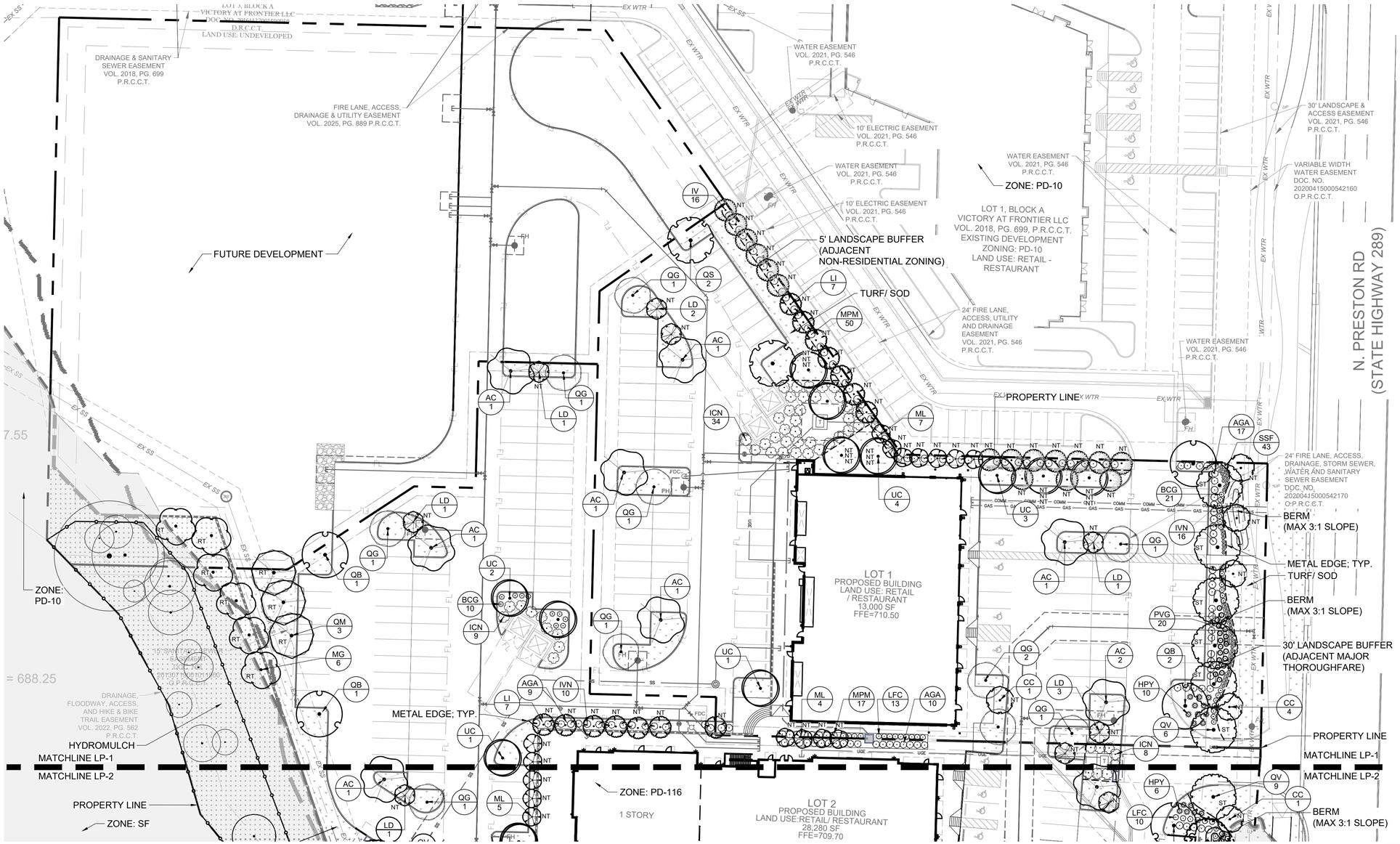
No.	DATE	REVISION	BY

OVERALL LANDSCAPE PLAN

DESIGN:
DRAWN: JC
CHECKED: SS
DATE: 03/16/2026

SHEET
LP-0

File No. 2025



LEGEND

TREE # — EXISTING TREES OR PALMS TO BE PRESERVED & PROTECTED IN PLACE

TREE PROTECTION FENCE

ST - STREET TREE
MT - MITIGATION TREE
RT - SOUTH PERIMETER TREE (RESIDENTIAL)
NT - NORTH PERIMETER TREE (NON-RESIDENTIAL)
REFER TO LP-0 FOR PLANT SCHEDULE, LANDSCAPE CALCULATIONS, AND NOTES

THE DEVELOPER SHALL ERECT AN ORANGE PLASTIC MESH FENCE, OR OTHER APPROVED FENCING MATERIAL, A MINIMUM OF FOUR FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS, EQUIPMENT, OR FILL WITHIN THE DRIPLINE OR CRITICAL ROOT ZONE. THE FENCE SHALL BE INSTALLED PRIOR TO THE RELEASE OF ANY PERMIT. IF THE PROTECTION FENCE IS FOUND REMOVED, DAMAGED, OR ALTERED AT ANY TIME DURING CONSTRUCTION PRIOR TO FINAL INSPECTION OR LANDSCAPE INSTALLATION, A STOP WORK ORDER MAY BE ISSUED BY THE BUILDING OFFICIAL.

NORTH

0 30' 60'
1" = 30'-0"

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021
REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
03/16/2026

FRONTIER SOUTH
N. PRESTON ROAD,
TOWN OF PROSPER, TX

No.	DATE	REVISION	BY

LANDSCAPE ENLARGEMENT

SITE PLAN
VICTORY AT FRONTIER SOUTH
BLOCK A, LOTS 1 AND 2
DEVAPP-25-0107

OWNER:
VICTORY AT FRONTIER SOUTH, LP
2911 TURTLE CREEK BLVD. , SUITE 700
DALLAS, TX 75219
PH: 469.707.9555 CONTACT NAME: TONY RAMJI

APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET, SUITE #104
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: MATTHEW RAABE

LEGAL DESCRIPTION:
TRACT SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, TOWN OF PROSPER, COLLIN COUNTY, TEXAS
ZONING: PLANNED DEVELOPMENT - PD-116 (O)

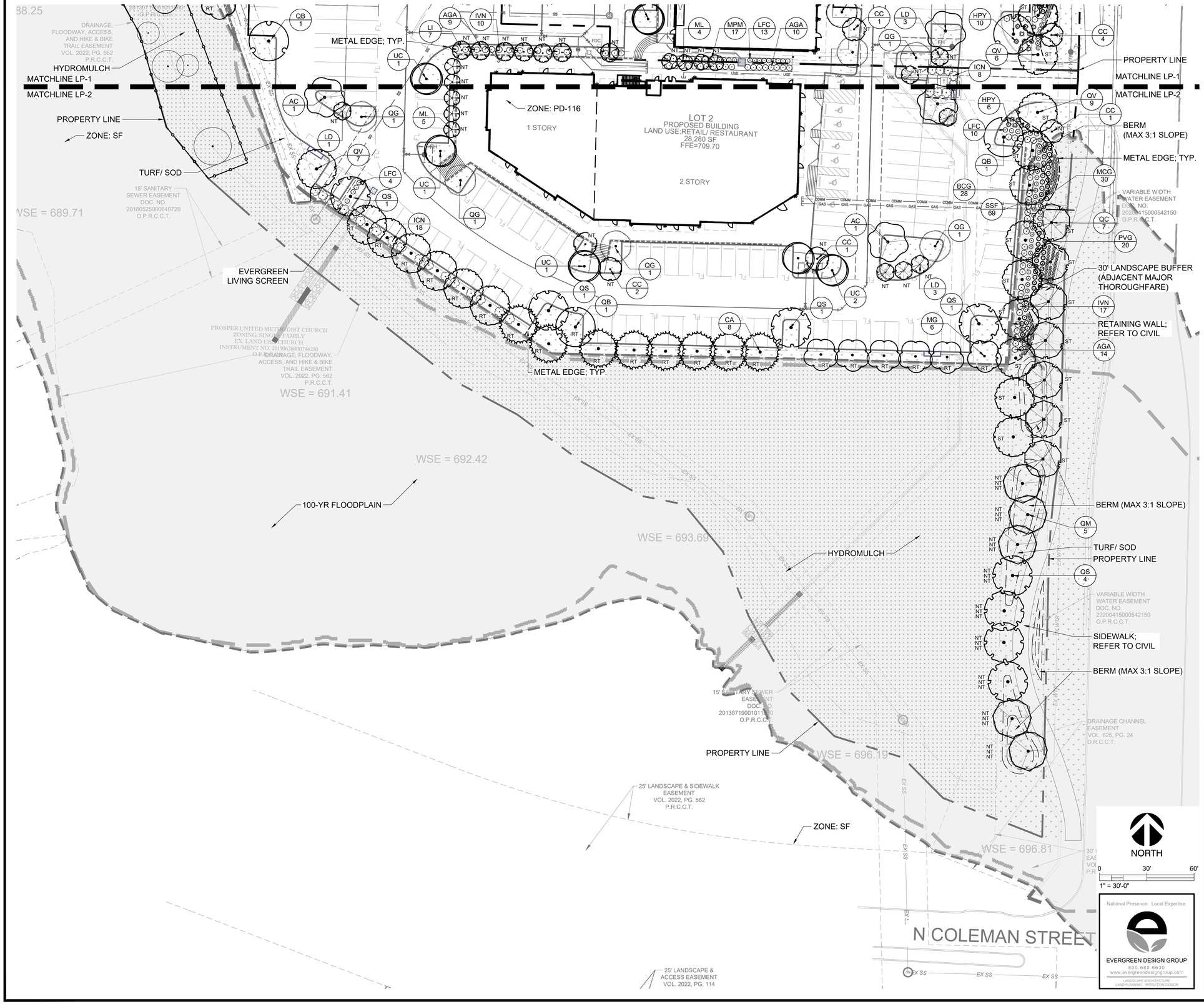
CITY:	STATE:
PROSPER	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	SPENCER RICE	787

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LP-1



LEGEND

EXISTING TREES OR PALMS TO BE PRESERVED & PROTECTED IN PLACE

TREE #

TREE PROTECTION FENCE

ST - STREET TREE
MT - MITIGATION TREE
RT - SOUTH PERIMETER TREE (RESIDENTIAL)
NT - NORTH PERIMETER TREE (NON-RESIDENTIAL)
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LANDSCAPE ENLARGEMENT

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
LARGE TREES						
	AC	Acer saccharum 'Caddo'	Caddo Sugar Maple	3" Cal.	10	7 HT. MIN.
	CA	Cupressus arizonica	Arizona Cypress	3" Cal.	8	7 HT. MIN., EVERGREEN
	MG	Magnolia grandiflora	Southern Magnolia	3" Cal.	12	7 HT. MIN., EVERGREEN
	QB	Quercus buckleyi	Buckley Oak	3" Cal.	6	7 MIN. HT.
	QG	Quercus glaucoides	Lacey Oak	3" Cal.	13	7 HT. MIN.
	QM	Quercus macrocarpa	Burr Oak	3" Cal.	8	7 HT. MIN.
	QC	Quercus muehlenbergii	Chinkapin Oak	3" Cal.	7	7 HT. MIN.
	QS	Quercus shumardii	Shumard Oak	3" Cal.	10	7 MIN. HT.
	QV	Quercus virginiana	Southern Live Oak	3" Cal.	22	7 HT. MIN., EVERGREEN
	UC	Ulmus crassifolia	Cedar Elm	3" Cal.	15	7 HT. MIN.
SMALL/ ORNAMENTAL TREES						
	CC	Cercis canadensis texensis	Texas Redbud	3" Cal.	9	7 HT. MIN.
	IV	Ilex vomitoria	Yaupon Holly	3" Cal.	16	7 HT. MIN., EVERGREEN
	LD	Lagerstroemia indica 'Dallas Red'	Dallas Red Crape Myrtle	3" Cal.	12	7 HT. MIN.
	LI	Lagerstroemia indica 'Whit II'	Crape Myrtle Dynamite	3" Cal.	14	7 HT. MIN.
	ML	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	3" Cal.	16	7 HT. MIN., EVERGREEN
SHRUBS						
	AGA	Abelia x grandiflora	Glossy Abelia	5 gal.	50	24" MIN. HT., SEMI-EVERGREEN
	HPY	Hesperaloe parviflora	Red Yucca	5 gal.	16	24" MIN. HT., EVERGREEN
	ICN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	4` Ht.	69	EVERGREEN
	IVN	Ilex vomitoria `Nana`	Dwarf Yaupon Holly	5 gal.	43	24" MIN. HT., EVERGREEN
	LFC	Leucophyllum frutescens `Compacta`	Compact Texas Sage	5 gal.	27	24" MIN. HT., EVERGREEN
	MPM	Myrica pusilla	Dwarf Wax Myrtle	5 gal.	67	24" MIN. HT., EVERGREEN
	SSF	Salvia greggii `Furmans Red`	Furman`s Red Autumn Sage	5 gal.	112	24" MIN. HT.
ORNAMENTAL GRASSES						
	BCG	Bouteloua curtipendula	Side Oats Grama	5 gal.	59	24" MIN. HT.
	MCG	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.	30	24" MIN. HT.
	PVG	Panicum virgatum	Switch Grass	5 gal.	40	24" MIN. HT.
SOD/SEED						
	CD	Cynodon dactylon - Hydromulch	Bermuda Grass - Hydromulch	hydromulch	73,978 sf	
	TRF	Cynodon dactylon x transvaalensis `DT-1`	TifTuf™ Bermudagrass	sod	45,752 sf	

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LP-3

File No. 2025 81

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENSM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).

J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE SECURED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

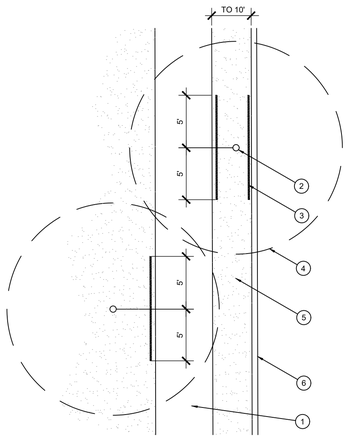
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

GENERAL GRADING & PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

OPEN LANDSCAPE

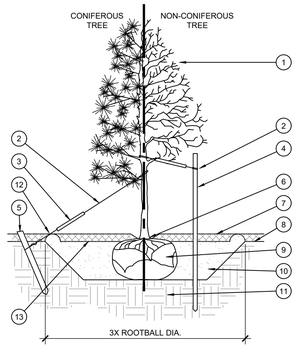
PARKWAY OR ISLAND



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

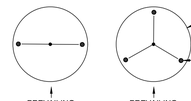
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



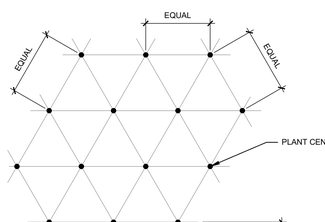
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.), BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BINDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

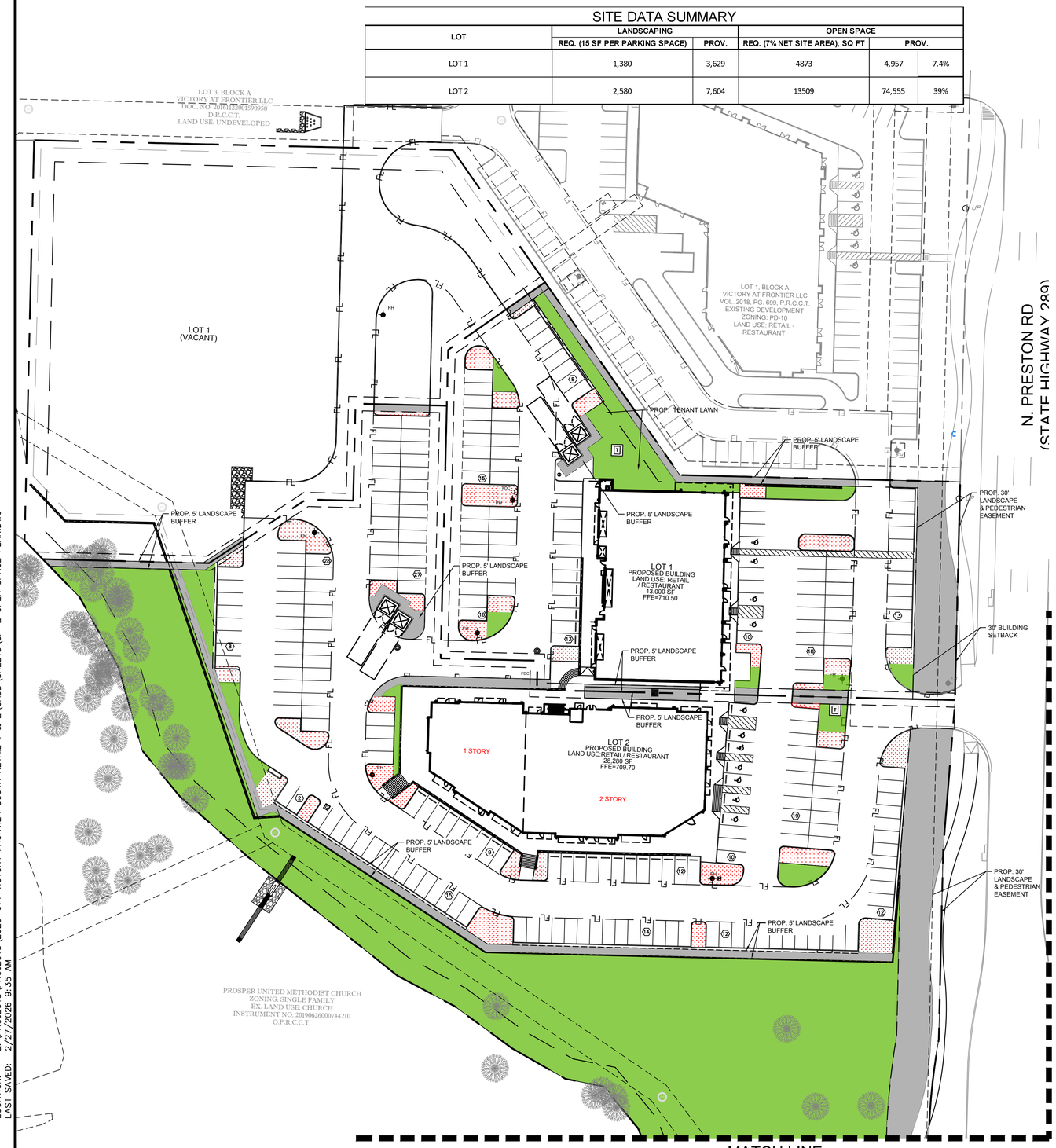
A TREE PLANTING
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR

SITE DATA SUMMARY

LOT	LANDSCAPING		OPEN SPACE		
	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% NET SITE AREA), SQ FT	PROV.	
LOT 1	1,380	3,629	4873	4,957	7.4%
LOT 2	2,580	7,604	13509	74,555	39%



SITE PLAN NOTES:

1) All development standards shall follow Town Standards.

2) Landscaping shall conform to landscape plans approved by the Town of Prosper.

3) All development standards shall follow Fire Requirements per the Town of Prosper.

4) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.

5) All signage is subject to Building Official approval.

6) Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.

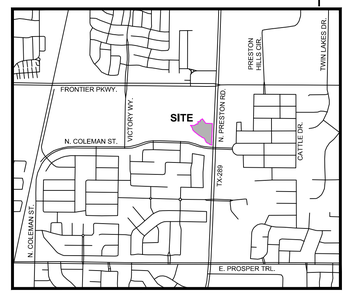
7) The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.

8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

LEGEND	
	OPEN SPACE
	LANDSCAPE BUFFERS
	INTERIOR LANDSCAPE

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

Site Benchmarks:

1. AN "X" CUT SET ON A CURB INLET WHICH BEARS S13°47'E, 84.93' FROM THE NORTHEAST PROPERTY CORNER. ELEVATION = 708.16'
2. AN "X" CUT SET WHICH BEARS S02°38'W, 458.75' FROM THE NORTHWEST PROPERTY CORNER. ELEVATION = 704.14'
3. AN "X" CUT ON THE SOUTH NOSE OF AN ISLAND AT THE NORTH SIDE OF THE CENTERLINE INTERSECTION OF FRONTIER PARKWAY WITH PRESTON ROAD WHICH BEARS N49°13'E 177.47' FROM THE NORTHERNMOST CORNER OF A CORNER CLIP. ELEVATION = 730.04'

Town Benchmark:

TOWN OF PROSPER STATION NO. 5: BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE SOUTHWEST CORNER IF A CURB INLET LYING ON THE SOUTH EDGE OF N. COLEMAN STREET +225' WEST OF THE INTERSECTION OF N. COLEMAN STREET AND N. PRESTON ROAD. ELEVATION = 704.95'

SITE PLAN
VICTORY AT FRONTIER SOUTH
BLOCK A, LOTS 1 AND 2
DEVAPP-25-0107

OWNER:
VICTORY AT FRONTIER SOUTH, LP
2911 TURTLE CREEK BLVD. , SUITE 700
DALLAS, TX 75219
PH: 469.707.9555 CONTACT NAME: TONY RAMJI

APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET, SUITE #104
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: MATTHEW RAABE

LEGAL DESCRIPTION:
TRACT SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, TOWN OF PROSPER, COLLIN COUNTY, TEXAS
ZONING: PLANNED DEVELOPMENT - PD-116 (O)

CITY:	STATE:	
PROSPER	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	SPENCER RICE	787

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021

STATE OF TEXAS
DREW DONOSKY
125551
LICENSED
PROFESSIONAL ENGINEER
3/16/2026

FRONTIER SOUTH I
N. PRESTON ROAD,
TOWN OF PROSPER, TX

No.	DATE	REVISION	BY

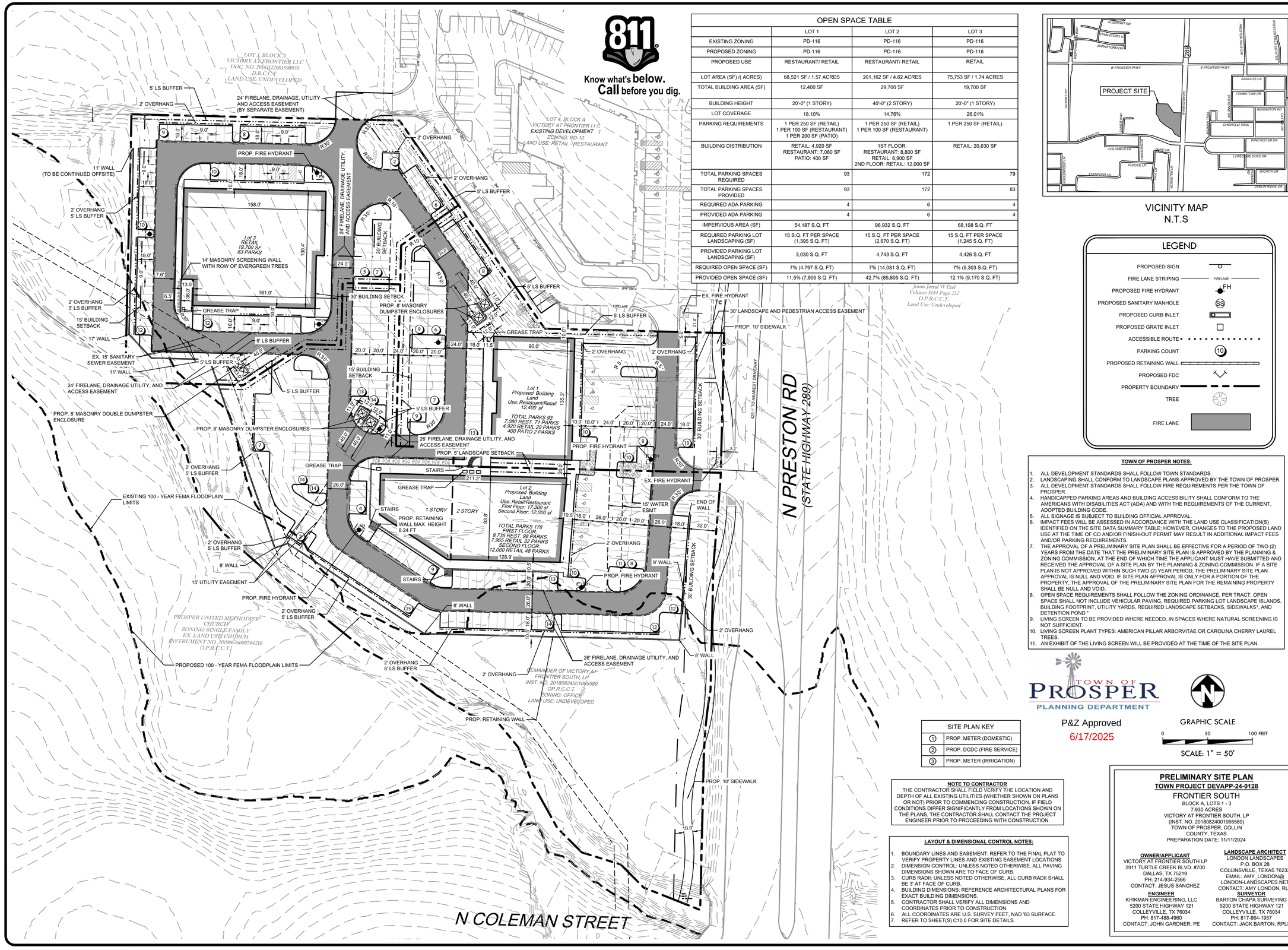
OPEN SPACE PLAN

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	3/16/2026

SHEET
SP-1

File No. 2025-071

PLOTTED BY: MARK TORRES
PLOT DATE: 3/16/2026 12:59 PM
LOCATION: Z:\PROJECTS\PROJECTS\2025-071 VICTORY FRONTIER SOUTH RETAIL 1 & 2\CADD\SHEETS\SP-2 OPEN SPACE PLAN.DWG
LAST SAVED: 2/27/2026 9:35 AM



OPEN SPACE TABLE			
	LOT 1	LOT 2	LOT 3
EXISTING ZONING	PD-116	PD-116	PD-116
PROPOSED ZONING	PD-116	PD-116	PD-116
PROPOSED USE	RESTAURANT/ RETAIL	RESTAURANT/ RETAIL	RETAIL
LOT AREA (SF) /(ACRES)	68,521 SF / 1.57 ACRES	201,162 SF / 4.62 ACRES	75,753 SF / 1.74 ACRES
TOTAL BUILDING AREA (SF)	12,400 SF	29,700 SF	19,700 SF
BUILDING HEIGHT	20'-0" (1 STORY)	40'-0" (2 STORY)	20'-0" (1 STORY)
LOT COVERAGE	18.10%	14.76%	26.01%
PARKING REQUIREMENTS	1 PER 250 SF (RETAIL) 1 PER 100 SF (RESTAURANT) 1 PER 200 SF (PATIO)	1 PER 250 SF (RETAIL) 1 PER 100 SF (RESTAURANT)	1 PER 250 SF (RETAIL)
BUILDING DISTRIBUTION	RETAIL: 4,920 SF RESTAURANT: 7,080 SF PATIO: 400 SF	1ST FLOOR: RESTAURANT: 8,800 SF RETAIL: 8,900 SF 2ND FLOOR: RETAIL: 12,000 SF	RETAIL: 20,630 SF
TOTAL PARKING SPACES REQUIRED	93	172	79
TOTAL PARKING SPACES PROVIDED	93	172	83
REQUIRED ADA PARKING	4	6	4
PROVIDED ADA PARKING	4	6	4
IMPERVIOUS AREA (SF)	54,187 S.Q. FT	96,932 S.Q. FT	68,108 S.Q. FT
REQUIRED PARKING LOT LANDSCAPING (SF)	15 S.Q. FT PER SPACE (1,395 S.Q. FT)	15 S.Q. FT PER SPACE (2,670 S.Q. FT)	15 S.Q. FT PER SPACE (1,245 S.Q. FT)
PROVIDED PARKING LOT LANDSCAPING (SF)	3,030 S.Q. FT	4,743 S.Q. FT	4,426 S.Q. FT
REQUIRED OPEN SPACE (SF)	7% (4,797 S.Q. FT)	7% (14,081 S.Q. FT)	7% (5,303 S.Q. FT)
PROVIDED OPEN SPACE (SF)	11.5% (7,905 S.Q. FT)	42.7% (85,805 S.Q. FT)	12.1% (9,170 S.Q. FT)

VICINITY MAP
N.T.S

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT — 10
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY
- TREE
- FIRE LANE

TOWN OF PROSPER NOTES:

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

SITE PLAN KEY	
1	PROP. METER (DOMESTIC)
2	PROP. DCDC (FIRE SERVICE)
3	PROP. METER (IRRIGATION)

TOWN OF PROSPER
PLANNING DEPARTMENT

P&Z Approved
6/17/2025

GRAPHIC SCALE
0 50 100 FEET
SCALE: 1" = 50'

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

PRELIMINARY SITE PLAN
TOWN PROJECT DEVAPP-24-0128
FRONTIER SOUTH
BLOCK A, LOTS 1 - 3
7.930 ACRES
VICTORY AT FRONTIER SOUTH, LP
(INST. NO. 20180824001065580)
TOWN OF PROSPER, COLLIN COUNTY, TEXAS.
PREPARATION DATE: 11/11/2024

OWNER/APPLICANT
VICTORY AT FRONTIER SOUTH LP
2911 TURTLE CREEK BLVD. #700
DALLAS, TX 75219
PH: 214-934-2566
CONTACT: JESUS SANCHEZ

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TEXAS 76233
EMAIL: AMY_LONDON@LONDONLANDSCAPES.NET
CONTACT: AMY LONDON, RLA

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

DATE: 05/30/2025
STATE OF TEXAS
JOHN D. GARDNER
138295
LICENSED
PROFESSIONAL ENGINEER

VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, STE 700
DALLAS, TX 75219
972-707-9555

FRONTIER SOUTH
BLOCK A, LOTS 1 - 3
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

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

JOB NUMBER: VIC21021
ISSUE DATE: DATE

SITE PLAN

SHEET:
C3.0

FILE PATH: K:\Jobs\VIC\24000_Frontier South\Drawings\03 - Production\Civil\VIC24001_Frontier South\Drawings\03 - Production\C3.0 SITE PLAN_

FILENAME: C3.0 SITE PLAN_dwg
PLOTTED BY: John Gardner
PLOTTED DATE: 5/30/25

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Final Plat of Victory at Frontier South, Block A, Lots 1-2 and a Revised Conveyance Plat of Victory at Frontier South, Block A, Lot 3**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Victory at Frontier South, Block A, Lots 1-2, and a Revised Conveyance Plat of Victory at Frontier South, Block A, Lot 3, on 7.9± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0105)

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

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

Conformance:
The Final Plat conforms to the development standards of Planned Development-10.

Description of Agenda Item:
The purpose of the Final Plat of Lots 1 and 2 and a Revised Conveyance Plat of Lot 3 is to dedicate easements necessary for the development of two restaurant/retail buildings and associated parking on Lots 1 and 2.

A Conveyance Plat (DEVAPP-25-0117) was approved by the Planning and Zoning Commission on December 2, 2025. The Final Plat/Revised Conveyance Plat conforms to the approved Conveyance Plat.

Companion Item:
As a companion item, a Site Plan (DEVAPP-25-0107) is on this Planning and Zoning Commission agenda.

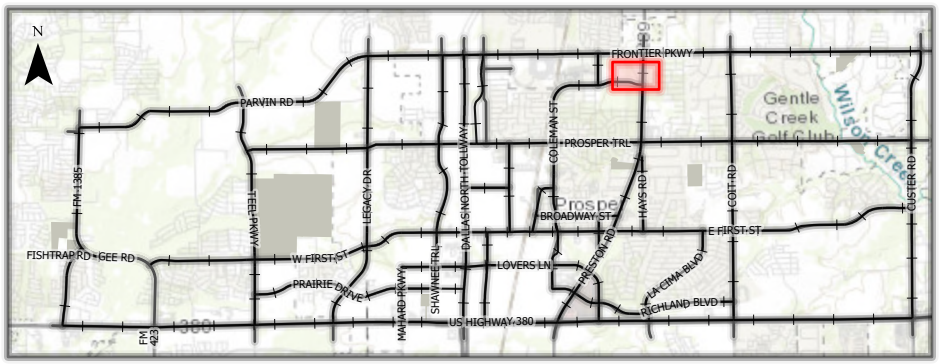
Attachments:
1. Location Map
2. Final Plat/Revised Conveyance Plat
3. Approved Conveyance Plat (DEVAPP-25-0117)

Town Staff Recommendation:
Town Staff recommends approval of the Final Plat/Revised Conveyance Plat.



TOWN OF PROSPER

0 155 310 620 Feet



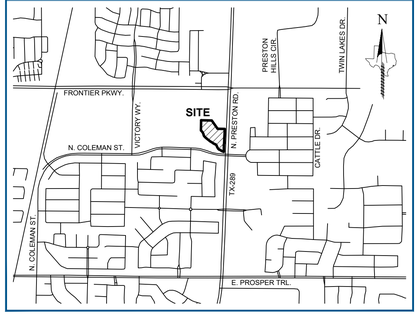
This map for illustration purposes only

DEVAPP-25-0105

Victory at Frontier South, Block A, Lots 1-3

Final Plat

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1. FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J, and revised under Letter of Map Revision (LOMR) _____, dated _____.

2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

3. All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

4. The purpose of this plat is to final plat two lots created by a conveyance plat of record, and to dedicate easements necessary for the development of Lots 1 and 2.

5. The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.

6. Landscape Easement shall be exclusive of other easements unless approved by the Town per this plat.

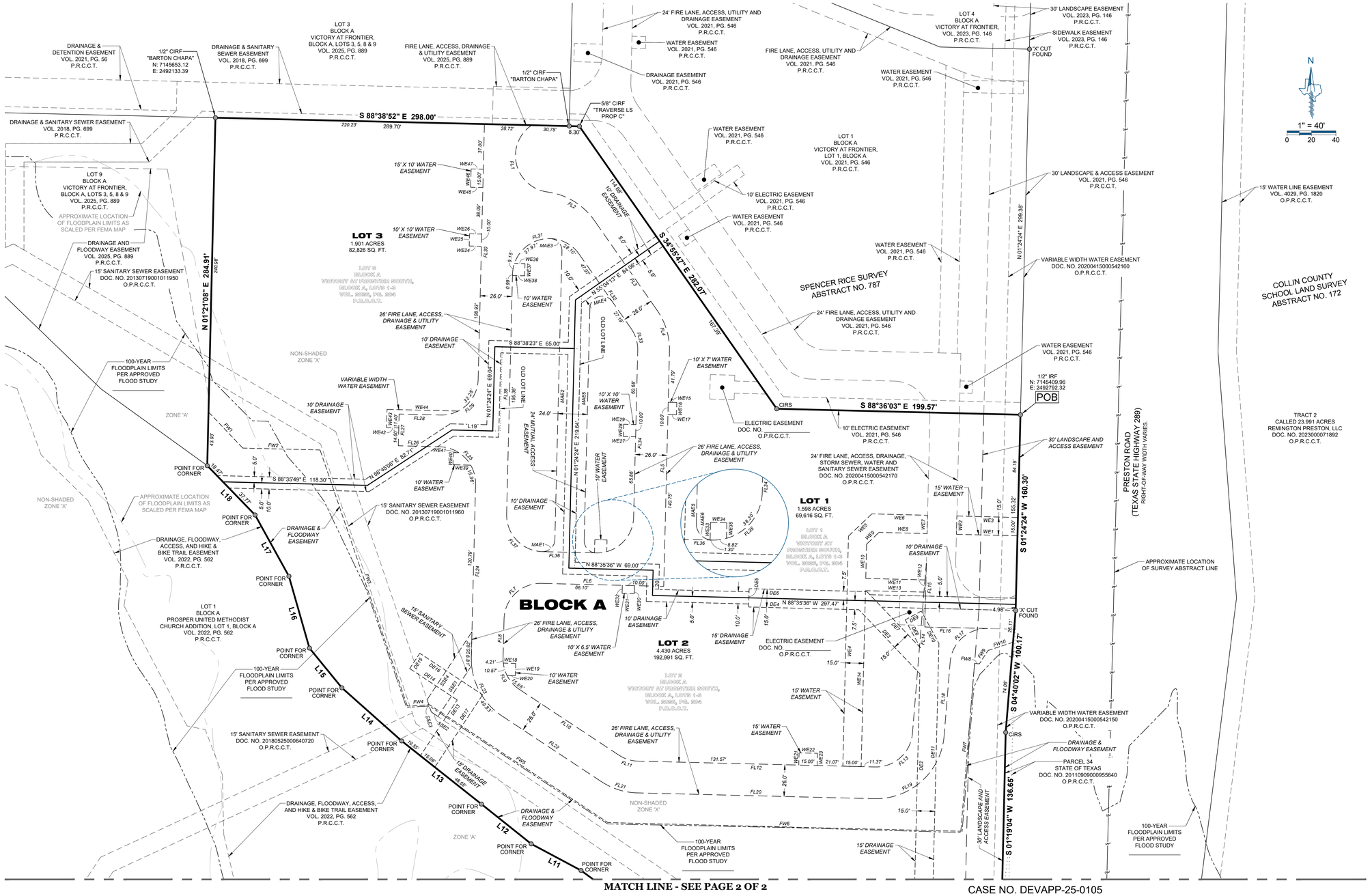
7. Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

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.

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.

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 A, 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 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 structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line to or 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.



