



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

Welcome to the Prosper Planning and Zoning Commission Meeting.

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

Addressing the Planning and Zoning Commission:

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

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

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

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

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

1. Call to Order / Roll Call.
2. Pledge of Allegiance.
3. America 250.

CONSENT AGENDA:

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

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

- 4c. Consider and act upon a request for a Site Plan for a Municipal Administration Building on Public Works and Parks Operations Facilities Addition, Block A, Lot 1, on 21.9± acres, located on the southeast corner of Mike Howard Lane and Safety Way. (DEVAPP-25-0097)
- 4c. Consider and act upon a request for a Final Plat of Public Works and Parks Operations Facilities Addition, Block A, Lot 1, on 21.9± acres, located on the southeast corner of Mike Howard Lane and Safety Way. (DEVAPP-25-0098)
- 4e. Consider and act upon a request for a Site Plan for an Amenity Area on Creekside, Block A, Lot 58X, on 1.5± acres, located on the southeast corner of Cloister Lane and Huntleigh Lane. (DEVAPP-25-0145)
- 4f. Consider and act upon a request for a Revised Site Plan for an Addition to a Hospital on MSW Prosper 380 Additon, Block A, Lot 2, on 7.0± acres, located on the east side of Mahard Parkway and 650± feet north of University Drive. (DEVAPP-26-0010)

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, April 15, 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 Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, April 14, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:03 P.M.

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

Commissioner(s) Absent: Chair Damon Jackson and John Hamilton

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

Other(s) Present: Chace Craig, Town Attorney

Items for Individual Consideration

1. Discuss items on April 14, 2026, Planning and Zoning Commission agenda.

Town Staff introduced Consent Agenda Items 4a-4f and Regular Item 5 and explained that Item 4c would be covered more in-depth during the second half of the work session.

The Commission inquired about Item 4e. Town Staff answered questions regarding the site's open space requirements and the condition of approval on the site plan requiring the mechanical equipment north of the building to be screened by masonry screening walls.

The Commission inquired about Item 5. Town Staff answered questions regarding potential limitations on the amount of restaurant area being proposed and the Commission's discretion to request alterations to the Conceptual Development Plan.

The applicant for Item 4c, Vitay Pelaprolu, and his engineer and architect, David Bond and Stefan Heisig, presented updated proposals for their preliminary site plan submittal based on previous feedback from the Planning and Zoning Commission. The Commission discussed the inclusion of additional landscaping along the adjacent thoroughfares, softening the rear of facades that backed to open space, and walkability throughout the site with the applicant.

The Commission expressed their appreciation for the applicant being willing to work with the Town to enhance the development.

2. Adjourn.

The work session was adjourned at 7:00 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 14, 2026
7:00 PM

1. Call to Order / Roll Call

The meeting was called to order at 7:09 P.M.

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

Commissioner(s) Absent: Chair Damon Jackson and John Hamilton

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

Other(s) Present: Chace Craig, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

- 4a. Consider and act upon the minutes from the March 25, 2026, Planning and Zoning Commission work session meeting.**
- 4b. Consider and act up the minutes from the March 25, 2026, Planning and Zoning Commission regular meeting.**
- 4c. 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)**
- 4d. Consider and act upon a request for a Preliminary Site Plan for a Drive-Through Restaurant on Westside Addition, Block A, Lot 3, on 0.9± acres, located on the east side of FM 1385 and 250± feet north of University Drive. (DEVAPP-25-0095)**
- 4e. Consider and act upon a request for a Site Plan for a Retail Building on Westfork Crossing Addition, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-25-0114)**
- 4f. Consider and act upon a request for a Final Plat of Westfork Crossing Addition, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-25-0113)5-**

Vice Chair Carson made a request to pull Item 4c from the Consent Agenda.

Commissioner Blanscet made a request to pull Items 4e and 4f from the Consent Agenda.

Commissioner Butler made a motion to approve Items 4a, 4b and 4d. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 5-0.

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

Commissioner Furay made a motion to table Item 4c to the Planning and Zoning Commission meeting on May 5, 2026. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 5-0.

Commissioner Blanscet made a motion to approve Items 4e and 4f subject to there being screening walls added to the north side of the building around the truck bays and subject to Staff's recommendation. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 5-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 5. Consider and act upon a request for a Conceptual Development Plan for Tracts B, C, and D of Planned Development-38, on 38.5± acres, located on the north side of University Drive and 805± feet west of Lakewood Drive. (DEVAPP-25-0116)**

Mr. Hill presented Item 5 to the Commission.

Vice Chair Carson expressed that a diversification of uses, specifically less square footage devoted to restaurant space, and breaking larger buildings up to provide more open space could be beneficial to the overall development.

Commissioner Daniel 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. 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.

- 7. Adjourn.**

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

The meeting was adjourned at 7:24 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary



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 Public Works and Parks Operations Facilities Addition, Block A, Lot 1

Meeting: April 21, 2026

Agenda Item:

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

Future Land Use Plan:

The Future Land Use Plan designates this area as Business Park.

Zoning:

The property is zoned Single Family-15. A municipal building is a permitted use in this zoning district.

Conformance:

The Site Plan conforms to the development standards of Single Family-15.

Description of Agenda Item:

The Site Plan consists of a 30,500 square foot municipal administration building and associated parking. The property is currently the location of the Public Works facilities. The new building will house Public Works and Parks operations for the Town.

Access:

Access is provided from Mike Howard Lane and Safety Way.

Landscaping, Open Space, and Screening:

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

A living screen is being proposed around the generator and transformer in lieu of a masonry screening wall. Town Staff is requesting all mechanical equipment including the generators and transformers be screened with a masonry wall.

Companion Item:

As a companion item, a Final Plat (DEVAPP-25-0098) is on this Planning and Zoning Commission agenda.

Attachments:

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

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan subject to:

- All mechanical equipment including the generators and transformers to be screened with a masonry wall.



DEVAPP-25-0097

Public Works and Parks
Operations Complex

Site Plan

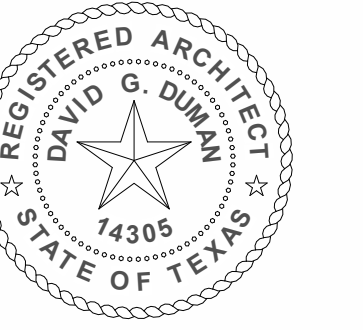
This map for illustration purposes only

TOWN GENERAL NOTES - DEV APP SITE PLAN

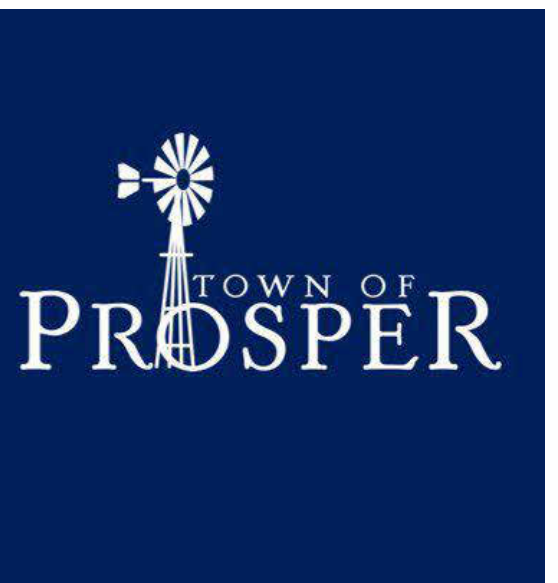
- A. TO COMPLY WITH ALL TOWN STANDARDS AND REGULATIONS
- B. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- C. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- D. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- E. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- F. 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.
- F. 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.
- G. 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 PLAN GENERAL NOTES:

- A. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND AREA OF WORK PRIOR TO BEGINNING. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATING, PROTECTING AND SAFE KEEPING OF EXISTING WORK INCLUDING UNDERGROUND UTILITIES AS WELL AS ALL ITEMS DENOTED ON THE PLANS AS "EXISTING." REF: AD100
- C. ALL AREAS AND SURFACES DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE PATCHED, FINISHED, OR REPLACED TO MATCH ADJACENT SURFACES. ANY EXISTING UTILITIES OR EQUIPMENT DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT CONTRACTOR'S EXPENSE.
- D. THE SITE WORK MAY INCLUDE REMOVAL OF ALL NON-STRUCTURAL ITEMS NOT SPECIFICALLY MENTIONED BUT THAT WILL INTERFERE WITH THE NEW CONSTRUCTION INCLUDING UNDERGROUND ITEMS, PAVING OR BASE MATERIAL, TREE ROOTS / STUMPS, ETC.
- E. WARP ALL EXTERIOR PAVEMENT AT DOORWAYS TO FINISHED FLOOR WITH SLOPE NOT EXCEEDING % FOR 5 FEET IN EACH DIRECTION
- F. ALL WALKS SHALL BE SLOPED 5% MAXIMUM IN THE DIRECTION OF TRAVEL AND 2% ON CROSS SLOPES. NO STEP GREATER THAN 1/4" ALONG THE ACCESSIBLE ROUTE.
- G. GC TO COORDINATE ALL CONTROL JOINTS/PAVING AT DOOR STOOPS
- H. REFER TO CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED WORK
- I. COORDINATE ALL PAVING, CURBS, GRADES, DIMENSIONS, ETC. WITH CIVIL DRAWINGS.
- J. WHERE CONCRETE ABUTS STRUCTURES, FOOTINGS, FOUNDATIONS, ETC., PROVIDE 1/2" EXPANSION JOINT MATERIAL AND SEALANT (TYP.)



D. Duman David Duman
2026.02.09 09:31:04-06707



VICINITY MAP

PROJECT LOCATION



SITE MAP

PROJECT LOCATION

**PUBLIC WORKS AND PARKS
FACILITY ADDITION, BLOCK A,
LOT 1**

ISSUE FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: DEVAPP-25-0097

FILE: Autodesk_Docs\240119 Prosper Public Works & Parks\250726_TDR_PWA_PWA_Architect.dwg

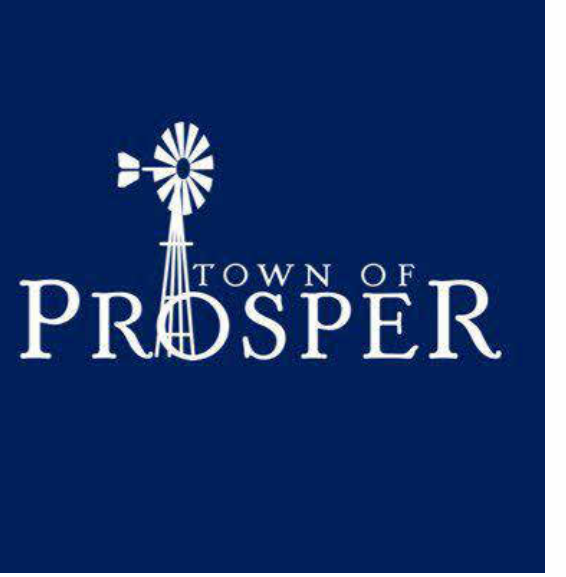
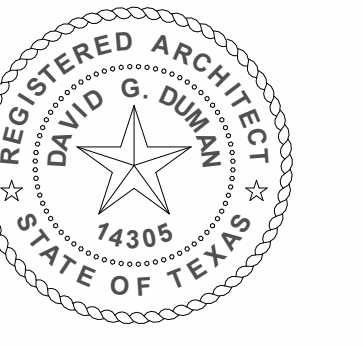
DATE: January 5th 2026