LEGEND

POB	= POINT OF BEGINNING	DOC. NO.	= DOCUMENT NUMBER
VOL.	= VOLUME	*DISTANCE*	= EASEMENT TIE (ITALICIZED)
PG.	= PAGE	D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
IRF	= IRON ROD FOUND	P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
CIRF	= CAPPED IRON ROD FOUND	O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET		

JOB NUMBER	2508.072-03
DATE	11/05/2025
REVISION	03/16/2026
DRAWN BY	DJJ

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

CASE NO. DEVAPP-25-0105

REVISED CONVEYANCE PLAT

VICTORY AT FRONTIER SOUTH

BLOCK A, LOT 3

AND

FINAL PLAT

VICTORY AT FRONTIER SOUTH

BLOCK A, LOTS 1 & 2

7.930 ACRES

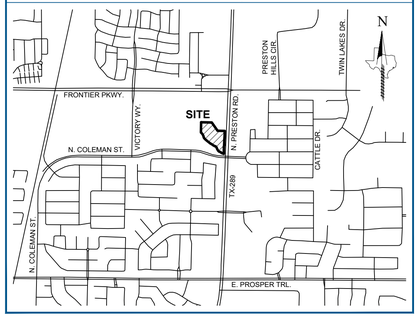
BEING A FINAL PLAT OF LOTS 1 & 2, BLOCK A
VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3
AND A REVISED CONVEYANCE PLAT OF LOT 3, BLOCK A
VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3
RECORDED IN VOLUME 2026, PAGE 204, P.R.C.C.T.
SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787
AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: MARCH 16, 2026

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Mark Torres
3231 Harwood Road
Bedford, TX 76021
(817) 458-8973

OWNER
Victory at Frontier South, LP
Contact: Tony Ramji
2911 Turtle Creek Blvd. Suite: 700
Dallas, TX 75219
(469) 707-9555

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

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SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

That I, MATTHEW RAABE, 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___

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

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

STATE OF TEXAS §
COUNTY OF DENTON §

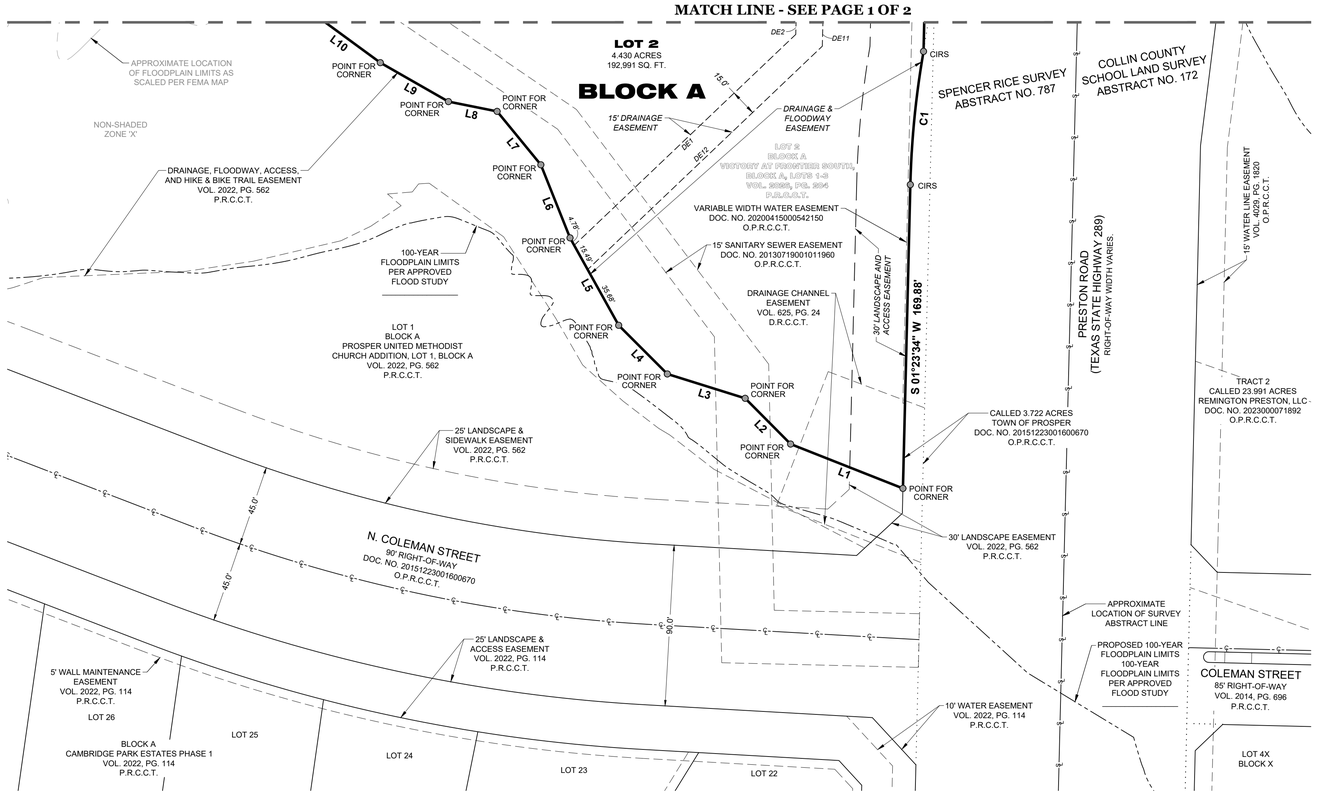
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared **MATTHEW RAABE**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations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

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

_____
Notary Public in and for the State of Texas

LEGEND

POB	= POINT OF BEGINNING	DOC. NO.	= DOCUMENT NUMBER
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CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET		



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 68°26'59" W	67.52'
L2	N 44°47'36" W	36.02'
L3	N 72°37'11" W	45.61'
L4	N 45°00'26" W	38.46'
L5	N 29°04'28" W	55.96'
L6	N 21°45'04" W	43.98'
L7	N 39°20'23" W	38.60'
L8	N 78°37'23" W	27.75'
L9	N 60°14'43" W	43.86'
L10	N 53°46'59" W	50.60'
L11	N 61°53'52" W	46.24'
L12	N 51°21'56" W	52.18'
L13	N 51°36'52" W	83.26'
L14	N 48°22'22" W	65.47'
L15	N 39°13'51" W	41.96'
L16	N 15°56'22" W	61.19'
L17	N 28°54'13" W	57.30'
L18	N 44°07'47" W	56.24'
L19	S 88°35'49" E	33.43'
L20	N 01°24'24" E	20.69'

FIRE LANE ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
FL3	S 34°55'47" E	89.67'
FL5	S 01°24'24" W	192.55'
FL6	N 88°35'36" W	100.00'
FL8	S 01°24'24" W	31.88'
FL10	S 56°32'35" E	97.38'
FL12	S 88°35'36" E	194.01'
FL14	N 04°40'02" E	140.02'
FL15	S 01°24'24" W	52.53'
FL16	S 88°35'36" E	51.39'
FL18	S 04°40'02" W	60.54'
FL20	N 88°35'36" W	194.01'
FL22	N 56°32'35" W	97.38'
FL24	N 01°24'24" E	141.61'
FL26	N 88°35'49" W	33.98'
FL27	N 01°24'11" E	26.00'
FL28	S 88°35'49" E	33.99'
FL30	N 01°24'24" E	209.02'
FL32	S 34°55'47" E	74.26'
FL34	S 01°24'24" W	136.55'
FL36	N 88°35'36" W	44.00'
FL38	N 01°24'24" E	196.36'

FLOODWAY ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
FW1	S 43°31'04" E	40.73'
FW2	S 88°35'49" E	63.30'
FW3	S 18°48'45" E	221.49'
FW4	N 86°36'09" E	18.24'
FW5	S 56°32'35" E	175.01'
FW6	S 88°35'36" E	288.94'
FW7	N 04°40'02" E	137.83'
FW8	S 85°19'58" E	3.96'
FW9	N 32°46'16" E	12.98'
FW10	N 71°47'15" E	21.63'

WATER ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
WE1	N 88°34'55" W	50.00'
WE2	N 01°24'24" E	15.00'
WE3	S 88°34'55" E	50.00'
WE4	N 01°24'24" E	188.39'
WE5	N 46°24'24" E	26.40'
WE6	S 88°34'55" E	45.62'
WE7	S 01°24'24" W	15.00'
WE8	N 88°34'55" W	39.41'
WE9	S 46°24'24" W	13.97'
WE10	S 01°24'24" W	28.09'
WE11	S 88°35'36" E	48.49'
WE12	S 04°40'02" W	10.02'
WE13	N 88°35'36" W	47.92'
WE14	S 01°24'24" W	144.09'
WE15	S 88°35'36" E	7.00'
WE16	S 01°24'24" W	10.00'
WE17	N 88°35'36" W	7.00'
WE18	S 88°38'52" E	10.08'
WE19	S 01°21'08" W	10.00'
WE20	N 88°38'52" W	6.82'
WE21	N 01°24'24" E	10.00'
WE22	S 88°35'36" E	15.00'
WE23	S 01°24'24" W	10.00'
WE24	N 88°35'36" W	10.00'
WE25	N 01°24'24" E	10.00'
WE26	S 88°35'36" E	10.00'
WE27	N 88°35'36" W	10.00'
WE28	N 01°24'24" E	10.00'
WE29	S 88°35'36" E	10.00'
WE30	S 01°24'24" W	6.50'
WE31	N 88°35'36" W	10.00'
WE32	N 01°24'24" E	6.50'
WE33	N 01°24'24" E	10.85'
WE34	S 88°35'36" E	10.00'
WE35	S 01°24'24" W	9.56'
WE36	S 88°35'36" E	8.61'
WE37	S 01°24'24" W	10.00'
WE38	N 88°35'36" W	10.00'
WE39	N 88°35'49" W	14.57'
WE40	N 01°24'11" E	10.00'
WE41	S 88°35'49" E	4.63'
WE42	N 88°35'49" W	10.00'
WE43	N 01°24'11" E	15.00'
WE44	S 88°35'49" E	58.23'
WE45	N 88°35'36" W	10.00'
WE46	N 01°24'24" E	15.00'
WE47	S 88°35'36" E	10.00'

DRAINAGE ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 46°24'24" E	171.02'
DE2	N 01°24'24" E	175.19'
DE3	N 43°35'36" W	72.39'
DE4	N 88°35'36" W	90.20'
DE5	N 01°24'24" E	15.00'
DE6	S 88°35'36" E	96.42'
DE7	S 43°35'36" E	63.61'
DE8	N 28°35'36" W	26.10'
DE9	N 61°24'24" E	15.00'
DE10	S 28°35'36" E	30.12'
DE11	S 01°24'24" W	206.64'
DE12	S 46°24'24" W	181.12'
DE13	N 33°27'25" E	54.74'
DE14	N 56°32'35" W	46.65'
DE15	N 33°27'25" E	15.00'
DE16	S 56°32'35" E	61.65'
DE17	S 33°27'25" W	71.04'

MUTUAL ACCESS ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
MAE2	N 01°24'24" E	236.36'
MAE5	S 01°24'24" W	190.30'

SANITARY SEWER ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
SSE1	S 33°27'25" W	50.02'
SSE2	N 55°45'36" W	6.59'
SSE3	N 18°48'45" W	10.64'
SSE4	N 33°27'25" E	66.60'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	505.04'	74.93'	8°30'01"	N 05°39'43" E	74.86'

FIRE LANE ESMT. CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FL1	30.00'	72.59'	138°38'32"	N 13°09'23" W	56.13'
FL2	56.00'	46.47'	47°32'51"	N 58°42'13" W	45.15'
FL4	56.00'	35.51'	36°20'11"	N 16°45'42" W	34.92'
FL7	30.00'	47.12'	90°00'00"	N 46°24'24" E	42.43'
FL9	30.00'	30.34'	57°56'59"	N 27°34'06" W	29.07'
FL11	30.00'	16.78'	32°03'01"	N 72°34'06" W	16.56'
FL13	30.00'	45.42'	86°44'22"	S 48°02'13" W	41.20'
FL17	30.00'	45.42'	86°44'22"	N 48°02'13" E	41.20'
FL19	56.00'	84.78'	86°44'22"	N 48°02'13" E	76.91'
FL21	56.00'	31.33'	32°03'01"	S 72°34'06" E	30.92'
FL23	56.00'	56.64'	57°56'59"	S 27°34'06" E	54.26'
FL25	30.00'	47.13'	90°00'13"	S 43°35'43" E	42.43'
FL29	30.00'	47.12'	89°59'47"	S 46°24'17" W	42.43'
FL31	30.00'	75.22'	143°39'49"	S 73°14'18" W	57.01'
FL33	30.00'	19.03'	36°20'11"	N 16°45'42" W	18.71'
FL35	30.00'	47.12'	90°00'00"	N 46°24'24" E	42.43'
FL37	30.00'	47.12'	90°00'00"	S 43°35'36" E	42.43'

MUTUAL ACCESS ESMT. CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
MAE1	10.00'	15.71'	90°00'00"	S 46°24'24" W	14.14'
MAE3	10.00'	15.71'	90°00'00"	S 43°35'36" E	14.14'
MAE4	10.00'	25.07'	143°39'49"	N 73°14'18" E	19.00'
MAE6	10.00'	15.71'	90°00'00"	N 43°35'36" W	14.14'

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 20___, by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS; **VICTORY AT FRONTIER SOUTH, LP**, is the owner of a 7.930 acre tract of land out of the Spencer Rice Survey, Abstract Number 787, situated in the Town of Prosper, Collin County, Texas, and being all of Lots 1, 2 and 3, Block A of Victory at Frontier South, Block A, Lots 1-3, a subdivision of record in Volume 2026, Page 204 of the Plat Records of Collin County, Texas, and conveyed to Victory at Frontier South, LP by Special Warranty Deed with Vendor's Lien of record in Document Number 20180824001065580 of the Official Public Records of Collin County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2-inch iron rod found in the west line of Preston Road (Texas State Highway 289, right-of-way width varies), being the Southeast corner of Lot 1, Block A of Victory at Frontier, Lot 1, Block A, a subdivision of record in Volume 2021, Page 546 of said Plat Records, also being the northeast corner of Lot 1 of said Victory at Frontier South, Block A, Lots 1-3;

THENCE, S01°24'24"W, along the west right-of-way line of Preston Road, being the common east line of Lot 1 of said Victory at Frontier South, Block A, Lots 1-3, in part the common east line of said Lot 2, a distance of 160.30 feet to an 'X' cut found;

THENCE, along the west right-of-way line of Preston Road, being the common east line of said Lot 2, the following four (4) courses and distances:

1. S04°40'02"W, a distance of 100.17 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
2. S01°19'04"W, a distance of 136.65 feet to a point for corner;
3. Along a non-tangent curve to the left, having a radius of 505.04 feet, a chord bearing of S05°39'43"W, a chord distance of 74.86 feet, a delta angle of 8°30'01", and an arc distance of 74.93 feet to a point for corner;
4. S01°23'34"W, a distance of 169.88 feet to a point for corner, being the most easterly northeast corner of Lot 1, Block A of Prosper United Methodist Church Addition, Lot 1, Block A, a subdivision of record in Volume 2022, Page 562 of said Plat Records, also being the southeast corner of said Lot 2;

THENCE, departing the west right-of-way line of Preston Road, along the northeast line of said Prosper United Methodist Church Addition, Lot 1, Block A, being the common southwest line of said Lot 2, in part the common southwest line of Lot 3 of said Victory at Frontier South, Block A, Lots 1-3, along a creek, the following eighteen (18) courses and distances:

2. N68°26'59"W, a distance of 67.52 feet to a point for corner;
3. N44°47'36"W, a distance of 36.02 feet to a point for corner;
4. N72°37'11"W, a distance of 45.61 feet to a point for corner;
5. N45°00'26"W, a distance of 38.46 feet to a point for corner;
6. N29°04'28"W, a distance of 55.96 feet to a point for corner;
7. N21°45'04"W, a distance of 43.98 feet to a point for corner;
8. N39°20'23"W, a distance of 38.60 feet to a point for corner;
9. N78°37'23"W, a distance of 27.75 feet to a point for corner;
10. N60°14'43"W, a distance of 43.86 feet to a point for corner;
11. N53°46'59"W, a distance of 50.60 feet to a point for corner;
12. N61°53'52"W, a distance of 46.24 feet to a point for corner;
13. N51°21'56"W, a distance of 52.18 feet to a point for corner;
14. N51°36'52"W, a distance of 83.26 feet to a point for corner;
15. N48°22'22"W, a distance of 65.47 feet to a point for corner;
16. N39°13'51"W, a distance of 41.96 feet to a point for corner;
17. N15°56'22"W, a distance of 61.19 feet to a point for corner;
18. N28°54'13"W, a distance of 57.30 feet to a point for corner;
19. N44°07'47"W, a distance of 56.24 feet to a point for corner, being the southeast corner of Lot 9, Block A of Victory at Frontier, Block A, Lots 3, 5, 8 & 9, a subdivision of record in Volume 2025, Page 889 of said Plat Records, also being the southwest corner of Lot 3 of said Victory at Frontier South, Block A, Lots 1-3;

THENCE, N01°21'08"E, departing the northeast line of said Prosper United Methodist Church Addition, Lot 1, Block A, along the east line of said Lot 9, being the common west line of said Lot 3, a distance of 284.91 feet to a 1/2 inch iron rod with a plastic cap stamped "BARTON CHAPA" found in the south line of Lot 3, Block A of said Victory at Frontier, Block A, Lots 3, 5, 8 & 9, being the northeast corner of said Lot 9, also being the northwest corner of Lot 3 of said Victory at Frontier South, Block A, Lots 1-3;

THENCE, S88°38'52"E, along the south line of Lot 3 of said Victory at Frontier, Block A, Lots 3, 5, 8 & 9, in part the south line of said Victory at Frontier, Lot 1, Block A, being the common north line of Lot 3 of said Victory at Frontier South, Block A, Lots 1-3, passing a 1/2 inch iron rod with a plastic cap stamped "BARTON CHAPA" found at a distance of 289.70 feet, and continuing for a total distance of 298.00 feet to a 5/8 inch iron rod with a plastic cap stamped "TRAVERSE LS PROP C" found, being the most northerly northeast corner of said Lot 3 of said Victory at Frontier South, Block A, Lots 1-3;

THENCE, along the irregular south line of said Victory at Frontier, Lot 1, Block A, being the common irregular north line of Lot 3 of said Victory at Frontier South, Block A, Lots 1-3, in part the common irregular north line of Lot 1 of said Victory at Frontier South, Block A, Lots 1-3, the following two (2) courses and distances:

1. S34°55'47"E, passing a 1/2 inch iron rod with a plastic cap stamped "CBG" found at a distance of 49.06 feet, and continuing along said course for a total distance of 282.07 feet to a 5/8 inch iron rod found, being the most southerly southwest corner of said Victory at Frontier, Lot 1, Block A;
2. S88°36'03"E, a distance of 199.57 feet to the **POINT OF BEGINNING**, containing an area of 7.930 acres (345,443 square feet) of land, more or less.

OWNER'S CERTIFICATE (CONTINUED)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, **VICTORY AT FRONTIER SOUTH, LP**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **REVISED CONVEYANCE PLAT OF VICTORY AT FRONTIER SOUTH, BLOCK A, LOT 3, AND FINAL PLAT OF VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1 & 2**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **VICTORY AT FRONTIER SOUTH, LP**, 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 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.
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___.

OWNER: **VICTORY AT FRONTIER SOUTH, LP**

BY: _____
Tony Ramji, Authorized Agent

STATE OF TEXAS §
COUNTY OF _____§

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

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

_____
Notary Public in and for the State of Texas

CASE NO. DEVAPP-25-0105

REVISED CONVEYANCE PLAT
VICTORY AT FRONTIER SOUTH
BLOCK A, LOT 3
AND
FINAL PLAT
VICTORY AT FRONTIER SOUTH
BLOCK A, LOTS 1 & 2
7.930 ACRES

BEING A FINAL PLAT OF LOTS 1 & 2, BLOCK A VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3 AND A REVISED CONVEYANCE PLAT OF LOT 3, BLOCK A VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3 RECORDED IN VOLUME 2026, PAGE 204, P.R.C.C.T. SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787 AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: MARCH 16, 2026

JOB NUMBER	2508.072-03
DATE	11/05/2025
REVISION	03/16/2026
DRAWN BY	DJJ

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

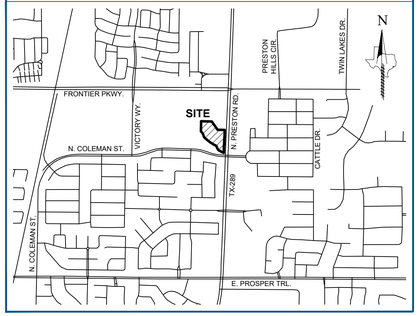
N
1" = 40'
0 20 40

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Mark Torres
3231 Harwood Road
Bedford, TX 76021
(817) 458-8973

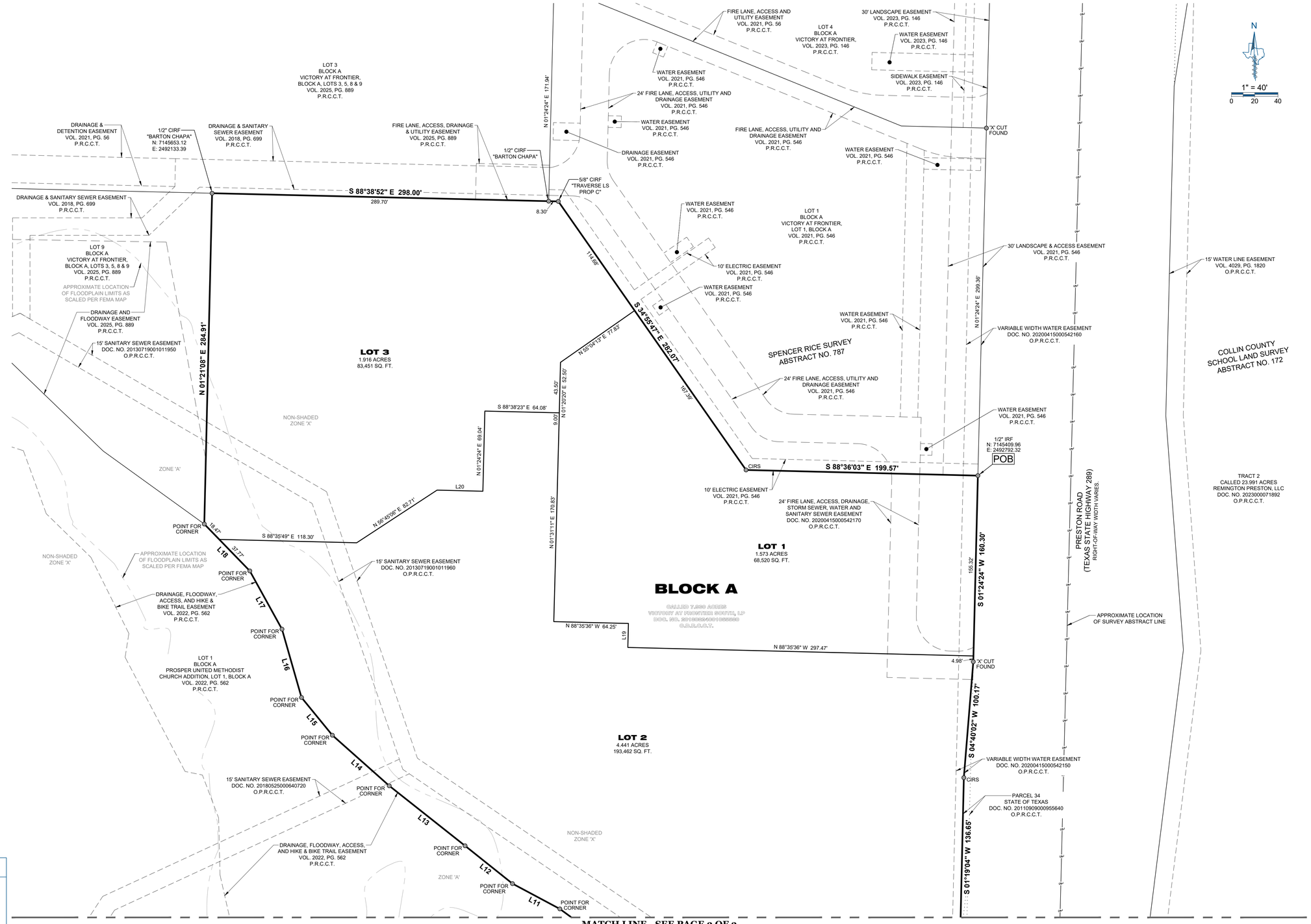
OWNER
Victory at Frontier South, LP
Contact: Tony Ramji
2911 Turtle Creek Blvd. Suite: 700
Dallas, TX 75219
(469) 707-9555

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1. FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
3. All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
4. The purpose of this plat is to create three (3) lots from a non-platted tract of land for conveyance purposes.
5. The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
6. Landscape Easement shall be exclusive of other easements unless approved by the Town per this plat.
7. Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.



MATCH LINE - SEE PAGE 2 OF 2

LEGEND

POB	= POINT OF BEGINNING	DOC. NO.	= DOCUMENT NUMBER
VOL.	= VOLUME	*DISTANCE*	= EASEMENT TIE (ITALICIZED)
PG.	= PAGE	D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
IRF	= IRON ROD FOUND	P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
CIRF	= CAPPED IRON ROD FOUND	O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET		

JOB NUMBER	2508.072-03
DATE	11/05/2025
REVISION	
DRAWN BY	DJJ

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

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Mark Torres
3231 Harwood Road
Bedford, TX 76021
(817) 458-8973

OWNER
Victory at Frontier South, LP
Contact: Tony Ramji
2911 Turtle Creek Blvd. Suite: 700
Dallas, TX 75219
(469) 707-9555

TOWN OF PROSPER
PLANNING DEPARTMENT

P&Z Approved
12/2/2025

CASE NO. DEVAPP-25-0117

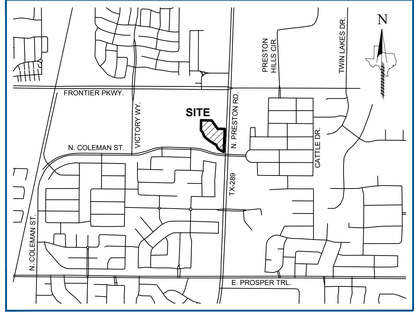
CONVEYANCE PLAT

VICTORY AT FRONTIER SOUTH

BLOCK A, LOTS 1 - 3
7.930 ACRES

SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: NOVEMBER 05, 2025

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1. FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
3. All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
4. The purpose of this plat is to create three (3) lots from a non-platted tract of land for conveyance purposes.
5. The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
6. Landscape Easement shall be exclusive of other easements unless approved by the Town per this plat.
7. Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

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

Dated this _____ day of _____, 2025

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

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

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

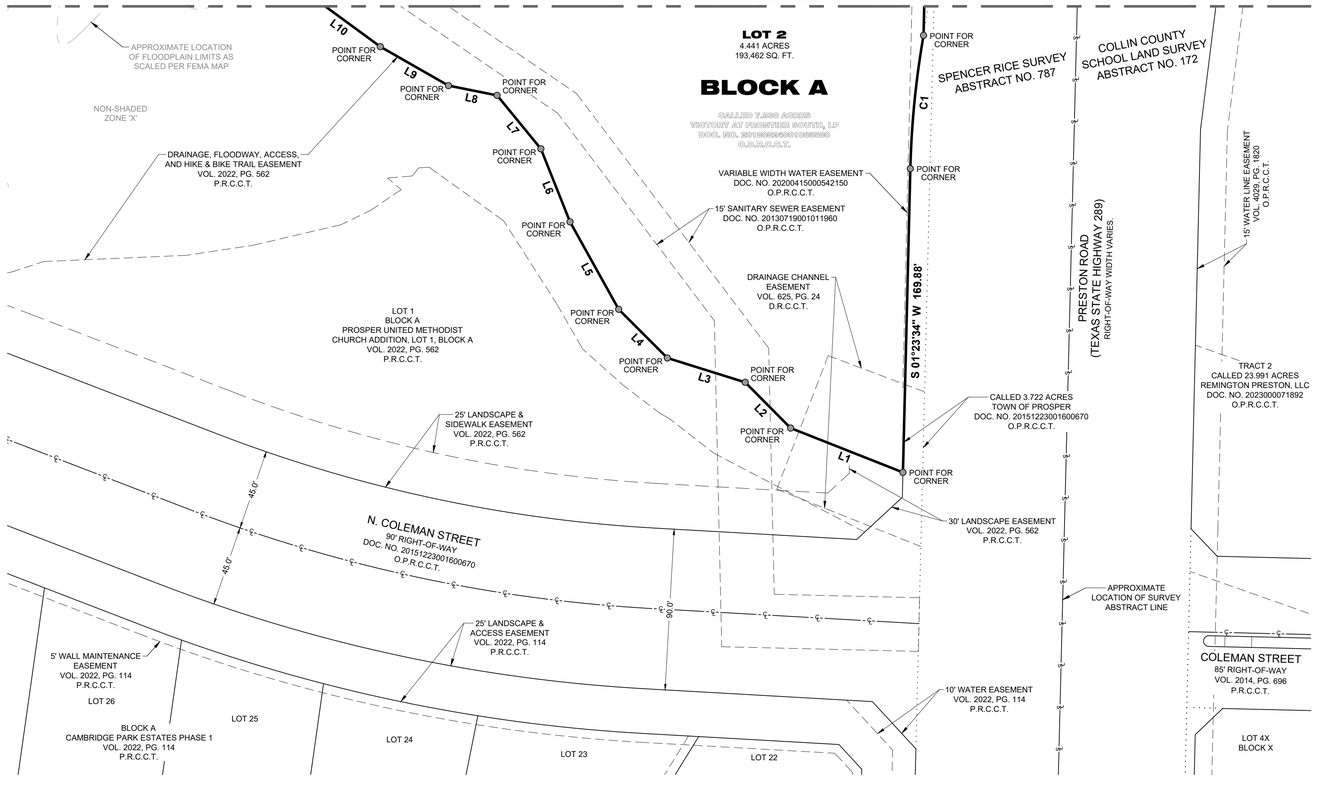
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

LEGEND

POB	= POINT OF BEGINNING	DOC. NO.	= DOCUMENT NUMBER
VOL.	= VOLUME	*DISTANCE*	= EASEMENT TIE (ITALICIZED)
PG.	= PAGE	D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
IRF	= IRON ROD FOUND	P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
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CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET		

MATCH LINE - SEE PAGE 1 OF 2



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 68°26'59" W	67.52'
L2	N 44°47'36" W	36.02'
L3	N 72°37'11" W	45.61'
L4	N 45°00'26" W	38.46'
L5	N 29°04'28" W	55.96'
L6	N 21°45'04" W	43.98'
L7	N 39°20'23" W	38.60'
L8	N 78°37'23" W	27.75'
L9	N 60°14'43" W	43.86'
L10	N 53°46'59" W	50.60'
L11	N 61°53'52" W	46.24'
L12	N 51°21'56" W	52.18'
L13	N 51°36'52" W	83.26'
L14	N 48°22'22" W	65.47'
L15	N 39°13'51" W	41.96'
L16	N 15°56'22" W	61.19'
L17	N 28°54'13" W	57.30'
L18	N 44°07'47" W	56.24'
L19	N 01°24'24" E	20.69'
L20	S 88°35'49" E	39.43'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	505.04'	74.93'	8°30'01"	S 05°39'43" W	74.86'

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS; **VICTORY AT FRONTIER SOUTH, LP**, is the owner of a 7.930 acre tract of land out of the Spencer Rice Survey, Abstract Number 787, situated in the Town of Prosper, Collin County, Texas, and being all of a called 7.930 acre tract of land conveyed to Victory at Frontier South, LP by Special Warranty Deed with Vendor's Lien of record in Document Number 20180824001065580 of the Official Public Records of Collin County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2-inch iron rod found in the west line of Preston Road (Texas State Highway 289, right-of-way width varies), being the Southeast corner of Lot 1, Block A of Victory at Frontier, Lot 1, Block A, a subdivision of record in Volume 2021, Page 546 of the Plat Records of Collin County, Texas, also being the most easterly northeast corner of said 7.930 acre tract;

THENCE, along the west right-of-way line of Preston Road, being the common East line of said 7.930 acre tract, the following five (5) courses and distances:

1. S01°24'24"W, a distance of 160.30 feet to an 'X' cut found;
2. S04°40'02"W, a distance of 100.17 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
3. S01°19'04"W, a distance of 136.65 feet to a point for corner;
4. Along a non-tangent curve to the left, having a radius of 505.04 feet, a chord bearing of S05°39'43"W, a chord distance of 74.86 feet, a delta angle of 8°30'01", and an arc distance of 74.93 feet to a point for corner;
5. S01°23'34"W, a distance of 169.88 feet to a point for corner, being the most easterly northeast corner of Lot 1, Block A of Prosper United Methodist Church Addition, Lot 1, Block A, a subdivision of record in Volume 2022, Page 562 of said Plat Records, also being the southeast corner of said 7.930 acre tract;

THENCE, departing the west right-of-way line of Preston Road, along the northeast line of said Prosper United Methodist Church Addition, Lot 1, Block A, being the common southwest line of said 7.930 acre tract, along a creek, the following eighteen (18) courses and distances:

1. N68°26'59"W, a distance of 67.52 feet to a point for corner;
2. N44°47'36"W, a distance of 36.02 feet to a point for corner;
3. N72°37'11"W, a distance of 45.61 feet to a point for corner;
4. N45°00'26"W, a distance of 38.46 feet to a point for corner;
5. N29°04'28"W, a distance of 55.96 feet to a point for corner;
6. N21°45'04"W, a distance of 43.98 feet to a point for corner;
7. N39°20'23"W, a distance of 38.60 feet to a point for corner;
8. N78°37'23"W, a distance of 27.75 feet to a point for corner;
9. N60°14'43"W, a distance of 43.86 feet to a point for corner;
10. N53°46'59"W, a distance of 50.60 feet to a point for corner;
11. N61°53'52"W, a distance of 46.24 feet to a point for corner;
12. N51°21'56"W, a distance of 52.18 feet to a point for corner;
13. N51°36'52"W, a distance of 83.26 feet to a point for corner;
14. N48°22'22"W, a distance of 65.47 feet to a point for corner;
15. N39°13'51"W, a distance of 41.96 feet to a point for corner;
16. N15°56'22"W, a distance of 61.19 feet to a point for corner;
17. N28°54'13"W, a distance of 57.30 feet to a point for corner;
18. N44°07'47"W, a distance of 56.24 feet to a point for corner, being the southeast corner of Lot 9, Block A of Victory at Frontier, Block A, Lots 3, 5, 8 & 9, a subdivision of record in Volume 2025, Page 889 of the Plat Records of Collin County, Texas, also being the southwest corner of said 7.930 acre tract;

THENCE, N01°21'08"E, departing the northeast line of said Prosper United Methodist Church Addition, Lot 1, Block A, along the most southerly east line of said Lot 9, being the common west line of said 7.930 acre tract, a distance of 284.91 feet to a 1/2 inch iron rod with a plastic cap stamped "BARTON CHAPA" found in the south line of Lot 3, Block A of said Victory at Frontier, Block A, Lots 3, 5, 8 & 9, being the northeast corner of said Lot 9, also being the northwest corner of 7.930 acre tract;

THENCE, S88°38'52"E, along the south line of said Lot 3, in part the south line of said Victory at Frontier, Lot 1, Block A, being the common north line of said 7.930 acre tract, passing a 1/2 inch iron rod with a plastic cap stamped "BARTON CHAPA" found at a distance of 289.70 feet, and continuing for a total distance of 298.00 feet to a 5/8 inch iron rod with a plastic cap stamped "TRAVERSE LS PROP C" found, being the most northerly northeast corner of said 7.930 acre tract;

THENCE, along the irregular south line of said Victory at Frontier, Lot 1, Block A, being the common irregular north line of said 7.930 acre tract, the following two (2) courses and distances:

1. S34°55'47"E, passing a 1/2 inch iron rod with a plastic cap stamped "CBG" found at a distance of 49.06 feet, and continuing along said course for a total distance of 282.07 feet to a 5/8 inch iron rod found, being the most southerly southwest corner of said Victory at Frontier, Lot 1, Block A;
2. S88°36'03"E, a distance of 199.57 feet to the **POINT OF BEGINNING**, containing an area of 7.930 acres (345,443 square feet) of land, more or less.

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2025, by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

OWNER'S CERTIFICATE (CONTINUED)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **VICTORY AT FRONTIER SOUTH, LP**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon. **VICTORY AT FRONTIER SOUTH, LP**, does herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No 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 _____, 2025.

OWNER: **VICTORY AT FRONTIER SOUTH, LP**

BY: _____
Tony Ramji, Authorized Agent

STATE OF TEXAS §
COUNTY OF _____§

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

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

_____
Notary Public in and for the State of Texas

CASE NO. DEVAPP-25-0117

CONVEYANCE PLAT
VICTORY AT FRONTIER SOUTH
BLOCK A, LOTS 1 - 3
7.930 ACRES

SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: NOVEMBER 05, 2025

JOB NUMBER	2508.072-03
DATE	11/05/2025
REVISION	
DRAWN BY	DJJ

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

N
1" = 40'
0 20 40

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Mark Torres
3231 Harwood Road
Bedford, TX 76021
(817) 458-8973

OWNER
Victory at Frontier South, LP
Contact: Tony Ramji
2911 Turtle Creek Blvd. Suite: 700
Dallas, TX 75219
(469) 707-9555

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Site Plan for Victory at Frontier, Block A, Lot 8**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0110)

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

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

Conformance:
The Site Plan conforms to the development standards of Planned Development-10.

Description of Agenda Item:
The Site Plan consists of two restaurant/retail buildings totaling 32,783 square feet and associated parking.

- Restaurant/Retail Building (15,258 SF)
- Restaurant/Retail Building (17,525 SF)

A Preliminary Site Plan (DEVAPP-25-0014) was approved by the Planning and Zoning Commission on November 4, 2025. The Site Plan conforms to the approved Preliminary Site Plan.

Access:
Access is provided from Frontier Parkway and cross access with adjacent commercial development.

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-25-0108) is on this Planning and Zoning Commission agenda.

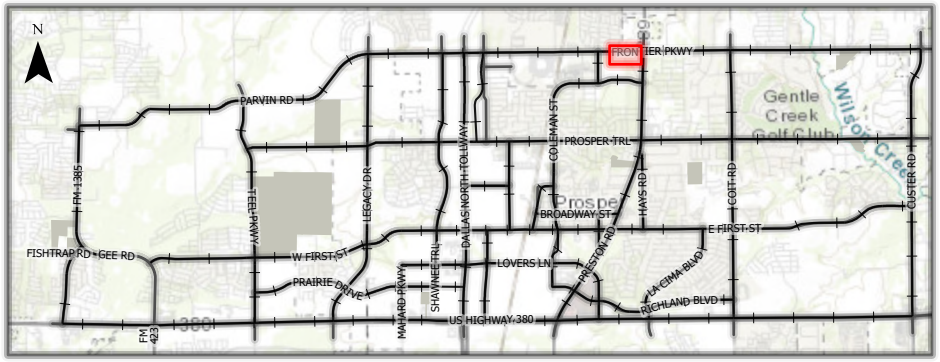
Attachments:
1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (DEVAPP-25-0014)

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



TOWN OF PROSPER

0 105 210 420 Feet

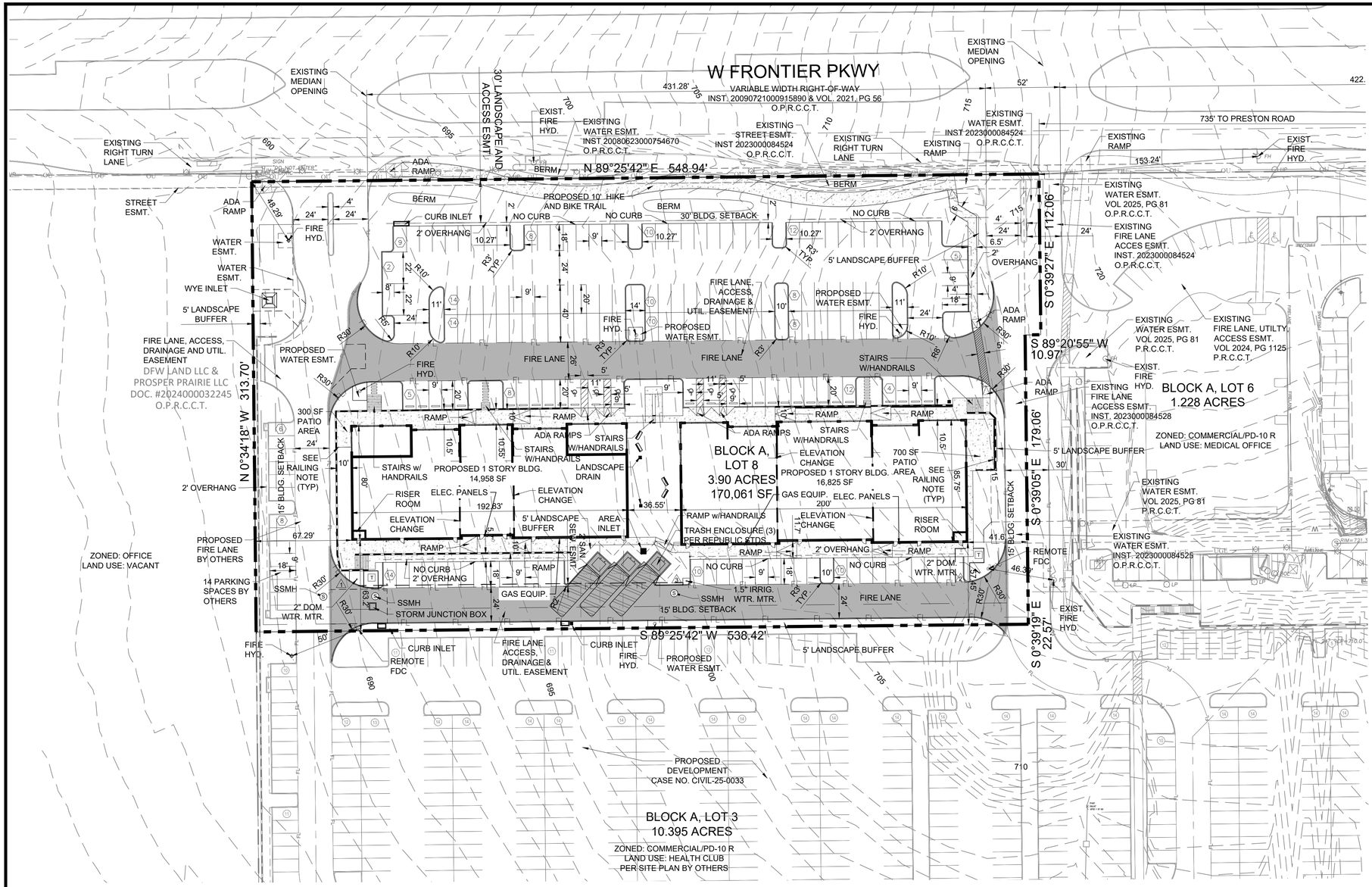


This map for illustration purposes only

DEVAPP-25-0110

Victory at Frontier, Block A, Lot 8

Site Plan



LEGEND	
	FIRE LANE
	DUMPSTER AREA CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
#	PARKING COUNT
FL	PROPOSED FIRE LANE STRIPING
	PROPOSED RETAINING WALL

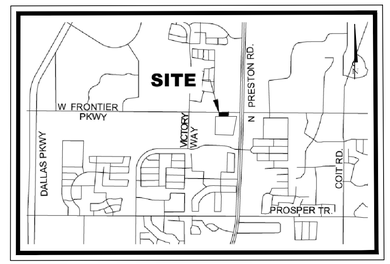
NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

FLOODPLAIN INFORMATION

According to FIRM Map No. 48085C0120J, effective June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A" which is defined as "Special Flood Hazard Areas Inundated By 100-Year Flood, no base flood elevations determined and Zone "X" unshaded, which is defined as "Areas determined to be outside 500-year floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

OPEN SPACE NOTE:
7% OF NET LOT AREA IS REQUIRED TO BE PROVIDED AS OPEN SPACE. THE FOLLOWING SHALL NOT BE INCLUDED: VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION PONDS.

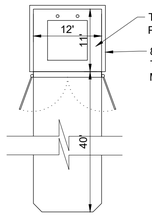


VICINITY MAP
N.T.S.

BENCHMARKS

SITE BENCHMARKS
1) THE SITE BENCHMARK IS AN "X" CUT IN THE MEDIAN NOSE ON THE NORTH SIDE OF THE INTERSECTION OF PRESTON ROAD WITH FRONTIER PARKWAY ELEVATION = 730.04' (NAVD '88)
2) THE SITE BENCHMARK IS AN "X" CUT IN THE TOP OF THE CURB ON THE WEST SIDE OF A MEDIAN OF THE NORTH ENTRYWAY TO THE BUILDING AT 1921 N. PRESTON ROAD. ELEVATION = 717.70' (NAVD '88)

REFERENCE BENCHMARK
TOWN OF PROSPER STATION NO 5: BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE SOUTHWEST CORNER OF A CURB INLET LYING ON THE SOUTH SIDE OF N.COLEMAN STREET +225' WEST OF THE INTERSECTION OF N. COLEMAN STREET AND N. PRESTON ROAD. ELEVATION = 704.95'



TRASH ENCLOSURE DETAIL

WATER METER SCHEDULE				
ID	TYP.	SIZE	NO.	SAN. SEWER
1	DOM.	2"	1	6"
2	DOM.	2"	1	6"
3	IRRIG.	1.5"	1	N/A

GREASE TRAP NOTE:

FUTURE GREASE TRAPS SHALL FOLLOW TOWN OF PROSPER ORDINANCE WITH NO WAIVERS, NO SHARED GREASE TRAPS, NO SUBSTANDARD SIZED UNITS, NO LOCATING THEM IN UNAPPROVED OR UNALLOWED AREAS SUCH AS PARKING AREAS OR FIRE LANES. RESTAURANT TENANTS WILL NOT BE PERMITTED IF TOWN REQUIREMENTS ARE NOT MET.

RAILING NOTE:

ALL WALLS AND PATIOS SHALL HAVE FENCING 42 INCH IN HEIGHT AND MADE OF BLACK METAL TUBULAR RAILING, ADA COMPLIANT.