DRAWN BY: Author

SCALE: AS NOTED

SHEET TITLE:
DEV APP COVER SHEET

AS100A



**PUBLIC WORKS AND PARKS
OPERATIONS COMPLEX**

ISSUE FOR CONSTRUCTION

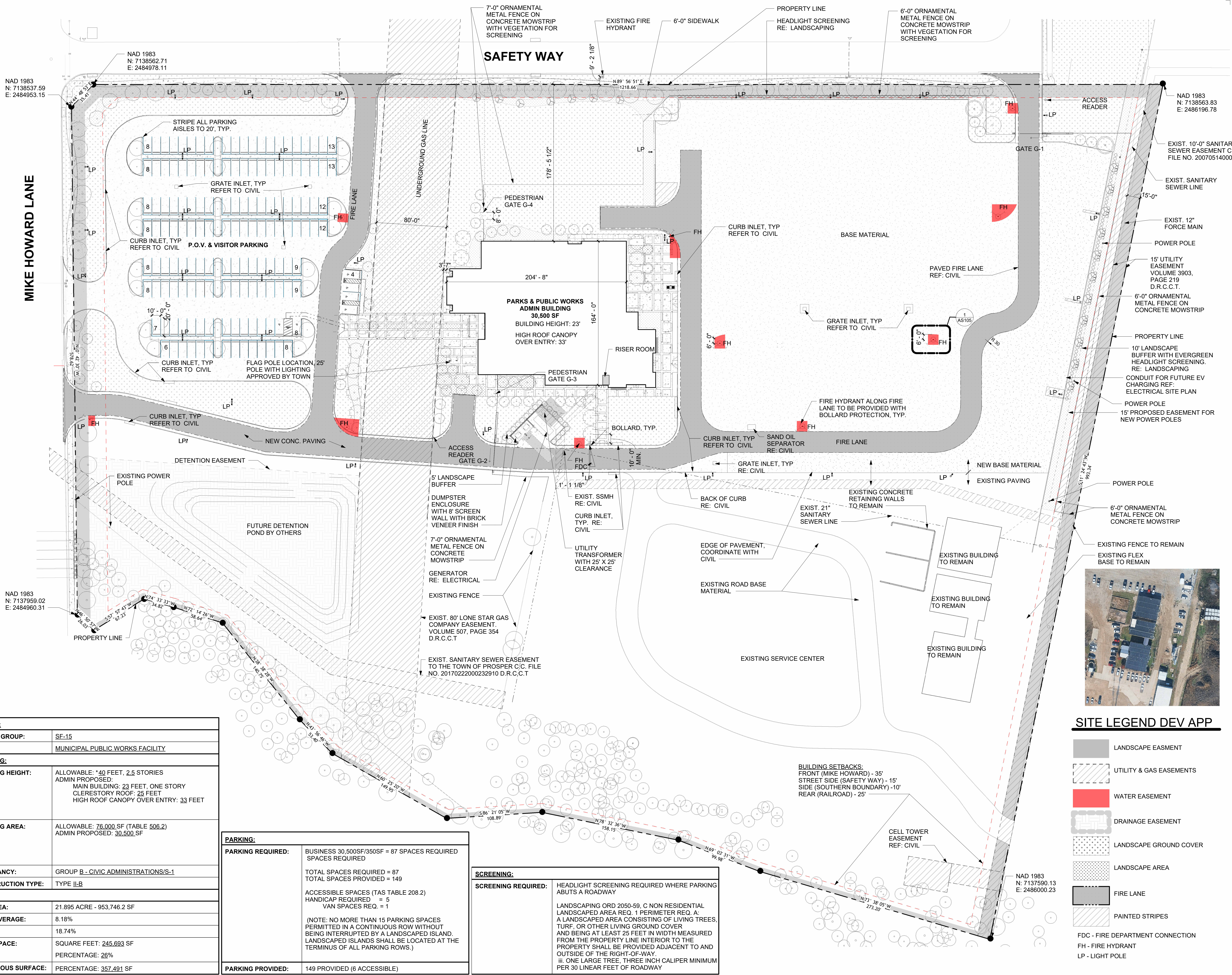
REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 24019
FILE: Autodesk Docs\24019 Prosper Public Works & Parks\AS100B_ISSUE_FOR_CONSTRUCTION.dwg
DATE: January 5th 2026
DRAWN BY: Author
SCALE: AS NOTED
SHEET TITLE: SITE PLAN DEV APP

AS100B

SHEET - OF -



ZONING:

ZONING GROUP:	SF-15
USE:	MUNICIPAL PUBLIC WORKS FACILITY
BUILDING:	
BUILDING HEIGHT:	ALLOWABLE: *40 FEET, 2.5 STORIES ADMIN PROPOSED: MAIN BUILDING: 23 FEET, ONE STORY CLERESTORY ROOF: 25 FEET HIGH ROOF CANOPY OVER ENTRY: 33 FEET
BUILDING AREA:	ALLOWABLE: 76,000 SF (TABLE 506.2) ADMIN PROPOSED: 30,500 SF
OCCUPANCY:	GROUP B - CIVIC ADMINISTRATIONS/S-1
CONSTRUCTION TYPE:	TYPE II-B
LOT:	
LOT AREA:	21.895 ACRE - 953,746.2 SF
LOT COVERAGE:	8.18%
FAR:	18.74%
OPEN SPACE:	SQUARE FEET: 245,693 SF PERCENTAGE: 26%
IMPERVIOUS SURFACE:	PERCENTAGE: 357,491 SF

PARKING:

PARKING REQUIRED:	BUSINESS 30,500SF/350SF = 87 SPACES REQUIRED SPACES REQUIRED
	TOTAL SPACES REQUIRED = 87 TOTAL SPACES PROVIDED = 149
	ACCESSIBLE SPACES (TAS TABLE 208.2) HANDICAP REQUIRED = 5 VAN SPACES REQ. = 1
	(NOTE: NO MORE THAN 15 PARKING SPACES PERMITTED IN A CONTINUOUS ROW WITHOUT BEING INTERRUPTED BY A LANDSCAPED ISLAND. LANDSCAPED ISLANDS SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS.)
PARKING PROVIDED:	149 PROVIDED (6 ACCESSIBLE)

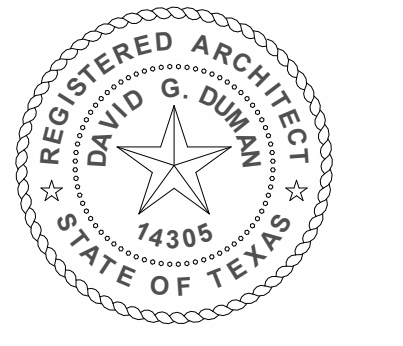
SCREENING:

SCREENING REQUIRED:	HEADLIGHT SCREENING REQUIRED WHERE PARKING ABUTS A ROADWAY
	LANDSCAPING ORD 2050-59. C NON RESIDENTIAL LANDSCAPED AREA REQ. 1 PERIMETER REQ. A: A LANDSCAPED AREA CONSISTING OF LIVING TREES, TURF, OR OTHER LIVING GROUND COVER AND BEING AT LEAST 25 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE INTERIOR TO THE PROPERTY SHALL BE PROVIDED ADJACENT TO AND OUTSIDE OF THE RIGHT-OF-WAY.
	iii. ONE LARGE TREE, THREE INCH CALIPER MINIMUM PER 30 LINEAR FEET OF ROADWAY

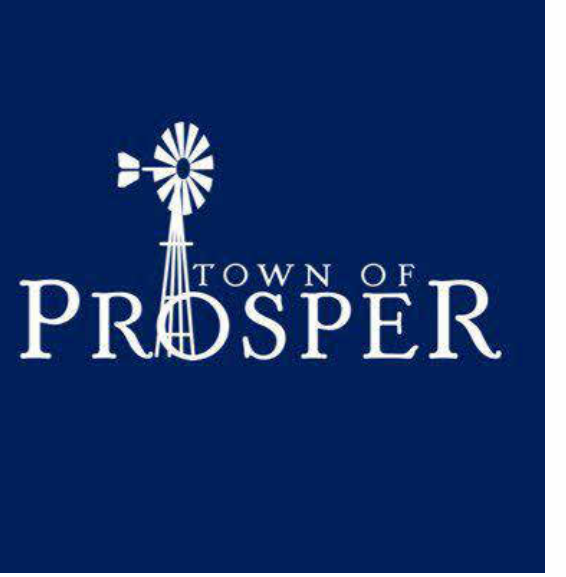
SITE LEGEND DEV APP

	LANDSCAPE EASMENT
	UTILITY & GAS EASEMENTS
	WATER EASEMENT
	DRAINAGE EASEMENT
	LANDSCAPE GROUND COVER
	LANDSCAPE AREA
	FIRE LANE
	PAINTED STRIPES
	FDC - FIRE DEPARTMENT CONNECTION
	FH - FIRE HYDRANT
	LP - LIGHT POLE

1 DEV APPLICATION SITE PLAN
AS100B SCALE: 1" = 40'-0"



David Duman
2026.04.15 10:37:15-0500



**PUBLIC WORKS AND PARKS
OPERATIONS COMPLEX**
ISSUE FOR CONSTRUCTION

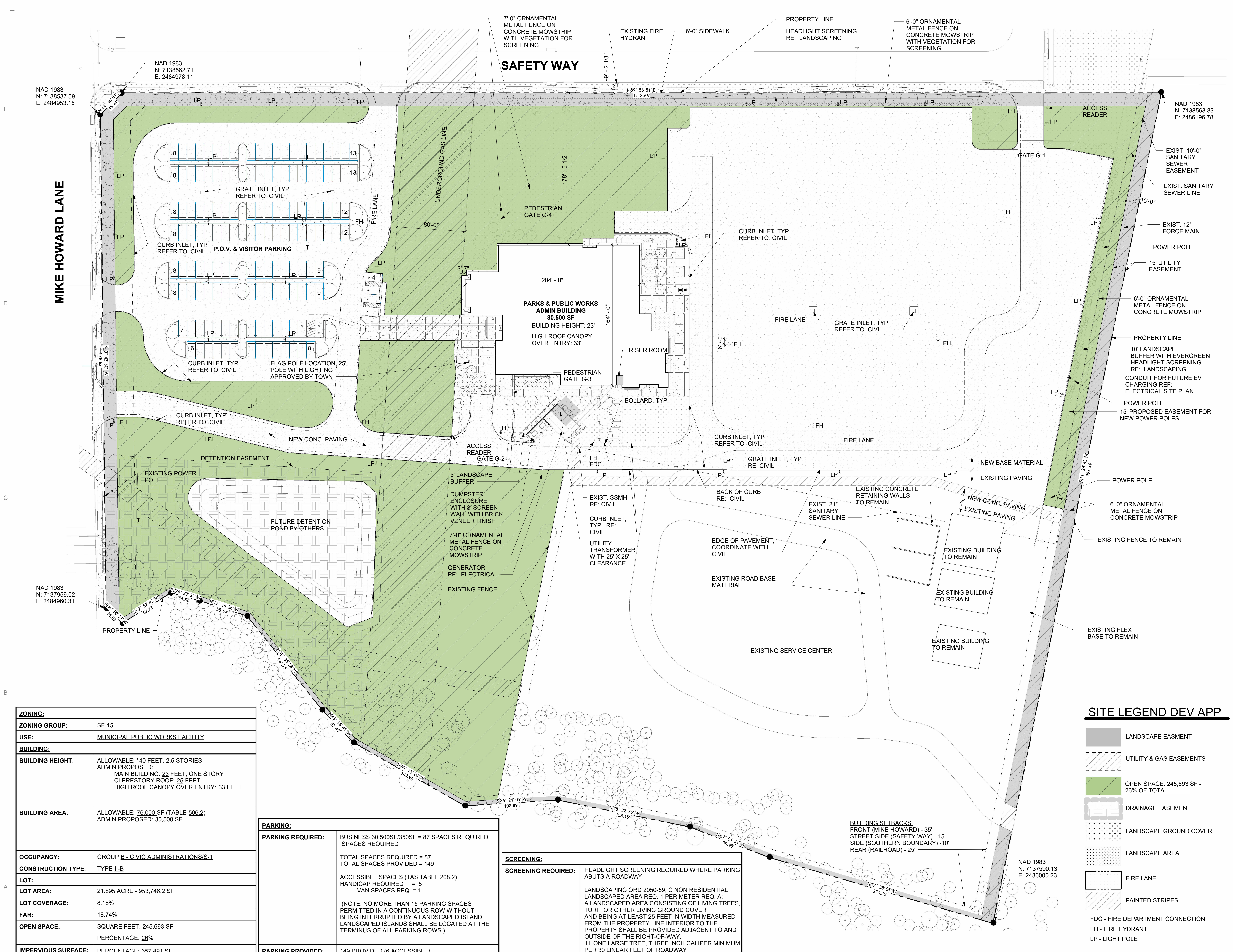
REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 24019
FILE: Autodesk Docs\24019 Prosper Public Works & Parks\AS100C_ISSUE_FOR_CONSTRUCTION_Building_APP.dwg
DATE: January 5th 2026
DRAWN BY: Author
SCALE: AS NOTED

SHEET TITLE:
OPEN SPACE PLAN DEV APP

AS100C



SITE LEGEND DEV APP

- LANDSCAPE EASMENT
- UTILITY & GAS EASEMENTS
- OPEN SPACE: 245,693 SF - 26% OF TOTAL
- DRAINAGE EASEMENT
- LANDSCAPE GROUND COVER
- LANDSCAPE AREA
- FIRE LANE
- PAINTED STRIPES
- FDC - FIRE DEPARTMENT CONNECTION
- FH - FIRE HYDRANT
- LP - LIGHT POLE

ZONING:	
ZONING GROUP:	SF-15
USE:	MUNICIPAL PUBLIC WORKS FACILITY
BUILDING:	
BUILDING HEIGHT:	ALLOWABLE: *40 FEET, 2.5 STORIES ADMIN PROPOSED: MAIN BUILDING: 23 FEET, ONE STORY CLERESTORY ROOF: 25 FEET HIGH ROOF CANOPY OVER ENTRY: 33 FEET
BUILDING AREA:	ALLOWABLE: 76,000 SF (TABLE 506.2) ADMIN PROPOSED: 30,500 SF
OCCUPANCY:	GROUP B - CIVIC ADMINISTRATIONS/S-1
CONSTRUCTION TYPE:	TYPE II-B
LOT:	
LOT AREA:	21.895 ACRE - 953,746.2 SF
LOT COVERAGE:	8.18%
FAR:	18.74%
OPEN SPACE:	SQUARE FEET: 245,693 SF PERCENTAGE: 26%
IMPERVIOUS SURFACE:	PERCENTAGE: 357,491 SF

PARKING:	
PARKING REQUIRED:	BUSINESS 30,500SF/350SF = 87 SPACES REQUIRED SPACES REQUIRED
	TOTAL SPACES REQUIRED = 87 TOTAL SPACES PROVIDED = 149
	ACCESSIBLE SPACES (TAS TABLE 208.2) HANDICAP REQUIRED = 5 VAN SPACES REQ. = 1
	(NOTE: NO MORE THAN 15 PARKING SPACES PERMITTED IN A CONTINUOUS ROW WITHOUT BEING INTERRUPTED BY A LANDSCAPED ISLAND. LANDSCAPED ISLANDS SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS.)
PARKING PROVIDED:	149 PROVIDED (6 ACCESSIBLE)

SCREENING:	
SCREENING REQUIRED:	HEADLIGHT SCREENING REQUIRED WHERE PARKING ABUTS A ROADWAY
	LANDSCAPING ORD 2050-59. C NON RESIDENTIAL LANDSCAPED AREA REQ. 1 PERIMETER REQ. A: A LANDSCAPED AREA CONSISTING OF LIVING TREES, TURF, OR OTHER LIVING GROUND COVER AND BEING AT LEAST 25 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE INTERIOR TO THE PROPERTY SHALL BE PROVIDED ADJACENT TO AND OUTSIDE OF THE RIGHT-OF-WAY.
	iii. ONE LARGE TREE, THREE INCH CALIPER MINIMUM PER 30 LINEAR FEET OF ROADWAY

1 DEV APP OPEN SPACE PLAN

AS100C SCALE: 1" = 40'-0"



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 Public Works and Parks Operations Facilities Addition, Block A, Lot 1

Meeting: April 21, 2026

Agenda Item:

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

Future Land Use Plan:

The Future Land Use Plan designates this area as Business Park.

Zoning:

The property is zoned Single Family-15.

Conformance:

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

Description of Agenda Item:

The purpose of the Final Plat is to dedicate easements necessary for the development of a municipal administration building and associated parking.

Companion Item:

As a companion item, a Site Plan (DEVAPP-25-0097) 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 subject to:

1. The revised floodplain line being amended prior to recordation of the plat to reflect as-built conditions and match FEMA LOMR application.

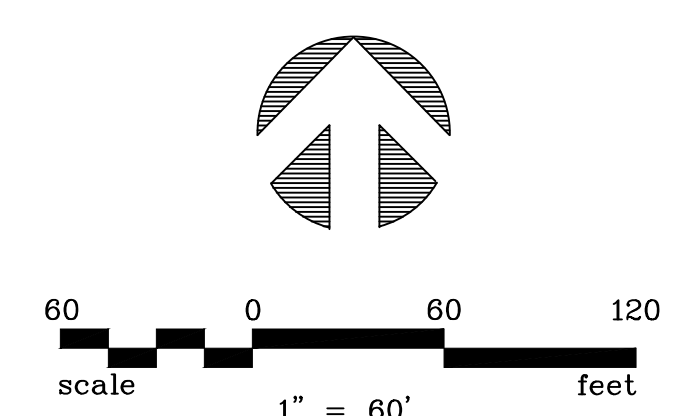
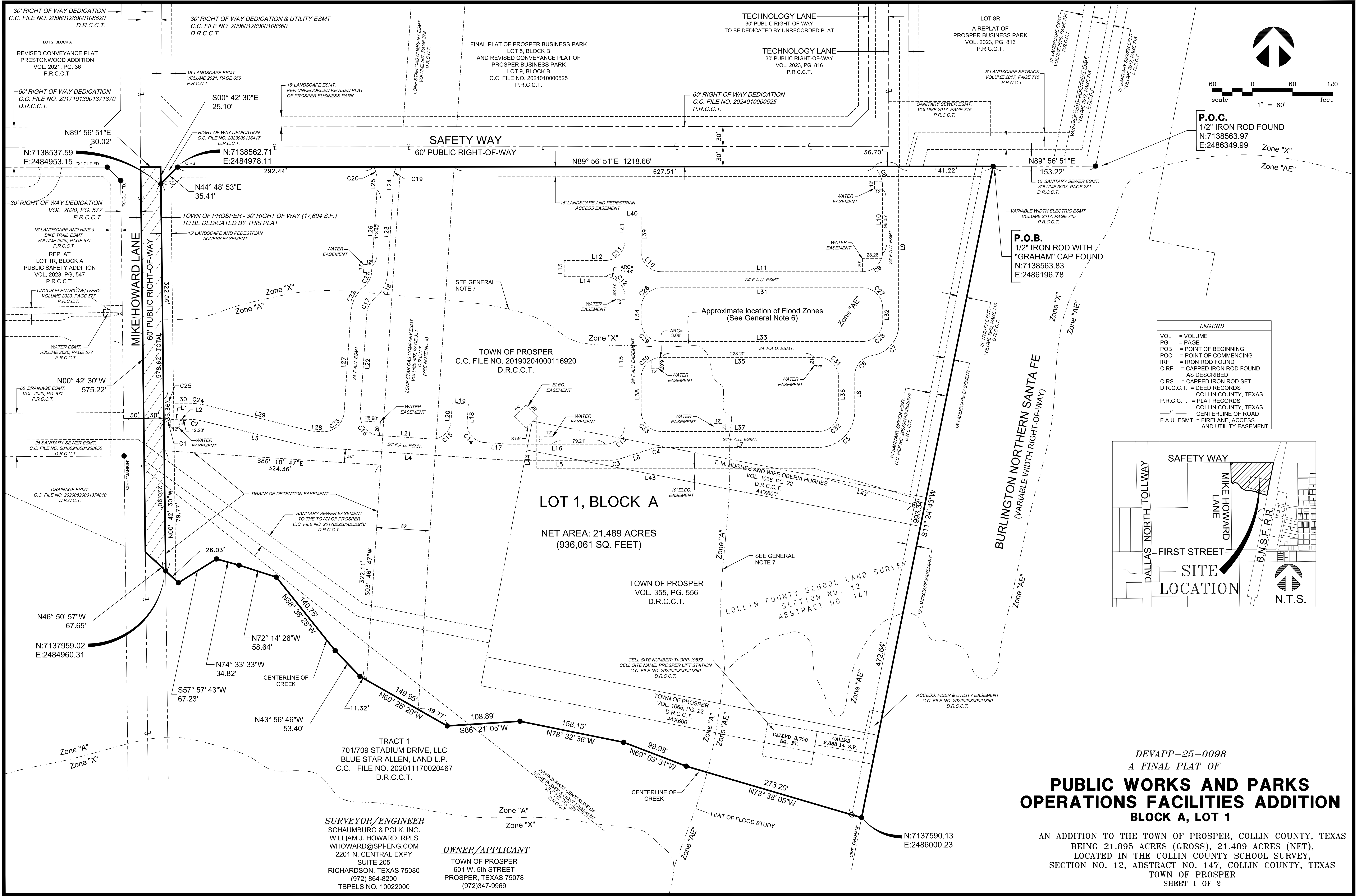


This map for illustration purposes only

DEVAPP-25-0098

Public Works and Parks
Operations Complex

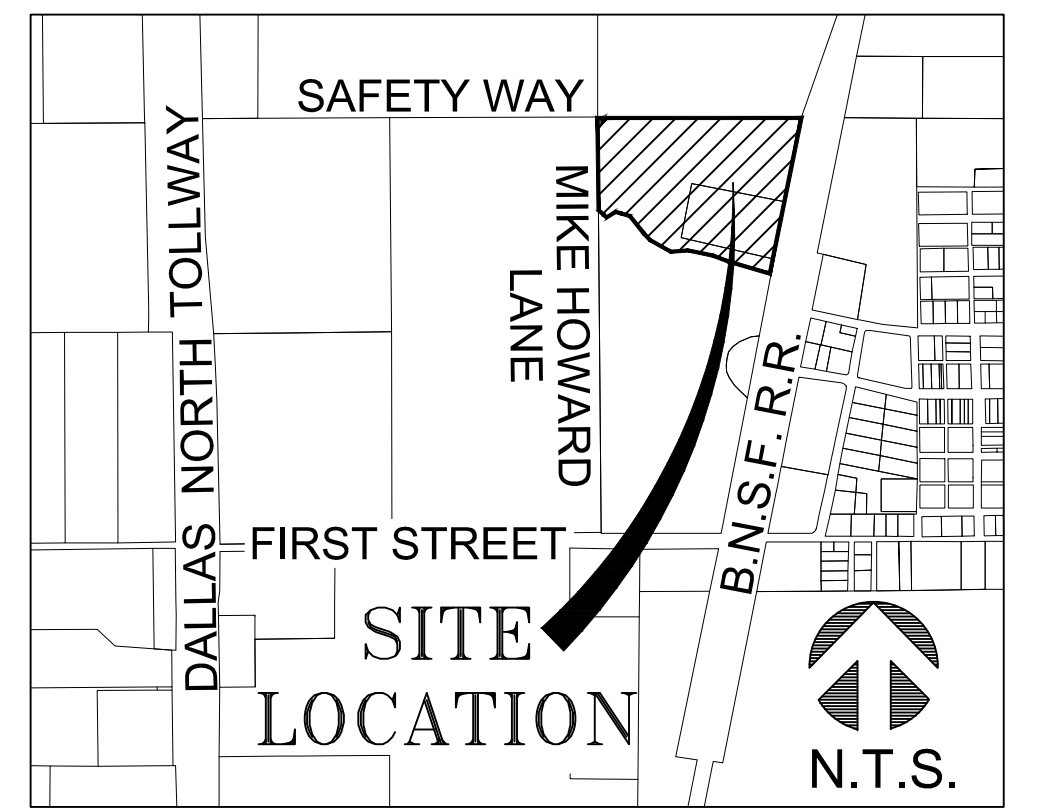
Final Plat



P.O.C.
 1/2" IRON ROD FOUND
 N:7138563.97
 E:2486349.99
 Zone "X"
 Zone "AE"

P.O.B.
 1/2" IRON ROD WITH
 "GRAHAM" CAP FOUND
 N:7138563.83
 E:2486196.78

LEGEND	
VOL	= VOLUME
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
	AS DESCRIBED
CIRS	= CAPPED IRON ROD SET
D.R.C.C.T.	= DEED RECORDS
	COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS
	COLLIN COUNTY, TEXAS
—	= CENTERLINE OF ROAD
F.A.U. ESMT.	= FIRELANE, ACCESS AND UTILITY EASEMENT



LOT 1, BLOCK A
 NET AREA: 21.489 ACRES
 (936,061 SQ. FEET)

TOWN OF PROSPER
 VOL. 355, PG. 556
 D.R.C.C.T.

TOWN OF PROSPER
 VOL. 1066, PG. 22
 D.R.C.C.T.

SURVEYOR/ENGINEER
 SCHAUMBURG & POLK, INC.
 WILLIAM J. HOWARD, RPLS
 WHOWARD@SPI-ENG.COM
 2201 N. CENTRAL EXPY
 SUITE 205
 RICHARDSON, TEXAS 75080
 (972) 864-8200
 TBPELS NO. 10022000

OWNER/APPLICANT
 TOWN OF PROSPER
 601 W. 5th STREET
 PROSPER, TEXAS 75078
 (972) 347-9969

DEVAPP-25-0098
 A FINAL PLAT OF
**PUBLIC WORKS AND PARKS
 OPERATIONS FACILITIES ADDITION
 BLOCK A, LOT 1**

AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 BEING 21.895 ACRES (GROSS), 21.489 ACRES (NET),
 LOCATED IN THE COLLIN COUNTY SCHOOL SURVEY,
 SECTION NO. 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS
 TOWN OF PROSPER
 SHEET 1 OF 2

FIRELANE EASEMENT – CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD DISTANCE
C1	30.00'	19.11'	36°29'35"	N71°42'04"E	18.79'
C2	103.00'	24.65'	13°42'41"	S83°08'40"E	24.59'
C3	48.00'	15.03'	17°56'14"	N81°01'53"E	14.97'
C4	52.00'	16.23'	17°53'05"	N81°00'18"E	16.17'
C5	54.00'	82.47'	87°30'30"	N46°11'36"E	74.69'
C6	30.00'	42.75'	81°39'21"	N40°46'32"E	39.23'
C7	47.00'	62.31'	75°57'38"	N43°37'23"E	57.85'
C8	42.00'	31.79'	43°22'15"	S24°08'38"E	31.04'
C9	30.00'	44.33'	84°39'27"	S47°37'08"W	40.40'
C10	30.00'	47.12'	90°00'00"	N45°00'00"W	42.43'
C11	30.00'	47.12'	90°00'00"	S45°00'00"W	42.43'
C12	30.00'	45.27'	86°27'11"	S43°16'45"E	41.09'
C13	30.00'	43.91'	83°52'04"	S48°07'07"W	40.10'
C14	28.00'	43.96'	89°56'51"	N41°12'22"W	39.58'
C15	28.00'	44.01'	90°03'09"	S48°47'38"W	39.62'
C16	31.00'	48.69'	89°59'48"	N41°10'53"W	43.84'
C17	31.00'	25.49'	47°07'10"	N27°22'36"E	24.78'
C18	53.50'	44.00'	47°07'10"	N27°22'36"E	42.77'
C19	30.00'	18.65'	35°36'53"	N17°48'27"E	18.35'
C20	30.00'	18.61'	35°32'20"	N17°46'10"W	18.31'
C21	30.00'	24.62'	47°00'46"	N27°16'58"E	23.93'
C22	55.00'	45.09'	46°58'19"	N27°18'11"E	43.84'
C23	31.00'	48.70'	90°00'03"	N48°49'11"E	43.84'
C24	127.00'	28.37'	12°47'51"	S82°41'15"E	28.31'
C25	30.00'	18.42'	35°10'53"	S72°27'43"E	18.13'
C26	30.00'	47.12'	90°00'00"	N45°00'00"E	42.43'
C27	30.00'	47.12'	90°00'00"	S45°00'00"E	42.43'
C28	30.00'	47.12'	90°00'00"	S45°00'00"W	42.43'
C29	30.00'	47.10'	89°56'51"	N45°01'34"W	42.41'
C30	30.00'	47.12'	90°00'00"	N45°00'00"E	42.43'
C31	30.00'	47.12'	90°00'00"	S45°03'09"E	42.43'
C32	30.00'	47.12'	90°00'00"	S45°00'00"W	42.43'
C33	30.00'	47.12'	90°00'00"	N45°03'09"W	42.43'