SITE PLAN NOTES

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

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	WEST BUILDING AREA (SQ. FT.)	EAST BUILDING AREA (SQ. FT.)	BLDG HGT. (FT-# ST.)	LOT COVERAGE REQ.	LOT COVERAGE PROV.	PARKING REQ. RATIO	PARKING REQ.	PARKING PROV.	PARKING PROV. W/SHARED PARKING	HANDICAP SP. REQ.	HANDICAP SP. PROV	INTERIOR LANDSCAPE REQUIRED SF	INTERIOR LANDSCAPE PROVIDED SF	REQUIRED LANDSCAPING (10% OF LOT)	PROVIDED LANDSCAPING	OPEN SPACE REQ (7% OF SITE)	OPEN SPACE PROVIDED	OPEN SPACE %	TOTAL IMPERVIOUS (SQ. FT.)		TOTAL PERVIOUS (SQ. FT.)	
8	PD-10 R RETAIL	RETAIL/RESTAURANT	3.90	170,061	8,975 REST. 5,983 REST. 300 SF PATIO	10,110 REST. 6,715 REST. 700 SF PATIO	42' 1-STORY	50% MAX	19.6%	1 SP / 250 SF REST. 1 SP / 100 SF REST. 1 SP / 200 SF PATIO	199	187	201	6	6	2805	5179	17,006	28,294	11,904	12,115	7.1%	142,394	84%	27,667	16%

** THERE IS A CROSS PARKING AGREEMENT BETWEEN LOTS 4, 5R, 7, & 8 BLOCK A OF VICTORY FRONTIER. PARKING PROVIDED WITH SHARED PARKING = 201 SPACES

PREPARATION DATE: 3/16/2026

DEVAPP-25-0110

OWNER:
VICTORY AT FRONTIER, LLC
211 W FRONTIER PARKWAY
PROSPER, TX 75078
PH: 972.707.9555
CONTACT NAME: BOBBY MENDOZA

APPLICANT/ENGINEER:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

LEGAL DESCRIPTION:
VICTORY AT FRONTIER, BLOCK A, LOT 8
TRACT SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, TOWN OF PROSPER, COLLIN COUNTY, TEXAS
ZONING: PLANNED DEVELOPMENT-10 R

CITY:	STATE:	
TOWN OF PROSPER	TEXAS	
COUNTY: COLLIN	SURVEY: SPENCER RICE	ABSTRACT NO.: 787

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
3231 HARWOOD ROAD BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED
PROFESSIONAL ENGINEER
3/16/2026

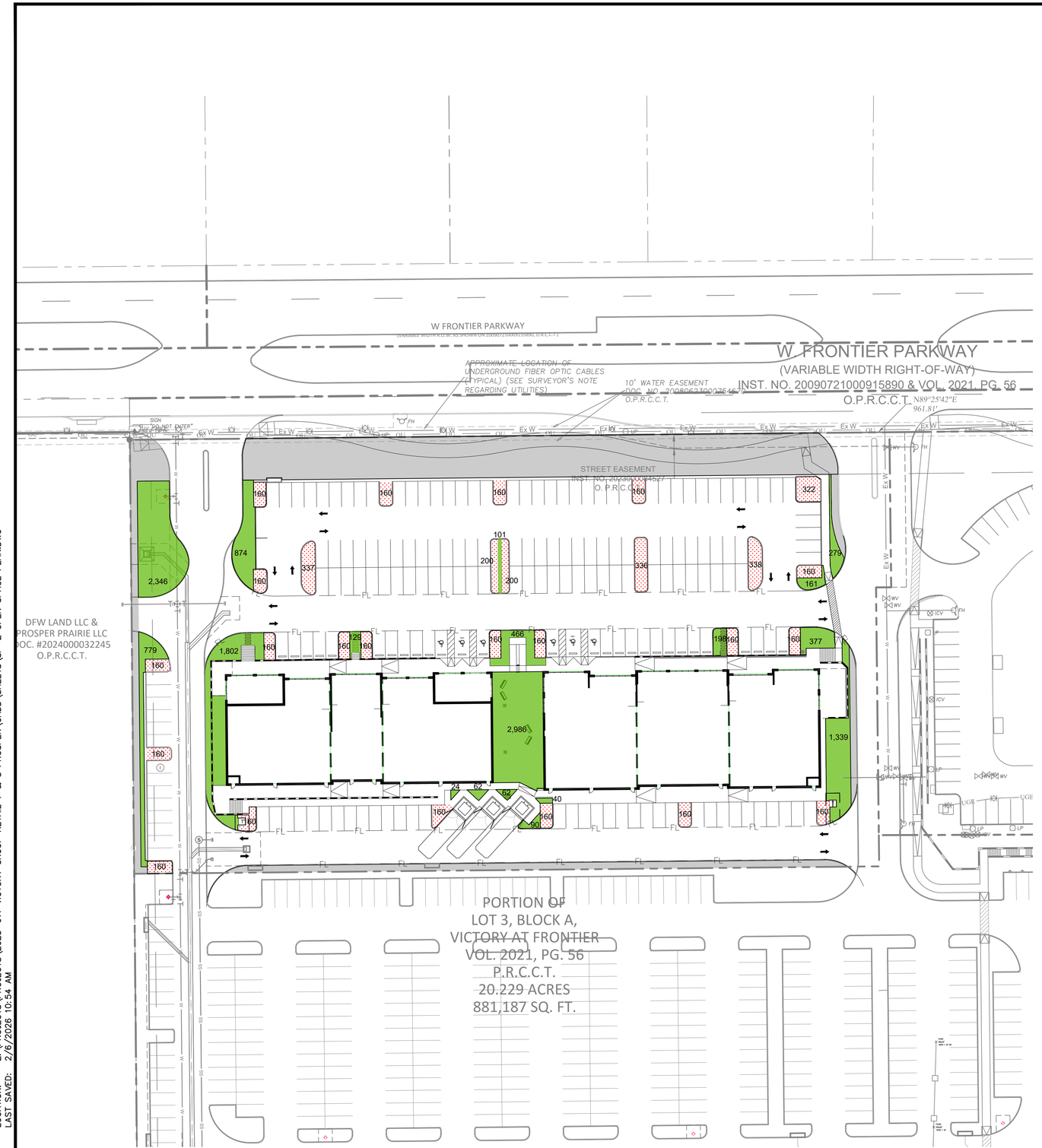
VICTORY AT FRONTIER
LOT 8, BLOCK A
TOWN OF PROSPER, TEXAS

No.	DATE	REVISION	BY

SITE PLAN

DESIGN: ASD
DRAWN: DC
CHECKED: ASD
DATE: 3/16/2026
SHEET SP-1
CASE NO. 2025-

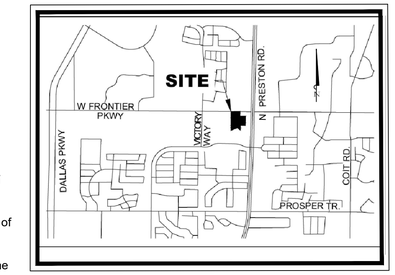
PLOTTED BY: DAN CABALLERO
PLOT DATE: 3/16/2026 10:04 AM
LOCATION: Z:\PROJECTS\PROJECTS\2025-011 VICTORY GROUP RETAIL 7 & 8 PROSPER\CADD\SHEETS\SITE PLAN.DWG
LAST SAVED: 2/27/2026 11:08 AM



GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

SITE PLAN NOTES:

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LEGEND	
	OPEN SPACE
	LANDSCAPE BUFFERS
	INTERIOR LANDSCAPE

NOTES:
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OPEN SPACE SUMMARY TABLE

LOT	LANDSCAPING		OPEN SPACE		
	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% NET SITE AREA), SQ FT	PROVIDED	%
LOT 8	2,805	5,179	11,904	12,115	7.1%

BENCHMARKS

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PREPARATION DATE: 2/26/2026

DEVAPP-25-0110

OWNER:
VICTORY AT FRONTIER, LLC
211 W FRONTIER PARKWAY
PROSPER, TX 75078
PH: 972.707.9555
CONTACT NAME: BOBBY MENDOZA

APPLICANT/ENGINEER:
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ZONING: PLANNED DEVELOPMENT-10 R

CITY:	STATE:	
TOWN OF PROSPER	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	SPENCER RICE	787

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOORE.COM
3231 HARWOOD ROAD
BEDFORD, TEXAS

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED
PROFESSIONAL ENGINEER
2/26/2026

VICTORY AT FRONTIER
LOT 8, BLOCK A
TOWN OF PROSPER, TEXAS

No.	DATE	REVISION	BY

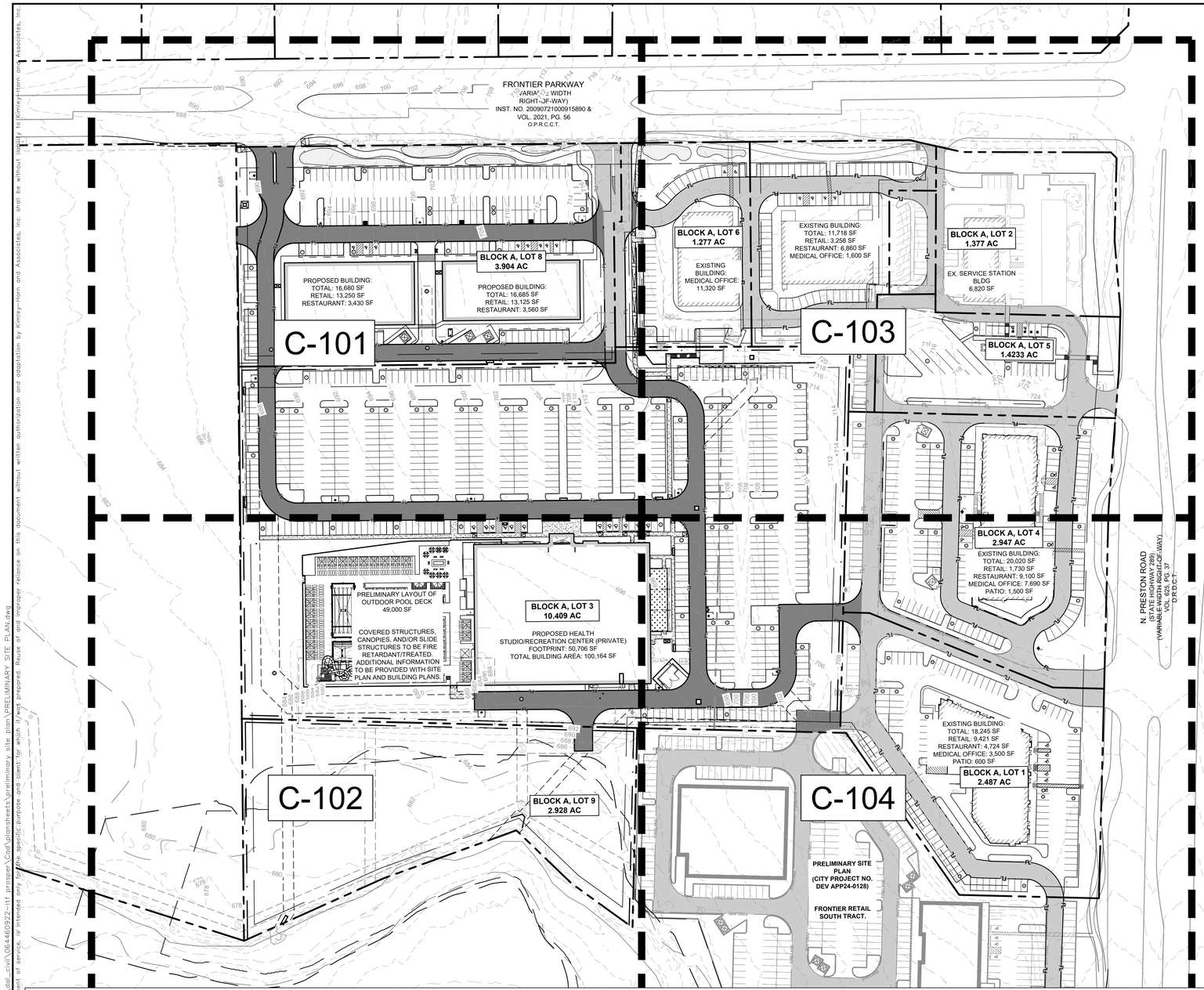
OPEN SPACE PLAN

DESIGN: ASD
DRAWN: DC
CHECKED: ASD
DATE: 2/26/2026

SHEET
SP-2

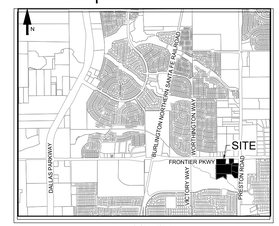
CASE NO. 2025-011

PLOTTED BY: DAN CABALLERO
PLOT DATE: 2/26/2026 4:26 PM
LOCATION: Z:\PROJECTS\2025-011 VICTORY GROUP RETAIL 7 & 8 PROSPER\CADD\SHEETS\SP-2 OPEN SPACE PLAN.DWG
LAST SAVED: 2/6/2026 10:54 AM



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160



LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- EXISTING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- 527 EXISTING CONTOUR
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- F.A.D.U.E. FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- (10) NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN
- PROPOSED BUILDING
- EXISTING BUILDING

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
5. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE; SECT 6-51 TO 6-80.
6. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN
7. PROPOSED BUILDING SHALL COMPLY WITH THE ZONING ORDINANCE REQUIREMENTS FOR PROJECTIONS AND RECESSES; FINAL LAYOUT OF BUILDING SHOWING COMPLIANCE WILL BE SUBMITTED WITH SITE PLAN(S).

TOWN OF PROSPER SITE PLAN NOTES

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

TOWN OF PROSPER
PLANNING DEPARTMENT
P&Z Approved
11/4/2025

SITE DATA SUMMARY TABLE

LOT	ZONING	USE	LOT SIZE SQ. FT.	LOT SIZE ACRES	BUILDING FOOTPRINT (GROSS SQ. FT.)	BUILDING AREA (GROSS SQ. FT.)	MAX BLDG HEIGHT (FT. - # ST.)	LOT COVERAGE (%)	FLOOR AREA RATIO X.XX:1	PARKING REQUIRED RATIO	PARKING REQ. (INCL. ADA)	PARKING PROV. (INCL. ADA)	PARKING REQ. ADA	PARKING PROV. ADA	PARKING LOT LANDSCAPING REQ. (15 SF PER PARKING SPACE)	PARKING LOT LANDSCAPING PROVIDED (SF)	OPEN SPACE REQ. (SF) (7% OF SITE AREA)	OPEN SPACE PROV. (SF)	LANDSCAPE AREA REQ. (SF) (10% OF SITE AREA)	LANDSCAPE AREA PROV. (SF)	TOTAL IMPERVIOUS (SQ.FT)
1	PD-10	EX. RETAIL / RESTAURANT / MEDICAL OFFICE	108,322	2.487	TOTAL: 18,245 RETAIL: 9,421 RESTAURANT: 4,724 MEDICAL OFFICE: 3,500 PATIO: 600	18,245	26' - 1 STORY	16.8%	0.17	1 SPACE / 250 SF (RETAIL) 1 SPACE / 100 SF (RESTAURANT) 1 SPACE / 250 SF (MEDICAL OFFICE) 1 SPACE / 200 SF (PATIO)	TOTAL: 103 RETAIL: 38 RESTAURANT: 48 MEDICAL OFFICE: 14 PATIO: 3	120	5	6	1,920	3,460	7,540	7,620	10,832	9,791	90,911
3	PD-10	HEALTH STUDIO/ RECREATION CENTER (PRIVATE)	543,426	10.409	50,706	100,164	51' - 2 STORY	9.3%	0.18	1 SPACE/ 200 SF (HEALTH STUDIO)	501	583	12	12	8,745	23,405	38,040	56,942	54,343	49,360	435,935
4	PD-10	EX. RETAIL / RESTAURANT / MEDICAL OFFICE	128,390	2.947	TOTAL: 20,020 RETAIL: 1,730 RESTAURANT: 9,100 MEDICAL OFFICE: 7,690 PATIO: 1,500	20,020	26' - 1 STORY	15.6%	0.16	1 SPACE / 250 SF (RETAIL) 1 SPACE / 100 SF (RESTAURANT) 1 SPACE / 250 SF (MEDICAL OFFICE) 1 SPACE / 200 SF (PATIO)	TOTAL: 137 RETAIL: 7 RESTAURANT: 91 MEDICAL OFFICE: 31 PATIO: 8	148	6	6	2,310	6,850	8,990	9,375	12,839	39,855	79,160
5	PD-10	PARKING	62,000	1.423	0	0	0	0.0%	0.00	N/A	0	32	2	2	480	1,865	4,340	5,651	6,200	6,620	39,506
6	PD-10	MEDICAL OFFICE	55,628	1.277	11,230	11,230	26' - 1 STORY	21.0%	0.209	1 SPACE / 250 SF (MEDICAL OFFICE)	MEDICAL OFFICE: 45	33	2	2	675	2,862	3,572	3,676	765	2,862	44,245
7	PD-10	EX. RETAIL / RESTAURANT / MEDICAL OFFICE	64,725	1.486	TOTAL: 11,718 RETAIL: 3,258 RESTAURANT: 6,860 MEDICAL OFFICE: 1,600	11,718	26' - 1 STORY	18.1%	0.18	1 SPACE / 250 SF (RETAIL) 1 SPACE / 100 SF (RESTAURANT) 1 SPACE / 250 SF (MEDICAL OFFICE)	TOTAL: 90 RETAIL: 14 RESTAURANT: 69 MEDICAL OFFICE: 7	80	4	4	1,200	2,056	4,531	4,869	6,473	15,514	49,144
8	PD-10	RETAIL / RESTAURANT	170,061	3.904	TOTAL: 33,365 RETAIL: 26,375 RESTAURANT: 6,990	33,365	26' - 1 STORY	19.6%	0.20	1 SPACE / 250 SF (RETAIL) 1 SPACE / 100 SF (RESTAURANT)	TOTAL: 177 RETAIL: 106 RESTAURANT: 71	178	6	8	2,670	4,187	11,904	12,541	17,006	21,102	141,724
9	PD-10	OPEN SPACE (FLOODPLAIN)	127,532	2.928	NA	NA	NA	0.0%	0.00	N/A	0	0	0	0	0	0	8,927	24,460	12,753	101,075	0

SITE DATA TABLE NOTES

1. LOT AREAS FOR LOT 1 AND 4 ARE PER THE FINAL PLAT
2. LOT AREA FOR LOT 5 AND 7 ARE BASED ON THE FINAL CONFIGURATION
3. PARKING LOT LANDSCAPING, OPEN SPACE, AND IMPERVIOUS AREA IS BASED ON THE LATEST APPROVED SITE PLAN FOR LOT 1 AND 4
3. PARKING LOT LANDSCAPING, OPEN SPACE, AND IMPERVIOUS AREA IS BASED ON THE LATEST SITE PLAN D22-0093 FOR LOT 1 AND 4
4. PARKING CALCULATIONS ARE BASED ON THE LATEST TENANT INFORMATION
5. 12 PARKING SPACES ON LOT 3 WILL SERVE AS DEDICATED PARKING FOR LOT 6 PER PARKING AGREEMENT

TOWN OF PROSPER CASE NO. DEVAPP-25-0014

REVISED PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 6, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED OCTOBER 14, 2025

OWNER:
VICTORY AT FRONTIER LLC & ROC -A-FELLA LLC, LUCKY 7 RETAIL LLC, FRONTIER PARKWAY PROPERTIES LLC
2911 TURTLE CREEK BLVD STE 700 DALLAS, TX 75219-7120
610 S SHERMAN ST STE 108 RICHARDSON, TX 75081
301 W WISCONSIN AVE # 305 MILWAUKEE, WI 53203-2220
CONTACT: TONY RAMJI
PH. (972) 707-9555
CONTACT: JAMES KLEINFELDT
PH. (414) 881-8855

DEVELOPER:
LIFE TIME
2099 CORPORATE PLACE
CHANHASSEN, MN 55317
PH. (952) 401-2405
CONTACT: NATALIE NYE

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 10/14/2025

KHA PROJECT 064460922
DATE OCTOBER 2025
SCALE AS SHOWN
DESIGNED BY PRS
DRAWN BY PRS
CHECKED BY NMH

LIFE TIME®
HEALTHY WAY OF LIFE

OVERALL PRELIMINARY SITE PLAN

PROSPER TEXAS

SHEET NUMBER
C-100

Plotted By: VanZee, Will Date: October 13, 2025 05:26:56pm File Path: K:\dfw_civil\064460922-ltf prosper\Cad\plansheets\preliminary site plan\PRELIMINARY SITE PLAN.dwg
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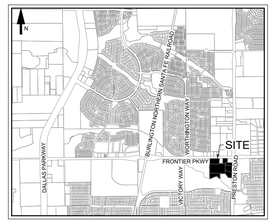
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FRONTIER PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. 20090721000915890 & VOL. 2021, PG. 56
O.P.R.C.C.T.

PROP. LEFT TURN LANE
63.9' EX. MEDIAN OPENING
62.5' EX. MEDIAN OPENING
250'
432.0'
181.6'
110.0' TRANSITION
80.0' STORAGE
301.9'
99.5' EX. TRANSITION
120.8' EX. STORAGE
STREET EASEMENT INST. NO. 2023000084527 O.P.R.C.C.T.
30' LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT
10' WATER EASEMENT INST. NO. 20080623000754670 O.P.R.C.C.T.
EX. DECELERATION LANE
EXISTING RIGHT TURN LANE
30' RIGHT OF WAY DEDICATION VOL. 2018, PG. 699 P.R.C.C.T.
PROP. 10' HIKE AND BIKE TRAIL
EX. FH
PROP. BFR
PROP. BERM
EX. CURB INLET
PROP. STREET EASEMENT (BY SEPARATE INSTRUMENT)
PROP. DECELERATION LANE
81.2'
52.0' F.A.U.D.E.
2' OVERHANG
30' FRONT YARD SETBACK
10.0' (TYP.)
PROP. 6' SIDEWALK
PROP. SIDEWALK
WATER EASEMENT INST. NO. 2023000084524 O.P.R.C.C.T.
PROP. STRIPING
PROP.PARKING
PROP. PARKING
PROP. GRATE INLET
PROP. 10'x10' WATER EASEMENT
PROP.FH
OPEN SPACE
5' LANDSCAPE SETBACK
PROP. WYE INLET
15' SIDEYARD SETBACK
FIRELANE ACCESS EASEMENT INST. NO. 2023000084528 O.P.R.C.C.T.
PROP. FDC W/ BOLLARDS
PROP. 24' F.A.D.U.E FOR FUTURE CONNECTION
PROP. END OF RETAINING WALL
PROP. RAMP
PROP. ADA STALL
PROP. 7' SIDEWALK
PROP. WATER METER
15' SIDE YARD SETBACK
PROP.PARKING
PROPOSED BUILDING: TOTAL: 16,680 SF RETAIL: 13,250 SF RESTAURANT: 3,430 SF
BLOCK A, LOT 8
3.904 AC
PROPOSED BUILDING: TOTAL: 16,685 SF RETAIL: 13,125 SF RESTAURANT: 3,560 SF
WATER EASEMENT INST. NO. 2023000084525 O.P.R.C.C.T.
PROP. SSWR MH
15' SANITARY SEWER EASEMENT
5' LANDSCAPE BUFFER
PROP. 8' MASONRY DUMPSTER
PROP. 5' SIDEWALK
2' OVERHANG
PROP. RETAINING WALL
1000-GALLON GREASE TRAP
15' REAR YARD SETBACK
PROP. CURB INLET
PROP. SSWR MANHOLE
PROP. PROPERTY LINE
30' BUILDING SETBACK
FIRELANE ACCESS EASEMENT INST. NO. 2023000084529 O.P.R.C.C.T. (TO BE ABANDONED)
BLOCK A, LOT 3
10.409 AC
PROP. CURB INLET
MATCHLINE: SEE SHEET C-102
MATCHLINE: SEE SHEET C-103

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- EXISTING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- 527 EXISTING CONTOUR
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- F.A.D.U.E. FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- (10) NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN
- PROPOSED BUILDING
- EXISTING BUILDING

TOWN OF PROSPER SITE PLAN NOTES

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TOWN OF PROSPER CASE NO. DEVAPP-25-0014

REVISED PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 6, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED OCTOBER 14, 2025

OWNER:
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2911 TURTLE CREEK BLVD STE 700 DALLAS, TX 75219-7120
610 S SHERMAN ST STE 108 RICHARDSON, TX 75081
301 W WISCONSIN AVE # 305 MILWAUKEE, WI 53203-2220
CONTACT: TONY RAMJI
PH. (972) 707-9555
CONTACT: JAMES KLEINFELDT
PH. (414) 881-8855

DEVELOPER:
LIFE TIME
2099 CORPORATE PLACE
CHANHASSEN, MN 55317
PH. (952) 401-2405
CONTACT: NATALIE NYE

ENGINEER / SURVEYOR / APPLICANT:
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TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
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CONTACT: NEDA HOSSEINY, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 10/14/2025

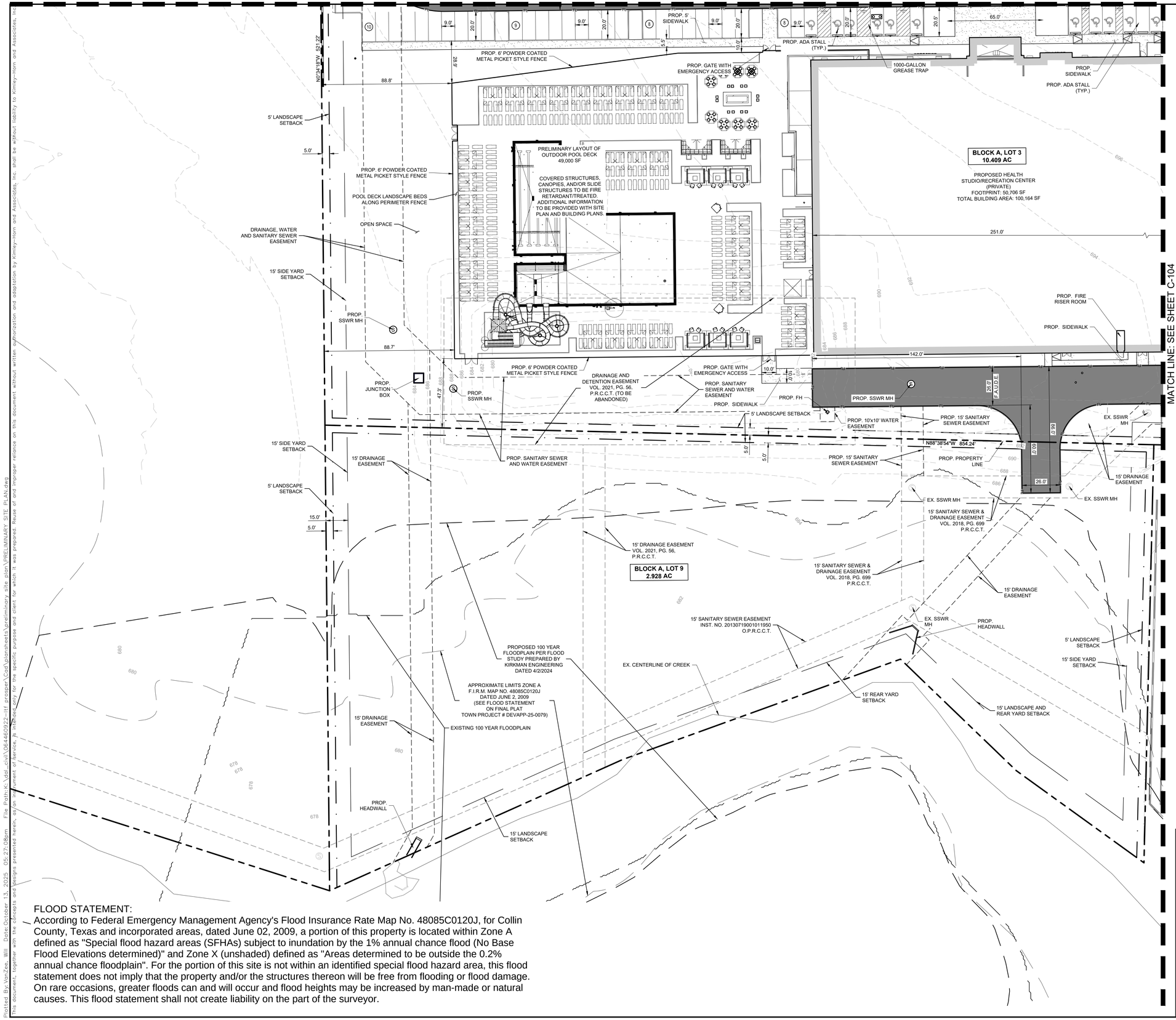
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DATE	OCTOBER 2025
SCALE	AS SHOWN
DESIGNED BY	PRS
DRAWN BY	PRS
CHECKED BY	NMH

LIFETIME® HEALTHY WAY OF LIFE

PRELIMINARY SITE PLAN
PROSPER TEXAS

SHEET NUMBER
C-101

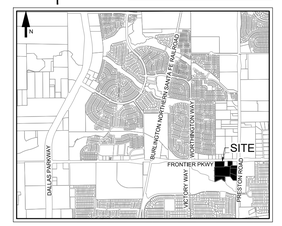
MATCH LINE: SEE SHEET C-101



FLOOD STATEMENT:
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0120J, for Collin County, Texas and incorporated areas, dated June 02, 2009, a portion of this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- EXISTING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- 527 EXISTING CONTOUR
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- F.A.D.U.E. FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- (10) NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN
- PROPOSED BUILDING
- EXISTING BUILDING

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7. PROPOSED BUILDING SHALL COMPLY WITH THE ZONING ORDINANCE REQUIREMENTS FOR PROJECTIONS AND RECESSES; FINAL LAYOUT OF BUILDING SHOWING COMPLIANCE WILL BE SUBMITTED WITH SITE PLAN(S).

TOWN OF PROSPER CASE NO. DEVAPP-25-0014

REVISED PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 6, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED OCTOBER 14, 2025

OWNER:
VICTORY AT FRONTIER LLC & ROC -A-FELLA LLC, LUCKY 7 RETAIL LLC, FRONTIER PARKWAY PROPERTIES LLC
2911 TURTLE CREEK BLVD STE 700 DALLAS, TX 75219-7120
610 S SHERMAN ST STE 108 RICHARDSON, TX 75081
301 W WISCONSIN AVE # 305 MILWAUKEE, WI 53203-2220
CONTACT: TONY RAMJI
PH. (972) 707-9555
CONTACT: JAMES KLEINFELDT
PH. (414) 881-8855

DEVELOPER:
LIFE TIME
2099 CORPORATE PLACE
CHANHASSEN, MN 55317
PH. (952) 401-2405
CONTACT: NATALIE NYE

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 10/14/2025

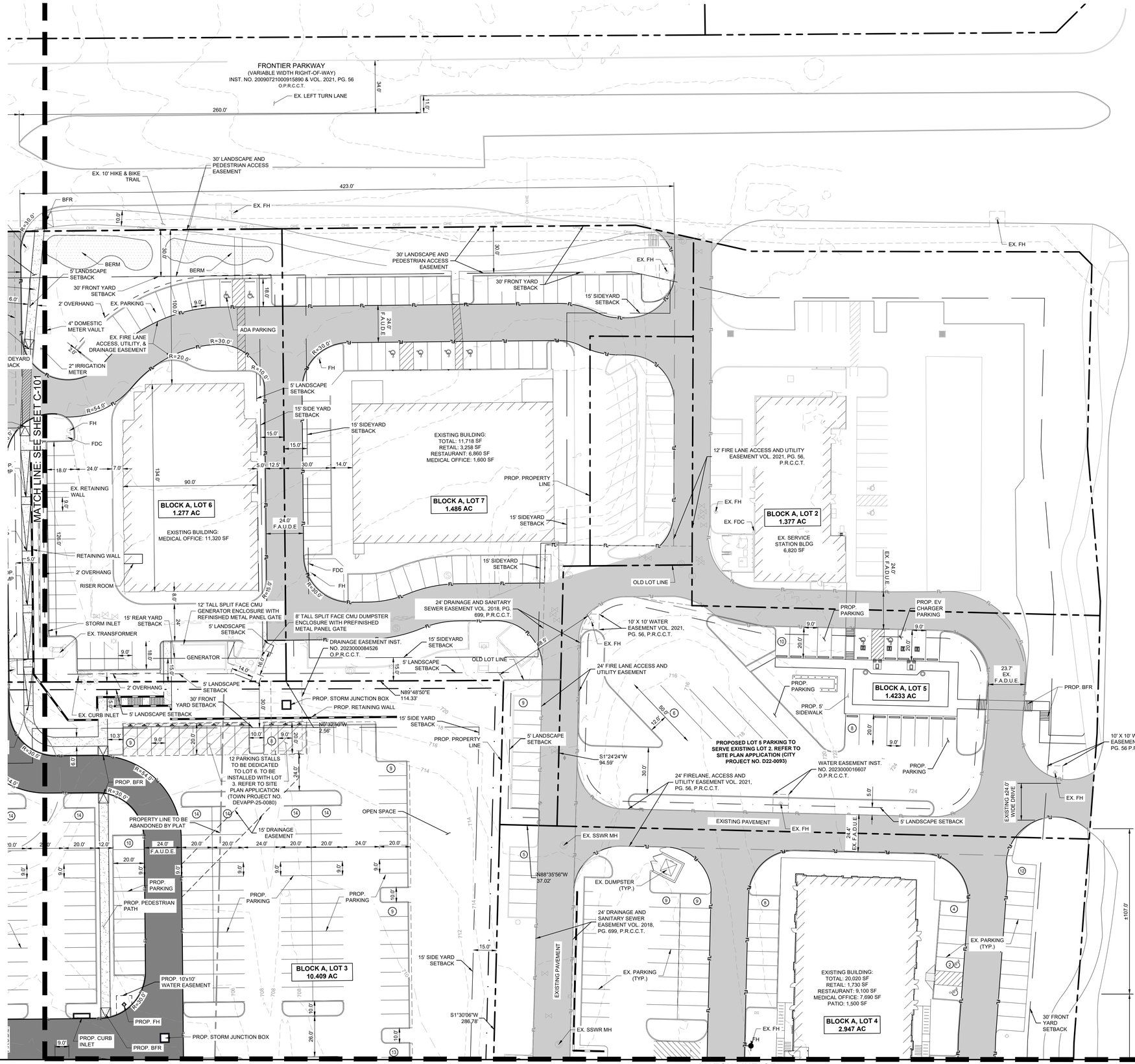
KHA PROJECT 064460922
DATE OCTOBER 2025
SCALE AS SHOWN
DESIGNED BY PRS
DRAWN BY PRS
CHECKED BY NMH

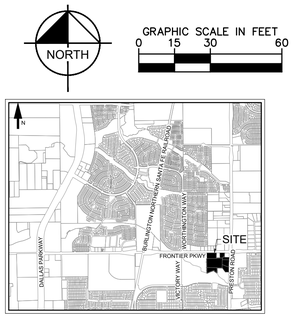
LIFE TIME
HEALTHY WAY OF LIFE

PRELIMINARY SITE PLAN
PROSPER TEXAS

SHEET NUMBER
C-102

Plotted By:VonZee, Will Date:October 13, 2025 05:27:08pm File Path:K:\dal_civil\064460922-lif prosper\Cad\plansheets\preliminary site plan\PRELIMINARY SITE PLAN.dwg
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LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- EXISTING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- 527 EXISTING CONTOUR
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- F.A.D.U.E. FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- (10) NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN
- PROPOSED BUILDING
- EXISTING BUILDING

TOWN OF PROSPER SITE PLAN NOTES

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
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TOWN OF PROSPER CASE NO. DEVAPP-25-0014

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SUBMITTED OCTOBER 14, 2025

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Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 10/14/2025

KHA PROJECT	064460922
DATE	OCTOBER 2025
SCALE	AS SHOWN
DESIGNED BY	PRS
DRAWN BY	PRS
CHECKED BY	NMH

LIFE TIME
HEALTHY WAY OF LIFE

PRELIMINARY SITE PLAN
PROSPER TEXAS

SHEET NUMBER
C-103

Plotted By: VanZeb, Will Date: October 13, 2025 05:27:15pm File Path: K:\Dal_civil\064460922-ltf prosper\Cad\plansheets\preliminary site plan\PRELIMINARY SITE PLAN.dwg
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MATCH LINE: SEE SHEET C-103

MATCH LINE: SEE SHEET C-102

BLOCK A, LOT 3
10.409 AC

BLOCK A, LOT 4
2.947 AC

BLOCK A, LOT 1
2.487 AC

EXISTING BUILDING:
TOTAL: 20,020 SF
RETAIL: 1,730 SF
RESTAURANT: 9,100 SF
MEDICAL OFFICE: 7,690 SF
PATIO: 1500 SF

EXISTING BUILDING:
TOTAL: 18,245 SF
RETAIL: 9,421 SF
RESTAURANT: 4,724 SF
MEDICAL OFFICE: 3,500 SF
PATIO: 600 SF

N. PRESTON ROAD
(STATE HIGHWAY 289)
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 625, PG. 37
D.R.D.C.T.

±260.0'

EXISTING DECELERATION LANE

EXISTING ±52.7' WIDE DRIVE

±89.0' EX. MEDIAN OPENING

EXISTING PAVEMENT

PROP. ADA STALL (TYP.)

PROP. CURB INLET

PROP. CANOPY OVERHANG

PROP. LIMITS OF FENCE

PROP. ENCLOSED KIDS AREA WITH SHADE STRUCTURE WITH 6'-4" PREFINISHED METAL POST FENCE

PROP. FDC WITH BOLLARDS

PROP. 10'x10' WATER EASEMENT

PROP. FH

PROP. WATER METER

PROP. 5' SIDEWALK

5' LANDSCAPE BUFFER

PROP. TRANSFORMER W/ LANDSCAPE SCREENING

PROP. 8' HIGH MASONRY 30'x13' TRASH ENCLOSURE TO MATCH BUILDING

PROP. FH WITH 10'x10' WATER EASEMENT

PROP. 6'x6" STORM JUNCTION BOX

PROP. CURB INLET

PROP. 15' SANITARY SEWER EASEMENT

24' SANITARY SEWER & DRAINAGE EASEMENT VOL. 2018, PG. 699, P.R.C.C.T. (TO BE ABANDONED)

15' SIDE YARD SETBACK

5' LANDSCAPE SETBACK

15' REAR YARD SETBACK

PROP. 31.0' F.A.D.U.E.

PROP. DRAINAGE, WATER, AND SEWER EASEMENT

DRAINAGE EASEMENT VOL. 2021, PG. 546 P.R.C.C.T.

10' WATER EASEMENT VOL. 2021, PG. 546 P.R.C.C.T.

S1°24'24"W 171.93'

EX. FH

EX. ADA PARKING (TYP.)

EX. PARKING (TYP.)

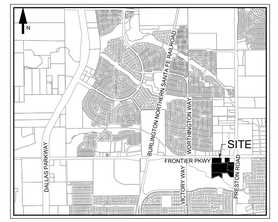
PROP. FIRE LANE (BY OTHER). REFER TO PRELIMINARY SITE PLAN (CITY PROJECT NO. DEV APP24-0128). F.A.U.E. TO BE DEDICATED BY CONVEYANCE PLAT

PRELIMINARY SITE PLAN (CITY PROJECT NO. DEV APP24-0128)

FRONTIER RETAIL SOUTH TRACT.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



LOCATION MAP
N.T.S.

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TOWN OF PROSPER CASE NO. DEVAPP-25-0014

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LOT 1, 3, 4, 5, 6, 7, 8, & 9, BLOCK A

TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED OCTOBER 14, 2025

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P.E. No. 126707
Date 10/14/2025

KHA PROJECT 064469022
DATE OCTOBER 2025
SCALE AS SHOWN
DESIGNED BY PRS
DRAWN BY PRS
CHECKED BY NMH

LIFE TIME
HEALTHY WAY OF LIFE

PRELIMINARY SITE PLAN
PROSPER TEXAS

SHEET NUMBER
C-104

Plotted By: VanZee, Will Date: October 13, 2025 05:27:20pm File Path: K:\Dal_civil\064469022-ltf prosper\Cad\planSheets\preliminary site plan\PRELIMINARY SITE PLAN.dwg
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TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Dakari Hill, Senior Planner**

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

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

Re: **Final Plat of Victory at Frontier South, Block A, Lot 8**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0068)

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

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

Conformance:
The Final Plat conforms to the development standards of Planned Development-10.

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

A Revised Conveyance Plat (DEVAPP-25-0015) was approved by the Planning & Zoning Commission on June 17, 2025. The Final Plat conforms to the approved Revised Conveyance Plat.

Companion Item:
As a companion item, a Site Plan (DEVAPP-25-0107) is on this Planning and Zoning Commission agenda.

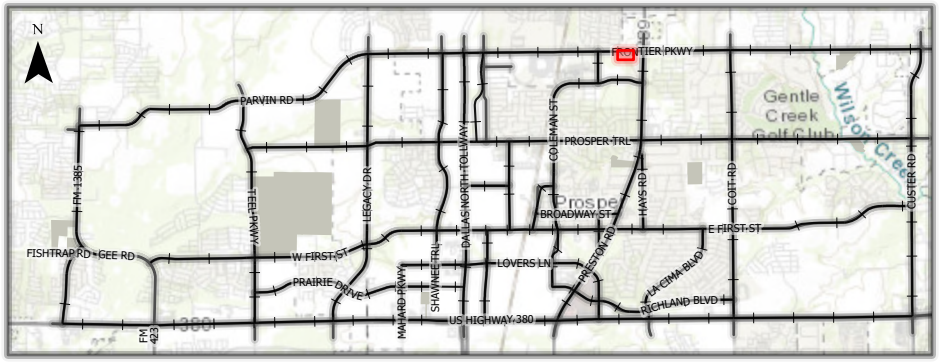
Attachments:
1. Location Map
2. Final Plat
3. Approved Revised Conveyance Plat (DEVAPP-25-0015)

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



TOWN OF PROSPER

0 50 100 200 Feet



This map for illustration purposes only

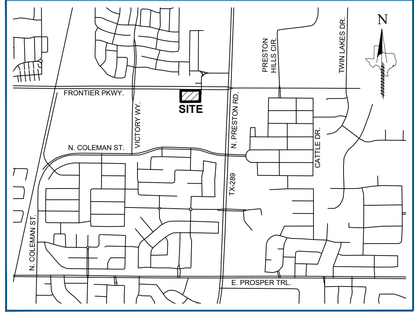
DEVAPP-25-0108

Victory at Frontier, Block A, Lot 8

Final Plat

104

VICINITY MAP
(NOT TO SCALE)



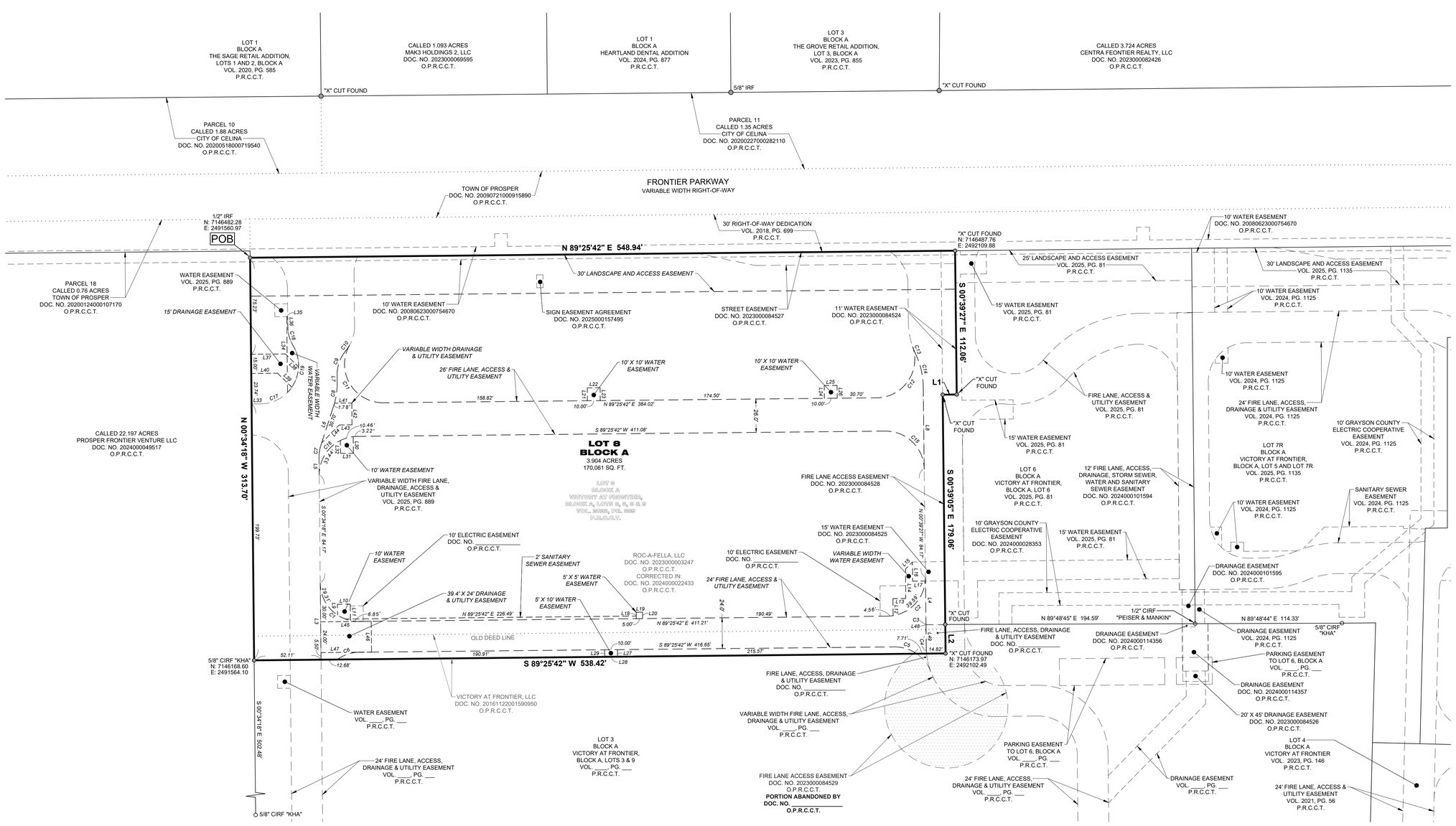
GENERAL NOTES

1. FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J. No 100-year floodplain exists on this site.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
3. All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
4. The purpose of this plat is to final plat a lot created by a conveyance plat of record, and to dedicate easements for site development.
5. The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
6. Landscape Easement shall be exclusive of other easements unless approved by the Town per this plat.

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

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.

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.