FIRELANE EASEMENT – LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°16'51"E	1.21'
L2	N90°00'00"E	15.49'
L3	S76°17'19"E	162.43'
L4	S86°10'47"E	299.24'
L5	N90°00'00"E	152.42'
L6	N72°03'46"E	46.68'
L7	N90°00'00"E	235.65'
L8	N00°00'00"E	55.71'
L9	N00°00'00"E	241.03'
L10	S00°00'00"E	101.83'
L11	N90°00'00"W	300.98'
L12	N90°00'00"W	60.91'
L13	S00°00'00"E	24.09'
L14	N90°00'00"E	62.73'
L15	S00°00'00"E	193.80'
L16	N90°00'00"W	143.04'
L17	N86°10'47"W	37.05'
L18	N03°46'30"E	27.92'
L19	N86°13'56"W	24.09'
L20	S03°46'30"W	27.85'
L21	N86°10'47"W	77.34'
L22	N03°49'01"E	149.78'
L23	N03°47'46"E	124.33'
L24	N00°00'00"E	17.67'
L25	N00°00'00"E	16.88'
L26	N03°46'35"E	123.27'
L27	N03°49'01"E	149.78'
L28	S86°10'47"E	16.01'
L29	S76°17'19"E	160.35'
L30	N90°00'00"E	19.71'
L31	N90°00'00"E	301.04'
L32	S00°00'00"E	20.25'
L33	N90°00'00"W	301.04'
L34	N00°00'00"E	20.28'
L35	N90°00'00"E	235.13'

ELECTRIC EASEMENT
LINE TABLE

LINE #	BEARING	DISTANCE
L42	N73°35'01"W	158.69'
L43	N90°00'00"W	422.18'
L44	N00°00'00"E	75.70'

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

OWNERS DEDICATION

WHEREAS, TOWN OF PROSPER, are the owners of a tract of land situated in the Collin County School Land Survey, Section 12, Abstract No. 147, Collin County, Texas, being all of that certain called 16.38 acre tract as conveyed and described in a deed to the Town of Prosper and recorded under Instrument No. 20190204000116920, Deed Records, Collin County, Texas and all of that certain called 5.00 acre tract as conveyed and described in a deed to the Town of Prosper and recorded in Volume 355, Page 556 of said Deed Records and having a net of 21.489 acre tract conveyed and described in a deed to the Town of Prosper and recorded in Volume 355, Page 556, Deed Records Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod being the southeast corner of lot 8R, Replat of Prosper Business Park according to the plat thereof recorded in Volume 2023, Page 816, Plat Records, Collin County, Texas and an interior corner of the Burlington Northern-Santa Fe Railway;

THENCE South 89° 56' 51" West along the south line of said Lot 8R, common with an interior north line of said Railway, a distance of 153.22 feet to found 1/2 inch iron rod with a cap stamped "Graham" for the POINT OF BEGINNING and being the northeast corner of the herein described tract;

THENCE South 11° 24' 43" West along the east line of this tract common with the west line of said Railway a distance of 993.34 feet to a point in the centerline of a creek for the southeast corner of the herein described tract;

THENCE along the meanders of said creek the following courses and distances;

North 73° 38' 05" West, 273.20 feet to a point for corner;

North 69° 03' 31" West, 99.98 feet to a point for corner;

North 78° 32' 36" West, 158.15 feet to a point for corner;

South 86° 21' 05" West, 108.89 feet to a point for corner;

North 60° 25' 20" West, 149.95 feet to a point for corner;

North 43° 56' 46" West, 53.40 feet to a point for corner;

North 38° 38' 28" West, 140.75 feet to a point for corner;

North 72° 14' 26" West, 58.64 feet to a point for corner;

North 74° 33' 33" West, 34.82 feet to a point for corner;

South 57° 57' 43" West, 67.23 feet to a point for corner;

THENCE North 46° 50' 57" West, 67.65 feet to a point lying in the centerline of Mike Howard Lane (a 60.00' right of way);

THENCE North 00° 42' 30" West, departing said creek and along said common line a distance of 575.22 feet to a point lying in the centerline of said Mike Howard Lane being on the south right of way line of Safety Way, a 60' right of way as dedicated by the Final Plat of Prosper Business Park Addition as recorded in County Clerk's File No. 2024010000525, Plat Records, Collin County, Texas;

THENCE North 89° 56' 51" East, along said right of way line, a distance of 30.02 feet to a point on the northwest corner of a corner clip common with said south right of way line of Safety Way as recorded in Collin County Clerk's File No. 2023000136417, Plat Records, Collin County, Texas.;

THENCE South 00° 42' 30" East, along said corner clip, a distance of 25.10 feet to a set 1/2 inch iron rod stamped "RPLS 5390" for the southeast end of said corner clip;

THENCE North 44° 48' 53" East, along the east side of said corner clip, a distance of 35.41 feet to a set 1/2 inch iron rod stamped "RPLS 5390" for the northeast end of corner clip common with the south right of way line of said Safety Way;

THENCE North 89° 56' 51" East, along the south right of way line of said Safety Way, common with the north line of this tract, a distance of 1218.66 feet to the POINT OF BEGINNING and containing a gross area of 953,756 square feet or 21.895 acres of land of which 17,694 square feet is dedicated to the Town of Prosper for Mike Howard Lane right of way leaving a net area of 936,061 square feet or 21.489 acres;

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:

Authorized Signature Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

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

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

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 it's 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. The Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, Grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain 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

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

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, William J. Howard, 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.

FOR PRELIMINARY REVIEW ONLY
(Professional Seal)
NOT TO BE RECORDED FOR ANY REASON

William J. Howard, R.P.L.S. No. 7038

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 Raul D. Reyes 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, State of Texas

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, The Town of Prosper acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above-described property as PUBLIC WORKS AND PARKS OPERATIONS FACILITIES ADDITION, Block A, Lot 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Town of Prosper does hereby certify the following:

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

GENERAL NOTES

- Basis of Bearings: The Town of Prosper Geodetic Monumentation System, Monument Number 3. NORTHING (Y): 7141040.803, EASTING (X): 2480701.977 and Monument Number 4. NORTHING (Y): 7136423.283, EASTING (X): 2487289.835289.835.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale, no projection.
- 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.
- All interior corners property corners are marked with a 1/2" iron rod with red plastic cap marked "SPI" unless noted otherwise.
- Volume 507, Page 354 described as "General in Nature". The centerline of pipeline was marked in the field May, 2025 by current owner Atmos Energy
- A. portion of this property appears to lie within the limits 100 year flood hazard zone according to the map published by the Federal Emergency Management Agency (FEMA) and has zones "A", "AE" & "X" ratings as shown by map No. 48085c0235 J, Dated 06/02/2009.
- A FEMA Letter Of Map Revision (LOMR) will be submitted to the Town at a later date.

SURVEYOR/ENGINEER
SCHAUMBURG & POLK, INC.
WILLIAM J. HOWARD, RPLS
WHOWARD@SPI-ENG.COM
2201 N. CENTRAL EXPY
SUITE 205
RICHARDSON, TEXAS 75080
(972) 864-8200
TBPELS NO. 10022000

OWNER/APPLICANT
TOWN OF PROSPER
601 W. 5th STREET
PROSPER, TEXAS 75078
(972)347-9969

DEVAPP-25-0098
A FINAL PLAT OF
**PUBLIC WORKS AND PARKS
OPERATIONS FACILITIES ADDITION
BLOCK A, LOT 1**
AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
BEING 21.895 ACRES (GROSS), 21.489 ACRES (NET),
LOCATED IN THE COLLIN COUNTY SCHOOL SURVEY,
SECTION NO. 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS
TOWN OF PROSPER
SHEET 2 OF 2



PLANNING

To: Planning and Zoning Commission **Item No. 4e**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Creekside, Block A, Lot 58X
Meeting: April 21, 2026

Agenda Item:

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

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 Site Plan conforms to the development standards of Planned Development-129.

Description of Agenda Item:

The Site Plan consists of an amenity area that includes the bolded amenities below. Per Planned Development-129, a minimum of four of the following seven amenities are required. Additionally, at least one of the four required amenities must be one of the amenities identified with an asterisk.

- **Gathering Area with Turf and Seating (Min. 1,000 SF)**
- **Grill and Picnic Area**
- **Neighborhood Playground Facility***
- Open Natural Grass Play Areas (Min. of 15,000 SF)
- **Pickleball Court/Tennis Court***
- **Sand Volleyball Pit**
- **Shade Structure with Seating**

A Final Plat (DEVAPP-25-0084) was approved by the Planning and Zoning Commission on March 25, 2025. This plat shows the location of the proposed amenity area on Block A, Lot 58X.

Access:

Access is provided from Beckford Lane, Cloister Lane, and Huntleigh Lane.

Landscaping, Open Space, and Screening:

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

Companion Item:

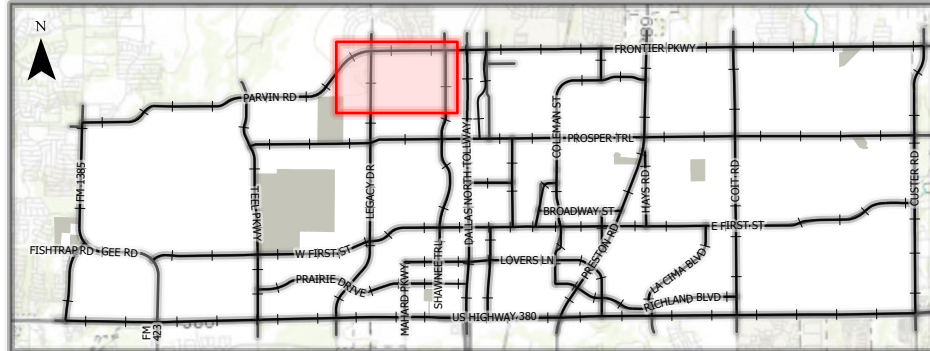
There are no companion items on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.

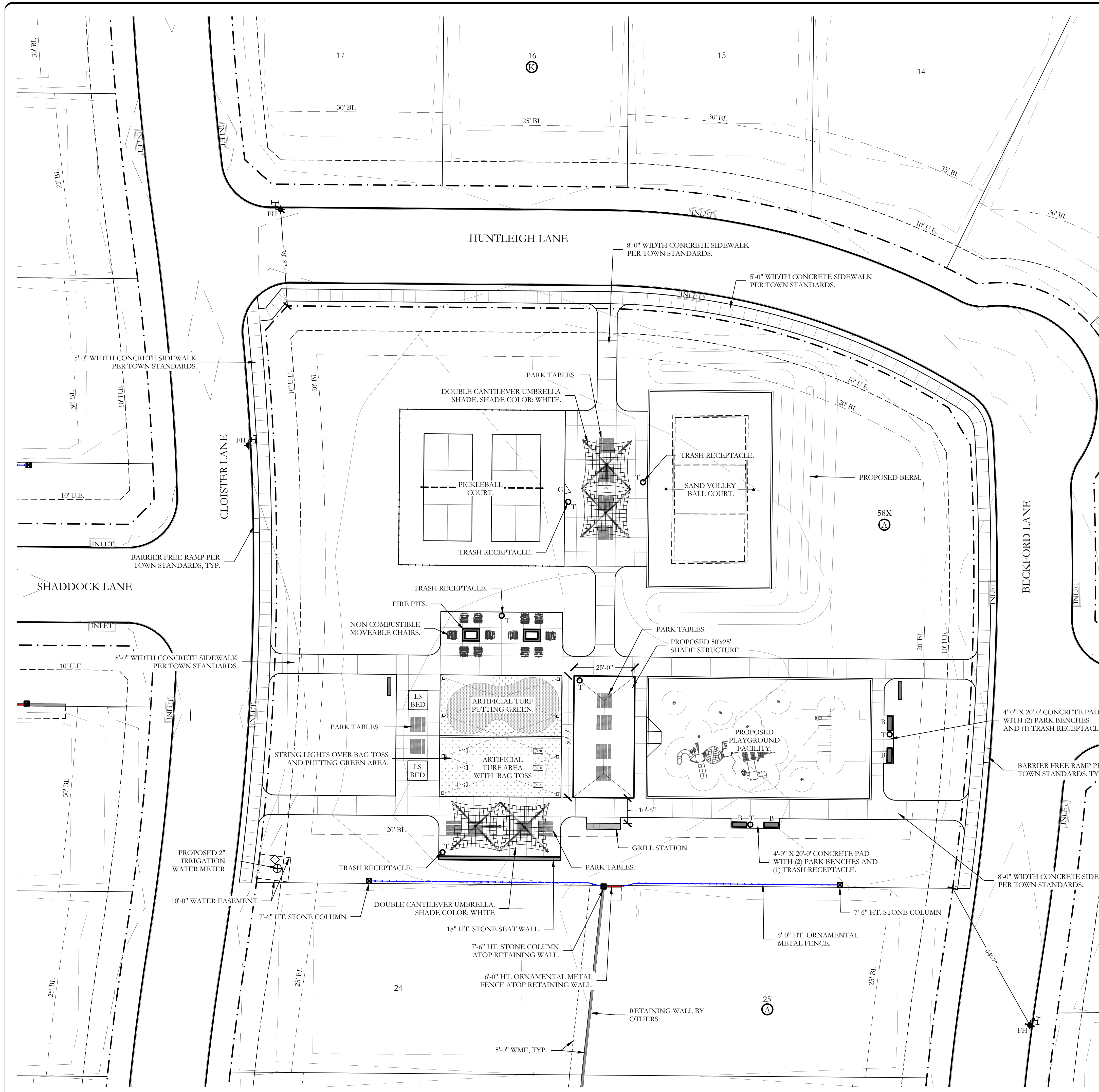


DEVAPP-25-0145

Creekside, Block A, Lot 58X -
Creekside Amenity Ce

Site Plan

This map for illustration purposes only



LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE	---	RIGHT-OF-WAY
---	EXISTING SANITARY SEWER	---	CHAIN LINK FENCE AROUND PICKLE BALL COURT. REFER TO PLAN FOR FIT.
FH	EXISTING FIRE HYDRANT	---	4'-0" WIDTH CHAIN LINK METAL GATE, TYP.
---	EXISTING WATER	---	FIRE PIT
---	EXISTING STORM	B	PARK BENCH
INLET	EXISTING CURB INLET	TB	PARK TABLE
---	EXISTING RETAINING WALL	C	MOVABLE CHAIR
⊕	PROPOSED 2" IRRIGATION WATER METER	TO	TRASH RECEPTACLE
		---	6'-0" HT. ORNAMENTAL METAL FENCE
		---	7'-6" HT. STONE COLUMN.

SITE PLAN NOTES:

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

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
⊕	2"	2"	X	X	N/A

SITE DATA SUMMARY TABLE		
ZONING	PD-129	
PROPOSED USE	OUTDOOR RECREATION AREA	
LOT AREA	65,721 SF 1,509 AC.	
BUILDING AREA	1,250.00 SF	
BUILDING HEIGHT	16'-1" (1 STORY)	
LOT COVERAGE	1.55%	
FLOOR AREA RATIO	1,250 / 64,625.62 = 0.0193	
	REQUIRED	PROVIDED
S.F. OF IMPERVIOUS SURFACE	19,947.47 SF	
AMENITY ELEMENTS: 1. TENNIS/PICKLEBALL COURT* 2. PLAYGROUND FACILITY* 3. SHADE STRUCTURE WITH SEATING 4. SAND VOLLEYBALL PIT 5. OPEN NATURAL GRASS PLAY AREA (MIN 15,000 SF) 6. GATHERING AREA WITH PAVERS, DECOMPOSED GRANITE, AND/OR TURF AND SEATING (MIN 1,000 SF) 7. GRILL AND PICNIC AREA	MINIMUM FOUR (4) ELEMENTS WITH AT LEAST ONE (1) ELEMENTS IDENTIFIED WITH ASTERISK	SIX (6) ELEMENTS PROVIDED: 1. PICKLE BALL COURT 2. PLAYGROUND FACILITY 3. (3) SHADE STRUCTURE WITH SEATING (12 TABLES) 4. SAND VOLLEYBALL PIT 5. GATHERING AREA WITH TURF 6. GRILL AND PICNIC AREA

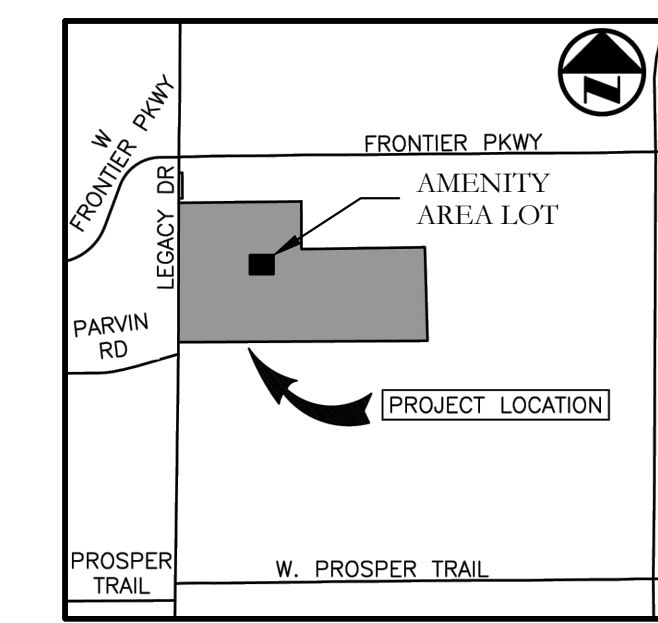
TOWN PROJECT NO.
DEVAPP-25-0145
SITE PLAN
CREEKSIDE
OPEN SPACE
BLOCK A, LOT 58X
~AMENITY AREA~

BEING 1.509 ACRES OF THE 90.730 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 TOWN OF PROSPER COLLIN COUNTY, TEXAS

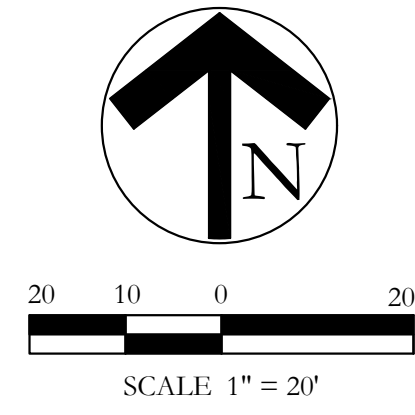
OWNER/DEVELOPER:
SHADDOCK-CREEKSIDE PROSPER, LLC
2400 DALLAS PARKWAY, SUITE 560
PLANO, TEXAS 75093
PH. (214) 225-9643
CONTACT: WILLIAM C. SHADDOCK, JR.