N

1" = 40'

0 20 40

LEGEND

POB	= POINT OF BEGINNING	DOC. NO.	= DOCUMENT NUMBER
VOL.	= VOLUME	*DISTANCE*	= EASEMENT TIE (ITALICIZED)
PG.	= PAGE	D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
IRF	= IRON ROD FOUND	P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
CIRF	= CAPPED IRON ROD FOUND	O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°20'55" W	10.97'
L2	S 00°39'19" E	22.57'
L3	N 00°34'18" W	59.50'
L4	S 00°39'27" E	36.23'
L5	N 00°34'18" W	13.79'
L6	N 17°55'10" E	32.71'
L7	N 00°34'18" W	6.19'
L8	S 00°39'27" E	64.46'
L9	N 00°34'18" W	8.38'
L10	N 89°25'42" E	10.00'
L11	S 00°34'18" E	12.74'
L12	N 00°35'16" W	13.28'
L13	N 89°24'44" E	10.00'
L14	N 00°35'16" W	22.93'
L15	N 44°25'42" E	7.74'
L16	S 00°39'05" E	15.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N 89°25'42" E	9.83'
L18	N 00°34'18" W	5.00'
L19	N 89°25'42" E	5.00'
L20	S 00°34'18" E	5.00'
L21	N 00°34'18" W	10.00'
L22	N 89°25'42" E	10.00'
L23	S 00°34'18" E	10.00'
L24	N 00°34'18" W	10.00'
L25	N 89°25'42" E	10.00'
L26	S 00°34'18" E	10.00'
L27	S 00°34'18" E	5.00'
L28	S 89°25'42" W	10.00'
L29	N 00°34'18" W	5.00'
L30	S 00°34'18" E	12.93'
L31	S 89°25'42" W	10.00'
L32	N 00°34'18" W	10.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N 89°25'42" E	6.91'
L34	N 00°34'18" W	59.05'
L35	N 89°25'42" E	0.71'
L36	S 00°34'18" E	7.71'
L37	N 89°25'42" E	26.71'
L38	S 45°34'18" E	14.38'
L39	N 45°34'18" W	15.52'
L40	S 89°25'42" W	20.50'
L41	S 89°25'42" W	13.49'
L42	S 00°34'18" E	16.98'
L43	S 89°25'42" W	9.93'
L44	S 44°25'42" W	19.57'
L45	N 89°25'42" E	39.40'
L46	S 00°34'18" E	24.00'
L47	S 89°25'42" W	39.40'
L48	S 03°39'23" E	0.23'
L49	S 00°37'21" E	17.98'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.12'	90°00'00"	S 45°34'18" E	42.43'
C2	30.00'	47.17'	90°05'09"	N 44°23'07" E	42.46'
C3	30.00'	0.65'	1°14'03"	S 01°45'00" E	0.65'
C4	54.00'	4.46'	4°43'46"	S 02°59'14" E	4.46'
C5	30.00'	18.46'	35°14'51"	N 72°56'52" W	18.17'
C6	30.00'	18.46'	35°14'51"	S 71°48'16" W	18.17'
C7	30.00'	9.68'	18°29'28"	N 08°40'26" E	9.64'
C8	54.00'	17.43'	18°29'28"	N 08°40'26" E	17.35'
C9	30.00'	20.91'	39°56'40"	N 19°24'02" E	20.49'
C10	30.00'	5.11'	9°45'39"	N 34°29'33" E	5.10'
C11	30.00'	62.93'	120°11'01"	S 30°28'47" E	52.01'
C12	30.00'	56.85'	108°34'43"	N 35°08'20" E	48.72'
C13	60.00'	6.53'	6°13'57"	S 22°16'00" E	6.52'
C14	60.00'	25.80'	24°38'08"	S 13°04'03" E	25.60'
C15	30.00'	47.08'	89°54'51"	N 45°36'52" W	42.39'
C16	30.00'	47.12'	90°00'00"	S 44°25'42" W	42.43'
C17	30.00'	23.53'	44°56'23"	N 66°57'30" E	22.93'
C18	30.00'	15.77'	30°06'56"	S 15°37'46" E	15.59'
C19	30.00'	39.36'	75°10'33"	S 06°54'02" W	36.60'

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Mark Torres
3231 Harwood Road
Bedford, TX 76021
(817) 458-8973

OWNER
Victory at Frontier LLC
Contact: Tony Ramji
211 W. Frontier Parkway
Prosper, TX 75078
(469) 213-7833

OWNER
Roc-A-Fella, LLC
Contact: Tony Ramji
211 W. Frontier Parkway
Prosper, TX 75078
(469) 213-7833

JOB NUMBER 2504.052
DATE 12/02/2025
REVISION 03/16/2026
DRAWN BY DJJ

EAGLE SURVEYING
Eagle Surveying, LLC
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www.eaglesurveying.com
TX Firm # 10194177

CASE NO. DEVAPP-25-0108

FINAL PLAT

VICTORY AT FRONTIER

BLOCK A, LOT 8

3.918 ACRES

BEING A FINAL PLAT OF LOT 8, BLOCK A, VICTORY AT FRONTIER, BLOCK A, LOTS 3, 5, 8 & 9, RECORDED IN VOL. 2025, PG. 889 - P.R.C.C.T. SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: MARCH 16, 2026

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS; **VICTORY AT FRONTIER, LLC** and **ROC-A-FELLA, LLC**, are the owners of a 3.918 acre tract of land out of the Spencer Rice Survey, Abstract Number 787, situated in the Town of Prosper, Collin County, Texas, being all of Lot 8, Block A of Victory at Frontier, Block A, Lots 3, 5, 8 & 9, a subdivision of record in Volume 2025, Page 889 of the Plat Records of Collin County, Texas, and being a portion of a tract of land conveyed to Roc-A Fella, Inc. by deed of record in Document Number 2023000003247 of the Official Public Records of Collin County, Texas, and corrected in in Document Number 2024000022433 of said Official Public Records, also being a portion of a tract of land conveyed to Victory at Frontier, LLC by deed of record in Document Number 20161122001590950 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found in the South right-of-way line of Frontier Parkway (right-of-way varies), being the Southwest corner of that certain 30' wide right-of-way dedication of record in Lots 1, 2, and 3, Block A, Victory at Frontier, a subdivision of record in Volume 2018, Page 699 of said Plat Records, being the Northwest corner of said Lot 8, also being in the East line of a called 22.197 acre tract of land conveyed to Prosper Frontier Venture LLC by deed of record in Document Number 2024000049517 of said Official Public Records;

THENCE, N89°25'42"E, leaving the East line of said 22.197 acre tract, along the South right-of-way line of Frontier Parkway, being the common North line of said Lot 8, a distance of 548.94 feet to an X-cut found at the Northwest corner of Lot 6, Block A of Victory at Frontier, Block A, Lot 6, a subdivision of record in Volume 2025, Page 81 of said Plat Records, being the most Easterly Northeast corner of said Lot 8;

THENCE, leaving the South right-of-way line of Frontier Parkway, in part, along the West line of said Lot 6 and in part, being the common East line of said Lot 8, the following three (3) courses and distances:

1. S00°39'27"E, a distance of 112.06 feet to an X-cut found;
2. S89°20'55"W, a distance of 10.97 feet to an X-cut found;
3. S00°39'05"E, a distance of 179.06 feet to an X-cut found, being the Southwest corner of said Lot 6, also being the most Northerly Northwest corner of Lot 3, Block A of said Victory at Frontier, Block A, Lots 3, 5, 8 & 9;

THENCE, along a common line between said Lot 3 and said Lot 8, the following two (2) courses and distances:

1. S00°39'19"E, a distance of 22.57 feet to an X-cut found for the Southeast corner of said Lot 8;
2. S89°25'42"W, a distance of 538.41 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found in the East line of said 22.197 acre tract, being the Northwest corner of said Lot 3, also being the Southwest corner of said Lot 8

THENCE, N00°34'18"W, along the East line of said 22.197 acre tract and the common West line of said Lot 8, a distance of 313.70 feet to the **POINT OF BEGINNING** and containing an area of 3.904 Acres, or (170,061 Square Feet) of land, more or less.

OWNER'S CERTIFICATE (CONTINUED)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **VICTORY AT FRONTIER, LLC** and **ROC-A-FELLA, LLC,** acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **VICTORY AT FRONTIER, BLOCK A, LOT 8**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **VICTORY AT FRONTIER, LLC** and **ROC-A-FELLA, LLC** do hereby certify the following:

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

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

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

OWNER: **VICTORY AT FRONTIER, LLC**

BY: _____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

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

OWNER: **ROC-A-FELLA, LLC**

BY: _____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

Known All Men By These Presents

That I, MATTHEW RAABE, Registered Professional Land Surveyor, 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___.

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

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

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

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

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 20___, by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

CASE NO. DEVAPP-25-0108

FINAL PLAT

VICTORY AT FRONTIER

BLOCK A, LOT 8

3.918 ACRES

BEING A FINAL PLAT OF LOT 8, BLOCK A, VICTORY AT FRONTIER, BLOCK A, LOTS 3, 5, 8 & 9, RECORDED IN VOL. 2025, PG. 889 - P.R.C.C.T. SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: MARCH 16, 2026

JOB NUMBER
2504.052
DATE
12/02/2025
REVISION
03/16/2026
DRAWN BY
DJJ

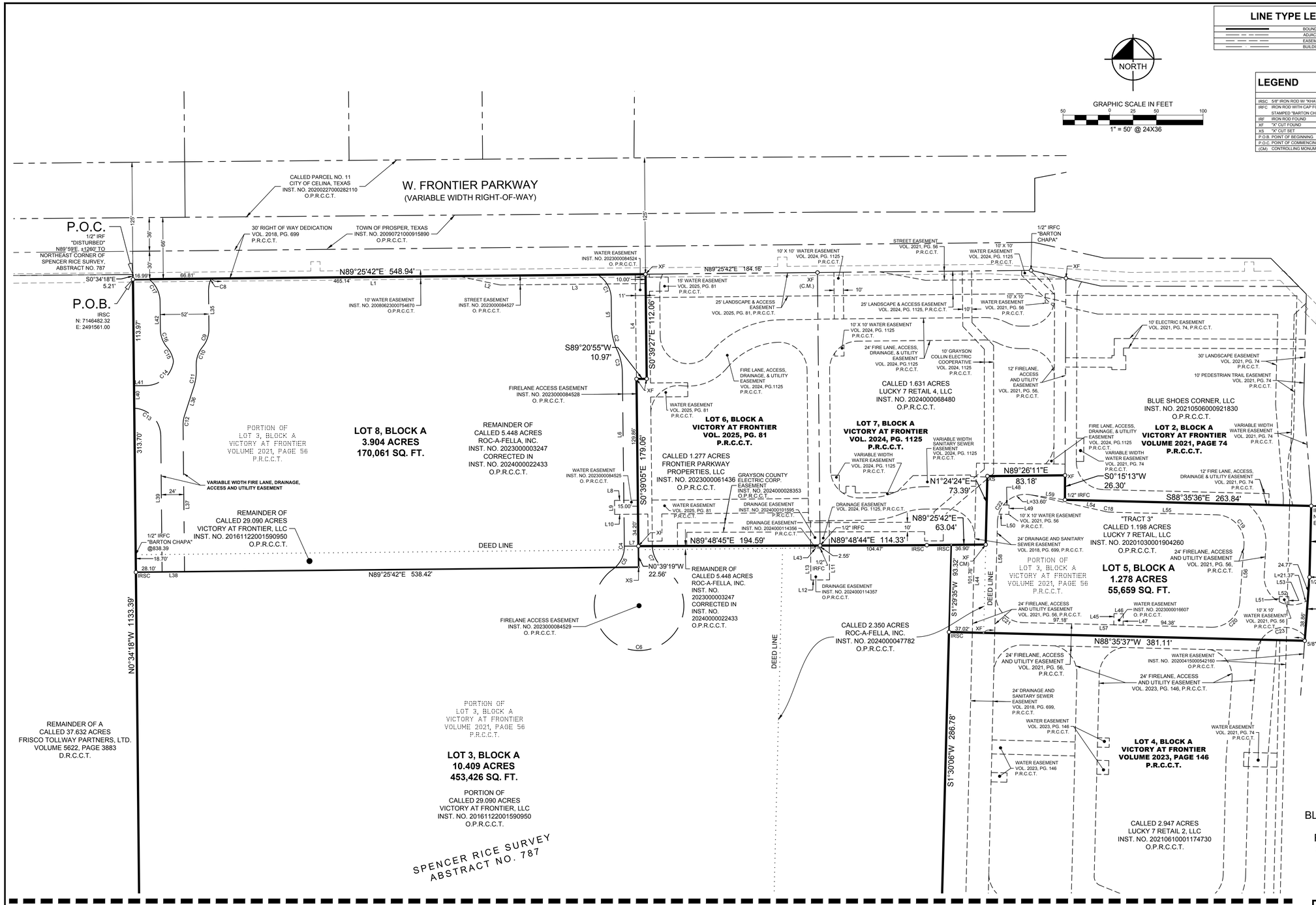
EAGLE SURVEYING
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Denton, TX 76201
940.222.3009
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TX Firm # 10194177

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ENGINEER
Claymoore Engineering
Contact: Mark Torres
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Bedford, TX 76021
(817) 458-8973

OWNER
Victory at Frontier LLC
Contact: Tony Ramji
211 W. Frontier Parkway
Prosper, TX 75078
(469) 213-7833

OWNER
Roc-A-Fella, LLC
Contact: Tony Ramji
211 W. Frontier Parkway
Prosper, TX 75078
(469) 213-7833



TOWN PROJECT # DEVAPP-25-0015

REVISED CONVEYANCE PLAT

VICTORY AT FRONTIER
BLOCK A, LOTS 3, 5, 8 & 9

BEING A REVISED CONVEYANCE PLAT OF LOT 3, BLOCK A, VICTORY AT FRONTIER, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS RECORDED IN VOL. 2021, PG. 56 PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING 18.519 ACRES SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JUNE, 2025

FLOOD CERTIFICATE:

According to FIRM Map No. 48085C0120J, effective June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A" which is defined as "Special Flood Hazard Areas Inundated By 100-Year Flood, no base flood elevations determined and Zone "X" unshaded, which is defined as "Areas determined to be outside 500-year floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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Kimley-Horn and Associates, Inc.
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NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
3. The purpose of this plat is to create 4 lots from 1 platted lot.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011) on grid coordinate values, no scale and no projection.

SEE SHEET 2

TOWN OF PROSPER
PLANNING DEPARTMENT
P&Z Conditional Approval
6/17/2025
Subject to the creation of a Property Owners Association prior to recording this plat.

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

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

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

APPLICANT / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower,
Suite #700, Dallas, Texas 75240
Contact: Neda Hosseiny
Ph. (972) 770-1300
neda.hosseiny@kimley-horn.com

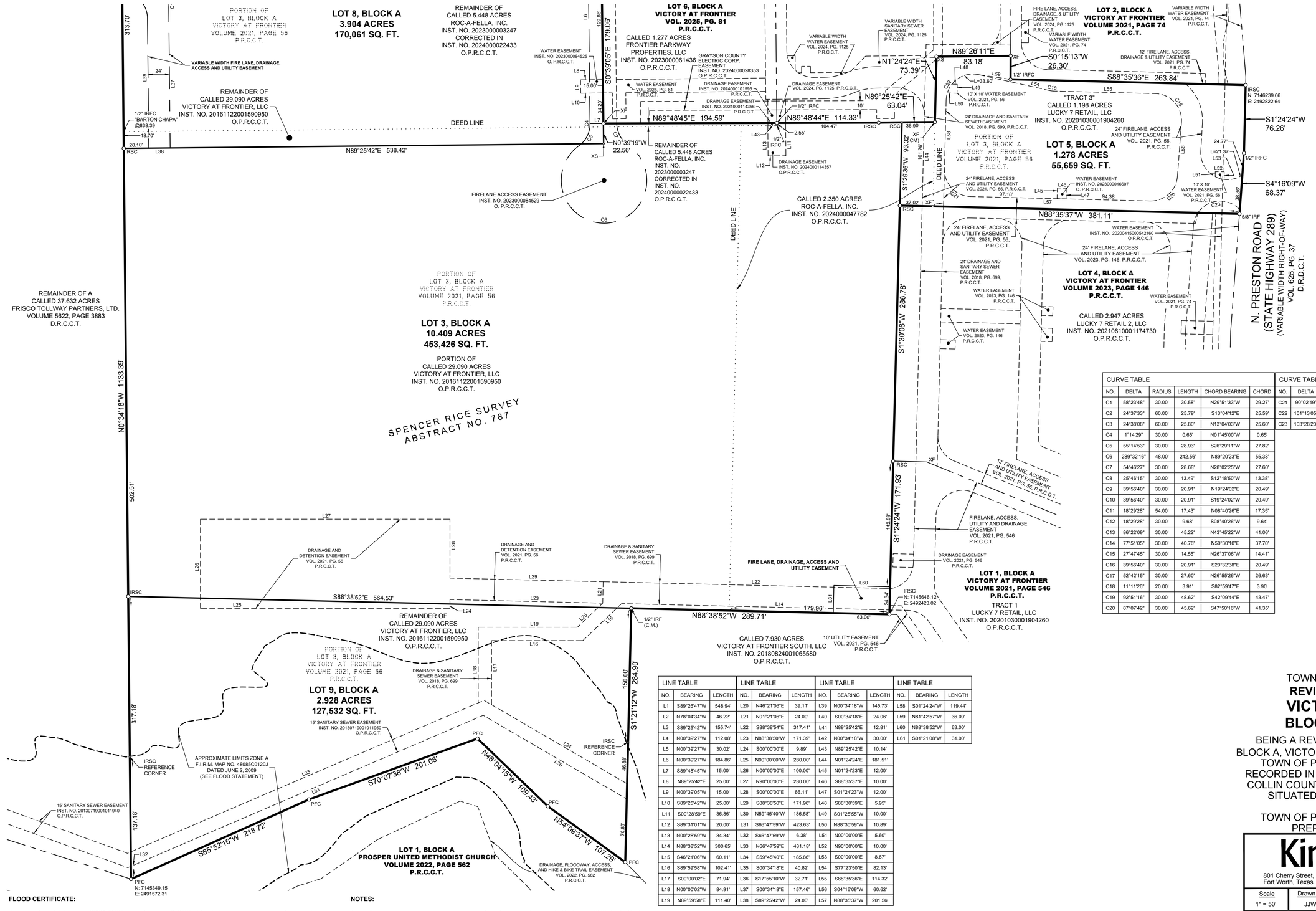
SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
Contact: David J. De Weirdt
Ph. (817) 335-6511
david.deweirdt@kimley-horn.com

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

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

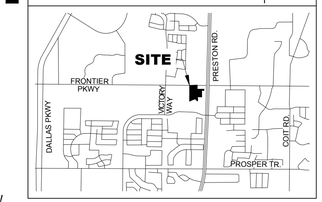
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SEE SHEET 1



VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

50 0 25 50 100

1" = 50' @ 24X36

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND STAMPED "BARTON CHAPA"
IRF	IRON ROD FOUND
XF	"X" CUT FOUND
XS	"X" CUT SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT

LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE
— · —	BUILDING LINE

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	58°23'48"	30.00'	30.58'	N29°51'33"W	29.27'	C21	90°02'19"	30.00'	47.14'	N43°35'36"W	42.44'
C2	24°37'33"	60.00'	25.79'	S13°04'12"E	25.59'	C22	101°13'05"	30.00'	53.00'	S52°00'30"W	46.37'
C3	24°38'08"	60.00'	25.80'	N13°04'03"W	25.60'	C23	103°28'20"	30.00'	54.18'	S85°38'30"W	47.11'
C4	1°14'29"	30.00'	0.65'	N01°45'00"W	0.65'						
C5	55°14'53"	30.00'	28.93'	S26°29'11"W	27.82'						
C6	289°32'16"	48.00'	242.56'	N89°20'23"E	55.38'						
C7	54°46'27"	30.00'	28.68'	N28°02'25"W	27.60'						
C8	25°46'15"	30.00'	13.49'	S12°18'50"W	13.38'						
C9	39°56'40"	30.00'	20.91'	N19°24'02"E	20.49'						
C10	39°56'40"	30.00'	20.91'	S19°24'02"W	20.49'						
C11	18°29'28"	54.00'	17.43'	N08°40'26"E	17.35'						
C12	18°29'28"	30.00'	9.68'	S08°40'26"W	9.64'						
C13	86°22'09"	30.00'	45.22'	N43°45'22"W	41.06'						
C14	77°51'05"	30.00'	40.76'	N50°30'10"E	37.70'						
C15	27°47'45"	30.00'	14.55'	N26°37'06"W	14.41'						
C16	39°56'40"	30.00'	20.91'	S20°32'38"E	20.49'						
C17	52°42'15"	30.00'	27.60'	N26°55'26"W	26.63'						
C18	11°11'26"	20.00'	3.91'	S82°59'47"E	3.90'						
C19	92°51'16"	30.00'	48.62'	S42°09'44"E	43.47'						
C20	87°07'42"	30.00'	45.62'	S47°50'16"W	41.35'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°26'47"W	548.94'	L20	N46°21'06"E	39.11'	L39	N00°34'18"W	145.73'	L58	S01°24'24"W	119.44'
L2	N78°04'34"W	46.22'	L21	N01°21'06"E	24.00'	L40	S00°34'18"E	24.06'	L59	N81°42'57"W	36.09'
L3	S89°25'42"W	155.74'	L22	S88°38'54"E	317.41'	L41	N89°25'42"E	12.81'	L60	N88°38'52"W	63.00'
L4	N00°39'27"W	112.08'	L23	N88°38'50"W	171.39'	L42	N00°34'18"W	30.00'	L61	S01°21'08"W	31.00'
L5	N00°39'27"W	30.02'	L24	S00°00'00"E	9.89'	L43	N89°25'42"E	10.14'			
L6	N00°39'27"W	184.86'	L25	N90°00'00"W	280.00'	L44	N01°24'24"E	181.51'			
L7	S89°48'45"W	15.00'	L26	N00°00'00"E	100.00'	L45	N01°24'23"E	12.00'			
L8	N89°25'42"E	25.00'	L27	N90°00'00"E	280.00'	L46	S88°35'37"E	10.00'			
L9	N00°39'05"W	15.00'	L28	S00°00'00"E	66.11'	L47	S01°24'23"W	12.00'			
L10	S89°25'42"W	25.00'	L29	S88°38'50"E	171.96'	L48	S88°30'59"E	5.95'			
L11	S00°28'59"E	36.86'	L30	N59°45'40"W	186.58'	L49	S01°25'55"W	10.00'			
L12	S89°31'01"W	20.00'	L31	S66°47'59"W	423.63'	L50	N88°30'59"W	10.89'			
L13	N00°28'59"W	34.34'	L32	S66°47'59"W	6.38'	L51	N00°00'00"E	5.60'			
L14	N88°38'52"W	300.65'	L33	N66°47'59"E	431.18'	L52	N90°00'00"E	10.00'			
L15	S46°21'06"W	60.11'	L34	S59°45'40"E	185.86'	L53	S00°00'00"E	8.67'			
L16	S89°59'58"W	102.41'	L35	S00°34'18"E	40.82'	L54	S77°23'50"E	82.13'			
L17	S00°00'02"E	71.94'	L36	S17°55'10"W	32.71'	L55	S88°35'36"E	114.32'			
L18	N00°00'02"W	84.91'	L37	S00°34'18"E	157.46'	L56	S04°16'09"W	60.62'			
L19	N89°59'58"E	111.40'	L38	S89°25'42"W	24.00'	L57	N88°35'37"W	201.56'			

FLOOD CERTIFICATE:

According to FIRM Map No. 48085C0120J, effective June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A" which is defined as "Special Flood Hazard Areas Inundated By 100-Year Flood, no base flood elevations determined and Zone "X" unshaded, which is defined as "Areas determined to be outside 500-year floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
3. The purpose of this plat is to create 4 lots from 1 platted lot.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011) on grid coordinate values, no scale and no projection.

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

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

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

APPLICANT / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower,
Suite #700, Dallas, Texas 75240
Contact: Neda Hosseiny
Ph. (972) 770-1300
neda.hosseiny@kimley-horn.com

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

TOWN PROJECT # DEVAPP-25-0015

REVISED CONVEYANCE PLAT

VICTORY AT FRONTIER

BLOCK A, LOTS 3, 5, 8 & 9

BEING A REVISED CONVEYANCE PLAT OF LOT 3, BLOCK A, VICTORY AT FRONTIER, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS RECORDED IN VOL. 2021, PG. 56 PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING 18.519 ACRES SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JUNE, 2025

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JJW	DJD	June 2025	064460922	2 OF 3

DWG NAME: K:\DAL_SURVEY\064460922-LIFETIME ATHLETIC CLUB - PROSPER\DWG\064460922 - LIFETIME FITNESS - CP.DWG PLOTTED BY WILDE, JACK 6/4/2025 9:41 AM LAST SAVED 6/4/2025 9:40 AM

WHEREAS VICTORY AT FRONTIER LLC, ROC-A-FELLA, INC., and **LUCKY 7 RETAIL, LLC**, are the owners of a tract of land situated in the Spencer Rice Survey, Abstract No. 787, Collin County, Texas, and being a portion of Lot 3, Block A of Victory at Frontier, an addition to the Town of Prosper according to the plat thereof recorded in Volume 2021, Page 56, Plat Records, Collin County, Texas, and being a portion of a called 29.090 acre tract of land as described in the Special Warranty Deed to Victory Frontier, LLC, recorded in Instrument No. 20161122001590950, Official Public Records, Collin County, Texas, a portion of a called 5.448 acre tract of land described in the Special Warranty Deed to Roc-A-Fella, Inc., recorded in Instrument No. 20230000003247, as corrected in Instrument No. 20240000022433, Official Public Records, Collin County, Texas, all of a called 2.350 acre tract of land described in the Special Warranty Deed to Roc-A-Fella, Inc., recorded in Instrument No. 20240000047782, Official Public Records, Collin County, Texas, and all of that called 1.198 acre tract of land described as "Tract 3" in the Special Warranty Deed to Lucky 7 Retail LLC, recorded in Instrument No. 20201030001904260, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found (disturbed) for the northwest corner of said Lot 3, Block A and being in the east line of a called 37.632 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Frisco Tollway Partners, LTD., recorded in Volume 5622, Page 3883, Deed Records, Collin County, Texas, and being the south right-of-way line of West Frontier Parkway (a variable width public right-of-way);

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

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

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

South 00°39'27" East, a distance of 112.06 feet to an "X" cut found for corner;
South 89°20'55" West, a distance of 10.97 feet to an "X" cut found for corner;
South 00°39'05" East, a distance of 179.06 feet to a an "X" cut found for the southwest corner of said Lot 6, Block A;

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

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

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

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

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

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

South 00°15'13" West, a distance of 26.30 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 2, Block A;
South 88°35'36" East, a distance of 263.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said Lot 2, Block A, and being in the west right-of-way line of N. Preston Road (State Highway 289, a variable width right-of-way),

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

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

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

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

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

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

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

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

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

THENCE North 00°34'18" West with the common line of said Lot 3, Block A and said 37.632 acre tract, passing at a distance of 137.18 feet, a 5/8-inch iron rod with red plastic cap stamped "KHA" set for reference, passing at a distance of 838.39 feet, a 1/2-inch iron rod with plastic cap stamped "BARTON CHAPA" found for the northwest corner of the aforementioned 29.090 acre tract and the southwest corner of the aforementioned 5.448 acre tract, continuing along the common line of said Lot 3, Block A and said 37.632 acre tract, in all a distance of 1,133.39 feet to the **POINT OF BEGINNING** and containing a computed area of 806,677 square feet or 18.519 acres of land.

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OWNERS CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, VICTORY AT FRONTIER, LLC, ROC-A-FELLA, INC., and **LUCKY 7 RETAIL, LLC,** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **VICTORY AT FRONTIER, BLOCK A, LOTS 3, 5, 8 & 9,** an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The **VICTORY AT FRONTIER, LLC, ROC-A-FELLA, INC.**, and **LUCKY 7 RETAIL, LLC,** do hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper' s use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any 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 _____, 2025

VICTORY AT FRONTIER, LLC

BY: _____
Authorized Signature

_____
Printer Name and Title

STATE OF §
COUNTY OF §

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

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

_____
Notary Public, State of Texas

ROC-A-FELLA, INC.

BY: _____
Authorized Signature

_____
Printer Name and Title

STATE OF §
COUNTY OF §

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

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

_____
Notary Public, State of Texas

LUCKY 7 RETAIL, LLC

BY: _____
Authorized Signature

_____
Printer Name and Title

STATE OF §
COUNTY OF §

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

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

_____
Notary Public, State of Texas

DRAINAGE AND DETENTION EASEMENT
This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:The Portion of Block A , as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type 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.

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.

SURVEYOR'S CERTIFICATE

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
6/4/2025

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

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

_____ Town of Secretary

_____ Engineering Department

_____ Development Services Department

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

BEING A REVISED CONVEYANCE PLAT OF LOT 3, BLOCK A, VICTORY AT FRONTIER, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS RECORDED IN VOL. 2021, PG. 56 PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING 18.519 ACRES SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JUNE, 2025

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JJW	DJD	June 2025	064460922	3 OF 3

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

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

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

APPLICANT / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower,
Suite #700, Dallas, Texas 75240
Contact: Neda Hosseiny
Ph. (972) 770-1300
neda.hosseiny@kimley-horn.com

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

DWG NAME: K:\DAL_SURVEY\064460922-LIFETIME ATHLETIC CLUB - PROSPER\DWG\064460922 - LIFETIME FITNESS - CP.DWG PLOTTED BY WILDE, JACK 6/4/2025 9:41 AM LAST SAVED 6/4/2025 9:40 AM

PLANNING

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

From: **Jerron Hicks, Planner**

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

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

Re: **Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 4, 5 & 8**

Meeting: **March 25, 2026**

Agenda Item:
Consider and act upon a request for a Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 4, 5 & 8, on 8.3± acres, located on the north side of University Drive and 885± feet west of Teel Parkway. (DEVAPP-26-0014)

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

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

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

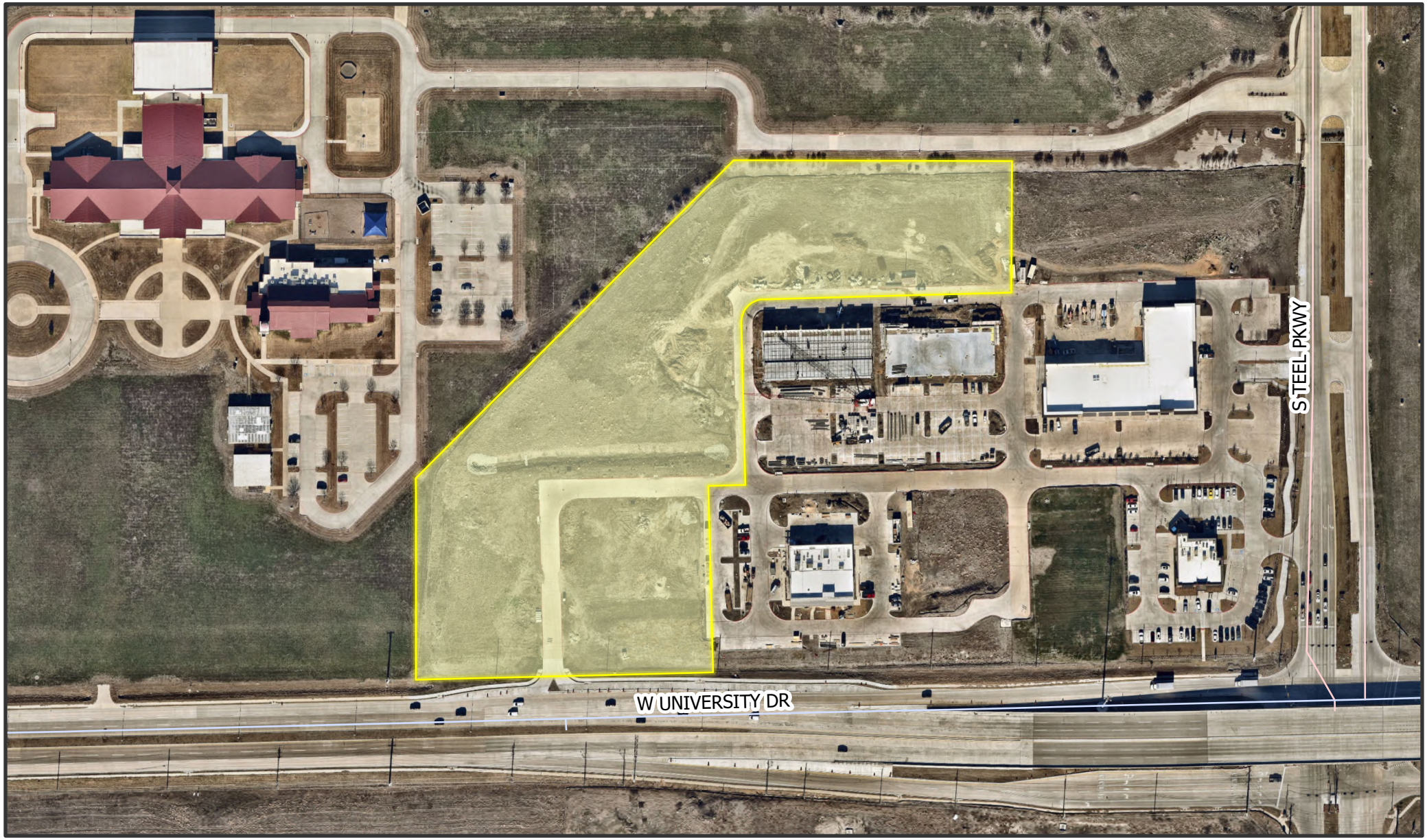
Description of Agenda Item:
The purpose of the Revised Conveyance Plat is to create three lots from two platted lots. These two existing Lots 4 and 5 were created by conveyance plats approved by the Planning and Zoning Commission on September 2, 2025 (DEVAPP-25-0072) and November 4, 2025 (DEVAPP-25-0074).

On February 3, 2026, the Commission approved a Revised Preliminary Site Plan (DEVAPP-25-0130) that showed the subdivision of Lot 5 to create Lot 8, and a portion of Lot 4 was incorporated into Lot 8 so that it would have sufficient lot width on University Drive. This revised conveyance plat creates the lots reflected on this plan.

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

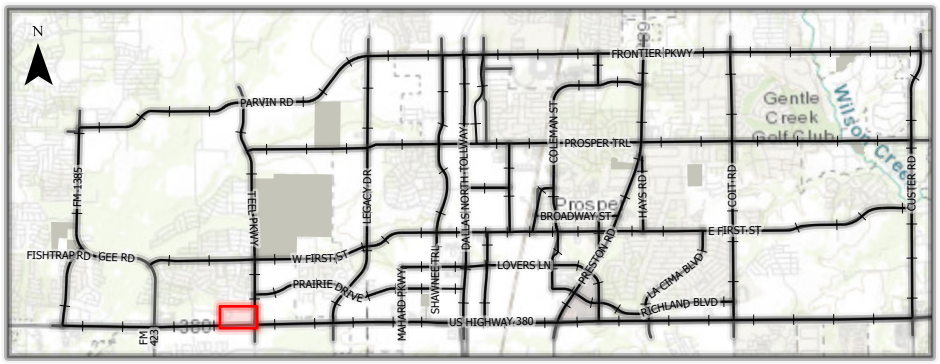
Attached Documents:
1. Location Map
2. Revised Conveyance Plat
3. Previously Approved Conveyance Plats (DEVAPP-25-0072 & DEVAPP-25-0074)
4. Previously Approved Revised Preliminary Site Plan (DEVAPP-25-0130)

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



TOWN OF PROSPER

0 125 250 500 Feet

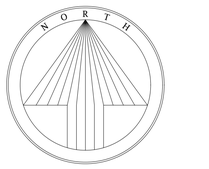


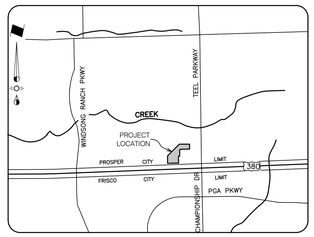
This map for illustration purposes only

DEVAPP-26-0014

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

Revised Conveyance P





Vicinity Map
NTS

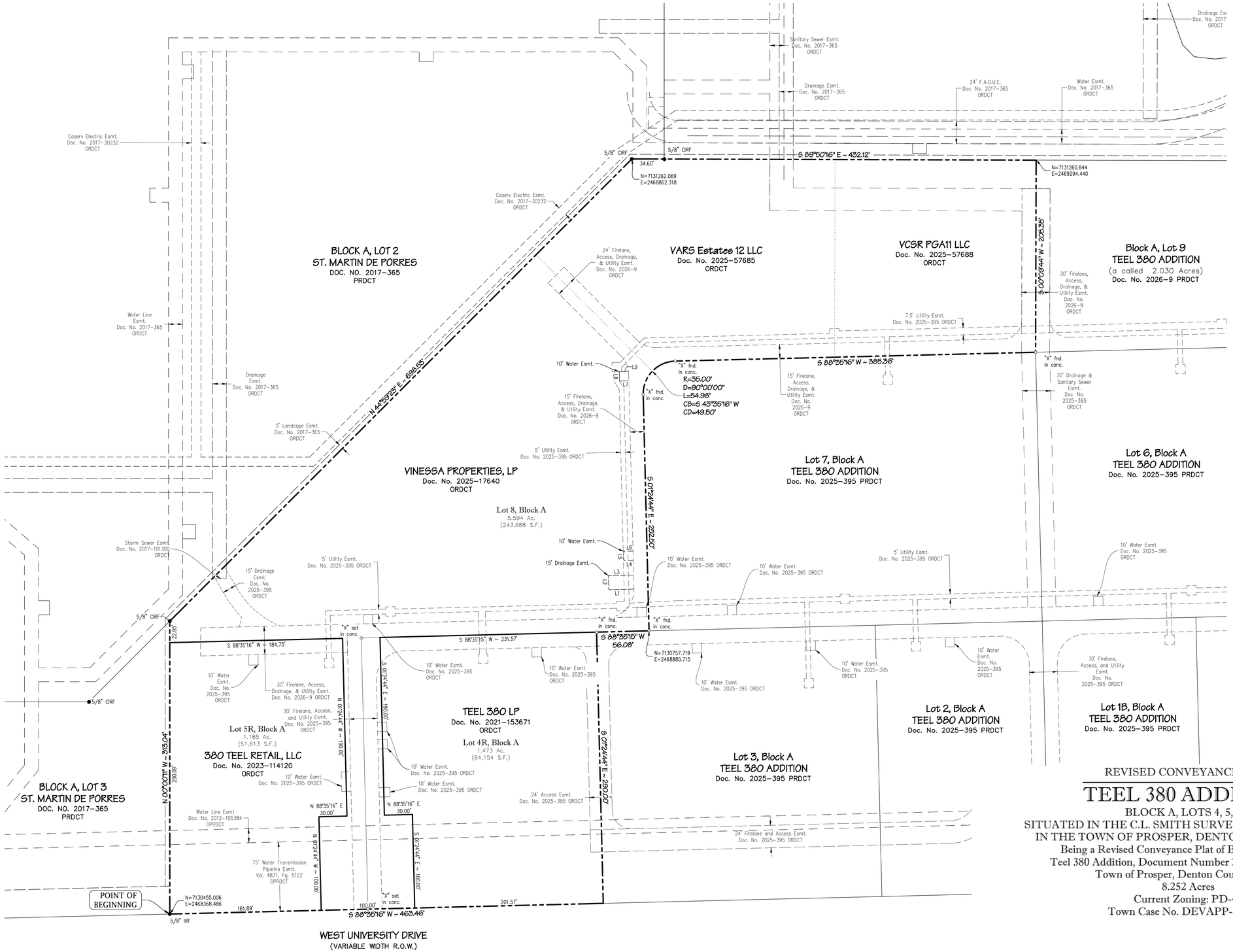
LEGEND (Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
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CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
	DEED LINE

NOTICE:
A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

NOTES:

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

Line Table		
Line #	Bearing	Distance
L1	S 88°35'16" W	26.92'
L2	N 01°24'44" W	15.00'
L3	N 88°35'16" E	26.92'
L4	S 88°35'16" W	10.00'
L5	N 01°24'44" W	10.00'
L6	N 88°35'16" E	10.00'
L7	S 88°35'16" W	10.00'
L8	N 01°24'44" W	10.00'
L9	N 88°35'16" E	9.82'



REVISED CONVEYANCE PLAT

TEEL 380 ADDITION

BLOCK A, LOTS 4, 5, & 8
SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
Being a Revised Conveyance Plat of Block A, Lots 4 & 5
Teel 380 Addition, Document Number 2026-9 Plat Records,
Town of Prosper, Denton County, Texas
8.252 Acres
Current Zoning: PD-40
Town Case No. DEVAPP-26-0014

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

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

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

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

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

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

Scale: 1" = 50' February, 2026 SEI Job No. 25-130

Drawing: C:\2025 JOBS\25-130 Teel 380 PSP\SURVEY\DWG\25-130 Conveyance Plat - Lot 4, 5, 8.dwg Saved By: scotdwell Save Time: 2/10/2026 2:53:40 PM Plotted by: scotdwell Plot Date: 2/10/2026 3:00 PM

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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the C.L. Smith Survey, Abstract No. 1681, City of Prosper, Denton County, Texas, being all/part of a tract conveyed to Teel 380 LP, by deed recorded in Document No. 2021-153671 of the Official Records of Denton County, Texas (OPRDCT), and being all of a tract conveyed to 380 Teel Retail, LLC, according to the deed recorded in Doc. No. 2023-114120 ORDCT, and being all of a tract conveyed to Vinessa Properties LP, according to the deed recorded in Doc, No, 2025-17640, and being all of a tract conveyed to Alpha I9 LLC, according to the deed recorded in Doc. No. 2024-98685, and being all of a tract conveyed to VCSR PGA11 LLC, according to the deed recorded in Doc. No. 2025-57688, and being all of a tract conveyed to VARS Estates 12 LLC, according to the deed recorded in Doc. No. 2025-57685, with the subject tract being more particularly described as follows:

BEGINNING at 5/8" iron rod found at the southeast corner of Lot 3, Block A of St. Martin De Porres, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2017-365 of the Official Public Records of Denton County, Texas;

THENCE N 00°00'11" W, 313.04 feet to a 5/8" capped iron rod found at the north corner of Block A, Lot 3 of St. Martin De Porres, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2017-365 of the Official Public Records of Denton County, Texas and lying in the southeast line of Block A, Lot 2 of said St. Martin De Porres tract;

THENCE N 44°59'23" E, 698.53 feet to a 5/8" capped iron rod found;

THENCE S 89°50'16" E, passing at a distance of 34.60 feet the southwest corner of Block A, Lot 4 of said St. Martin De Porres, and continuing a total distance of 432.12 feet;

THENCE S 00°09'44" W, 205.35 feet to an "X" found in concrete;

THENCE S 88°35'16" W, 385.36 feet to an "X" found in concrete;

THENCE around a tangent curve to the left having a central angle of 90°00'00", a radius of 35.00 feet, a chord of S 43°35'16" W – 49.50 feet, an arc length of 54.98 feet to an "X" found in concrete;

THENCE S 01°24'44" E, 252.50 feet to an "X" found in concrete;

THENCE S 88°35'15" W, 56.08 feet to an "X" found in concrete;

THENCE S 01°24'44" E, 290.00 feet;

THENCE S 88°35'16" W, 463.46 feet, passing at a distance of 251.57 feet an "X" found in concrete and continuing to the POINT OF BEGINNING with the subject tract containing 359,454.86 square feet or 8.2519 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, TEEL 380 LP, 380 TEEL RETAIL LLC, VINESSA PROPERTIES LP, VCSR PGA11 LLC, and VARS ESTATES 12 LLC, do hereby adopt this plat designating the hereinabove described property as **TEEL 380 ADDITION, BLOCK A, LOTS 4, 5 & 8**, an Addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Teel 380 LP, 380 Teel Retail LLC, VCSR PGA11 LLC, and VARS Estates 12 LLC, herein certify the following:

1. The streets and alleys are dedicated for street purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, 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.

TEEL 380 LP

By: _____
SHIVA KONDRU

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

_____
Notary Public, State of Texas

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

380 TEEL RETAIL LLC

By: _____
SRIKANTH KROTHAPALLI, MANAGING MEMBER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

_____
Notary Public, State of Texas

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

VCSR PGA11 LLC

By: _____
CHANDRASEKHAR CHINTALA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

_____
Notary Public, State of Texas

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

VARS ESTATES 12 LLC

By: _____
VASANTH REDDY BOBBALA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

_____
Notary Public, State of Texas

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

VINESSA PROPERTIES LP

By: _____
ASHWINI BHIMANAPATI

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 2026.