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RIA, ASLA, LI

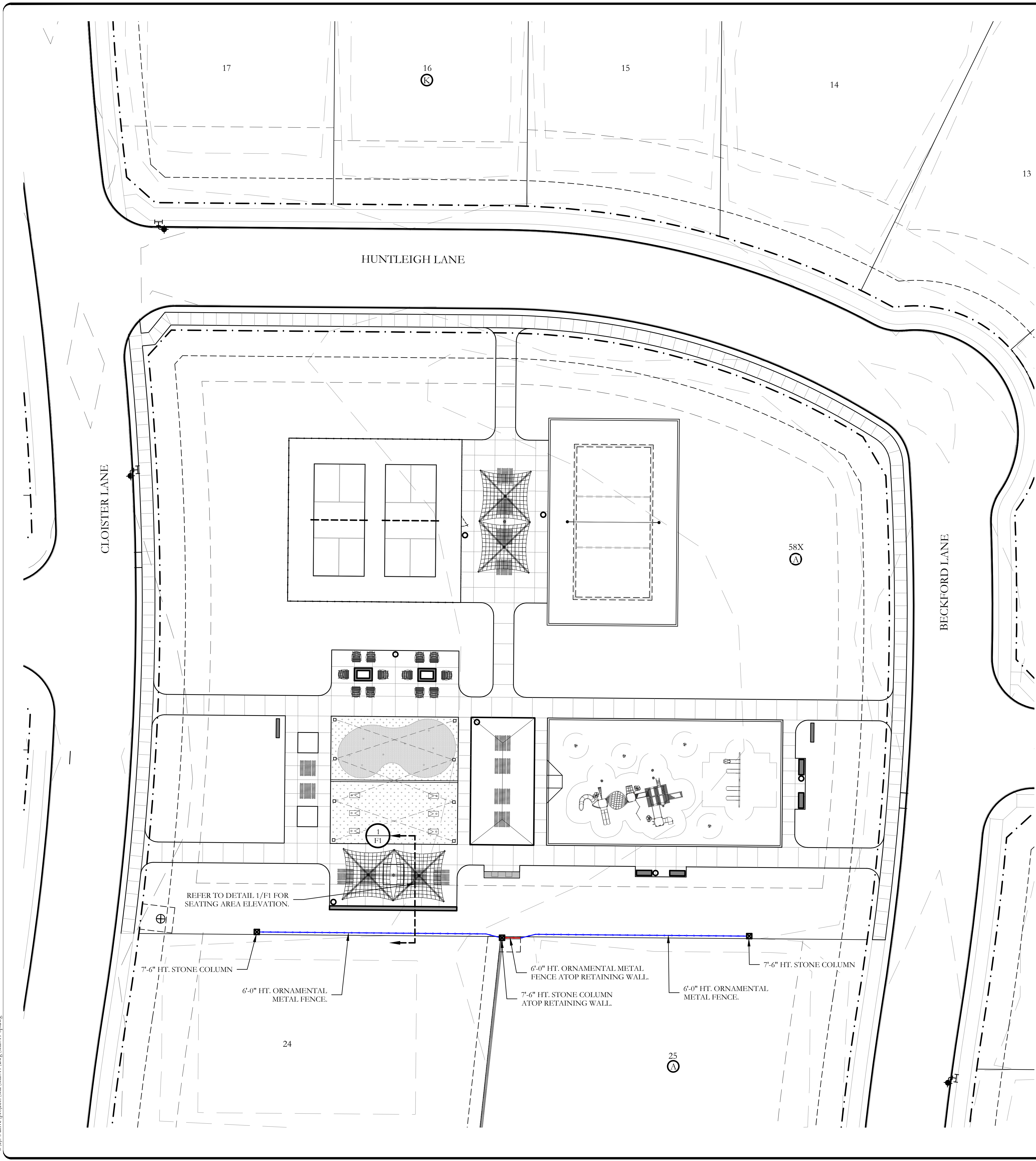
SUBMITTAL DATE: March 30, 2026 SP1



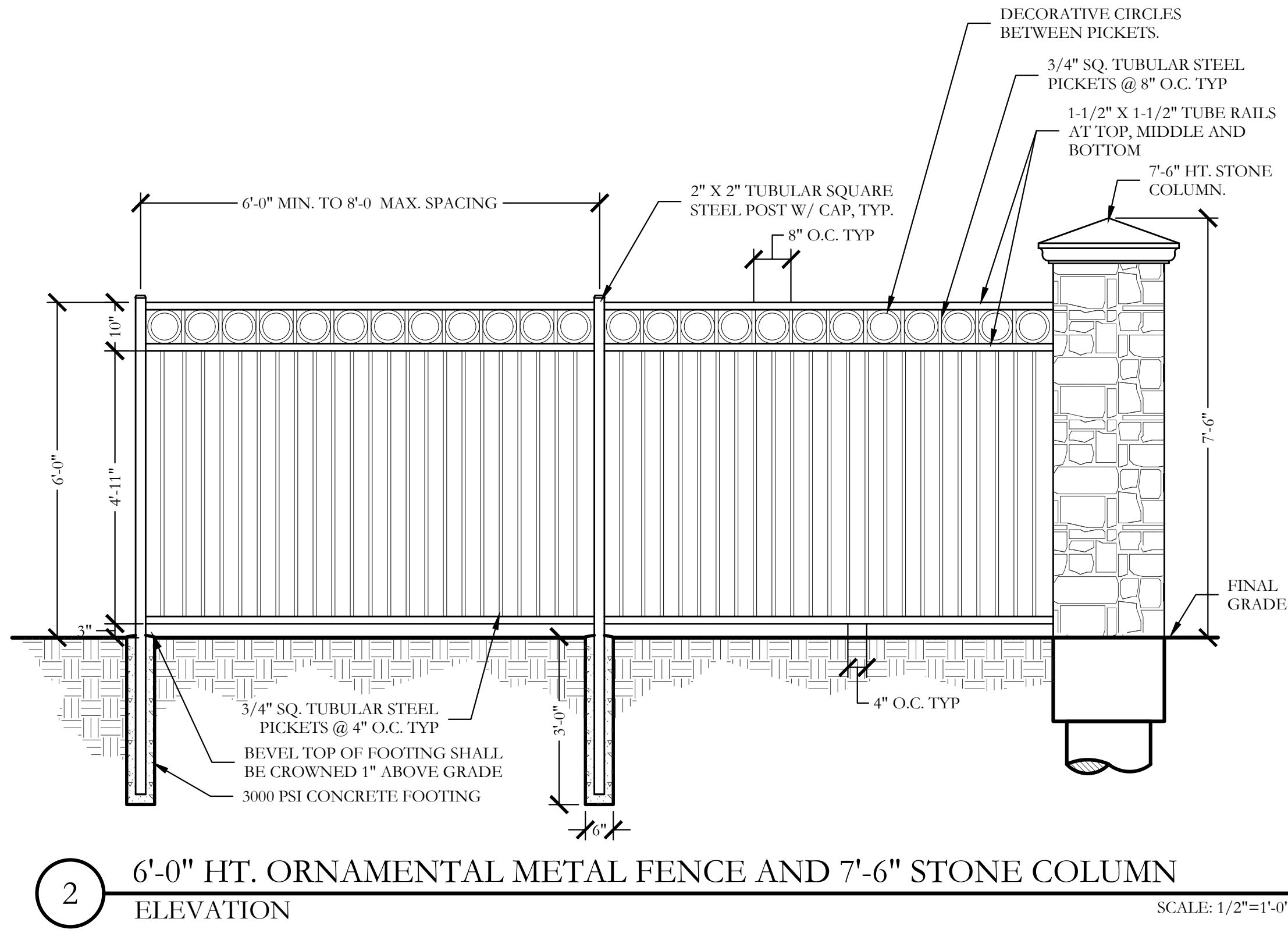
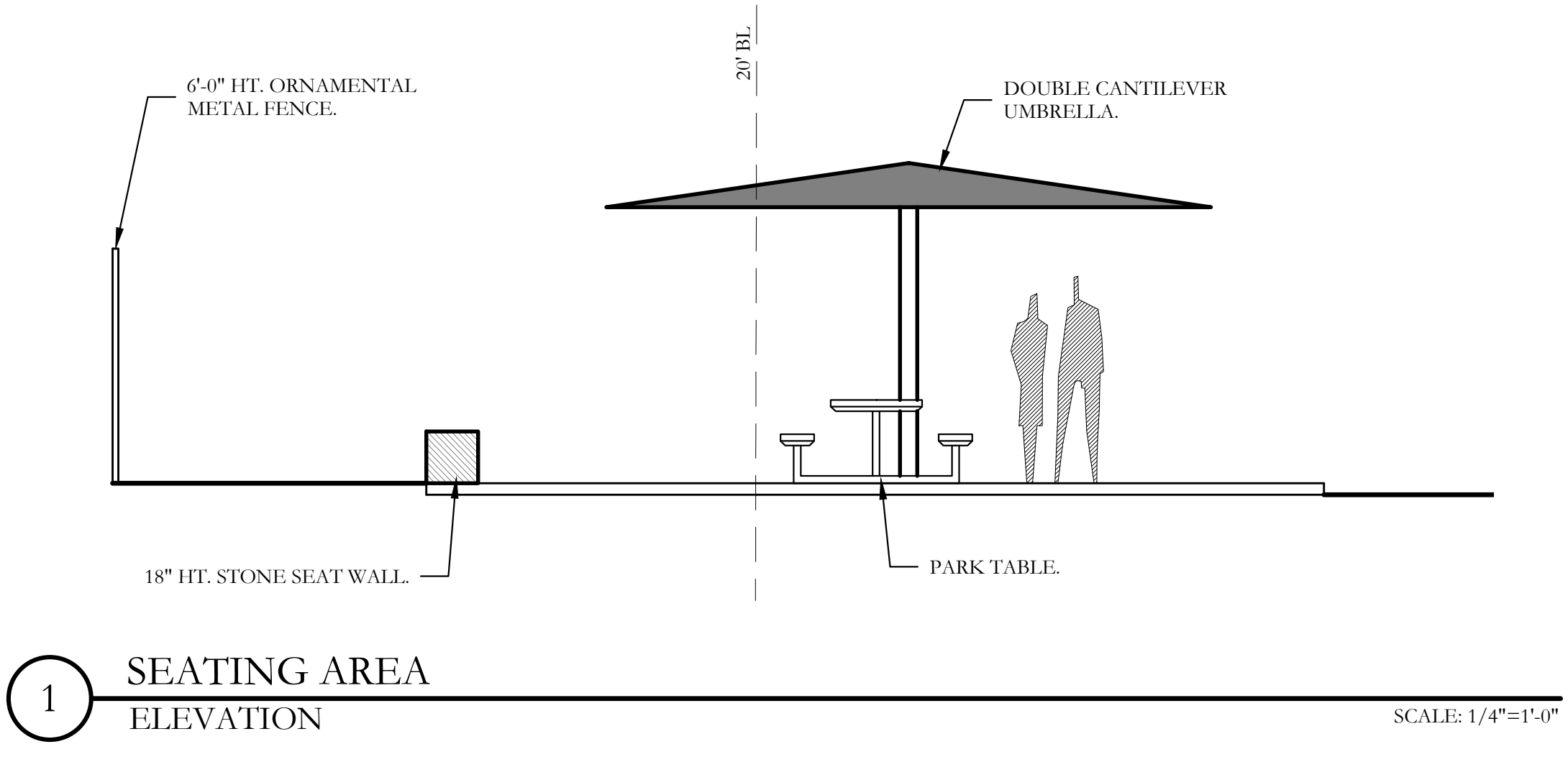
LOCATION MAP
NOT TO SCALE



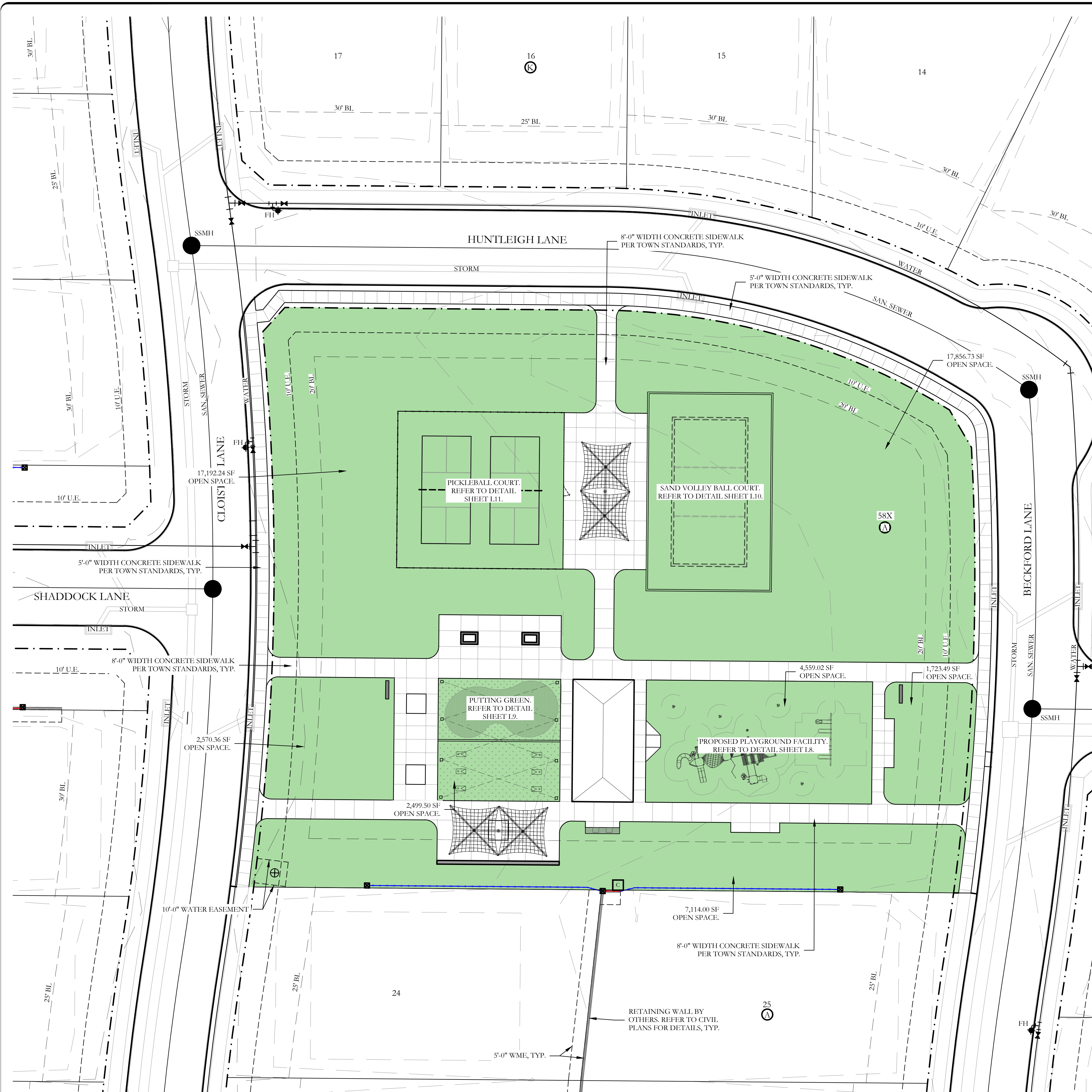
March 30, 2026



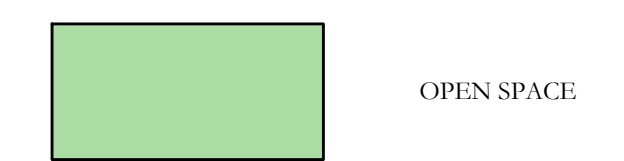
LEGEND	
	6'-0" HT. ORNAMENTAL METAL FENCE
	7'-6" HT. STONE COLUMN



E:\gis\drive\projects\sha\sha019\dwg\sha019.spl.dwg



OPEN SPACE LEGEND



NOTE: REFER TO CHART BELOW FOR REQUIRED AND PROVIDED PERCENTAGES.

	REQUIRED (% AND SF)	PROVIDED (% AND SF)
OPEN SPACE:	7% OF NET LOT AREA = 4,521.65 SF	81.43% of Site = 31,635.07 SF

BUILDING MATERIAL CALCULATIONS

Material	North/South	Percent	East/West	Percent
TOTAL SQ. FT.	46 S.F.		22 S.F.	
SV - STONE VENEER - BLENDED LEUDERS	22 S.F.	47.83%	10 S.F.	45.45%
CS - CAST STONE - WHITE BUFF COLOR	2 S.F.	4.34%	1 S.F.	4.55%
DF - DOUGLAS FIR BEAMS/COLUMNS - SHERWIN WILLIAMS SW3524 CHESTNUT STAIN	22 S.F.	47.83%	11 S.F.	50.00%
STANDING SEAM METAL ROOF - CHARCOAL GREY COLOR				

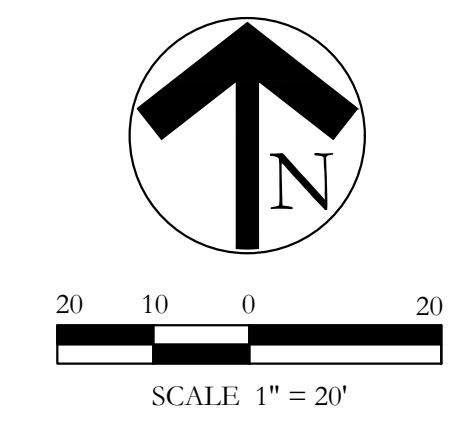
TOWN PROJECT NO.
DEVAPP-25-0145
OPEN SPACE PLAN
CREEKSIDE
OPEN SPACE
BLOCK A, LOT 58X
~PARK AREA~

BEING 1.509 ACRES OF THE 90.730 ACRES
 LOCATED IN THE COLLIN COUNTY SCHOOL
 LAND SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:
 SHADDOCK-CREEKSIDE PROSPER, LLC
 2400 DALLAS PARKWAY, SUITE 560
 PLANO, TEXAS 75093
 PH. (214) 225-9643
 CONTACT: WILLIAM C. SHADDOCK, JR.

LANDSCAPE ARCHITECT:
 JOHNSON VOLK CONSULTING
 704 CENTRAL PARKWAY EAST,
 SUITE 1200
 PLANO, TEXAS 75074
 PH. (972) 201-3100
 CONTACT: CODY JOHNSON, RLA, ASLA, LI

SURVEYOR:
 BGE, INC.
 2595 DALLAS PARKWAY, SUITE 101
 FRISCO, TX 75034
 PH. (972) 464-4800
 CONTACT: MARK PEACE, R.P.L.S.



March 30, 2026

SUBMITTAL DATE: January 26, 2026

\\bginc\datat\TX\Projects\Shaddock\Homes\12847-00_Legacy_and_Frontier.dwg 2025-05-30-09:11 jmg

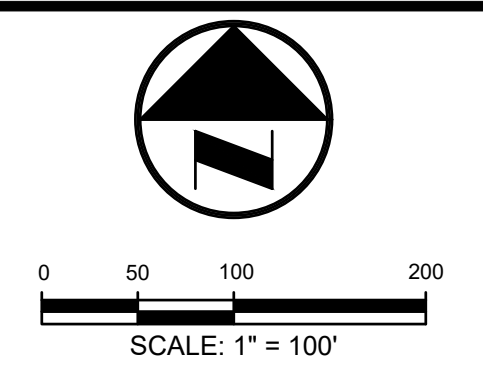
SEE MATCHLINE A

P.O.B.
5/8-INCH IRON ROD
W/ "BGE" CAP SET
N:7145524.944
E:2476534.592

APPROXIMATE LOCATION
FEMA FLOOD LINE
PER FEMA MAP NO. 48085C0360K
DATED JUNE 07, 2017

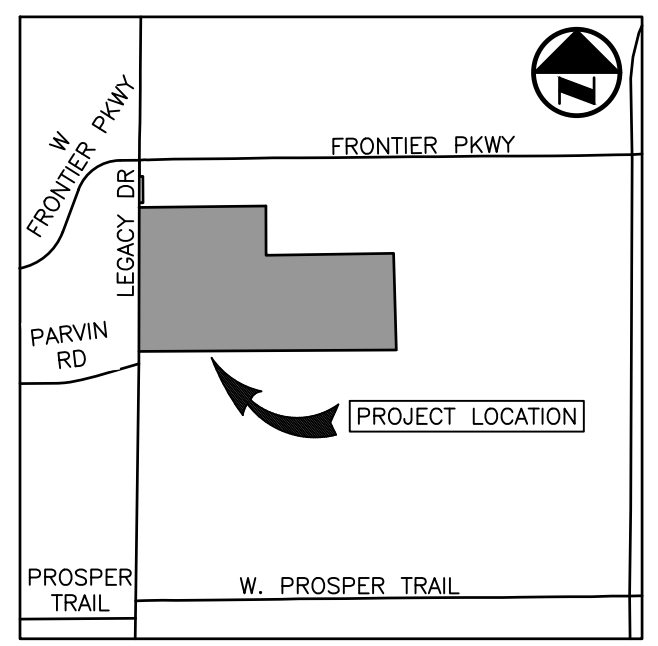
CALLED 120.525 ACRES
LEGACY FRONTIER, LLC
(INST. NO. 20150203000121210)
O.P.R.C.C.T.