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

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

darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

REVISED CONVEYANCE PLAT

TEEL 380 ADDITION

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SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
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Teel 380 Addition, Document Number 2026-9 Plat Records,
Town of Prosper, Denton County, Texas
8.252 Acres
Current Zoning: PD-40
Town Case No. DEVAPP-26-0014

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

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

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

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

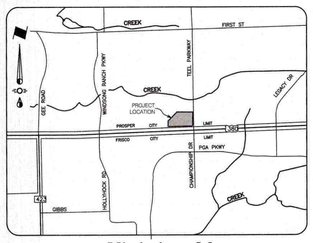
OWNER / APPLICANT
Lot 8
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (203) 893-6915
Contact: Rajiv Chalasani

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

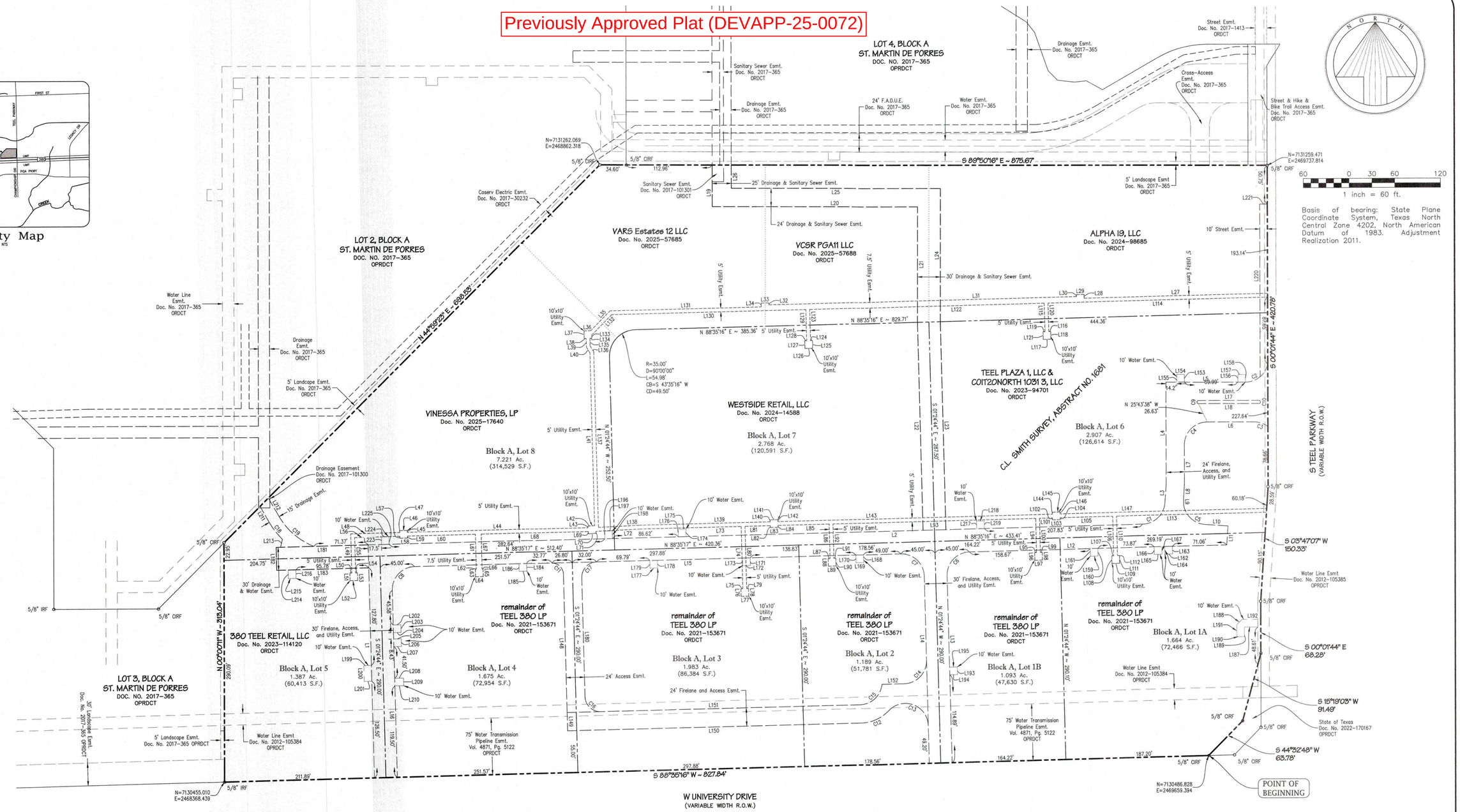
February, 2026 SEI Job No. 25-130

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Previously Approved Plat (DEVAPP-25-0072)



Vicinity Map
NTS



N O R T H

60 0 30 60 120
1 inch = 60 ft.

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

LEGEND (Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
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NOTES:

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

FIRE LANE EASEMENT
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, 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.

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

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

OWNER / APPLICANT
Lots 1A, 1B, 2, 3, 4
TEEL 380 LP
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

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

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

OWNER / APPLICANT
Lot 7
Westside Retail LLC
310 San Marcos Dr
Irving, Texas 75039
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

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

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

OWNER / APPLICANT
Lot 6
Teel Plaza 1 LLC
6541 Doonberg Dr
Frisco, Texas 75035
Telephone (248) 345-3818
Contact: Shiva Kondru

OWNER / APPLICANT
Lot 6
COIT20NORTH 1031 3 LLC
6541 Doonberg Dr
Frisco, Texas 75035
Telephone (248) 345-3818
Contact: Shiva Kondru

OWNER / APPLICANT
Lot 8
Alpha I9 LLC
440 Louisiana St, Suite 952
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

CONVEYANCE PLAT

TEEL 380 ADDITION

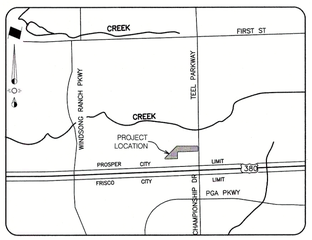
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21.887 Acres
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Filed for Record
in the Official Records Of:
Denton County
On: 9/26/2025 11:34:56 AM
In the PLAT Records
TEEL 380 ADDN
Doc Number: 2025-395
Number of Pages: 2
Amount: 100.00
Order#:20250926000261
By: WD

1 of 2 Scale: 1"=60' 8/20/2025 SEI Job No. 21-152

Drawing: G:\2021 JOBS\21-152_380-Teel Due Diligence\Civil\SHINE ROAD\21-152 Conveyance Plat.dwg Saved By: DBlevins Save Time: 8/20/2025 1:38:33 PM
Plotted by: ksmith Plot Date: 8/20/2025

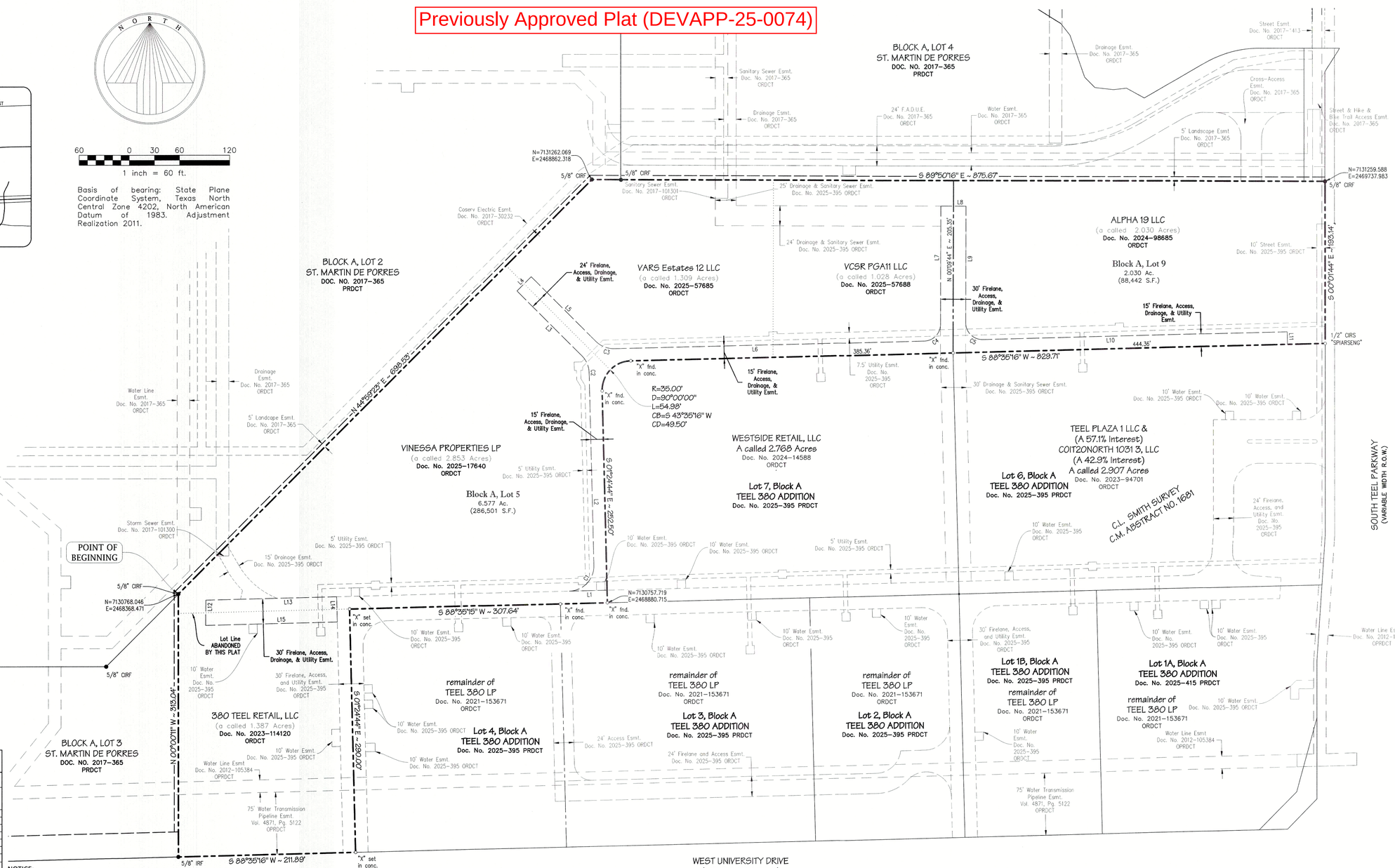
Previously Approved Plat (DEVAPP-25-0074)



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NTS

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1 inch = 60 ft.

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



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●	IRON ROD FOUND
Esmt.	EASEMENT
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTICE:
A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

NOTES:

1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. By graphic plotting only said described property is located within an area having a zone designation of Zone X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0430G, dated Aapril 18, 2011, for Community No. 480141, in the Town of Prosper, Denton County, Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated. No field surveying was performed to determine the location of this zone;

   (Note: The above statement is for information only and Spiars Engineering, Inc. assumes no liability for the correctness of the cited map or the location of the flood zone boundary. In addition, the above statement does not represent an opinion or knowledge of the probability of flooding.)

PURPOSE STATEMENT

The purpose of this Conveyance Plat is to designate Lot 9 and to combine Lot 5 with the remainder of Lot 8 to ensure frontage.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, 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.

ACCESS EASEMENT

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	47.12'	30.00'	90°00'00"	N 43°35'16" E	42.43'
C2	22.83'	30.00'	43°35'53"	N 23°12'40" W	22.28'
C3	24.30'	30.00'	46°24'07"	S 68°12'40" E	23.64'
C4	30.87'	20.00'	88°25'32"	N 44°22'30" E	27.89'
C5	31.97'	20.00'	91°34'28"	S 45°37'30" E	28.67'

Line Table		
Line #	Bearing	Distance
L1	S 88°35'16" W	45.00'
L2	N 01°24'44" W	229.37'
L3	N 45°00'37" W	109.35'
L4	N 44°59'23" E	24.00'
L5	S 45°00'37" E	109.06'
L6	N 88°35'16" E	370.67'
L7	N 00°09'46" E	140.79'
L8	S 89°51'49" E	30.01'

Line Table		
Line #	Bearing	Distance
L9	S 00°09'55" W	138.88'
L10	N 88°35'16" E	363.23'
L11	S 01°24'44" E	15.00'
L12	S 00°23'22" W	30.03'
L13	S 88°35'35" W	156.31'
L14	N 01°24'31" W	30.00'
L15	N 88°35'16" E	157.25'

REVISED CONVEYANCE PLAT

TEEL 380 ADDITION

BLOCK A, LOTS 5 & 9
SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
Being a Revised Conveyance Plat of Block A, Lots 5 and 8
Teel 380 Addition, Document Number 2025-395
Plat Records, Denton County, Texas
8.608 Acres
Current Zoning: PD-40
Town Case No. DEVAPP-25-0074

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

OWNER / APPLICANT
Lot 5
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, Texas 75035
Telephone (469) 500-3393
Contact: Ashwini Bhimanapati

OWNER / APPLICANT
Lot 5
VCSR PGA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (670) 509-0000
Contact: Chandrasekhar Chintala

OWNER / APPLICANT
Lot 5
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (203) 893-6915
Contact: Vasanth Reddy Bobbala

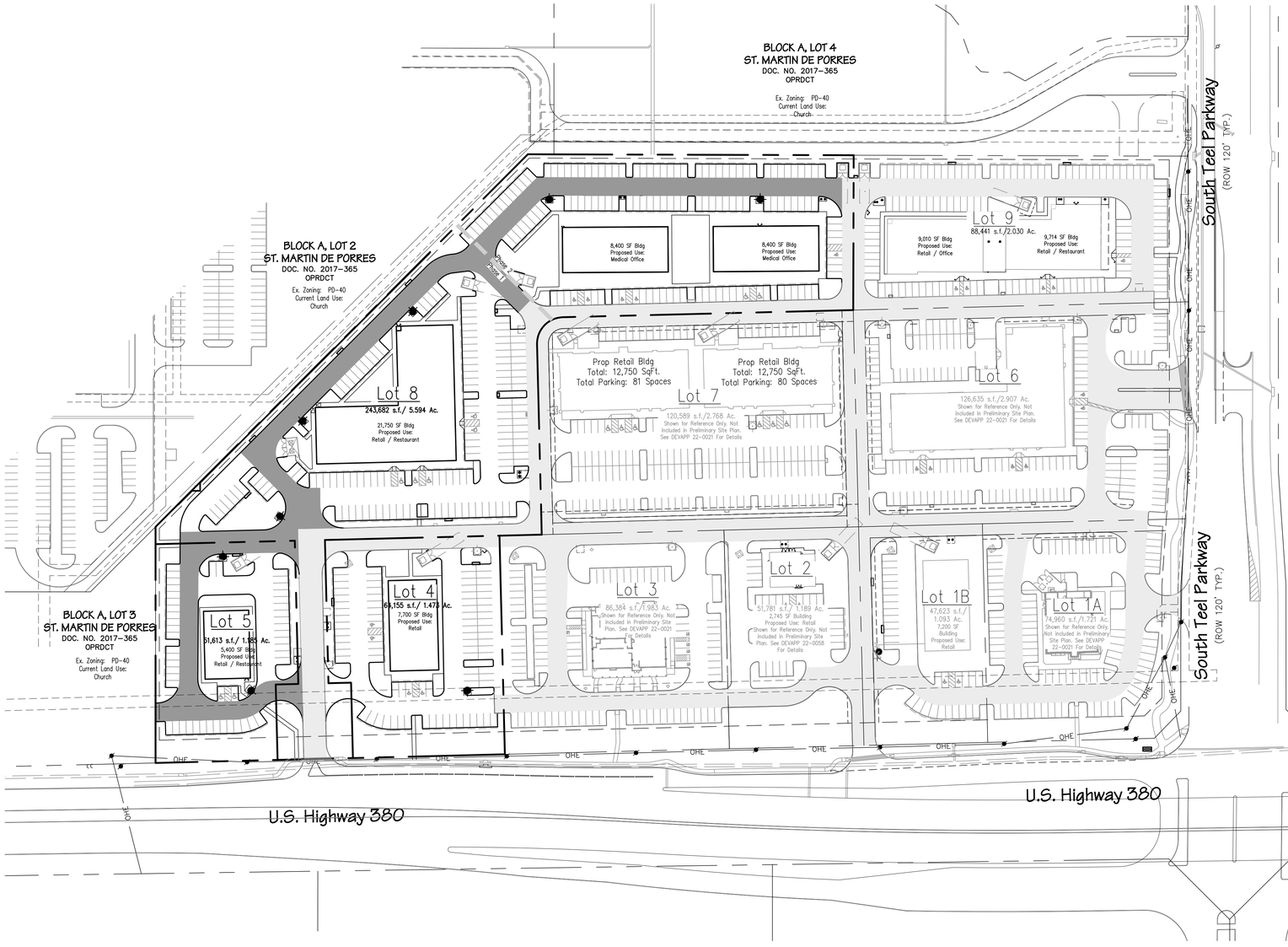
OWNER / APPLICANT
Lot 9
Alpha 19 LLC
440 Louisiana St, Suite 952
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma

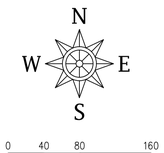
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Filed for Record
in the Official Records Of:
Denton County
On: 1/8/2026 3:01:23 PM
In the PLAT Records
TEEL 380 ADDITION
Doc Number: 2026-9
Number of Pages: 2
Amount: 100.00
Order#:20260108000528
By: MF

1 of 2 Scale: 1"=60' 10/1/2025 SEI Job No. 25-130

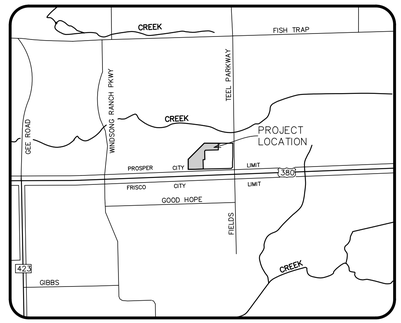
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0 40 80 160

1 inch = 80 ft.



Vicinity Map

NTS

TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:

1) All development standards shall follow Town Standards.
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3) All development standards shall follow Fire Requirements per the Town of Prosper.
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5) All signage is subject to Building Official approval.
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9) No Trees on Site.
10) At site plan stage, grease trap locations shall be identified for each commercial kitchen and/or food facility. Grease traps shall be at minimum 1,000 gallons and installed in ground exterior to the building. Grease traps shall not be located within parking stalls or fire lanes.

LEGEND

Proposed Firelane, Access, Drainage, and Utility Easement

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

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE (USE 1; USE 2; USE 3)	LOT AREA SF	LOT AREA AC	FIRST FLOOR BUILDING AREA (SF)	USE 1 BUILDING AREA (SF)	USE 2 BUILDING AREA (SF)	USE 3 BUILDING AREA (SF)	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO (USE 1; USE 2, USE 3)	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF) (15 SF PER SPACE)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF) (7%)	OPEN SPACE PROVIDED (SF)	OPEN SPACE PROVIDED (%)	PATIO SPACE PROVIDED (SF)
4	PD	RETAIL, RESTAURANT	64,155	1.47	7,700	0*	7,700	N/A	29'-11"	1	12.0%	0.12:1	1:250; 1:100	77	84	4	4	1,260	2,512	56,175	4,491	5,314	8.28%	N/A
5	PD	RETAIL, RESTAURANT	51,613	1.18	5,400	1,000	4,400	N/A	29'-11"	1	10.5%	0.1046:1	1:250; 1:100;	48	49	2	2	735	2,024	34,890	3,613	6,407	12.41%	N/A
8	PD	RETAIL, RESTAURANT, MEDICAL OFFICE	243,682	5.59	38,550	0*	21,750	16,800	29'-11"	1	15.8%	0.1582:1	1:250; 1:100; 1:350	266 + 5 (Patio)	274	7	7	4,110	9,308	213,609	17,058	26,640	10.93%	864
		Total	359,450	8.240	51,650	1,000	29,945	16,800						396	407	13	13	6,105	13,844	304,674	38,312	56,695	15.77%	864

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

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

TEEL 380 ADDITION

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

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

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

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

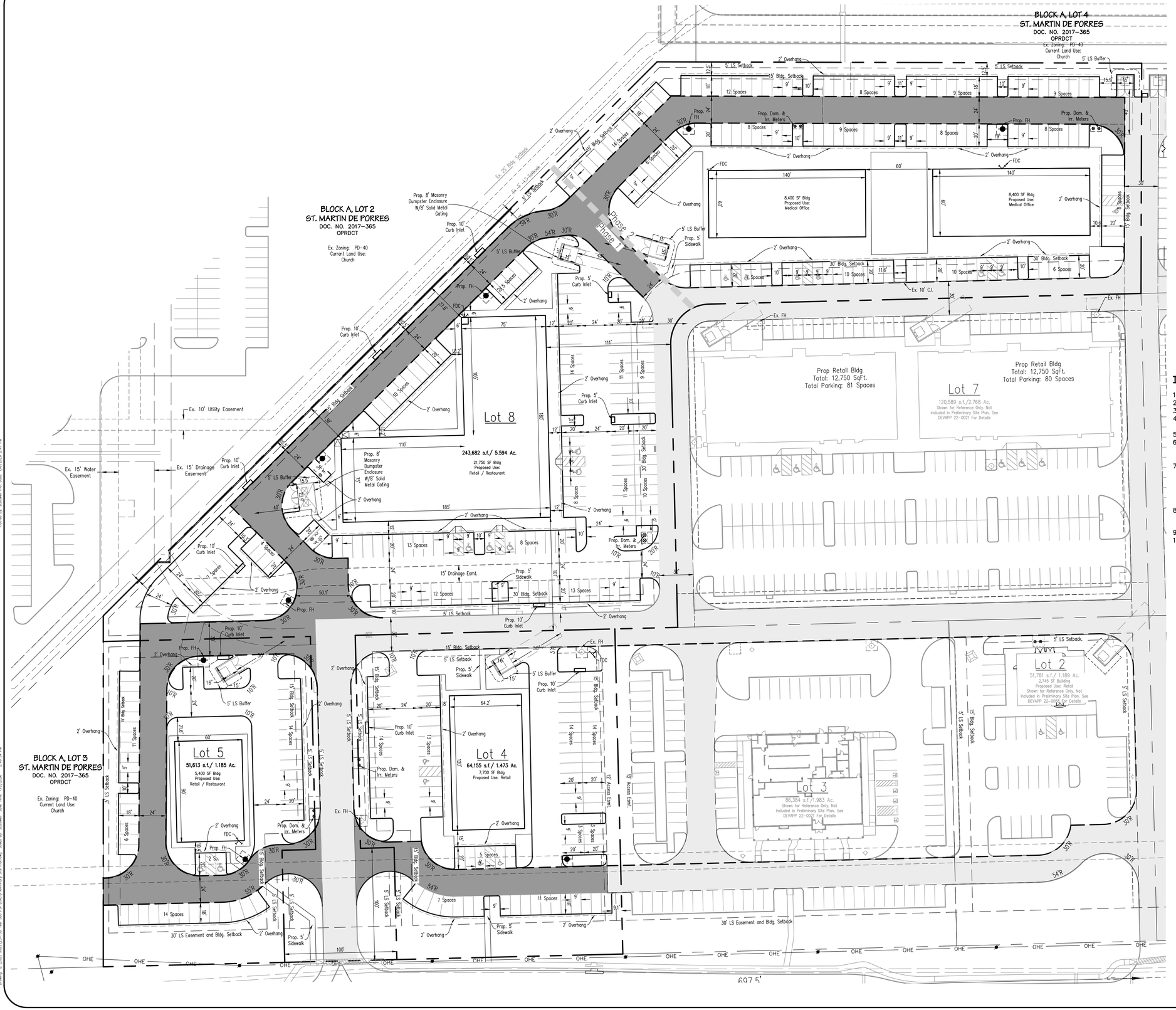
OWNER / APPLICANT
Lot 8
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, TX 75035
Telephone: (469) 500-3393
Contact: Kalyan Reddy

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

OWNER / APPLICANT
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VARS ESTATES 12 LLC
9322 Middle Ground Place
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Telephone (203) 893-6915
Contact: Rajiv Chalasani

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

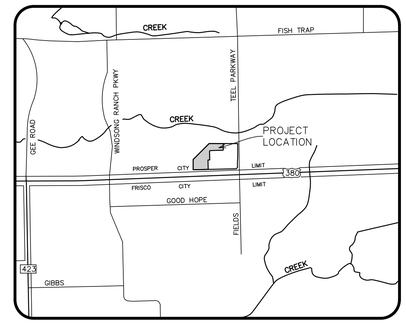
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N
W E
S

0 20 40 80

1 inch = 40 ft.



Vicinity Map
NTS

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LEGEND

Proposed Firelane, Access, Drainage, and Utility Easement

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

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

TEEL 380 ADDITION

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

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Telephone (248) 345-3818
Contact: Shiva Kondru

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ENGINEER / SURVEYOR
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Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Karis Smith

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TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

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: **March 25, 2026**

Agenda Item:
Consider and act upon a request for 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. (DEVAPP-24-0110)

Background:
On December 16, 2025, the Planning and Zoning Commission tabled this item 5-1 (Commissioner Furay in opposition) to allow the applicant additional time to evaluate the plan based on the feedback from the meeting. An emphasis was placed on providing a variety of density/height - something other than single story retail, unique character, enhancing walkability, finding ways to draw pedestrians into the development, and placemaking.

Following the meeting, Town Staff met with the applicant to discuss ways in which the development plan could be altered to address the Commission's feedback. The applicant chose to make no changes and only provided a market analysis. The item was placed on the January 20th meeting, only to be tabled for a later date to try and reach the recommendations of the Commission.

The applicant has revised the plan by eliminating the big box in the southwest corner and replacing it with two-story office/retail buildings and additional open space. Additionally, Lot 11, where the big box was originally located, has been divided into Lots 11 and 12 for the two office/retail buildings.

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

Zoning:
The property is zoned Commercial.

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

Description of Agenda Item:
The Preliminary Site Plan consists of 12 office, retail, and restaurant buildings totaling 251,125 square feet and associated parking.

- Lot 1: Restaurant (2,400 SF)
- Lot 2: Retail (10,850 SF)
- Lot 3: Restaurant (2,400 SF)
- Lot 4: Retail (7,800 SF)
- Lot 5: Retail (14,846 SF) – Pharmacy with a drive-through on the west side of the building.
- Lot 6: Restaurant/Retail (15,410 SF)
- Lot 7: Retail (35,724 SF)
- Lot 8: Retail (16,773 SF)
- Lot 9: Restaurant/Retail (13,585 SF)
- Lot 10: Restaurant/Retail (12,817 SF)
- Lot 11: Office/Retail (59,260 SF)
- Lot 12: Office/Retail (59,260 SF)

Phasing:
In the meeting on December 16, 2025, the applicant stated that the project would be constructed in two phases. The east-west drive aisle through the center of the site would divide the phases, and the northern section would be the first phase. The second phase would consist of Lots 9,10, 11, and 12.

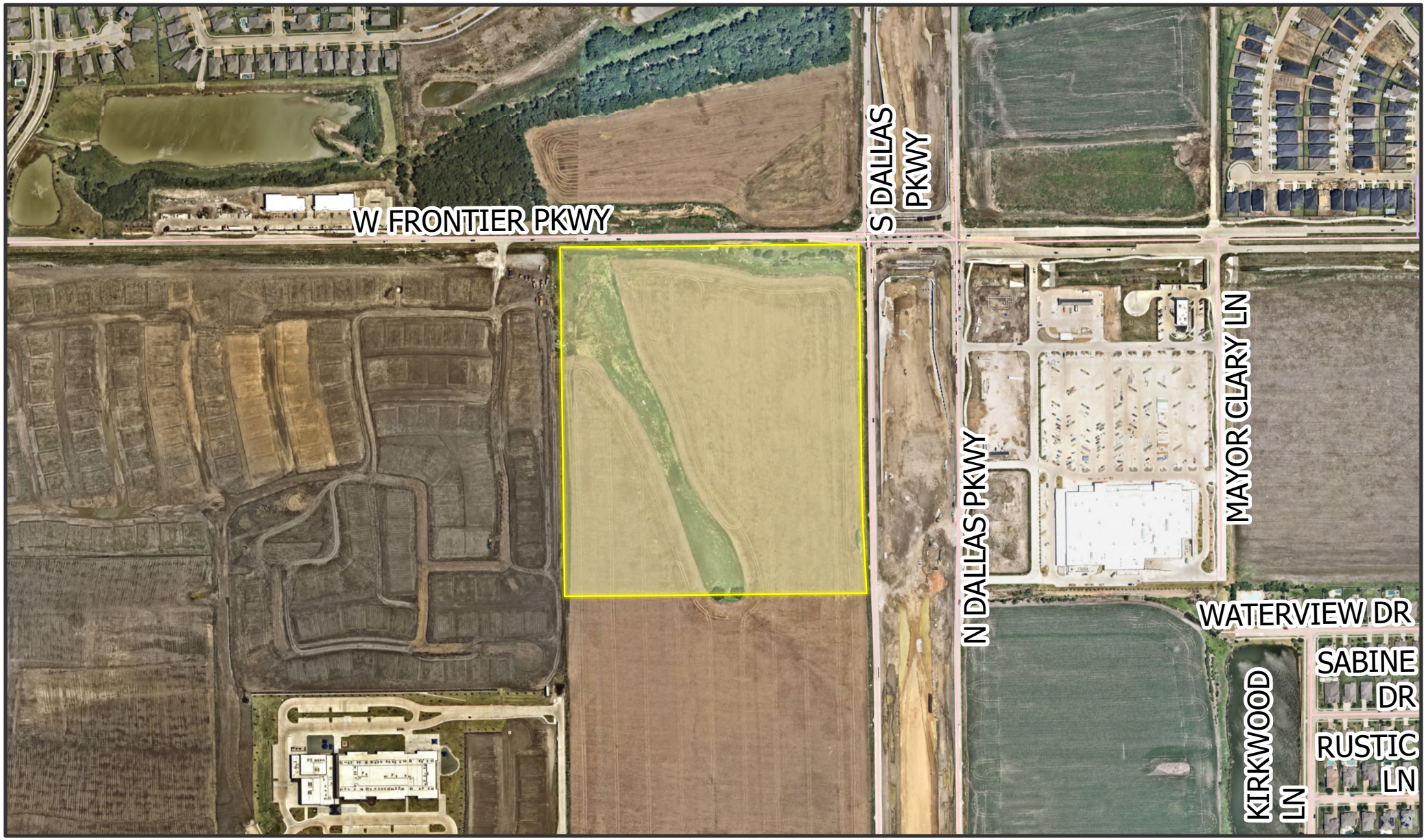
Access:
Access is provided from Dallas Parkway and Frontier Parkway.

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

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

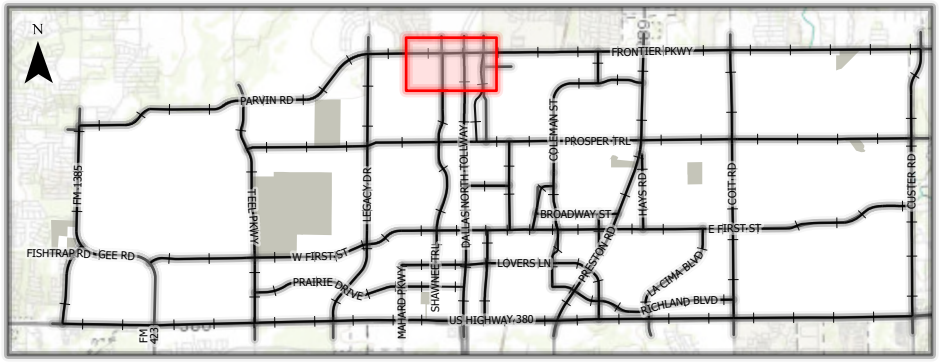
Attachments:
1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Conceptual Landscape Plan
5. Architectural Renderings

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



TOWN OF PROSPER

0 305 610 1,220 Feet

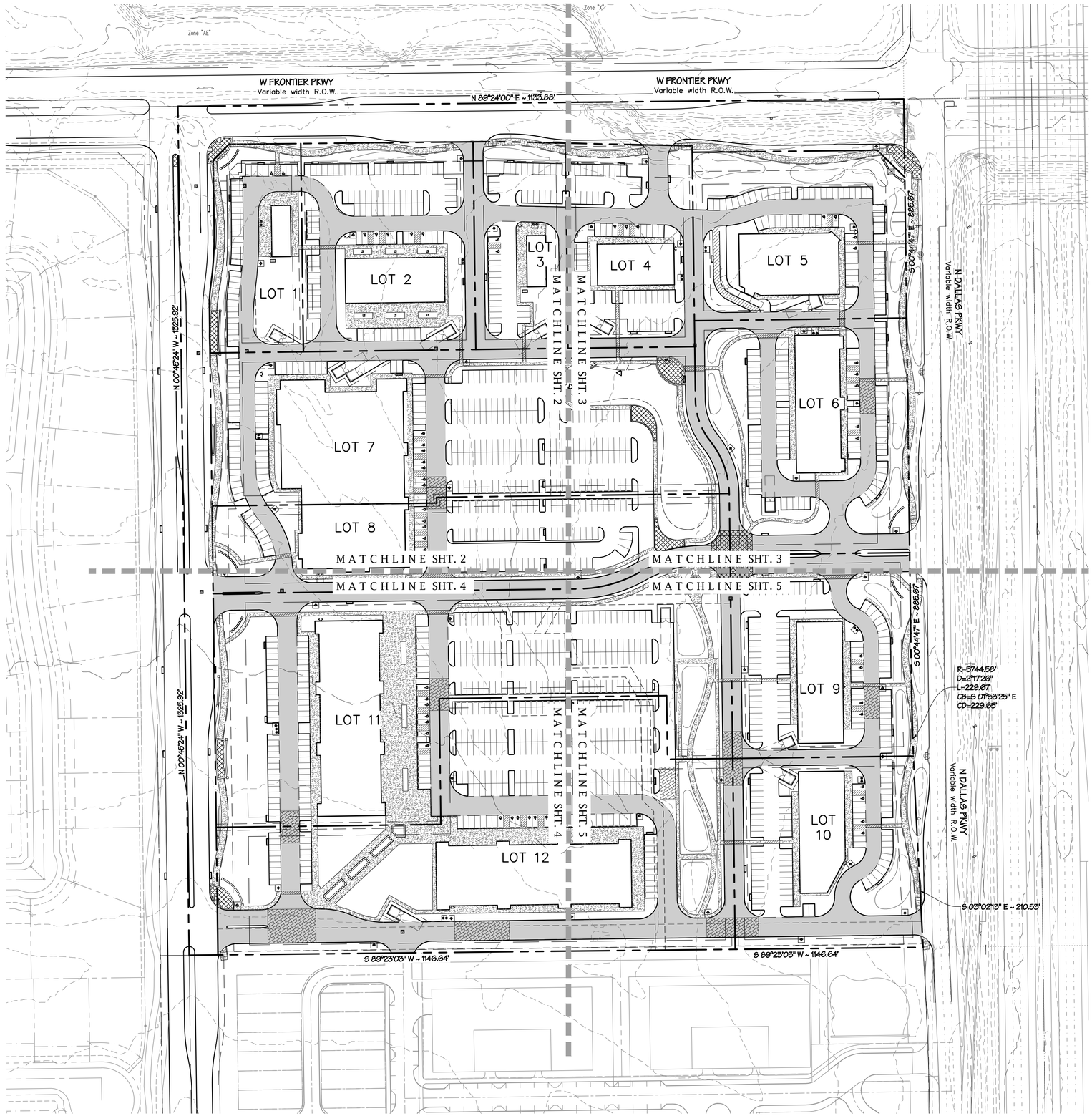


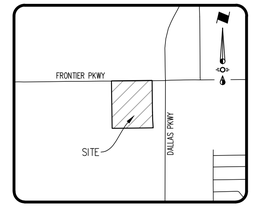
This map for illustration purposes only

DEVAPP-24-0110

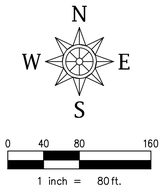
Frontier Gateway, Block A, Lots 1-11

Preliminary Site Plan





LOCATION MAP
1" = 2000'



Town of Prosper Site Plan Notes:

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9. All Dimensions are to face of curb unless otherwise noted.
10. All curb radii shall be 2 feet unless otherwise noted.

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

LEGEND

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

Sheet 1 of 6
PRELIMINARY SITE PLAN

FRONTIER GATEWAY

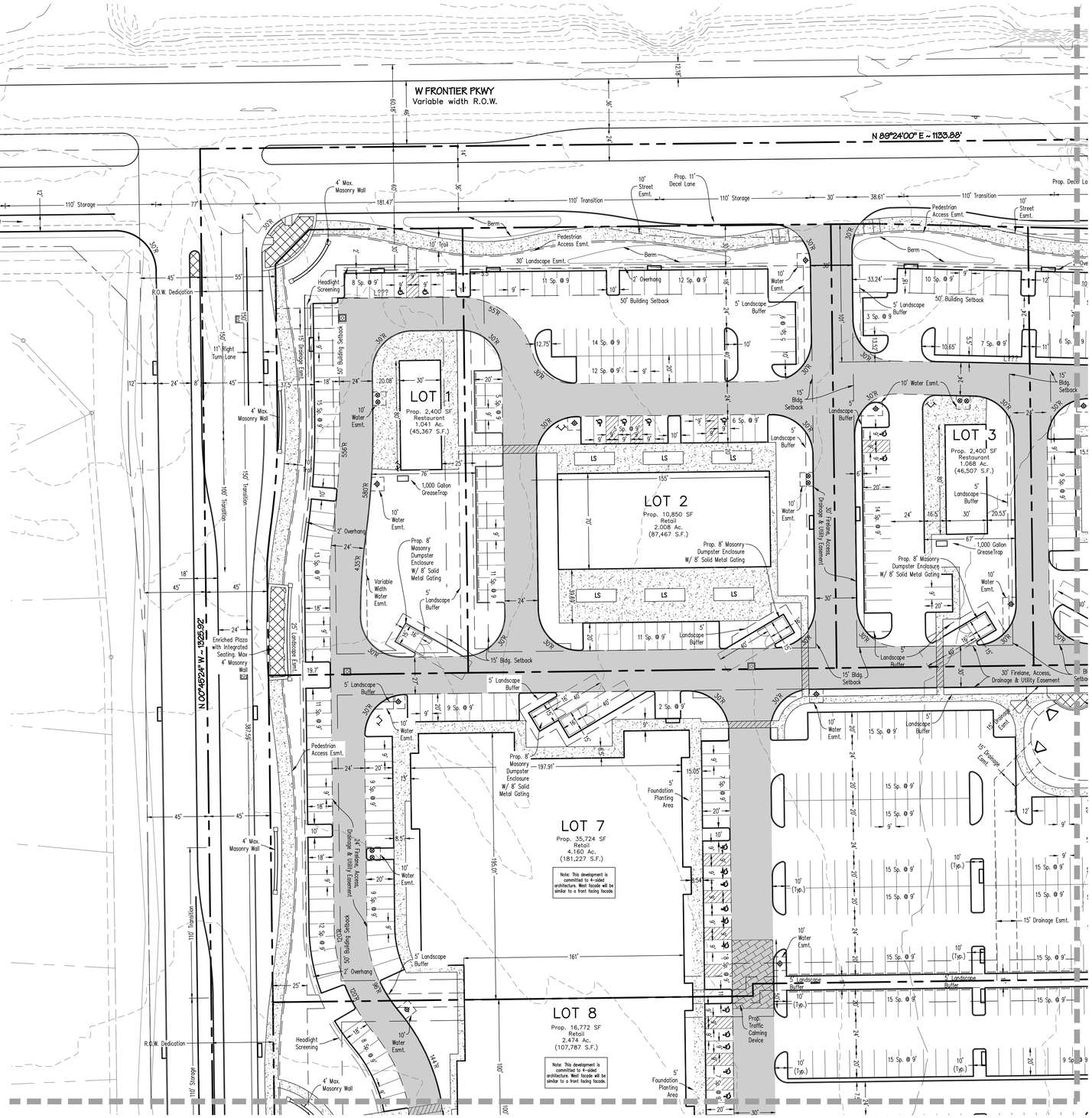
BLOCK A, LOTS 1-12,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial
Town Case No. : DEVAPP-24-0110
Prepared February 2026

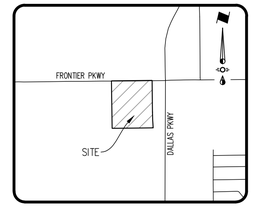
ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

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

Sheet 1 of 6 Scale: 1"=80' Prepared:Mar-26 SEI Job No. 23-242

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LOCATION MAP
1" = 2000'

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0 20 40 80
1 inch = 40 ft.

LEGEND

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

Sheet 2 of 6
PRELIMINARY SITE PLAN

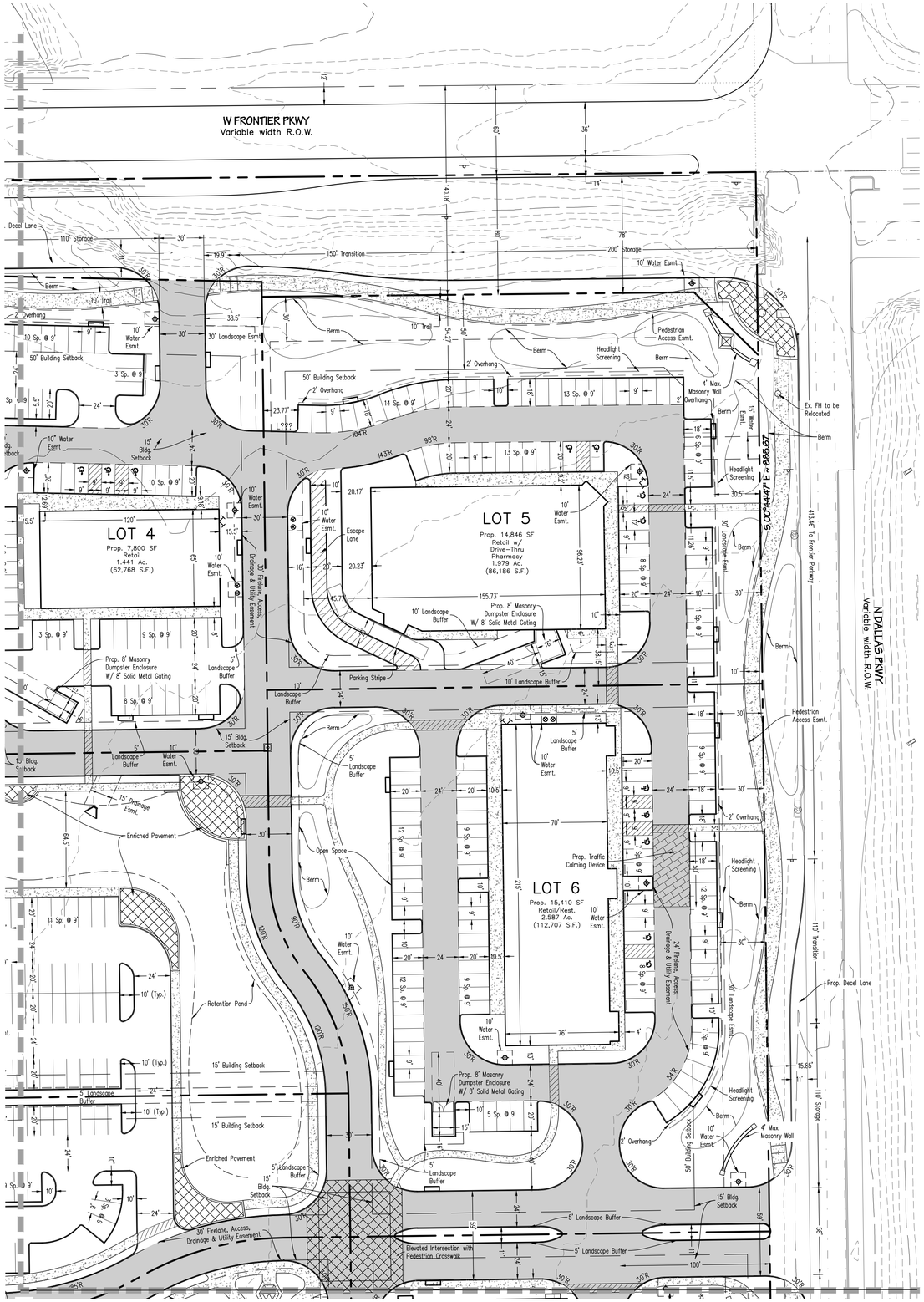
FRONTIER GATEWAY

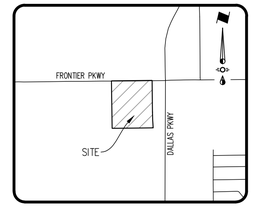
BLOCK A, LOTS 1-12,
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SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial
Town Case No. : DEVAPP-24-0110
Prepared February 2026

ENGINEER / SURVEYOR/ APPLICANT
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1 inch = 40 ft.