Collin County School Land Survey
Abstract No. 147



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)



LINE TABLE			LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 00°48'10" W	33.90'	L123	S 4°38'05" E	13.92'	L148	S 44°36'08" W	13.92'
L2	N 00°47'27" W	10.06'	L124	S 4°06'56" W	14.23'	L149	N 45°21'17" W	14.35'
L3	S 07°50'58" E	9.26'	L125	N 44°53'04" W	14.05'	L150	N 44°53'25" E	14.29'
L102	S 42°53'58" E	13.74'	L126	N 46°19'21" E	14.35'	L151	S 48°06'24" E	50.00'
L103	N 89°44'50" E	20.00'	L127	S 43°38'05" E	13.92'	L152	S 41°39'45" E	50.00'
L104	S 89°44'50" W	20.00'	L128	S 4°06'56" W	14.23'	L153	N 41°09'24" E	50.00'
L105	N 42°23'34" E	13.36'	L129	N 44°53'04" W	14.05'	L154	N 49°04'27" E	50.00'
L106	S 30°21'26" E	17.82'	L130	N 46°19'21" E	14.35'	L155	S 40°36'25" W	50.00'
L107	N 41°30'05" E	13.46'	L131	S 42°16'31" E	13.58'	L156	S 42°41'37" W	50.00'
L108	S 45°09'34" E	13.98'	L132	S 4°06'56" W	14.23'	L157	S 49°04'27" W	50.00'
L109	N 51°09'30" E	15.75'	L133	N 44°53'04" W	14.05'	L158	S 40°42'22" W	50.00'
L110	N 89°13'16" E	15.45'	L134	N 47°36'54" E	14.66'	L159	N 51°40'54" W	50.00'
L111	N 45°08'51" W	13.99'	L135	S 42°16'31" E	13.58'	L160	N 09°33'22" W	50.00'
L112	N 48°16'55" E	14.14'	L136	S 4°06'56" W	14.23'	L161	N 49°04'27" E	50.00'
L113	N 88°45'57" E	24.36'	L137	N 44°53'04" W	14.05'	L162	N 40°42'22" E	50.00'
L114	N 45°47'47" W	14.14'	L138	N 47°36'54" E	14.66'	L163	S 42°06'47" E	50.00'
L115	S 44°12'09" W	14.14'	L139	S 45°09'34" E	13.98'	L164	S 59°08'46" E	50.00'
L116	S 45°57'35" W	14.26'	L140	S 44°51'09" W	14.30'			
L117	N 44°03'48" W	14.03'	L141	N 38°36'22" W	12.27'			
L118	S 44°36'08" W	13.92'	L142	N 44°50'26" E	14.30'			
L119	N 45°21'17" W	14.35'	L143	N 44°53'25" E	14.29'			
L120	S 43°52'02" W	13.74'	L144	S 45°57'35" W	14.35'			
L121	N 44°30'58" W	35.36'	L145	N 44°03'48" W	14.03'			
L122	N 44°35'36" E	5.00'	L146	N 48°18'33" W	15.05'			



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 550
PLANO, TEXAS 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9843

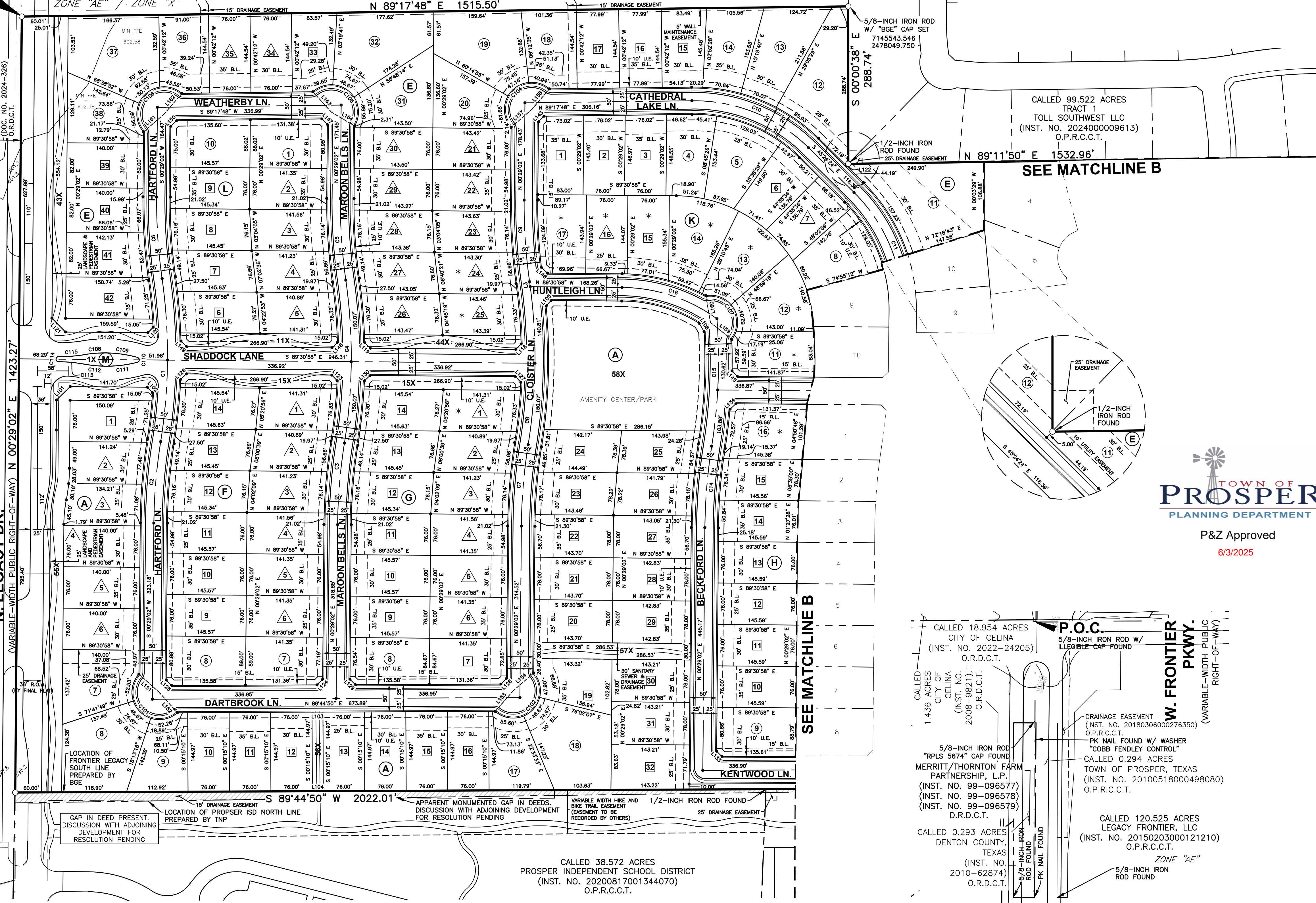
SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

LOT 2, BLOCK A
MERRITT CROSSING
(INST. NO. 2024-326)
O.R.D.C.T.
FLOODED 100-YEAR
FLOODPLAIN

John McKim Survey
Abstract No. 889

LOT 1, BLOCK A
MERRITT CROSSING
(INST. NO. 2024-326)
O.R.D.C.T.

MERRITT CROSSING
DEVELOPMENT, LLC
(INST. NO. 2021-213963)
O.R.D.C.T.



N. LEGACY DR.
(VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY)

W. FRONTIER PKWY.
(VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY)

CALLLED 18.954 ACRES
CITY OF CELINA
(INST. NO. 2022-24205)
O.R.D.C.T.

CALLLED 1.436 ACRES
CITY OF CELINA
(INST. NO. 2008-9821)
O.R.D.C.T.

5/8-INCH IRON ROD
"RPLS 5674" CAP FOUND
MERRITT/THORNTON FARM
PARTNERSHIP, L.P.
(INST. NO. 99-096577)
(INST. NO. 99-096578)
(INST. NO. 99-096579)
D.R.D.C.T.

CALLLED 0.293 ACRES
DENTON COUNTY,
TEXAS
(INST. NO. 2010-62874)
O.R.D.C.T.

P.O.C.
5/8-INCH IRON ROD W/
ILLEGIBLE CAP FOUND

DRAINAGE EASEMENT
(INST. NO. 20180306000276350)
O.P.R.C.C.T.
"PK MAIL FOUND W/ WASHER
"COBB FENDLEY CONTROL"
CALLLED 0.294 ACRES
TOWN OF PROSPER, TEXAS
(INST. NO. 20100518000498080)
O.P.R.C.C.T.

CALLLED 120.525 ACRES
LEGACY FRONTIER, LLC
(INST. NO. 20150203000121210)
O.P.R.C.C.T.

CALLLED 38.572 ACRES
PROSPER INDEPENDENT SCHOOL DISTRICT
(INST. NO. 20200817001344070)
O.P.R.C.C.T.

GAP IN DEED PRESENT.
DISCUSSION WITH ADJOINING
DEVELOPER FOR
RESOLUTION PENDING

APPROXIMATE MONUMENTED GAP IN DEEDS.
DISCUSSION WITH ADJOINING DEVELOPER
FOR RESOLUTION PENDING

VARIABLE WIDTH H&E AND
BIKE TRAIL EASEMENT
(EASEMENT TO BE
RECORDED BY OTHERS)

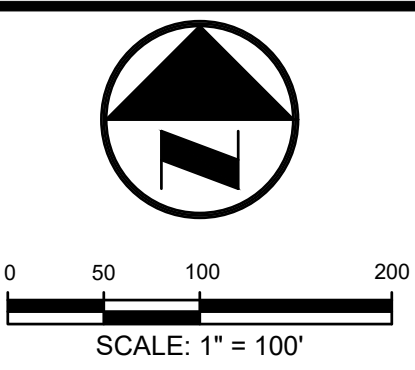
1/2-INCH IRON ROD FOUND
25' DRAINAGE EASEMENT

SEE MATCHLINE A

SEE MATCHLINE B

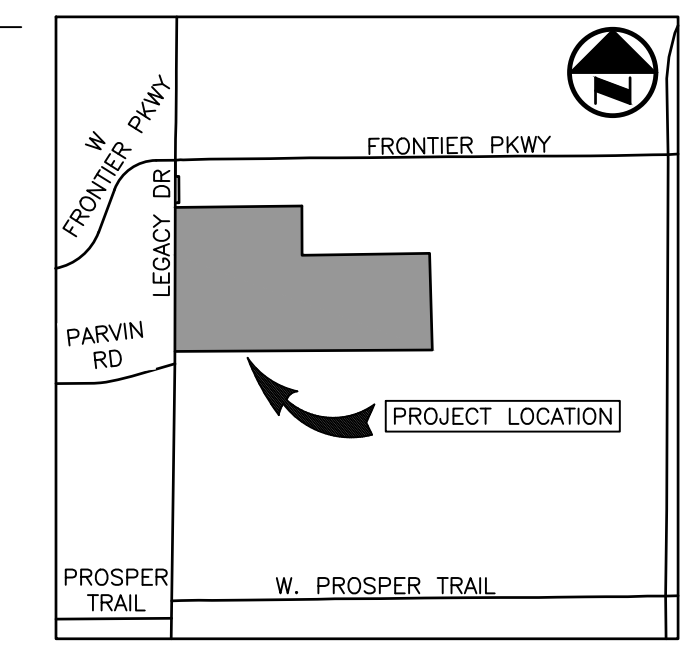
SEE MATCHLINE B

\\bginc\data\TX\Projects\Shaddock\Home\12847-00_PPLT.dwg 2025-05-30-09:11 jmg



LEGEND

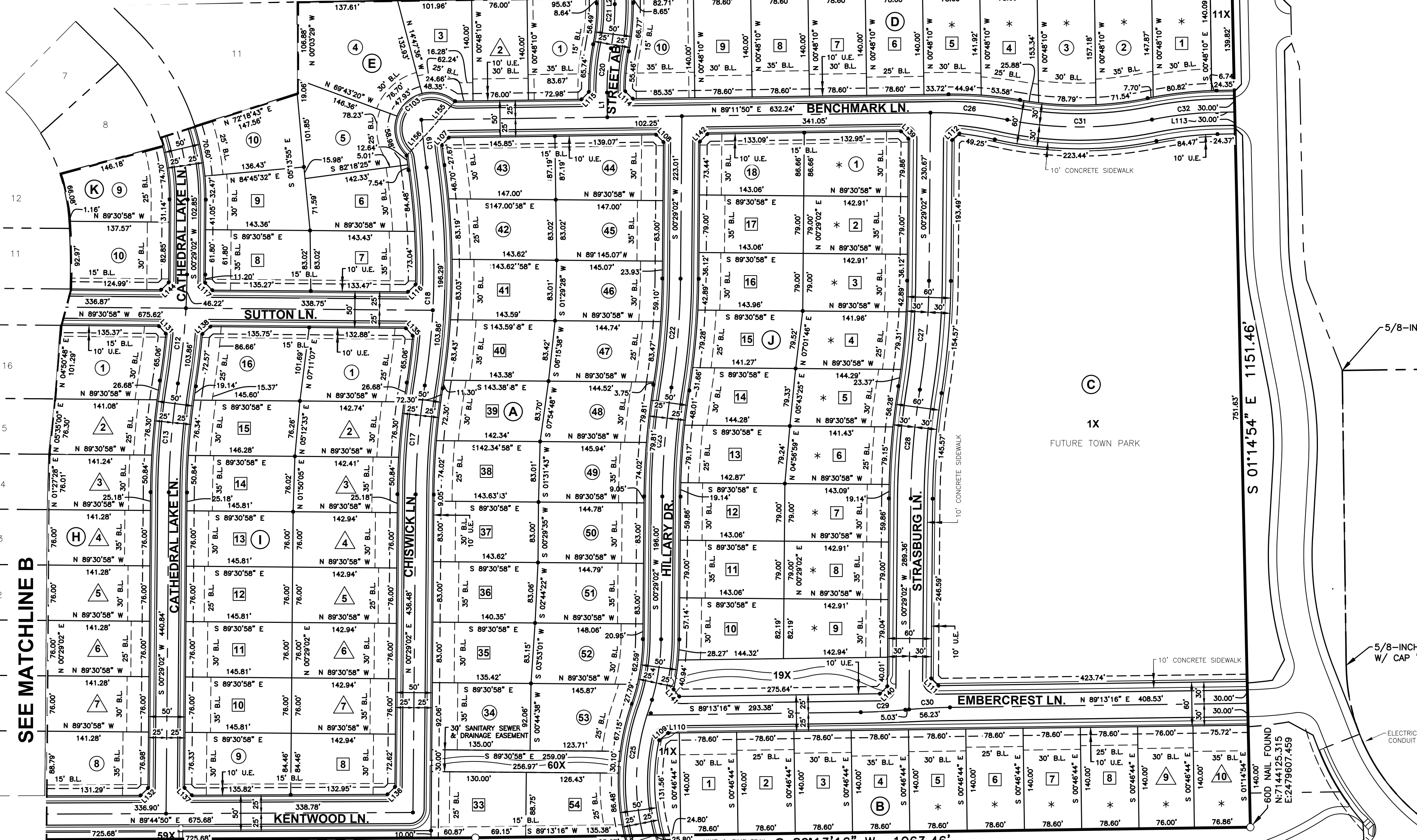
□	MONUMENT OF RECORD DIGNITY
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
---	BOUNDARY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF 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)

SEE MATCHLINE B

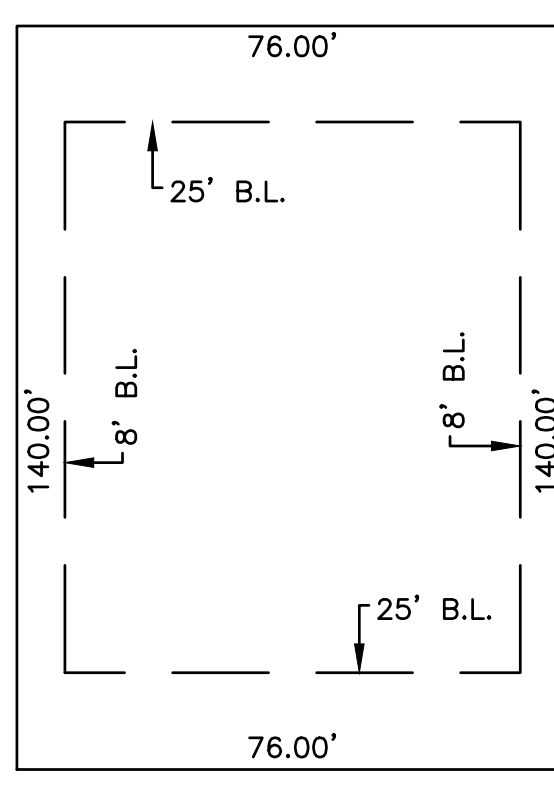
SEE MATCHLINE B



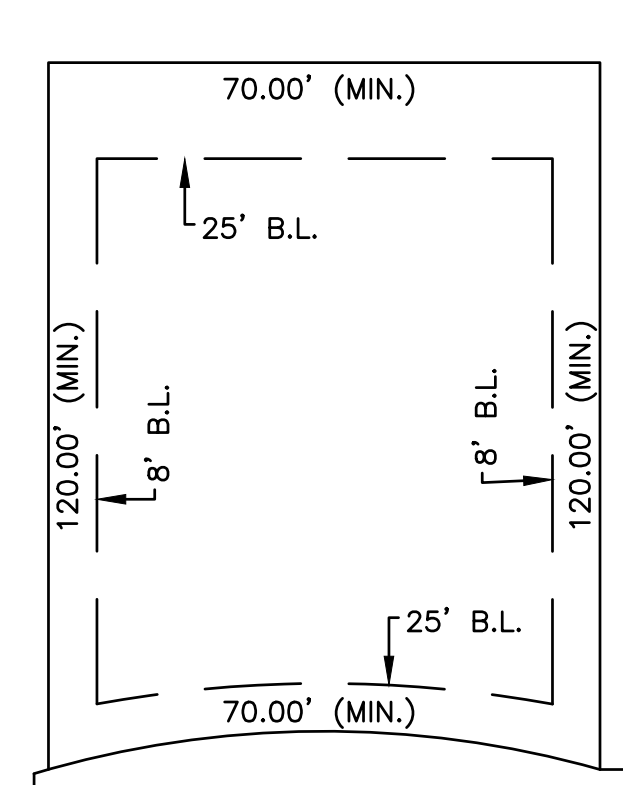
CALLED 99.522 ACRES
TRACT 1
TOLL SOUTHWEST LLC
(INST. NO. 202400009613)
O.P.R.C.C.T.

CALLED 13.038 ACRES
TRACT 1
PROSPER INDEPENDENT SCHOOL
DISTRICT
(INST. NO. 20200817001343650)
O.P.R.C.C.T.

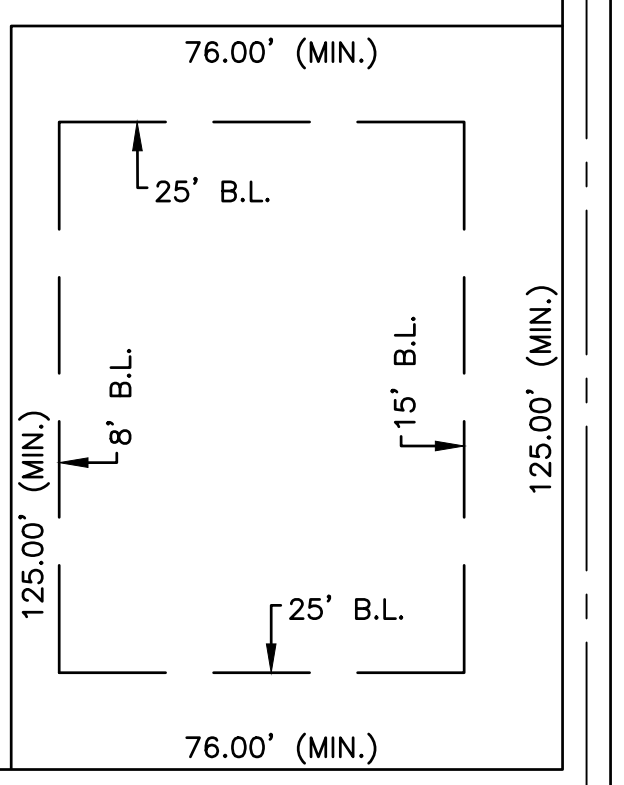
CALLED 0.908 ACRES
TRACT 2 ACCESS TRACT
PROSPER INDEPENDENT SCHOOL
DISTRICT
(INST. NO. 20200817001343650)
O.P.R.C.C.T.



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

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 2 OF 3

OWNER/DEVELOPER
SHADDOCK-CREEKSIDE
PROSPER, LLC
2400 DALLAS PARKWAY, SUITE 500
PLANO, TEXAS 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9843



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

GENERAL NOTES:

- 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.
- 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
- 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.
- 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.
- All open space lots are owned and maintained by the Homeowners Association.
- Lots 55X-57X, 59X-60X, Block A; Lot 11X, Block B; Lots 43X-44X, Block E; Lot 15X, Block F; Lot 15X, Block G; Lot 19X, Block J; and Lot 11X, Block L shall contain sidewalks for connectivity to the Town of Prosper trail system.

- 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.
- 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)
- 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.
- Final plat will not be able to proceed until the drainage situation has been addressed.
- 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.

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 MerrittThornion 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 MerrittThornion 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. 202400009613 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. 202400009613 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 northeast 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:

Table with 18 columns of residential lot data, each column containing Lot, SQ. FT., and ACRES. Includes a legend for lot types (A, B, C) and a table for common area lots (L-10, L-11X, etc.).

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 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 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) feet 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 §
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

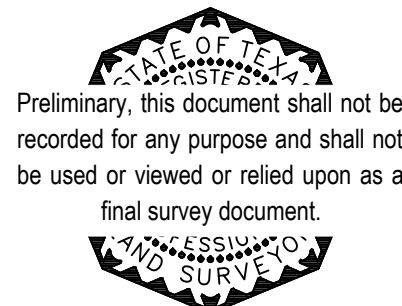
CERTIFICATE OF APPROVAL

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 with columns: NUMBER, DELTA, RADIUS, CHORD BEARING, CHORD DISTANCE, ARC LENGTH. Lists curve data for lots C1 through C115.

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 500

PLANO, TEXAS 75093

Contact: William C. Shaddock, Jr.

Phone: 214-226-9843

SURVEYOR

BGE, Inc.

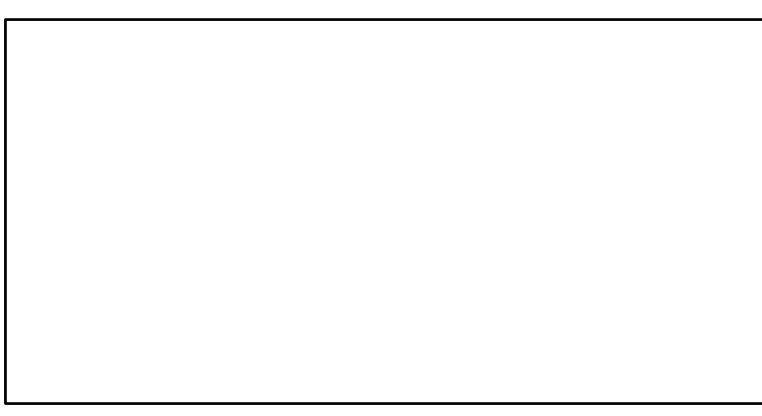
2595 Dallas Parkway, Suite 101, Frisco, TX 75034

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





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: Revised Site Plan for MSW Prosper 380 Addition, Block A, Lot 2
Meeting: April 21, 2026

Agenda Item:

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

Future Land Use Plan:

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

Zoning:

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

Conformance:

The Revised Site Plan conforms to the development standards of Planned Development-47.

Description of Agenda Item:

The Revised Site Plan consists of an addition of the current hospital, which is an expansion adding an additional 14,125 square feet with associated parking.

Access:

Access is provided from Mahard Parkway.

Landscaping, Open Space, and Screening:

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

Companion Item:

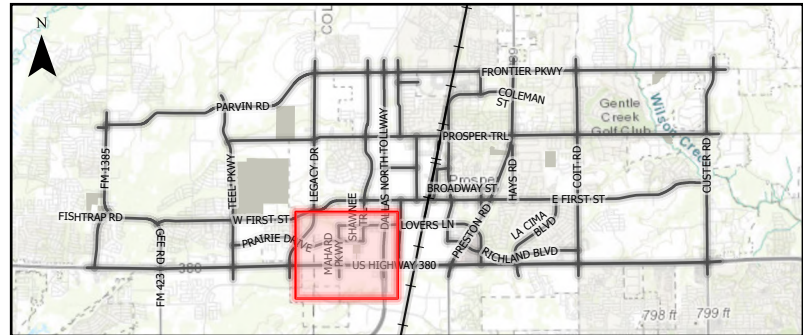
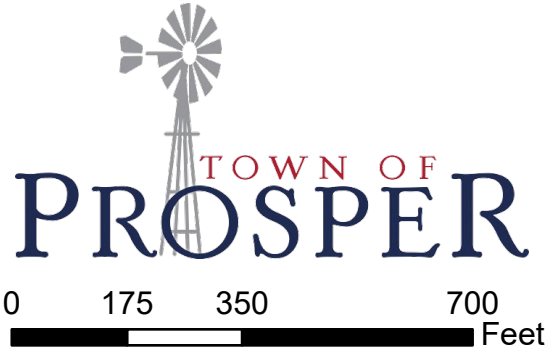