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Sheet 3 of 6

PRELIMINARY SITE PLAN

FRONTIER GATEWAY

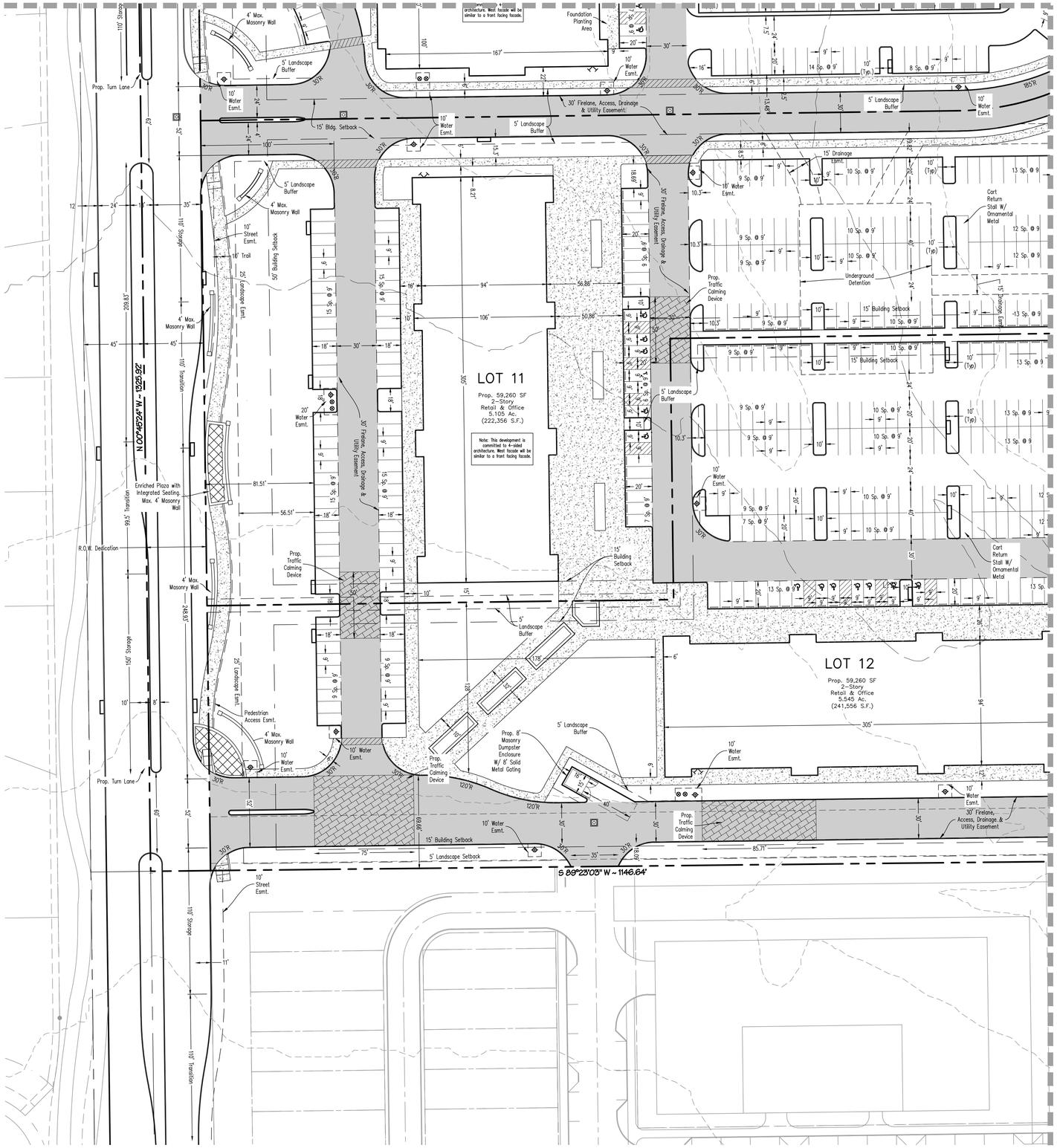
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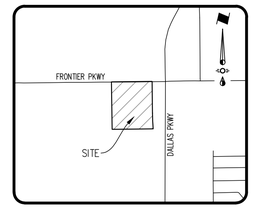
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MATCHLINE SHT. 2



MATCHLINE SHT. 5



LOCATION MAP
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Sheet 4 of 6
PRELIMINARY SITE PLAN

FRONTIER GATEWAY

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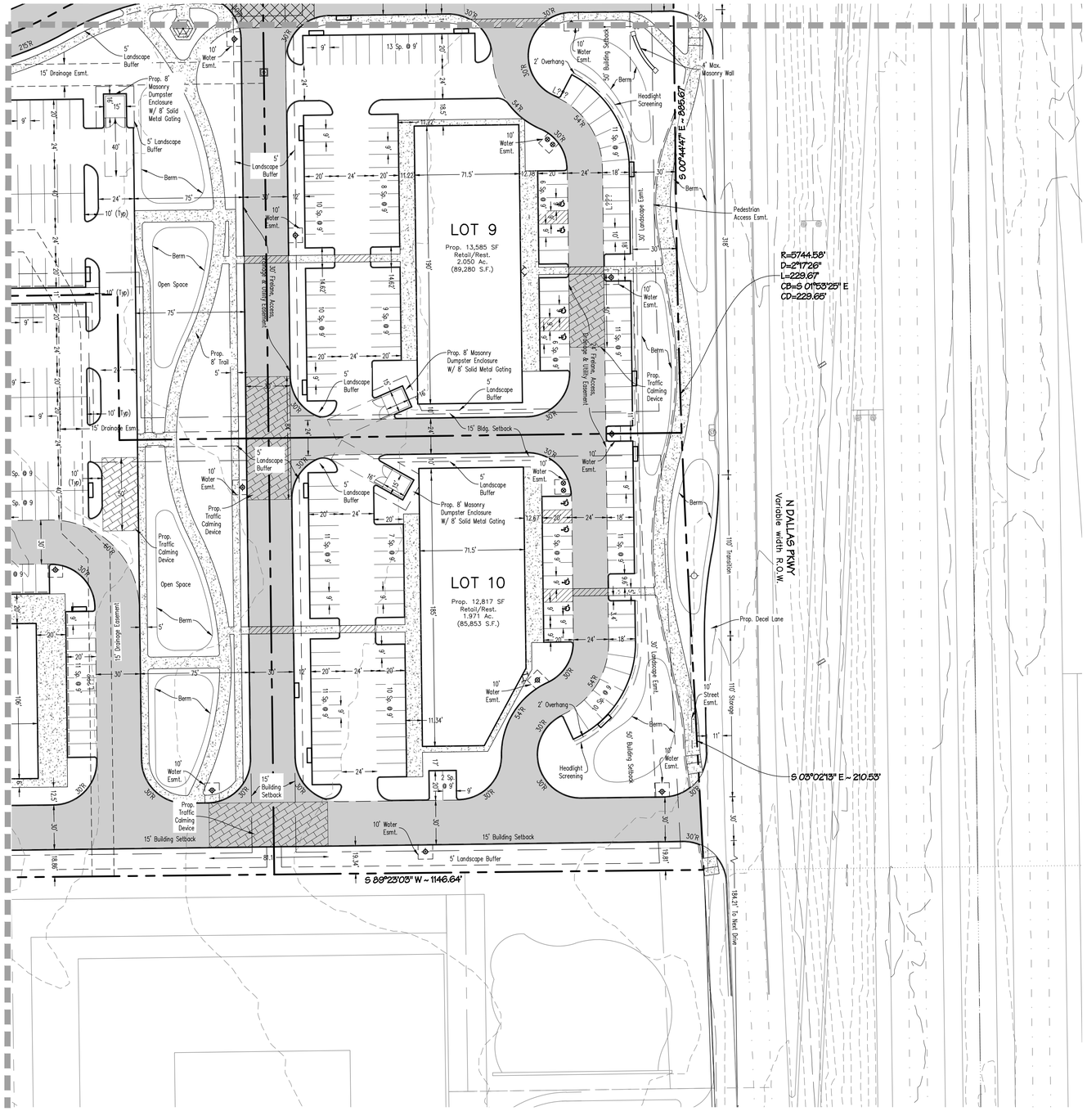
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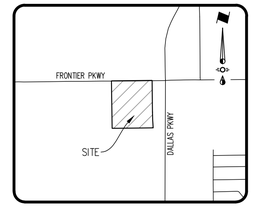
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MATCHLINE SHT. 3

MATCHLINE SHT. 4





LOCATION MAP
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Sheet 5 of 6
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Site Data Summary Table

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
Zoning	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial
Proposed Use	Restaurant	Retail	Restaurant	Retail	Retail	Retail/Rest.	Retail	Retail	Retail/Rest.	Retail/Rest.	Retail/Office	Retail/Office
Lot Area (Ac)	1.041	2.008	1.068	1.441	1.979	2.587	4.160	2.474	2.050	1.971	5.105	5.545
Lot Area (SF)	45,367	87,467	46,507	62,768	86,186	112,707	181,227	107,787	89,280	85,853	222,356	241,556
Building Footprint (SF)	2,400	10,850	2,400	7,800	14,846	15,410	35,724	16,773	13,585	12,817	29,630	29,630
Building Area (SF)	2,400	10,850	2,400	7,800	14,846	15,410	35,724	16,773	13,585	12,817	59,260	59,260
Building Height	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	28'-0"	30'-0" (2-Story)	30'-0" (2-Story)
Lot Coverage	5.3%	12.4%	5.2%	12.4%	17.2%	13.7%	19.7%	15.6%	15.2%	14.9%	13.3%	12.3%
Floor Area Ratio	0.053:1	0.124:1	0.052:1	0.124:1	0.172:1	0.137:1	0.197:1	0.156:1	0.152:1	0.149:1	0.267:1	0.245:1
Required Parking Ratio	1 Sp./100 SF	1 Sp./250 SF	1 Sp./100 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF 1Sp./100 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF 1Sp./100 SF	1Sp./250 SF 1Sp./100 SF	1Sp./250 SF 1Sp./350 SF	1Sp./250 SF 1Sp./350 SF
Required Parking Breakdown	100% Restaurant	100% Retail	100% Restaurant	100% Retail	100% Retail	70% Retail 30% Restaurant	100% Retail	100% Retail	65% Retail 35% Restaurant	76% Retail 24% Restaurant	50% Retail 50% Office	50% Retail 50% Office
Total Required Parking	24 Sp.	43 Sp.	24 Sp.	31 Sp.	59 Sp.	89 Sp.	143 Sp.	67 Sp.	83 Sp.	70 Sp.	203 Sp.	203 Sp.
Total Provided Parking	36 Sp.	92 Sp.	37 Sp.	58 Sp.	64 Sp.	90 Sp.	213 Sp.	93 Sp.	86 Sp.	70 Sp.	208 Sp.	213 Sp.
Required Handicap Parking	2 Sp.	4 Sp.	2 Sp.	3 Sp.	3 Sp.	4 Sp.	7 Sp.	5 Sp.	4 Sp.	3 Sp.	7 Sp.	7 Sp.
Provided Handicap Parking	2 Sp.	5 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	7 Sp.	5 Sp.	4 Sp.	4 Sp.	7 Sp.	7 Sp.
Required Parking Lot Landscaping (SF)	540	1,380	555	870	960	1,350	3,195	1,395	1,290	1,050	3,120	3,195
Provided Parking Lot Landscaping (SF)	786	3,056	14,499	2,537	2,994	2,568	5,001	3,011	2,309	2,312	4,094	4,108
Required Open Space (SF)	3,176	6,123	3,255	4,394	6,033	7,889	12,686	7,545	6,250	6,010	15,565	16,909
Provided Open Space (SF)	8,432	7,214	4,800	5,962	12,001	20,414	25,288	15,378	7,974	8,776	42,167	39,045
Total Impervious Area (SF)	27,482	69,587	22,078	48,540	55,814	78,116	141,694	81,951	69,451	62,455	163,126	198,402

Sheet 6 of 6

PRELIMINARY SITE PLAN

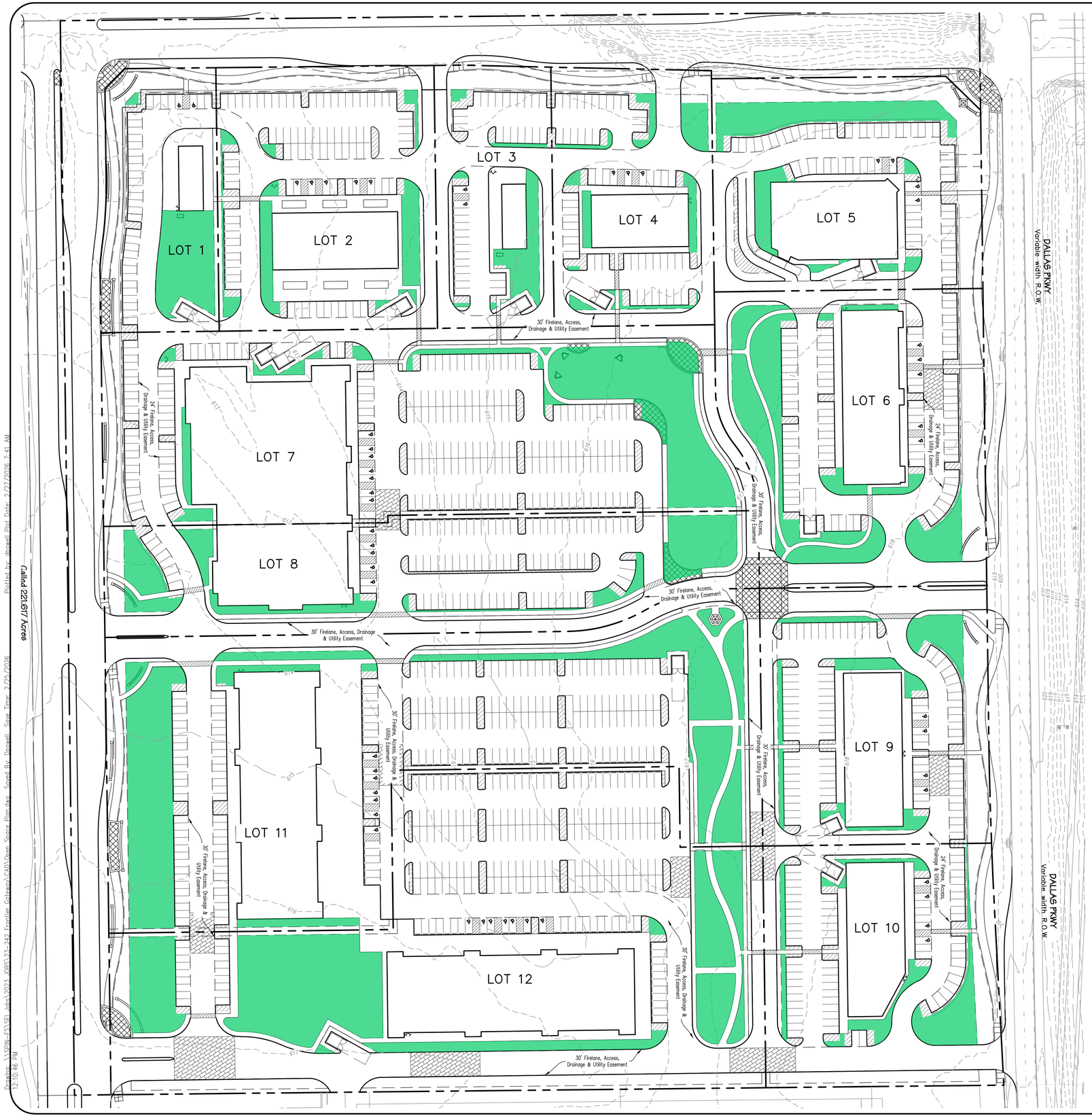
FRONTIER GATEWAY

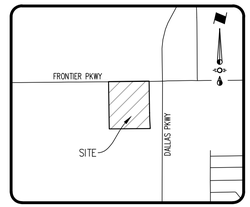
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Prepared February 2026

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501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
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Plano, TX 75024
Telephone: (248) 390-3400
Contact: Ravi Yarlagadda

Drawings: G:\2023 JOBS\23-242 Frontier Gateway\CAD\Preliminary Site Plan.dwg Saved By: dpowell Save Time: 3/13/2026 11:59:42 AM Plotted by: dpowell Plot Date: 3/13/2026 12:01 PM





LOCATION MAP
1" = 2000'

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0 30 60 120
1 inch = 60 ft.

Site Data Summary Table												
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Lot Area (SF)	45,367	87,467	46,507	62,768	86,186	112,707	181,227	107,787	89,280	85,853	222,356	241,556
Required Parking Lot Landscaping (SF)	540	1,380	555	870	960	1,350	3,195	1,395	1,290	1,050	3,120	3,195
Provided Parking Lot landscaping (SF)	786	3,056	14,499	2,537	2,994	2,568	4,957	3,011	2,309	2,312	6,094	3,860
Required Open Space (SF)	3,176	6,123	3,255	4,394	6,033	7,889	12,686	7,545	6,250	6,010	15,565	16,909
Provided Open Space (SF)	8,432	7,214	4,800	5,962	12,001	20,414	25,288	15,378	7,974	8,776	42,615	45,040
Total Impervious Area (SF)	27,482	69,587	22,078	48,540	55,814	78,116	141,695	81,951	69,451	62,455	163,310	172,892

LEGEND

INTERIOR LANDSCAPE AREA PROVIDED

OPEN SPACE PROVIDED

OPEN SPACE PLAN

FRONTIER GATEWAY

BLOCK A, LOTS 1-11,
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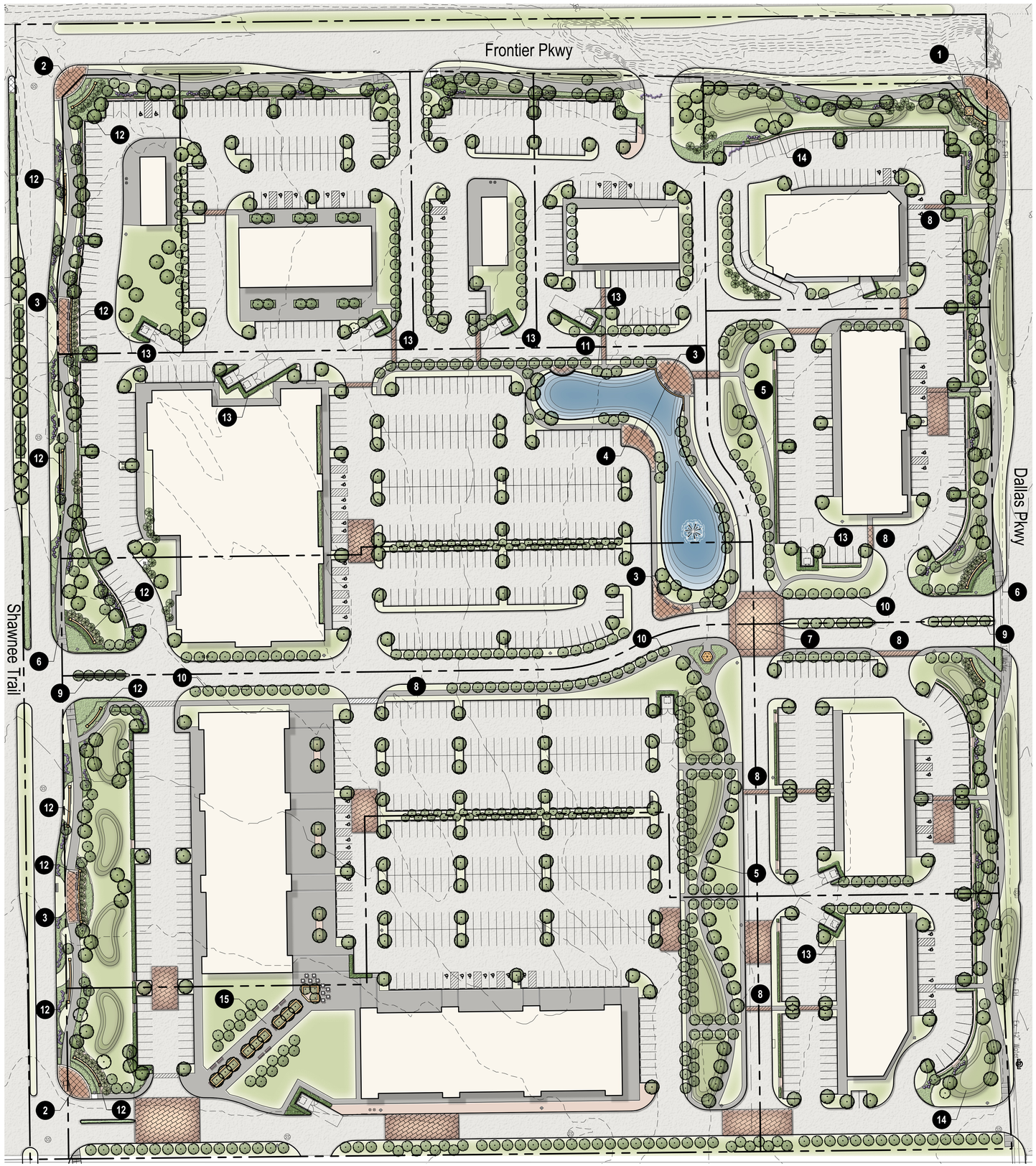
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Sheet 1 of 1 Scale: 1"=40' Prepared:Feb-26 SEI Job No. 23-242

Called 22.1617 Acres

Drawing: \\SPIN-FS\SEI Jobs\2023_JOBS\23-242 Frontier Gateway\CAD\Open Space Plan.dwg Saved By: dacowell Save Time: 2/25/2026 12:10:46 PM Plotted by: dacowell Plot Date: 2/27/2026 7:41 AM

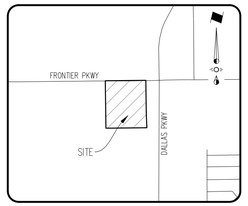


Amenity and Landscape Features Key

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

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0 30 60 120
1 inch = 60 ft.



LOCATION MAP
1" = 2000'

CONCEPTUAL LANDSCAPE PLAN

FRONTIER GATEWAY

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Prepared July 2025

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

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Sheet 1 of 1 Scale: 1"=60' Prepared:Mar 26 SEI Job No. 23-242

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WELCOME
TO PROSPER


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TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Planning and Zoning Commission** **Item No. 6**

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: **March 25, 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)

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

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

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?

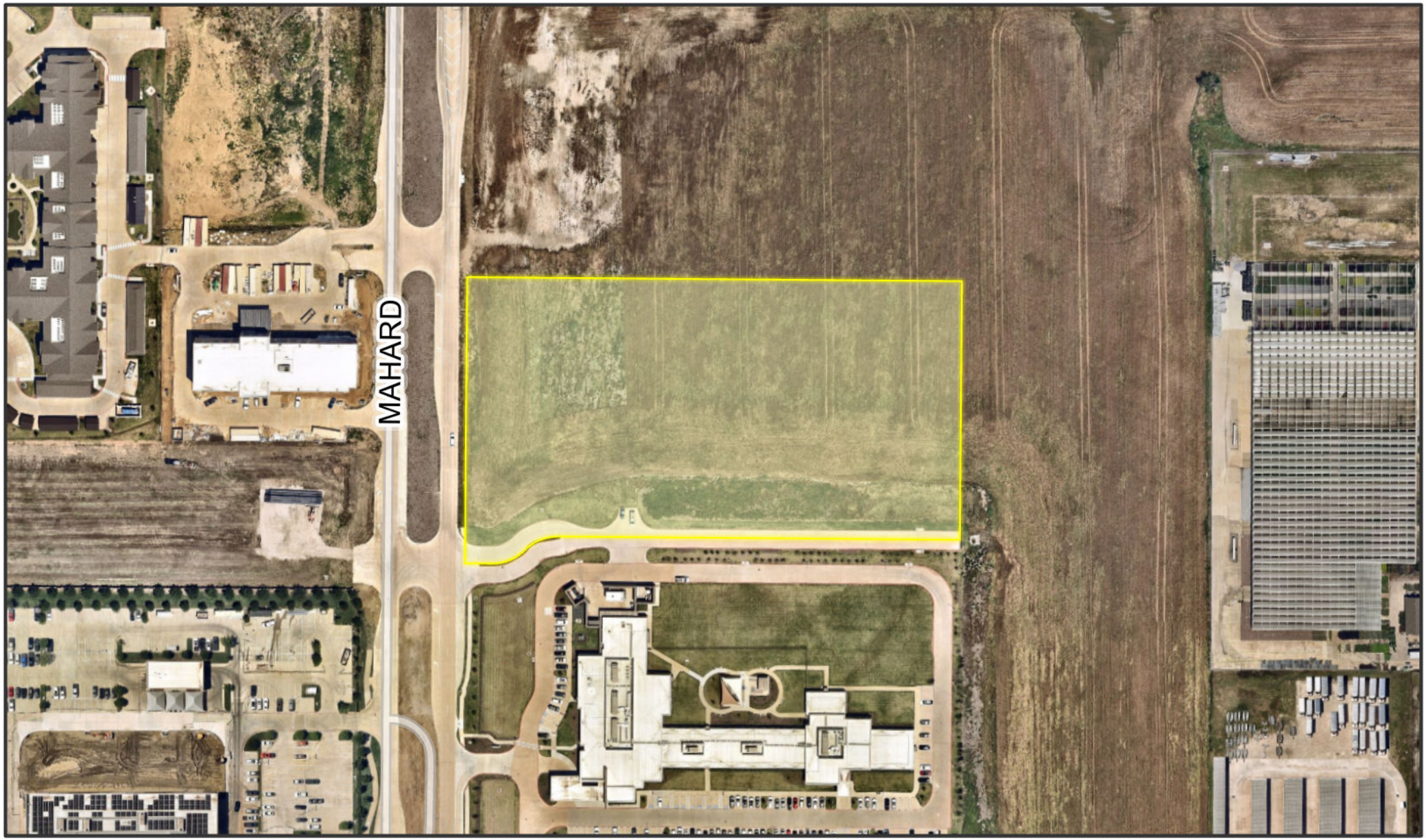
- *Yes, the impact on the surrounding area has been mitigated as the applicant has complied with the conditional development standards for both a full-service hotel and extended-stay hotel.*

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 April 28, 2026.



TOWN OF PROSPER

0 112.5 225 450 Feet



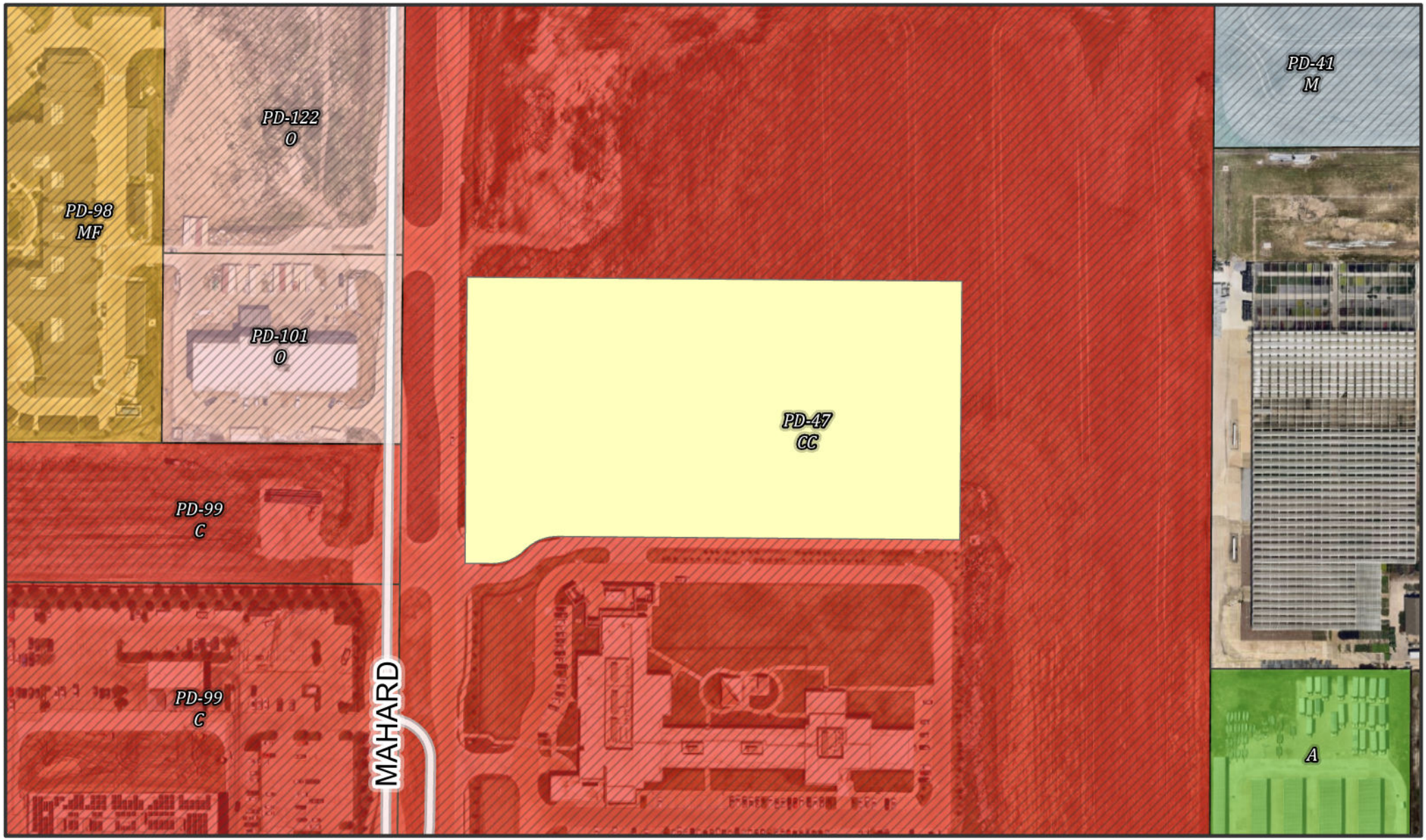
This map for illustration purposes only

ZONE-25-0008

Parmar Addition, Block A, Lot 1- Hilton Garden

138

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

139

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);

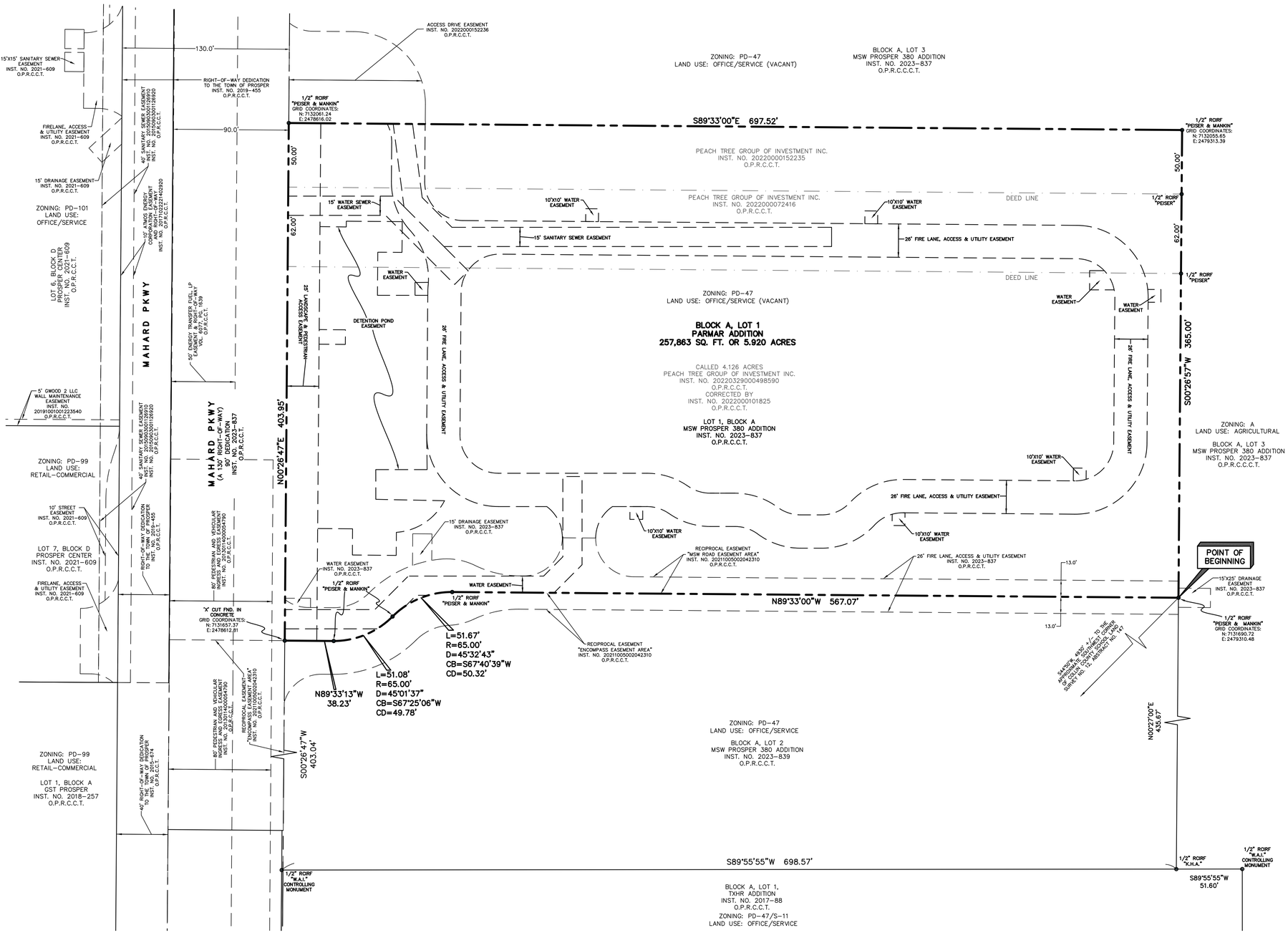
THENCE North 00 deg. 26 min. 47 sec. East, along the common line of said Lot 1 and the east right-of-way line of said Mahard Parkway, a distance of 403.95 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the northwest corner of said Lot 1, same being the most westerly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

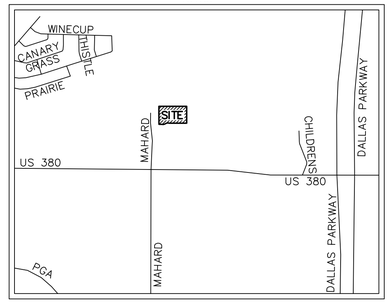
THENCE South 00 deg. 27 min. 00 sec. West, continuing along the common line of said Lot 1, and said Lot 3, a distance of 365.00 feet to the POINT OF BEGINNING and containing 257,863 square feet or 5.920 acres of computed land, more or less.



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);

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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.

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
——— ———	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

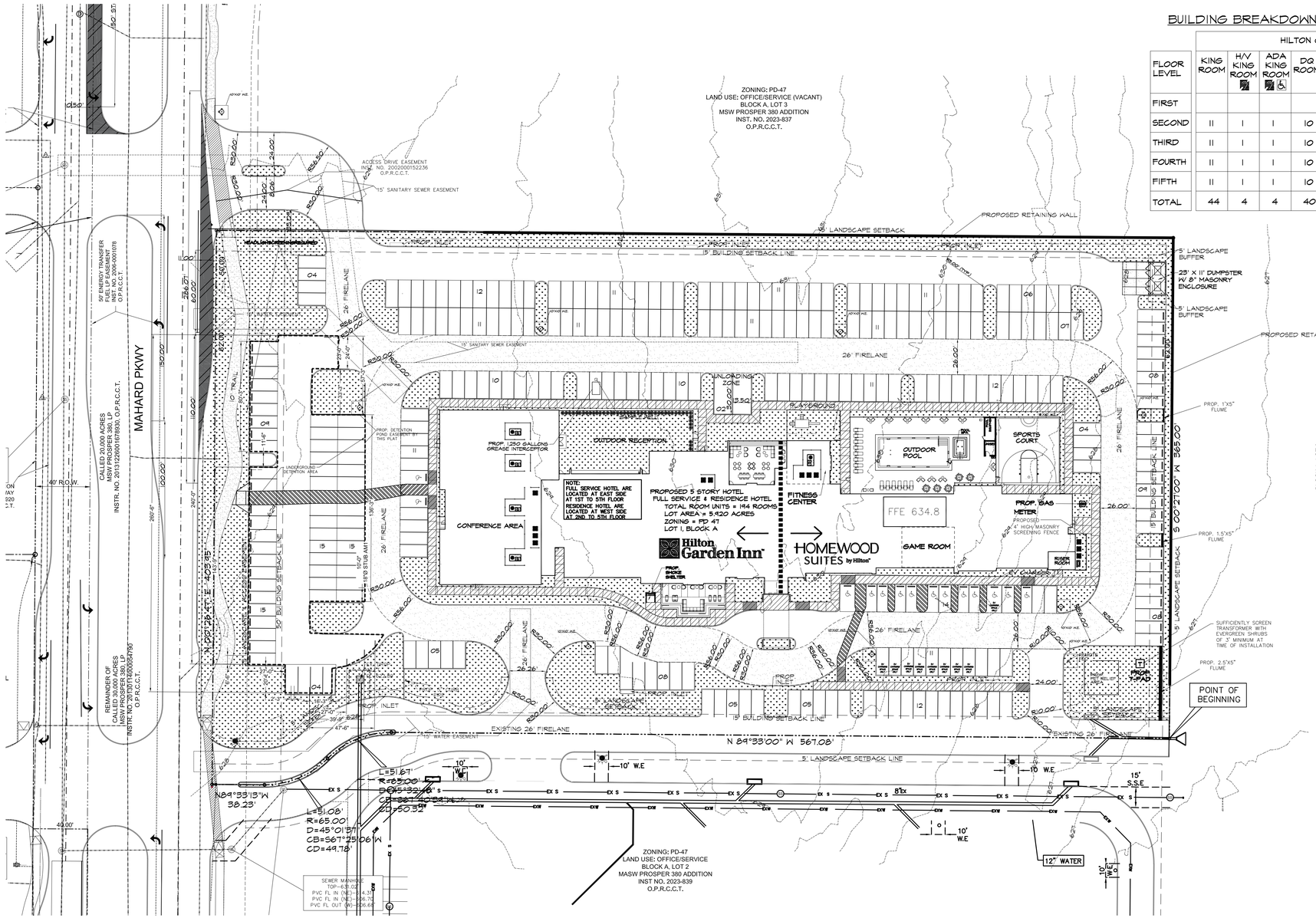
MSW PROSPER 380 ADDITION
BLOCK A, LOT 1

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.

N

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

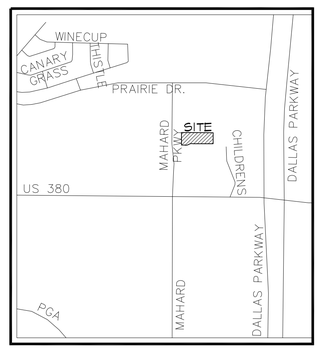
BM1:'X' CUT SET ON SEC OF SIDEWALK, WEST SIDE OF MAHARD, SW INTERSECTION OF MAHARD AND PRAIRIE DRIVE ELEVATION = 624.07'

BM2:'X' SET ON THE NORTH EAST CORNER OF A DROP INLET, LOCATED ±1000' NORTH OF HIGHWAY 380 (UNIVERSITY DRIVE) AND ±13' WEST OF THE WEST CURB LINE OF MAHARD PARKWAY. ELEVATION = 630.84'.

	AREA	PERCENTAGE TO OPEN SPACE REQUIREMENT
OUTDOOR POOL	5,732.0 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.)	BLDG. 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



N

VICINITY MAP SCALE : NONE

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

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

HOMEWOOD SUITES by Hilton

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: parmarwvs@gmail.com

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

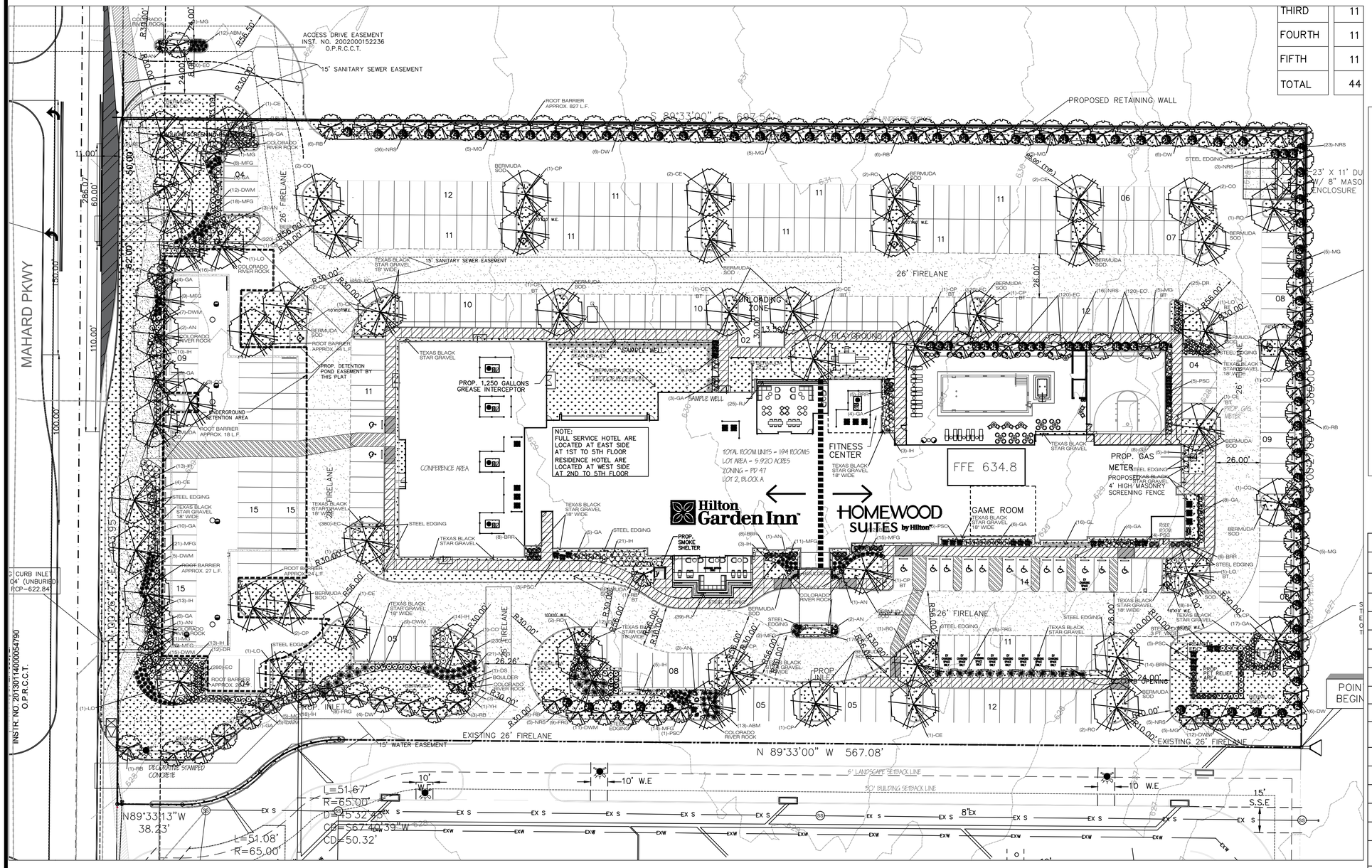
HOMEWOOD SUITES by Hilton
Hilton Garden Inn
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
PROSPER, TEXAS

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

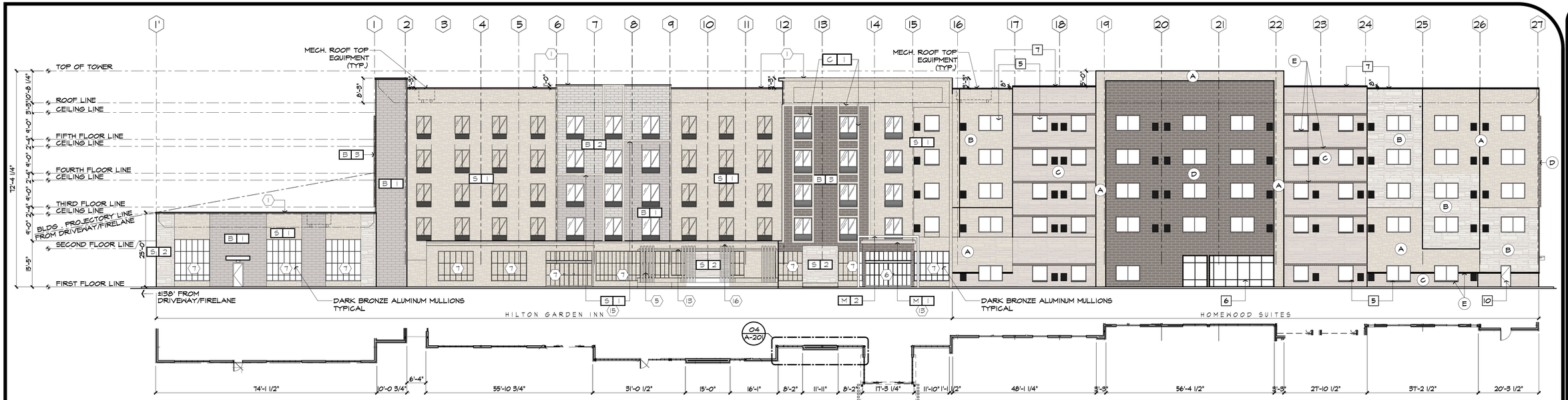
ADR–DESIGNS–LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesignsllc@adrdesigns.com
POR: JOHN C. SARGENT

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

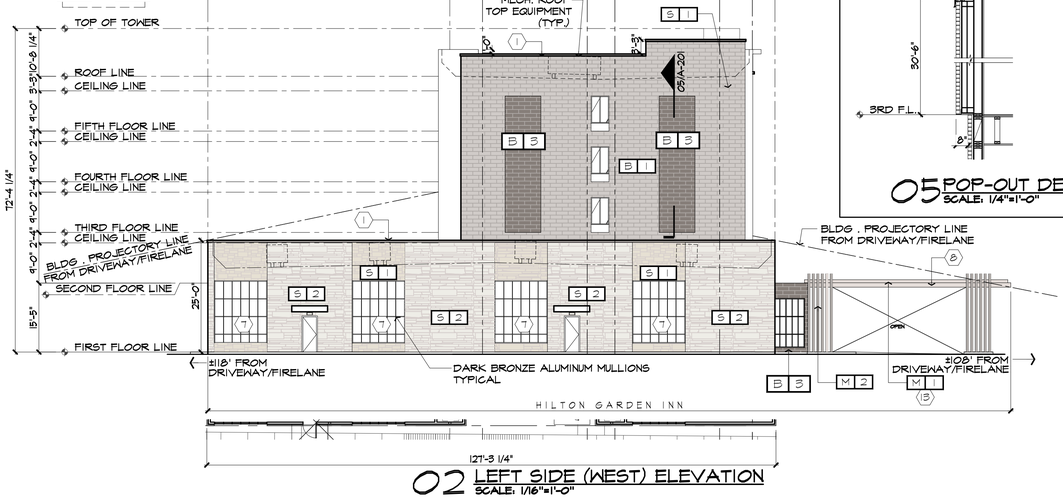
LANDSCAPE ARCHITECT
JOHN CAMILLE LA FOY
6365
STATE OF TEXAS
02/09/26

JOB NUMBER: PTG - 22706

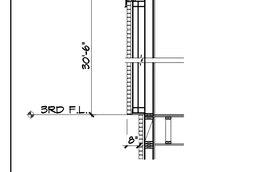
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L1.01



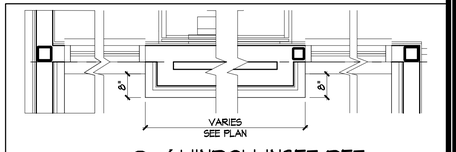
01 FRONT (SOUTH) ELEVATION
SCALE: 1/16"=1'-0"



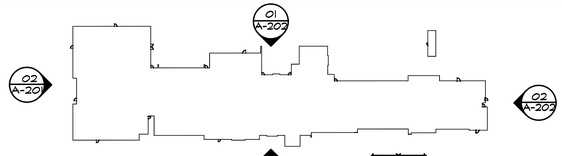
02 LEFT SIDE (WEST) ELEVATION
SCALE: 1/16"=1'-0"



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	

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. 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

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

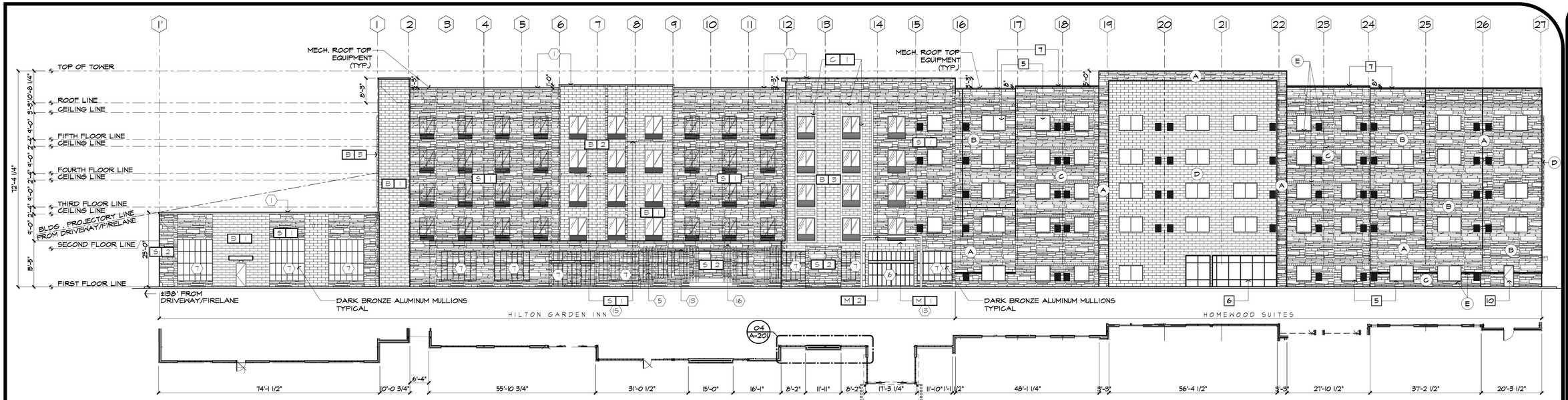
PEACH TREE GROUP OF INVESTMENT INC
1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarws@gmail.com

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

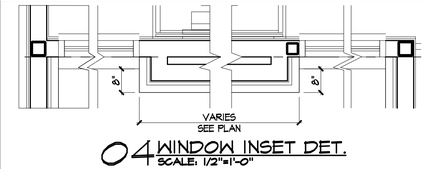


01 FRONT (SOUTH) ELEVATION
SCALE: 1/16"=1'-0"

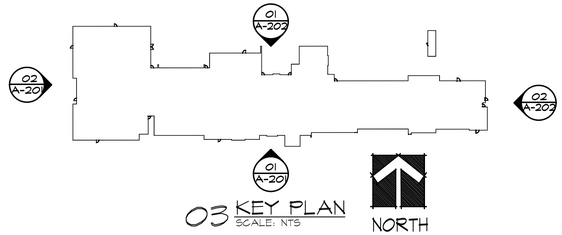
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05 POP-OUT DET.
SCALE: 1/4"=1'-0"



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



03 KEY PLAN
SCALE: NTS

WINDOW ARTICULATIONS:

- DETAILED/PATTERNED MULLIONS
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HILTON GARDEN INN

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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
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6. PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.
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HOMEWOOD SUITES

EXTERIOR MATERIAL LEGEND:

A	AUSTINE WHITE STONE	
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NOTE:

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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%)
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DESIGN MANAGER: RCM
PROJECT DATE: 082521
REVISION DATE: 021026

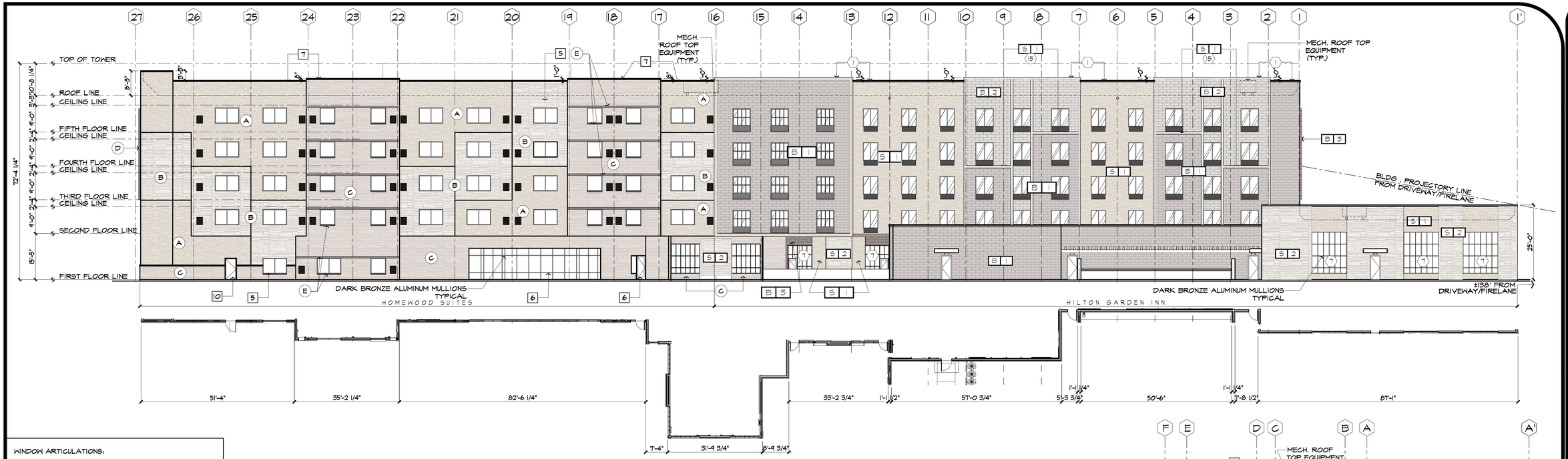
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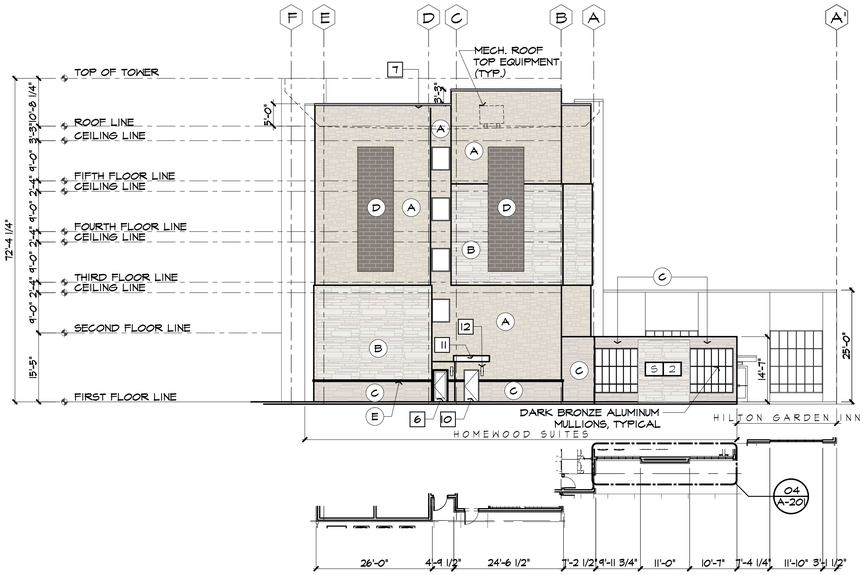
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JOB NUMBER: PTG - 22706

SHEET NUMBER A-201



01 REAR (NORTH) ELEVATION
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)
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HILTON GARDEN INN

FINISH KEY:

S 1	STONE:	AUSTINE WHITE STONE
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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
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HOMEWOOD SUITES

EXTERIOR MATERIAL LEGEND:

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NOTE:

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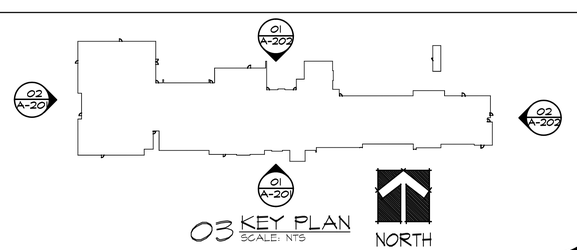
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SCALE: NTS

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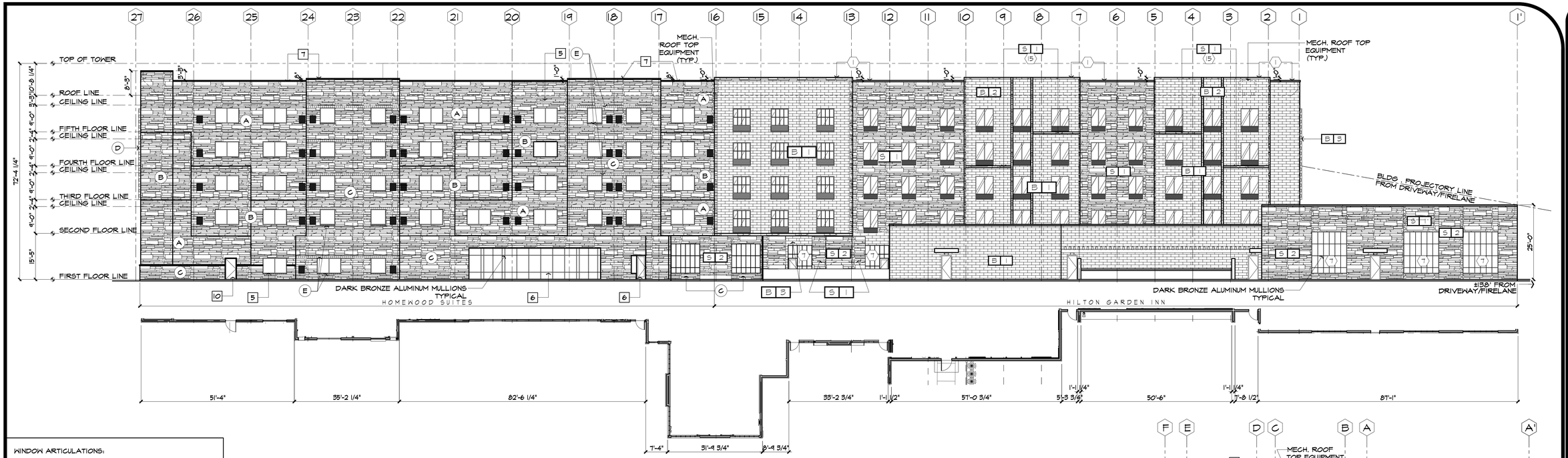
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JOB NUMBER: PTG - 22706

SHEET NUMBER A-202



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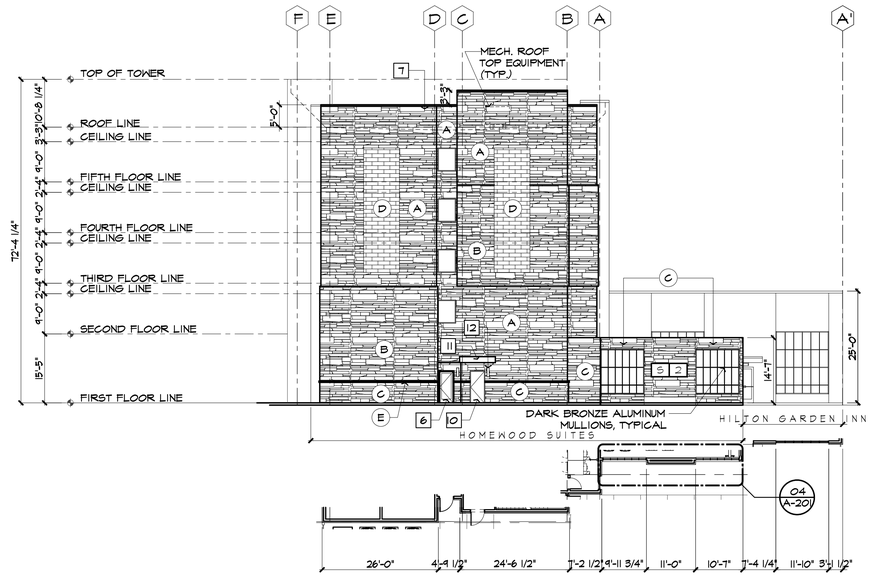
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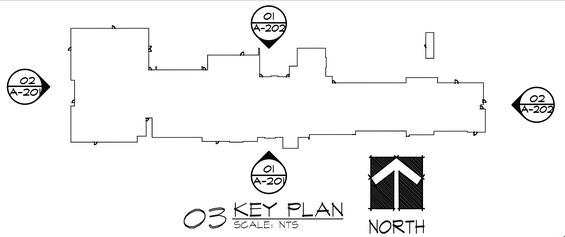
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02 RIGHT SIDE (EAST) ELEVATION
SCALE: 1/16"=1'-0"



03 KEY PLAN
SCALE: NTS

NORTH

PROJECT STATUS: PRELIMINARY
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 082521
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JOB NUMBER: PTG - 22706

SHEET NUMBER A-202

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Planning & Zoning Commission** **Item No. 7**

From: **Jerron Hicks, Planner**

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

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

Re: **Planned Development for 207 North Coleman Street**

Meeting: **March 25, 2026**

Agenda Item:
Conduct a Public Hearing and consider and act upon a request for a Planned Development for an for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009)

Future Land Use Plan:
The Future Land Use Plan recommends Old Town District.

Zoning:
The property is zoned Single Family-15.

Thoroughfare Plan:
This property has direct access to Coleman Street.

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. Future Land Use Exhibit
4. Exhibit A-1 – Metes and Bounds Description

5. Exhibit A-2 - Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Open Space Plan
12. Draft Development Agreement

Description of Agenda Item:
The purpose of this request is to create a Planned Development for an existing single-family home to be converted into an indoor golf simulator facility. The Planned Development addresses standards such as permitted uses, open space, and building materials.

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Single-Family	Old Town District
North	Single Family-15	Single-Family	Old Town District
East	Planned Development-45 (Downtown Office)	Commercial	Old Town District
South	Downtown Office	Chamber of Commerce	Old Town District
West	Single Family-15	Single-Family	Old Town District

District Regulations:
The district regulations for this Planned Development in comparison to the district regulations for Downtown Retail in the Town's Zoning Ordinance are shown below.

	District Regulations (Downtown Retail)	District Regulations (Development Standards)
Front Setback (Coleman Street)	**Setback:** None	**Setback:** None
Side Setback (Adjacent to Residential)	**Setback:** 10'	**Setback:** 10'
Side Setback (Adjacent to DTO)	**Setback:** 10'	**Setback:** 10'
Rear Setback (Adjacent to Residential)	**Setback:** 10'	**Setback:** 10'

Uses:
The permitted use(s) within this Planned Development are shown below.

- Golf Simulator

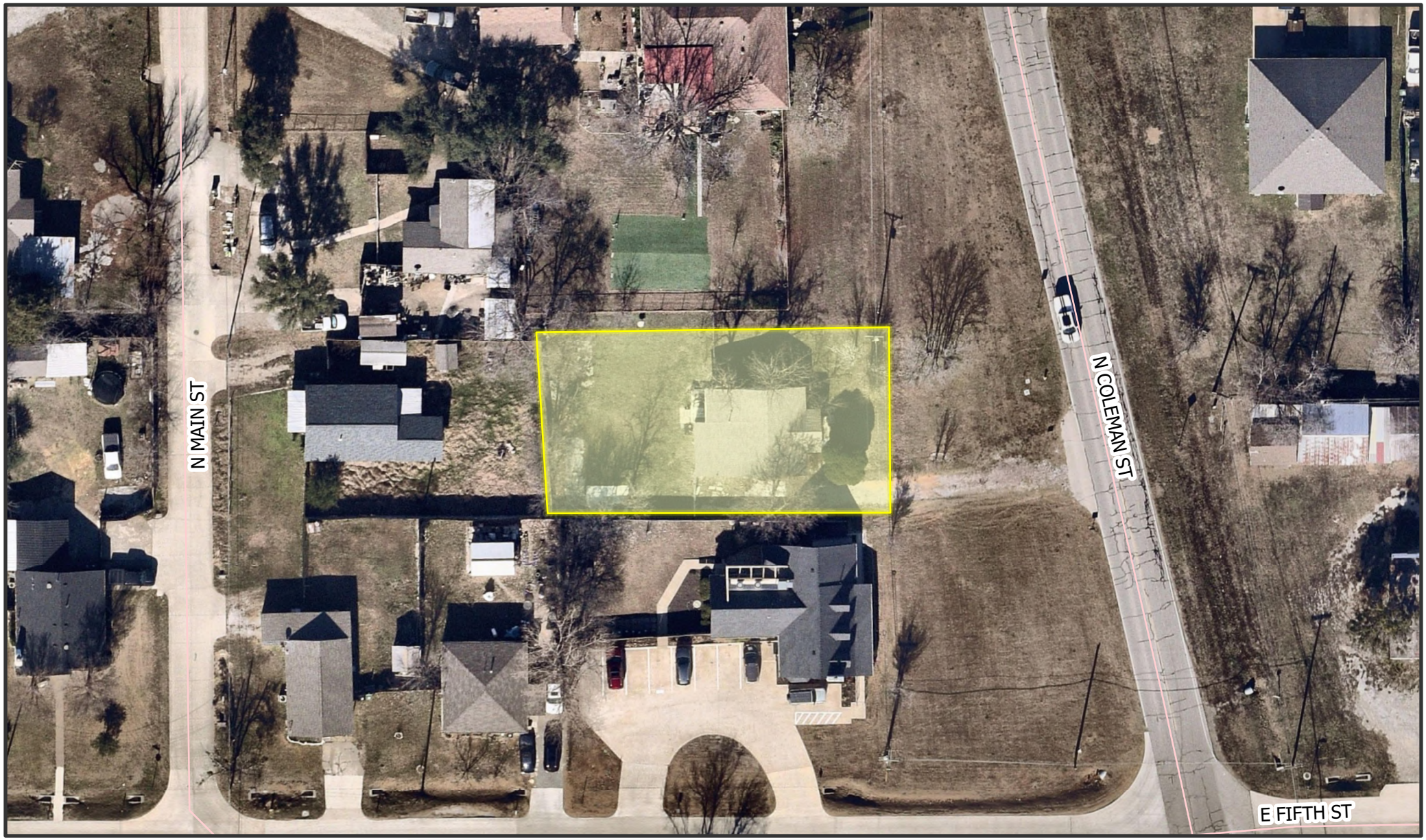
Landscaping and Open Space:
The landscaping standards for this Planned Development in comparison to the landscaping standards for commercial development in the Downtown Retail District are shown below.

	Required Landscaping (Downtown Retail)	Proposed Landscaping (Development Standards)
Northern Boundary	**Buffer:** 15' Landscape Buffer	**Buffer:** 5' Landscape Buffer
Eastern Boundary (Coleman Street)	**Buffer:** 15' Landscape Easement	**Buffer:** 5' Landscape Easement
Southern Boundary	**Buffer:** 5' Landscape Buffer	**Buffer:** 5' Landscape Buffer
Western Boundary	**Buffer:** 15' Landscape Buffer	**Buffer:** 5' Landscape Buffer
Open Space	**Requirement:** 7% of Net Lot Area	**Requirement:** 7% of Net Lot Area

Building Materials:
The primary building material will be fiber cement siding and awnings will be architectural materials that complement the building such as metal roof or shingle.

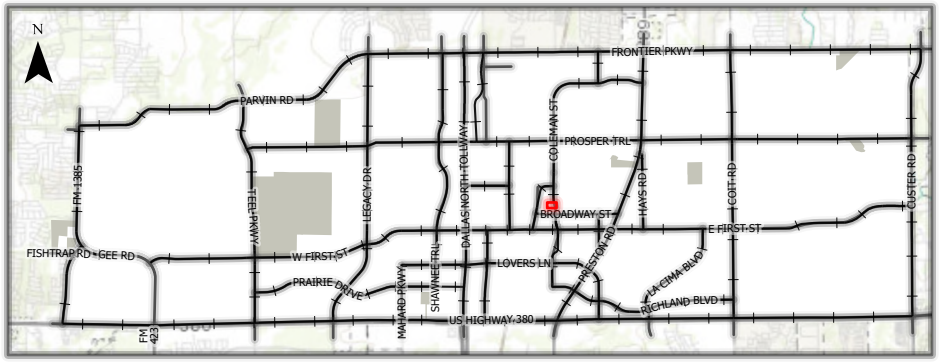
Town Staff Recommendation:
Town Staff recommends approval of the request for a Planned Development for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street.

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 April 28, 2026.



TOWN OF PROSPER

0 30 60 120 Feet

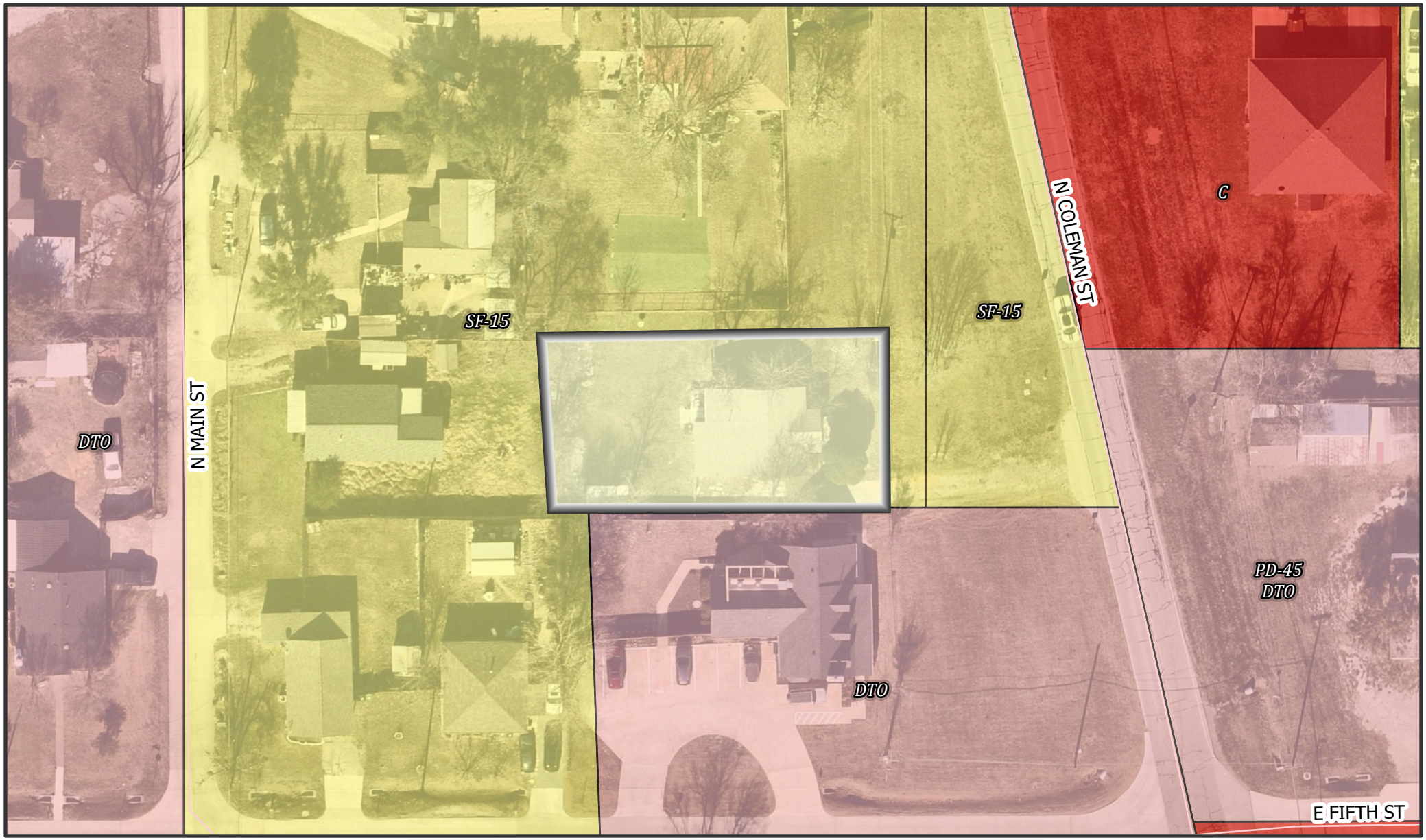


This map for illustration purposes only

ZONE-25-0009

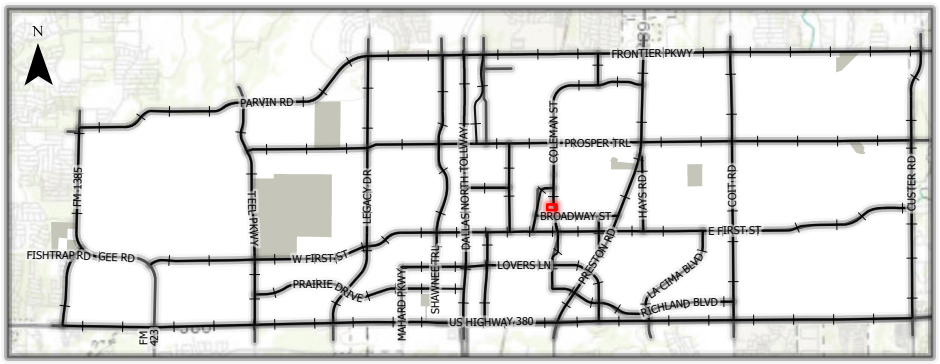
Mitchell Addition, Block 2, Lot 2B

Planned Development 153



TOWN OF PROSPER

0 30 60 120 Feet



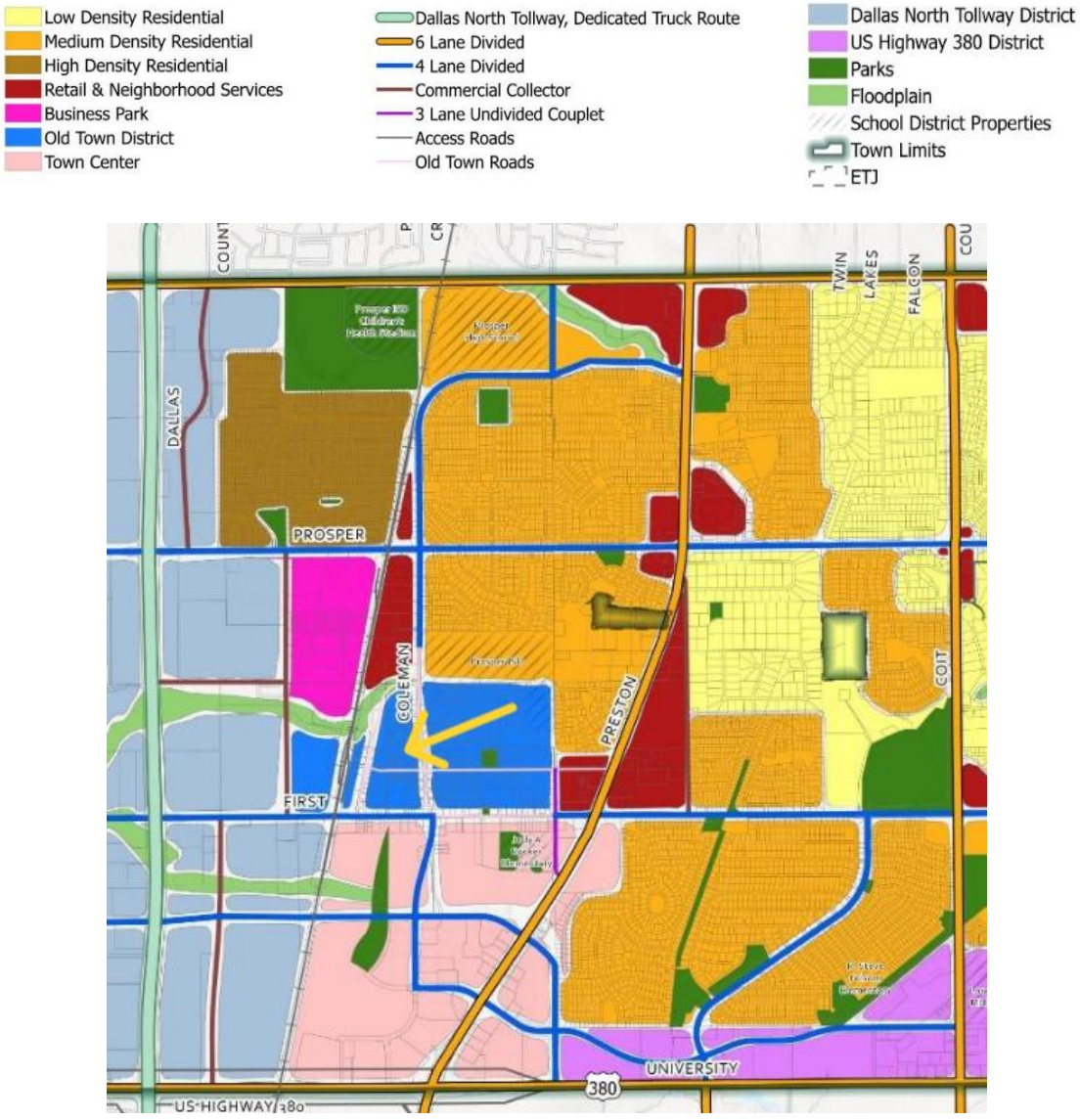
This map for illustration purposes only

ZONE-25-0009

Mitchell Addition, Block 2, Lot 2B

Planned Development 154

Future Land Use Exhibit



AMERICAN MERIDIAN, LLC
Surveying + 3D Scanning

DESCRIPTION OF
0.231 ACRES OR 10,077 SQ FT.

LEGAL DESCRIPTION:

BEING A 0.231 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT TRACT CONVEYED TO LIBRADO PEREZ ET UX IN VOLUME 1088, PAGE 625 OF THE DEED RECORDS OF COLLIN COUNTY,TEXAS AND BEING A PART OF BLOCK 2 OF THE MITCHELL ADDITION RECORDED IN VOLUME 107, PAGE 588 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" SQUARE TUBING FOUND IN THE WEST LINE OF NORTH COLEMAN STREET (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 3R OF THE MITCHELL ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AS RECORDED IN VOLUME 5816, PAGE 2443 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT GRID COORDINATE VALUE OF **N: 7137363.98, E: 2487533.21 FEET** FOR REFERENCE, FROM WHICH A 1/2" SQUARE TUBING FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R BEARS S 00°03'00" E, A DISTANCE OF 98.71 FEET;

THENCE FROM SAID POINT OF BEGINNING, DEPARTING THE WEST LINE OF NORTH COLEMAN STREET, S 89°52'01" W, PASSING THE NORTHWEST CORNER OF SAID LOT 3R AT A DISTANCE OF 134.08 FEET AND CONTINUING IN ALL A DISTANCE OF 136.28 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES SARTIN ET UX UNDER INSTRUMENT NUMBER 19960213000117320 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, GENERALLY WITH A WOOD FENCE, N 03°36'16" W, PASSING A 2.5" GALVANIZED POST AT A DISTANCE OF 71.16 FEET AND CONTINUING IN ALL A DISTANCE OF 72.13 FEET TO A POINT IN A TREE IN THE SOUTH LINE OF A 10 FOOT ALLEY FOR THE NORTHWEST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID SARTIN TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 10 FOOT ALLEY BEARS N 42°27'59" W, A DISTANCE OF 13.38 FEET;

THENCE, WITH THE SOUTH LINE OF SAID 10 FOOT ALLEY, N 89°09'46" E, A DISTANCE OF 140.30 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF NORTH COLEMAN STREET FOR THE NORTHEAST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 10 FOOT ALLEY, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10 FOOT ALLEY BEARS N 00°24'36" W, A DISTANCE OF 10.00 FEET;

THENCE, WITH THE WEST LINE OF NORTH COLEMAN STREET, S 00°24'36" E, A DISTANCE OF 73.72 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.231 ACRES OR 10,077 SQ. FEET OF LAND, MORE OR LESS.

STATE OF TEXAS
REGISTERED
GARRETT JAMES SMELKER
6870
PROFESSIONAL
LAND SURVEYOR

I HEREBY STATE THAT THIS SURVEY WAS
PERFORMED UNDER MY DIRECT SUPERVISION
SURVEY DATE: 05-18-2023

05/18/2023

GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

Exhibit A-1
0.231 ACRE TRACT
BEING PART OF BLOCK 2, MITCHELL ADDITION,
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
5/18/2023

LEGEND

●	MONUMENT – TYPE AS NOTED
△	POINT FOR CORNER
———	BOUNDARY LINE
— — —	EASEMENT
———	LOT LINE
— · — · —	DEED LINE
— / — / —	PIPE FENCE
—o—o—	CHAIN LINK FENCE
—□—□—	WOOD FENCE
OHW	OVERHEAD WIRES
⊘	UTILITY POLE
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
R.P.R.C.C.T.	REAL PROPERTY RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
▨	AREA OF DISCREPANCY

LEGAL DESCRIPTION:

BEING A 0.231 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT TRACT CONVEYED TO LIBRADO PEREZ ET UX IN VOLUME 1088, PAGE 625 OF THE DEED RECORDS OF COLLIN COUNTY,TEXAS AND BEING A PART OF BLOCK 2 OF THE MITCHELL ADDITION RECORDED IN VOLUME 107, PAGE 588 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

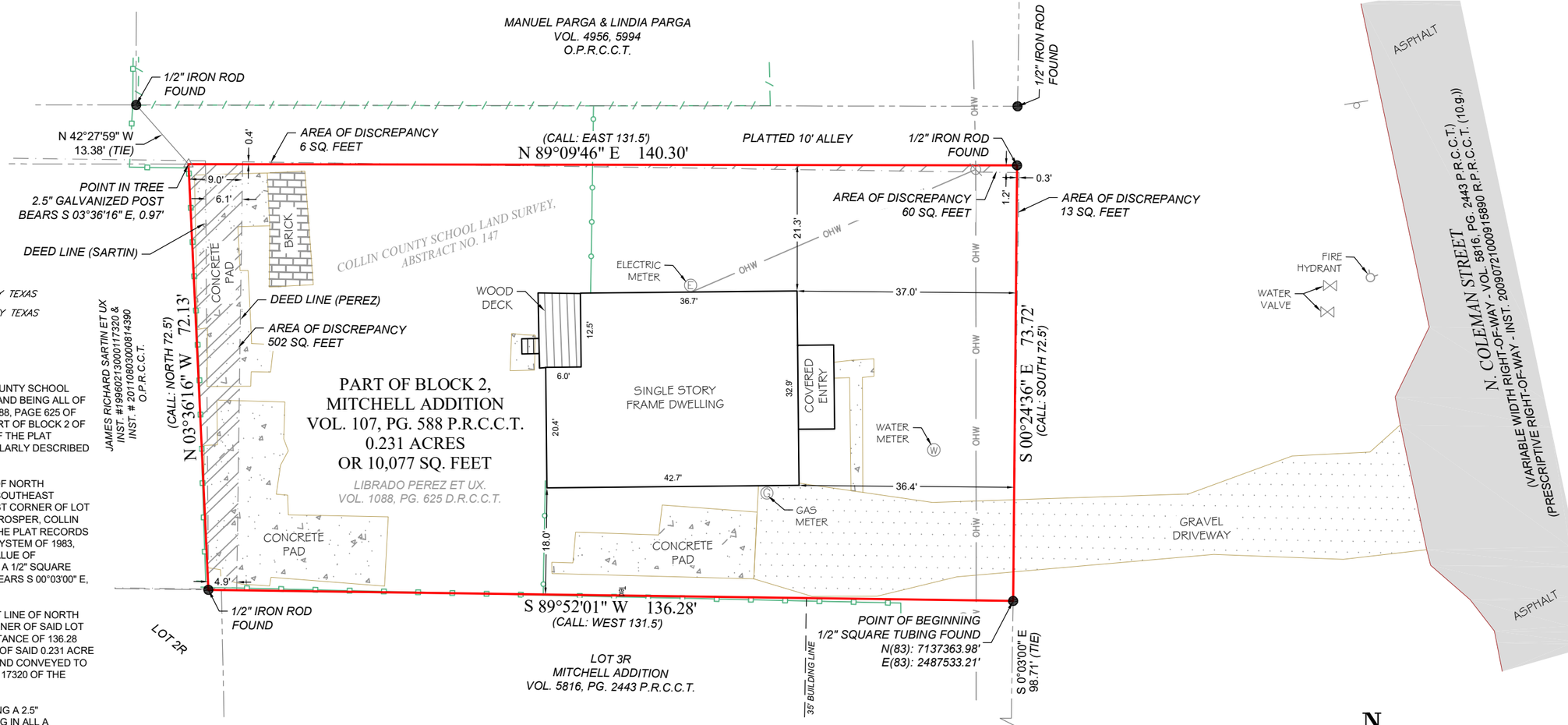
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THENCE, GENERALLY WITH A WOOD FENCE, N 03°36'16" W, PASSING A 2.5" GALVANIZED POST AT A DISTANCE OF 71.16 FEET AND CONTINUING IN ALL A DISTANCE OF 72.13 FEET TO A POINT IN A TREE IN THE SOUTH LINE OF A 10 FOOT ALLEY FOR THE NORTHWEST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID SARTIN TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 10 FOOT ALLEY BEARS N 42°27'59" W, A DISTANCE OF 13.38 FEET;

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To: FIRST NATIONAL TITLE INSURANCE COMPANY, CAPITAL TITLE, JIMIT PATEL, CHRISTINA PATEL, ENDEAVOR CAPITAL, LLC, LIBRADO PEREZ AND MARIA PEREZ, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of -way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I HEREBY STATE THAT THIS SURVEY WAS
PERFORMED UNDER MY DIRECT SUPERVISION
SURVEY DATE: 05-18-2023

05/18/2023

GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

Research of Easements by this Surveyor was limited to a Title Policy Prepared by First National Title Insurance Company, GF No. 23-735867-WB, Effective Date: April 26, 2023, 8:00 am and Issued May 3, 2023, 8:00 am.

Schedule B item:

10.e. Right of Way Easement executed by R.L. Mitchell etux to Texas Power and Light Company, dated June 8, 1936, filed October 9, 1936, recorded in Volume 305, Page 555, Real Property Records, Collin County, Texas.
DOES APPEAR TO AFFECT (BLANKET IN NATURE)

10.f. Right of Way Easement executed by Mrs. Anna Gregory to Texas Power and Light Company, dated June 8, 1936, filed October 9, 1936, recorded in Volume 305, Page 547, Real Property Records, Collin County, Texas.
DOES NOT APPEAR TO AFFECT

10.g. Terms and provisions of Quitclaim Deed Agreement by and between Rick Perry, Governor of the State of Texas and Town of Prosper, Texas dated July 10, 2009, filed July 21, 2009, recorded in CC#20090721000915890, Real Property Records, Collin County, Texas.
AS SHOWN ON SURVEY

NOTES:

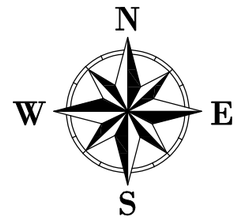
1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS USING THE ALLTERRA CENTRAL VRS NETWORK.

2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.

3.) ADDRESS OF SUBJECT PARCEL: 207 N COLEMAN ST, PROSPER, TX 75078

4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48085C0235J EFFECTIVE ON 06/02/2009.

5.) INSTRUMENT OF RECORD: DEED RECORDED IN VOLUME 1088, PAGE 625 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS ON DECEMBER 29, 1977.



20 10 0 20 40

SCALE: 1" = 20'

PROJECT NO. 230530

AMERICAN MERIDIAN, LLC
Surveying + 3D Scanning
TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
Info@americanmeridianllc.com

SURVEY PLAT OF
A 0.231 ACRE TRACT,
BEING PART OF BLOCK 2, MITCHELL ADDITION,
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ASBTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
VOLUME 107, PAGE 588 P.R.C.C.T.

Zone 25-0009
Exhibit B

Letter of Intent – Proposed Development

Owners: Christa and Jimit Patel
Address: 207 N Coleman St. Prosper TX, 77078
Current Zoning: Residential Single Family (SF-15)
Proposed Zoning: Recreational

Reference: 207 N. Coleman St Prosper, TX 75078

Project Description:
Owners (Christa and Jimit) purchased the home to bring a business to the Prosper downtown to contribute to the Prosper downtown charm.

The current home will be renovated, and additional square footage will be added to the home.

Proposal: Renovate, and add to the existing structure to create a golf simulator business.

- Business Model
    - Patrons purchase a monthly membership to access the building.
        - They can book the time they would like to use the bays.
        - Booking will be done via Trackman software (Trackman is the golf simulator) on an app or website.
        - Time before and after will be factored in for the booking to ensure parking is not a concern.
        - Once the member books a time, they will be sent a code to access the building, the code is only valid for the time they have a reservation and will not be able to access the building outside those times – thus further alleviating any parking concerns as we would only have 4 members at a time (if fully booked) – Access provided an access control panel.
    - Members will not be able to bring friends, hence alleviating the concerns of having more than one person at a bay.
        - This will be regulated by a signed membership contract.
- 4 simulator bays
    - Each take about 500 Sq ft of space.
- Bathroom/Office/Hallway and Entry space to contribute to about 800 Sq ft.

Building: 2,992 Sq Ft

Proposed uses: Recreational

Parking: 6 parking spots (1.5 parking spaces per golf simulator)

Submitted by:
Christa and Jimit Patel

ZONE 25-0009

Exhibit C
Development Standards

This tract shall develop under the regulation of the Downtown Retail (DTR) District as outlined in the Town's Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses
1.1 The permitted land use within this Planned Development District is as follows:

- Golf Simulator
    - Business Model
        - Patrons purchase a monthly membership to access the building
            - They can book the time they would like to use the bays
            - Booking will be done via Trackman software (Trackman is the golf simulator) on an app or website.
            - Time before and after will be factored in for the booking to ensure parking is not a concern
            - Once the member books a time, they will be sent a code to access the building, the code is only valid for the time they have a reservation and will not be able to access the building outside those times – thus further alleviating any parking concerns as we would only have 4 members at a time (if fully booked) – Access provided an access control panel, pictured below (Image A)
    - 4 simulator bays
        - Each take about 500 Sq ft of space
    - Bathroom/Office/Hallway and Entry space to contribute to about 800 Sq ft

2.0 Open Space
2.1 The open space requirements within this Planned Development District are as follows:

- 7% of open space required
- Open Space Plan provided to show how this would be calculated

3.0 Architectural Standards
3.1 The architectural standards within this Planned Development District are as follows:

- Exterior elevations shall be submitted to the Planning Division and are subject to the approval of the Director of Development Services or his/her designee. All construction must have an approved facade plan before issuance of a building permit.
- The primary building material will be fiber cement siding.
- Awnings will be architectural materials that complement the building such as metal roof or shingle.
- Color will be Sherwin Williams Cascades or similar (See Color and Inspiration on Exhibit F)

Image A:

Pin Pad for Door Access

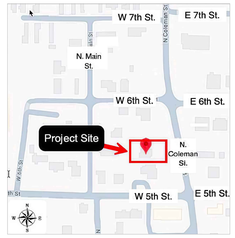


0 5ft 10ft 20ft

213 COLEMAN ST.

206 MAIN ST.

PROJECT LOCATION



NORTH SIDE (213 Coleman): A (Residential Single-family)
EAST SIDE (100/102 Coleman): B (Residential Duplex)
EAST SIDE (103 Coleman): F1 (Commercial - Real)
SOUTH SIDE (203 Coleman): F1 (Commercial - Real)
SOUTHWEST (112 Fifth): A (Residential Single-family)
WEST (206 Main): A (Residential Single-family)
NORTHWEST (208 Main): A (Residential Single-family)

85' ROW

8' X 22' PARALELL PARKING (TYPICAL)

10' SIDEWALK

NORTH COLEMAN STREET

5' MEDIAN

20' RIGHT OF WAY CENTERED ON EXISTING ALLEY

5' FUTURE ALLEY WAY

EXISTING 10' ALLEY

FUTURE USE

OH

2'
5'
24' DRIVEWAY
14'-11"
2'

FIRE LANE

15'

N 80°09'46" E 140.30'

SETBACK

PROPERTY LINE

15' WIDE DRIVE

DRIVEWAY

15'-2¾"
5'
20'
24'
5'
87'-10"

5 FEET REQUIRED LANDSCAPE PERIMETER

4'-5¼"
5'
LANDSCAPE AREA

5'-1½"
5'-8½"
12'-1½"

8'-1¾"
PARKING SPOT

SETBACK

PROPERTY LINE

9'
PARKING SPOT

DRIVEWAY

9'
PARKING SPOT

5 FEET REQUIRED LANDSCAPE PERIMETER

N03°36'16"W 72.13'

LANDSCAPE AREA
8'
ADA PARKING SPOT

ADA RAMP

8'
ACCESSIBLE ROUTE TO BUILDING

9'-10¾"
3'-10¾"
68'

9'
PARKING SPOT

17'-1¾"

5' SETBACK
5'
20'
24'
20'
62'-2¼"
5'-0¼"
18'-11"

5 FEET REQUIRED LANDSCAPE PERIMETER

PROPERTY LINE
S 89°52'01"W 136.28'
SETBACK

5'-0" SETBACK

1
117

203 COLEMAN ST.

PROPOSED 2,282 SQFT BUILDING

LOADING AREA
22'-2⅜"
10'-10½"
22'

44'
22'
9'

PROPERTY LINE
S 00°24'36"E 73.72'

FIRE HYDRANT

WATER VALVE

10' SIDEWALK

8' X 22' PARALELL PARKING (TYPICAL)

5 FEET REQUIRED LANDSCAPE PERIMETER

5' SETBACK
SETBACK

VARIABLE WIDTH RIGHT OF WAY

8' X 22' PARALELL PARKING (TYPICAL)

10' SIDEWALK

SITE DATA SUMMARY TABLE

CURRENT ZONING: Residential Single Family (SF-15)
PROPOSED ZONING: Planned Development
PROPOSED USE: Self Storage
LOT AREA = 10,077 SQFT
GROSS BUILDING AREA = 2,282 SQFT
BUILDING HEIGHT = 331.5' (1 Story)
LOT COVERAGE = 20.7%
FLOOR AREA RATIO = 0.227:1
PARKING REQUIRED (1.5 Space per Simulator Bay) = 6 Spaces
PARKING PROVIDED = 6 Spaces
HANDICAP PARKING SPACES REQUIRED = 1 Space
HANDICAP PARKING SPACES PROVIDED = 1 Space
IMPERVIOUS SURFACE AREA = 6767 SQFT
OPEN SPACE REQUIRED = 7% - 705 SQFT
OPEN SPACE PROVIDED = 11.63% - 1,171.4 SQFT
LANDSCAPE AREA = 1981.1 SQFT

EXHIBIT D
ZONE-25-0009
0.231 ACRE TRACT
BEING PART OF BLOCK 2,
MITCHELL ADDITION,
SITUATED IN THE COLLIN
COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN
COUNTY, TEXAS

207 N Coleman St, Prosper, TX 75078

DRAWING
ZONING EXHIBIT

DATE
FEBRUARY 2026

SCALE
1" = 10'

ZONE 25-0009

Exhibit E
Development Schedule

After the zoning approval, we anticipate the following development timeline:

3 months – Development Plan and Building Plan Approvals

4-6 months – Construction

12 months – Complete Project

We are eager to get this development moving quickly to add to the Prosper downtown charm and bring in Prosper residents and residents from neighboring towns to explore and engage in all of what Prosper has to offer.



EXHIBIT F
ZONE-25-0009
0.231 ACRE TRACT
BEING PART OF BLOCK 2, MITCHELL ADDITION,
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

207 N Coleman St, Prosper, TX 75078

DRAWING
FRONT/EAST ELEVATION

DATE
JANUARY 2026

SCALE
3/8" = 1'-0"

PG.1



EXHIBIT F
ZONE-25-0009
0.231 ACRE TRACT
BEING PART OF BLOCK 2, MITCHELL ADDITION,
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

207 N Coleman St, Prosper, TX 75078

DRAWING
REAR/WEST ELEVATION

DATE
JANUARY 2026

SCALE
3/8" = 1'-0"

PG.2

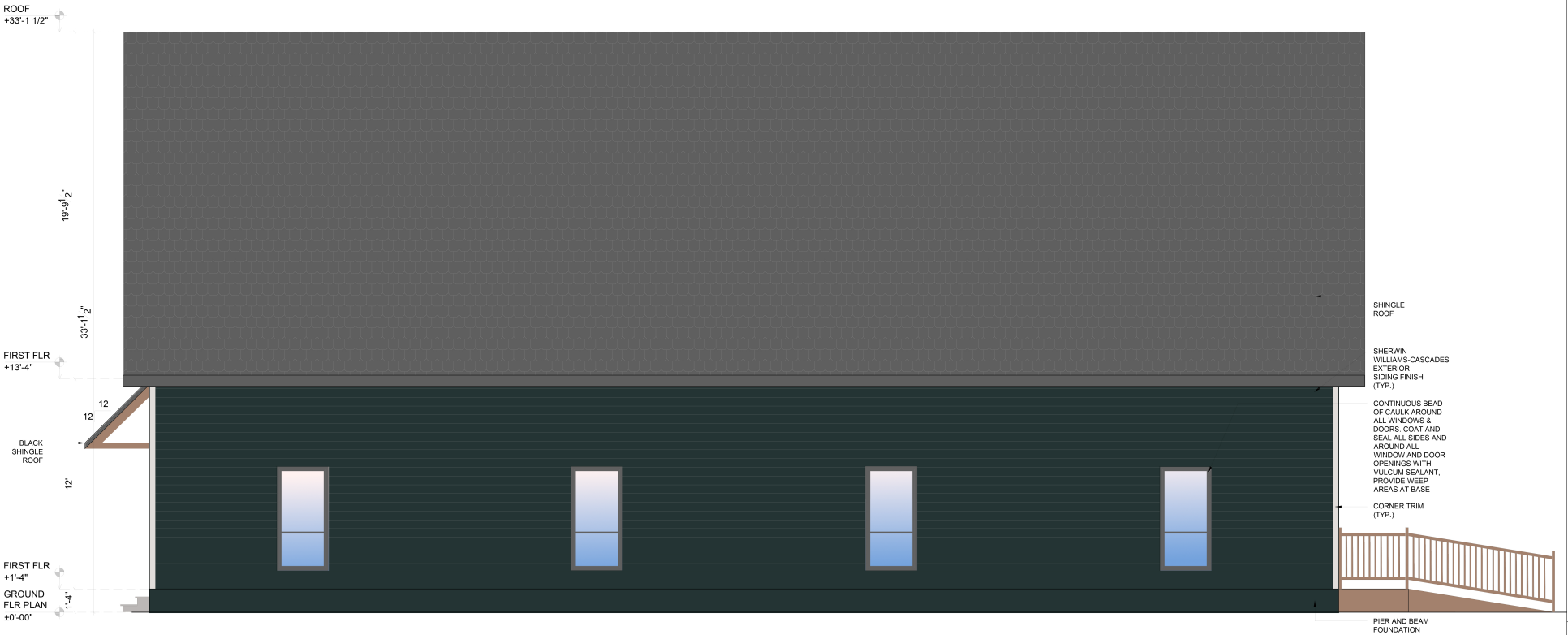


EXHIBIT F
ZONE-25-0009
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BEING PART OF BLOCK 2, MITCHELL ADDITION,
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

207 N Coleman St, Prosper, TX 75078

DRAWING
NORTH SIDE ELEVATION

DATE
JANUARY 2026

SCALE
3/8" = 1'-0"

PG.3

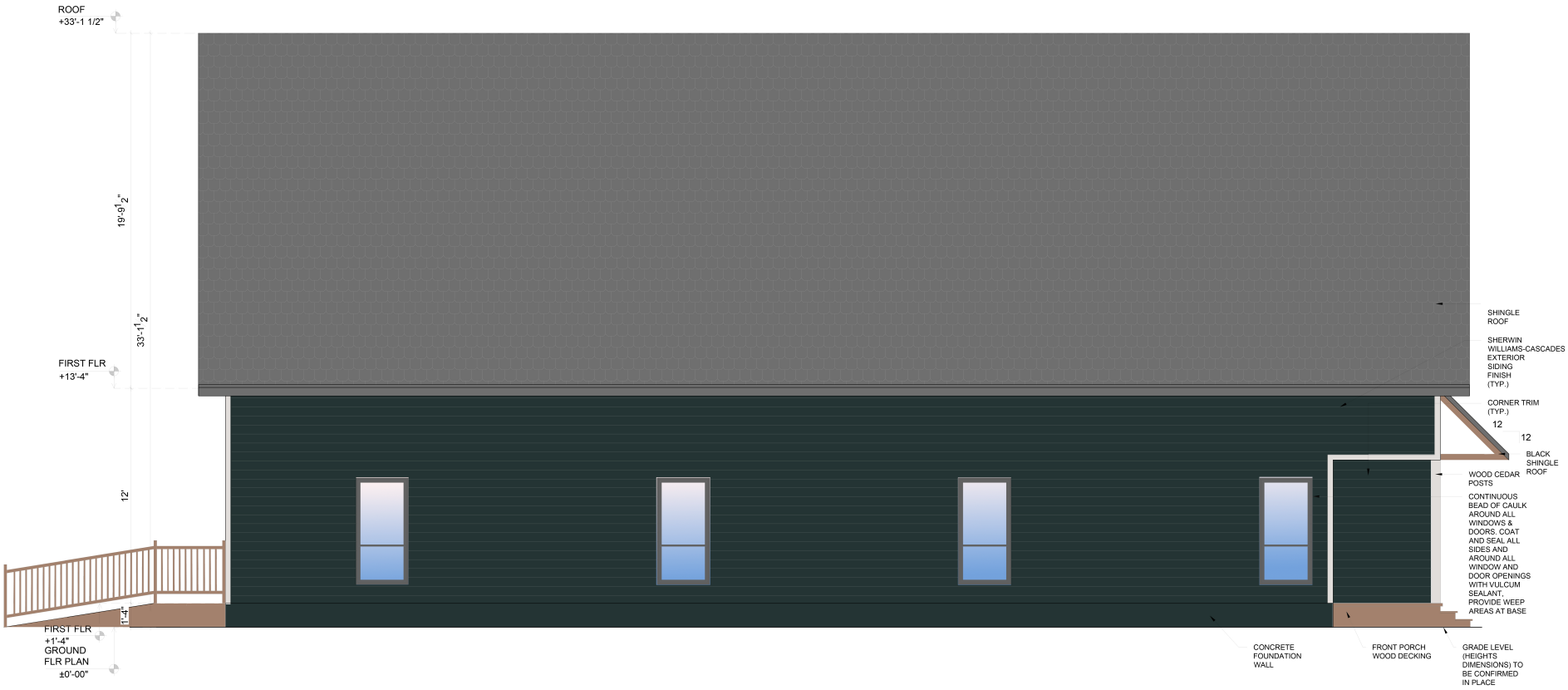


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0.231 ACRE TRACT
BEING PART OF BLOCK 2, MITCHELL ADDITION,
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

207 N Coleman St, Prosper, TX 75078

DRAWING
SOUTH SIDE ELEVATION

DATE
JANUARY 2026

SCALE
3/8" = 1'-0"

PG.4

Color Inspiration for Building (Sherwin Williams -Cascades or Similiar)



Shingle Color Options:



EXHIBIT F
ZONE-25-0009
0.231 ACRE TRACT
BEING PART OF BLOCK 2, MITCHELL ADDITION,
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

207 N Coleman St, Prosper, TX 75078

COLOR INSPIRATION

DATE
JANUARY 2026

SCALE
3/8" = 1'-0"

PG.5

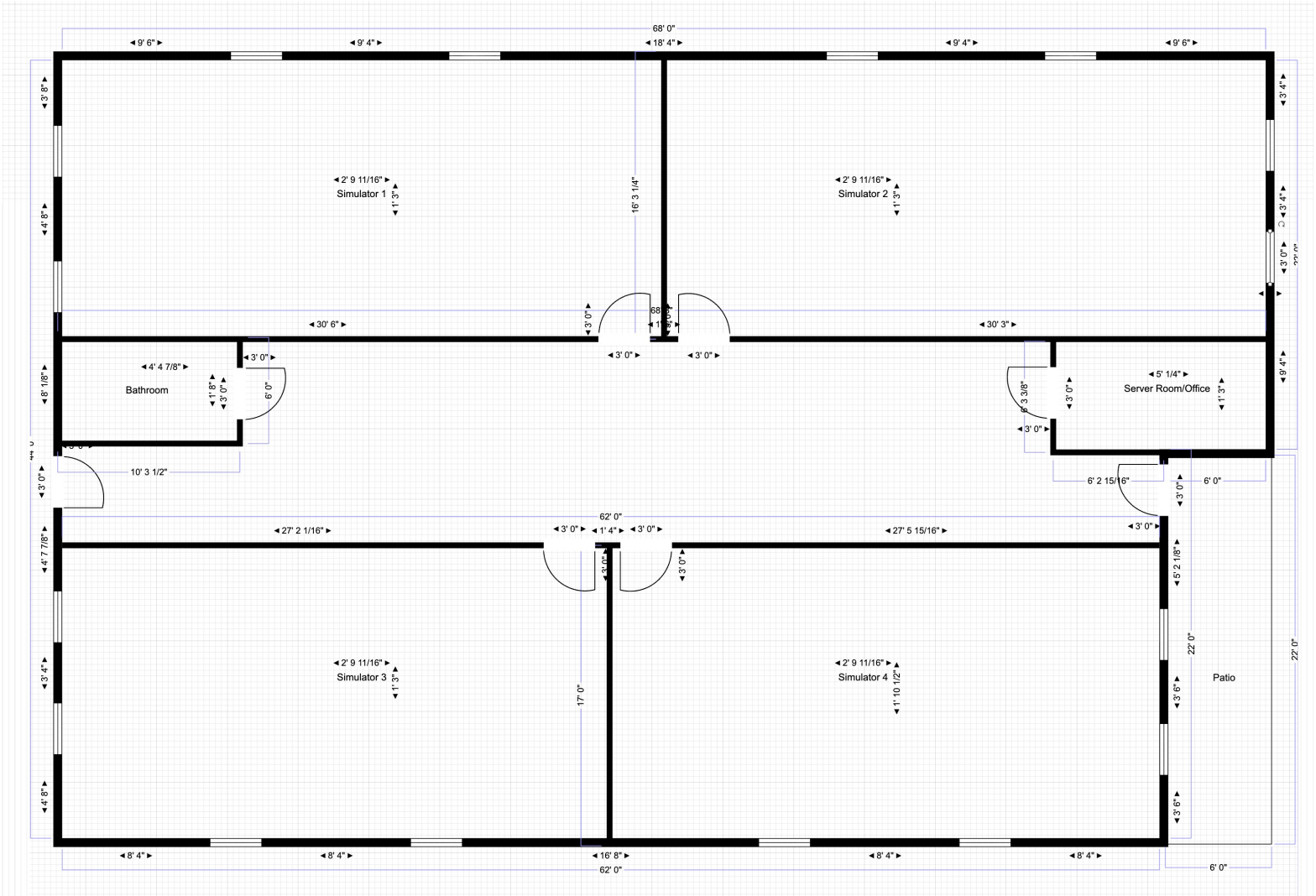


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ZONE-25-0009
0.231 ACRE TRACT
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SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

207 N Coleman St, Prosper, TX 75078

CONCEPTUAL FLOOR PLAN

DATE
JANUARY 2026

SCALE
3/8" = 1'-0"

PG.6

0 5ft 10ft 20ft

OPEN SPACE
1117.4 SQFT

LANDSCAPING
1961.1 SQFT

10'
SIDEWALK

8' X 22'
PARALELL
PARKING
(TYPICAL)

NORTH COLEMAN
STREET

10'
SIDEWALK

5' MEDIAN

FIRE LANE

PROPERTY LINE

DRIVEWAY

PARKING
SPOT

PARKING
SPOT

PARKING
SPOT

ADA PARKING
SPOT

PROPERTY
LINE

ADA RAMP

PROPOSED
BUILDING
2860 SQFT

SIDEWALK

PROPERTY
LINE

PARKING
SPOT

PARKING
SPOT

PROPERTY LINE

8' X 22'
PARALELL
PARKING
(TYPICAL)

8' X 22'
PARALELL
PARKING
(TYPICAL)

EXHIBIT G
ZONE-25-0009
0.231 ACRE TRACT
BEING PART OF BLOCK 2,
MITCHELL ADDITION,
SITUATED IN THE COLLIN
COUNTY SCHOOLLAND
SURVEY,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN
COUNTY, TEXAS

207 N Coleman St, Prosper, TX 75078

DRAWING
OPEN SPACE PLAN

DATE
FEBRUARY 2026

SCALE
1" = 10'"

MITCHELL ADDITION DEVELOPMENT AGREEMENT

THIS MITCHELL ADDITION DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Jimit Patel and Christa Patel ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as Mitchell Addition ("Property"), a legal description of which Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the Property was rezoned by the Town Council on or about April _____, 2026, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in said development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. Development Standards. For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. Covenant Running with the Land. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. Applicability of Town Ordinances. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

4. **Default**. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

5. **Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Denton County, Texas.

6. **Notice**. Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
250 W. First Street
Prosper, Texas 75078
Attention: Town Manager

If to Developer: Jimit and Christa Patel
1412 Ellicott Drive
Celina, TX 75009

7. **Prevailing Party**. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

8. **Entire Agreement.** This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

9. **Savings/Severability**. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the

Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

10. Binding Agreement. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

11. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

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

13. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

14. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

15. Sovereign Immunity. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

16. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

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

18. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

19. Amendment. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

20. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

21. Waiver of Texas Government Code § 3000.001 *et seq.* With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

22. Third-Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

23. Rough Proportionality. Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to

such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

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

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

(INTENTIONALLY LEFT BLANK)

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____
Name: Mario Canizares
Title: Town Manager, Town of Prosper

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

_____
Notary Public, State of Texas
My Commission Expires:

_____

DEVELOPER:

George L. McCasland

By: _____
Name: Jimit Patel

Title: _____

By: _____
Name: Christa Patel

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2026, by George L. McCasland, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

_____
Notary Public, State of Texas
My Commission Expires:

_____

EXHIBIT A-1

ZONE-25-0009

METES AND BOUNDS DESCRIPTION

AMERICAN MERIDIAN, LLC
Surveying + 3D Scanning

DESCRIPTION OF
0.231 ACRES OR 10,077 SQ FT.

LEGAL DESCRIPTION:

BEING A 0.231 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT TRACT CONVEYED TO LIBRADO PEREZ ET UX IN VOLUME 1088, PAGE 625 OF THE DEED RECORDS OF COLLIN COUNTY,TEXAS AND BEING A PART OF BLOCK 2 OF THE MITCHELL ADDITION RECORDED IN VOLUME 107, PAGE 588 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" SQUARE TUBING FOUND IN THE WEST LINE OF NORTH COLEMAN STREET (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 3R OF THE MITCHELL ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AS RECORDED IN VOLUME 5816, PAGE 2443 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT GRID COORDINATE VALUE OF **N: 7137363.98, E: 2487533.21 FEET** FOR REFERENCE, FROM WHICH A 1/2" SQUARE TUBING FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R BEARS S 00°03'00" E, A DISTANCE OF 98.71 FEET;

THENCE FROM SAID POINT OF BEGINNING, DEPARTING THE WEST LINE OF NORTH COLEMAN STREET, S 89°52'01" W, PASSING THE NORTHWEST CORNER OF SAID LOT 3R AT A DISTANCE OF 134.08 FEET AND CONTINUING IN ALL A DISTANCE OF 136.28 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES SARTIN ET UX UNDER INSTRUMENT NUMBER 19960213000117320 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, GENERALLY WITH A WOOD FENCE, N 03°36'16" W, PASSING A 2.5" GALVANIZED POST AT A DISTANCE OF 71.16 FEET AND CONTINUING IN ALL A DISTANCE OF 72.13 FEET TO A POINT IN A TREE IN THE SOUTH LINE OF A 10 FOOT ALLEY FOR THE NORTHWEST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID SARTIN TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 10 FOOT ALLEY BEARS N 42°27'59" W, A DISTANCE OF 13.38 FEET;

THENCE, WITH THE SOUTH LINE OF SAID 10 FOOT ALLEY, N 89°09'46" E, A DISTANCE OF 140.30 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF NORTH COLEMAN STREET FOR THE NORTHEAST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 10 FOOT ALLEY, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10 FOOT ALLEY BEARS N 00°24'36" W, A DISTANCE OF 10.00 FEET;

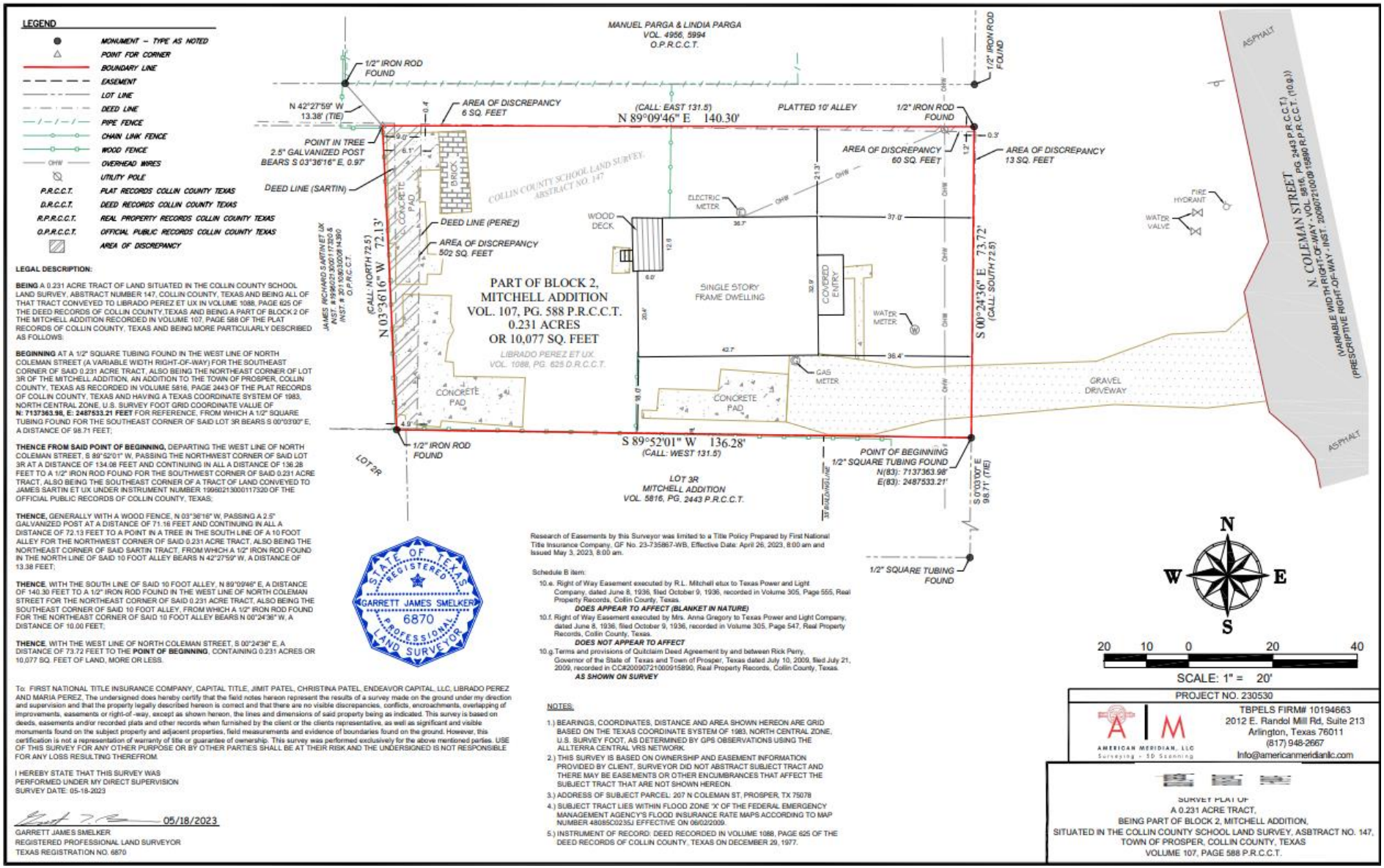
THENCE, WITH THE WEST LINE OF NORTH COLEMAN STREET, S 00°24'36" E, A DISTANCE OF 73.72 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.231 ACRES OR 10,077 SQ. FEET OF LAND, MORE OR LESS.

STATE OF TEXAS
REGISTERED
GARRETT JAMES SMELKER
6870
PROFESSIONAL
LAND SURVEYOR

I HEREBY STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION
SURVEY DATE: 05-18-2023

05/18/2023
GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

Exhibit A-1
0.231 ACRE TRACT
BEING PART OF BLOCK 2, MITCHELL ADDITION,
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
5/18/2023



LEGAL DESCRIPTION:

BEING A 0.231 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT TRACT CONVEYED TO LIBRADO PEREZ ET UX IN VOLUME 1088, PAGE 625 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING A PART OF BLOCK 2 OF THE MITCHELL ADDITION RECORDED IN VOLUME 107, PAGE 588 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" SQUARE TUBING FOUND IN THE WEST LINE OF NORTH COLEMAN STREET (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 3R OF THE MITCHELL ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AS RECORDED IN VOLUME 5816, PAGE 2443 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT GRID COORDINATE VALUE OF **N: 7137363.98, E: 2487533.21 FEET** FOR REFERENCE, FROM WHICH A 1/2" SQUARE TUBING FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R BEARS S 00°03'00" E, A DISTANCE OF 98.71 FEET;

THENCE FROM SAID POINT OF BEGINNING, DEPARTING THE WEST LINE OF NORTH COLEMAN STREET, S 89°52'01" W, PASSING THE NORTHWEST CORNER OF SAID LOT 3R AT A DISTANCE OF 134.08 FEET AND CONTINUING IN ALL A DISTANCE OF 136.28 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES SARTIN ET UX UNDER INSTRUMENT NUMBER 19960213000117320 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, GENERALLY WITH A WOOD FENCE, N 03°36'16" W, PASSING A 2.5" GALVANIZED POST AT A DISTANCE OF 71.16 FEET AND CONTINUING IN ALL A DISTANCE OF 72.13 FEET TO A POINT IN A TREE IN THE SOUTH LINE OF A 10 FOOT ALLEY FOR THE NORTHWEST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID SARTIN TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 10 FOOT ALLEY BEARS N 42°27'59" W, A DISTANCE OF 13.38 FEET;

THENCE, WITH THE SOUTH LINE OF SAID 10 FOOT ALLEY, N 89°09'46" E, A DISTANCE OF 140.30 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF NORTH COLEMAN STREET FOR THE NORTHEAST CORNER OF SAID 0.231 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 10 FOOT ALLEY, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10 FOOT ALLEY BEARS N 00°24'36" W, A DISTANCE OF 10.00 FEET;

THENCE, WITH THE WEST LINE OF NORTH COLEMAN STREET, S 00°24'36" E, A DISTANCE OF 73.72 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.231 ACRES OR 10,077 SQ. FEET OF LAND, MORE OR LESS.

To: FIRST NATIONAL TITLE INSURANCE COMPANY, CAPITAL TITLE, JIMIT PATEL, CHRISTINA PATEL, ENDEAVOR CAPITAL, LLC, LIBRADO PEREZ AND MARIA PEREZ, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of -way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I HEREBY STATE THAT THIS SURVEY WAS
PERFORMED UNDER MY DIRECT SUPERVISION
SURVEY DATE: 05-18-2023

05/18/2023

GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

STATE OF TEXAS REGISTERED GARRETT JAMES SMELKER 6870 PROFESSIONAL LAND SURVEYOR

Research of Easements by this Surveyor was limited to a Title Policy Prepared by First National Title Insurance Company, GF No. 23-735867-WB, Effective Date: April 26, 2023, 8:00 am and Issued May 3, 2023, 8:00 am.

Schedule B item:

10.e. Right of Way Easement executed by R.L. Mitchell etux to Texas Power and Light Company, dated June 8, 1936, filed October 9, 1936, recorded in Volume 305, Page 555, Real Property Records, Collin County, Texas.
DOES APPEAR TO AFFECT (BLANKET IN NATURE)

10.f. Right of Way Easement executed by Mrs. Anna Gregory to Texas Power and Light Company, dated June 8, 1936, filed October 9, 1936, recorded in Volume 305, Page 547, Real Property Records, Collin County, Texas.
DOES NOT APPEAR TO AFFECT

10.g. Terms and provisions of Quitclaim Deed Agreement by and between Rick Perry, Governor of the State of Texas and Town of Prosper, Texas dated July 10, 2009, filed July 21, 2009, recorded in CC#20090721000915890, Real Property Records, Collin County, Texas.
AS SHOWN ON SURVEY

NOTES:

1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS USING THE ALLTERRA CENTRAL VRS NETWORK.

2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.

3.) ADDRESS OF SUBJECT PARCEL: 207 N COLEMAN ST, PROSPER, TX 75078

4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48085C0235J EFFECTIVE ON 06/02/2009.

5.) INSTRUMENT OF RECORD: DEED RECORDED IN VOLUME 1088, PAGE 625 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS ON DECEMBER 29, 1977.

PROJECT NO. 230530

AMERICAN MERIDIAN, LLC
Surveying - 3D Scanning
TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
Info@americanmeridianllc.com

SURVEY PLAT OF
A 0.231 ACRE TRACT,
BEING PART OF BLOCK 2, MITCHELL ADDITION,
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ASBTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
VOLUME 107, PAGE 588 P.R.C.C.T.

Architectural Standards

1. The architectural standards within this Planned Development District are as follows:

    • Exterior elevations shall be submitted to the Planning Division and are subject to the approval of the Director of Development Services or his/her designee. All construction must have an approved facade plan before issuance of a building permit.

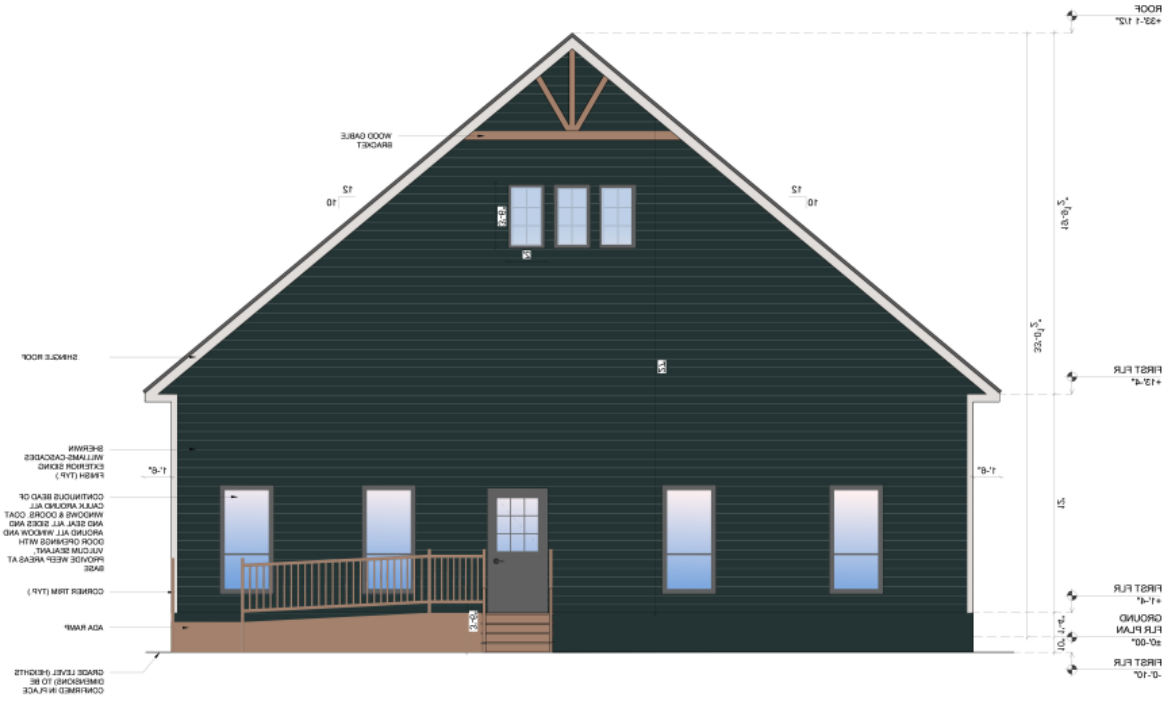
    • The primary building material will be fiber cement siding.

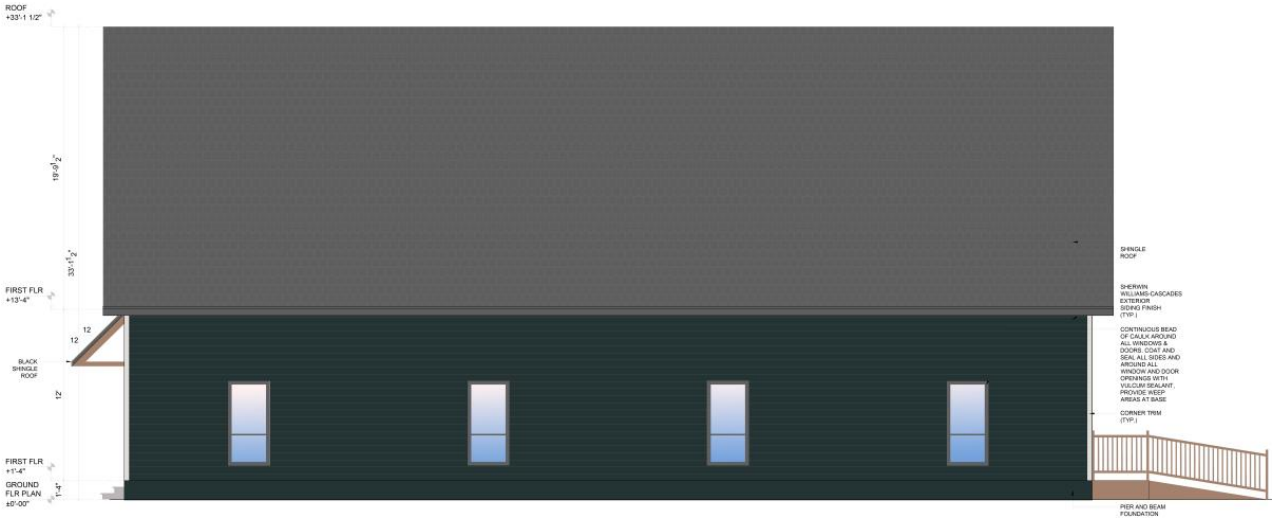
    • Awnings will be architectural materials that complement the building such as metal roof or shingle.

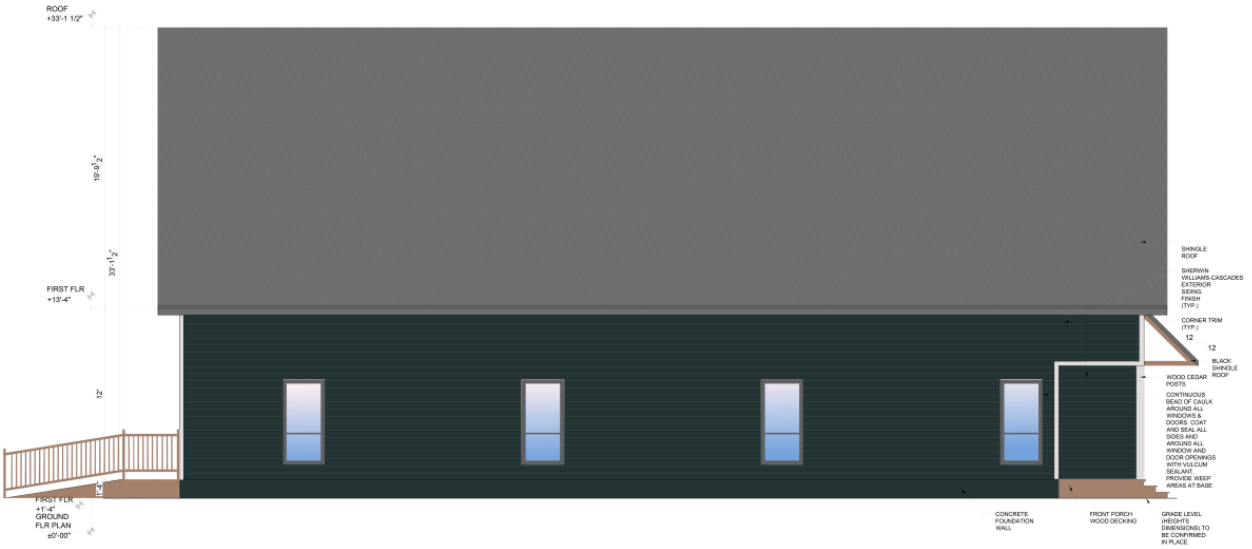
    • Color will be Sherwin Williams Cascades or similar (See Color and Inspiration on Exhibit F)

ELEVATIONS






ROOF
+33'-1 1/2"
19'-9 1/2"
33'-1 1/2"
FIRST FLR
+13'-4"
12
12
BLACK
SHINGLE
ROOF
12'
FIRST FLR
+1'-4"
GROUND
FLR PLAN
±0'-00"
1'-4"
SHINGLE
ROOF
SHERWIN
WILLIAMS-CASCADES
EXTERIOR
SIDING FINISH
(TYP.)
CONTINUOUS BEAD
OF CAULK AROUND
ALL WINDOWS &
DOORS. COAT AND
SEAL ALL SIDES AND
AROUND ALL
WINDOW AND DOOR
OPENINGS WITH
VULCUM SEALANT.
PROVIDE WEEP
AREAS AT BASE
CORNER TRIM
(TYP.)
PIER AND BEAM
FOUNDATION


ROOF
+33'-1 1/2"
19'-9 1/2"
33'-1 1/2"
FIRST FLR
+13'-4"
12'
FIRST FLR
+1'-4"
GROUND
FLR PLAN
±0'-00"
1'-4"
SHINGLE
ROOF
SHERWIN
WILLIAMS-CASCADES
EXTERIOR
SIDING
FINISH
(TYP.)
CORNER TRIM
(TYP.)
12
12
BLACK
SHINGLE
ROOF
WOOD CEDAR
POSTS
CONTINUOUS
BEAD OF CAULK
AROUND ALL
WINDOWS &
DOORS. COAT
AND SEAL ALL
SIDES AND
AROUND ALL
WINDOW AND
DOOR OPENINGS
WITH VULCUM
SEALANT.
PROVIDE WEEP
AREAS AT BASE
CONCRETE
FOUNDATION
WALL
FRONT PORCH
WOOD DECKING
GRADE LEVEL
(HEIGHTS
DIMENSIONS) TO
BE CONFIRMED
IN PLACE

Color Inspiration for Building (Sherwin Williams -Cascades or Similiar)

SW 7623
Cascades

Shingle Color Options:

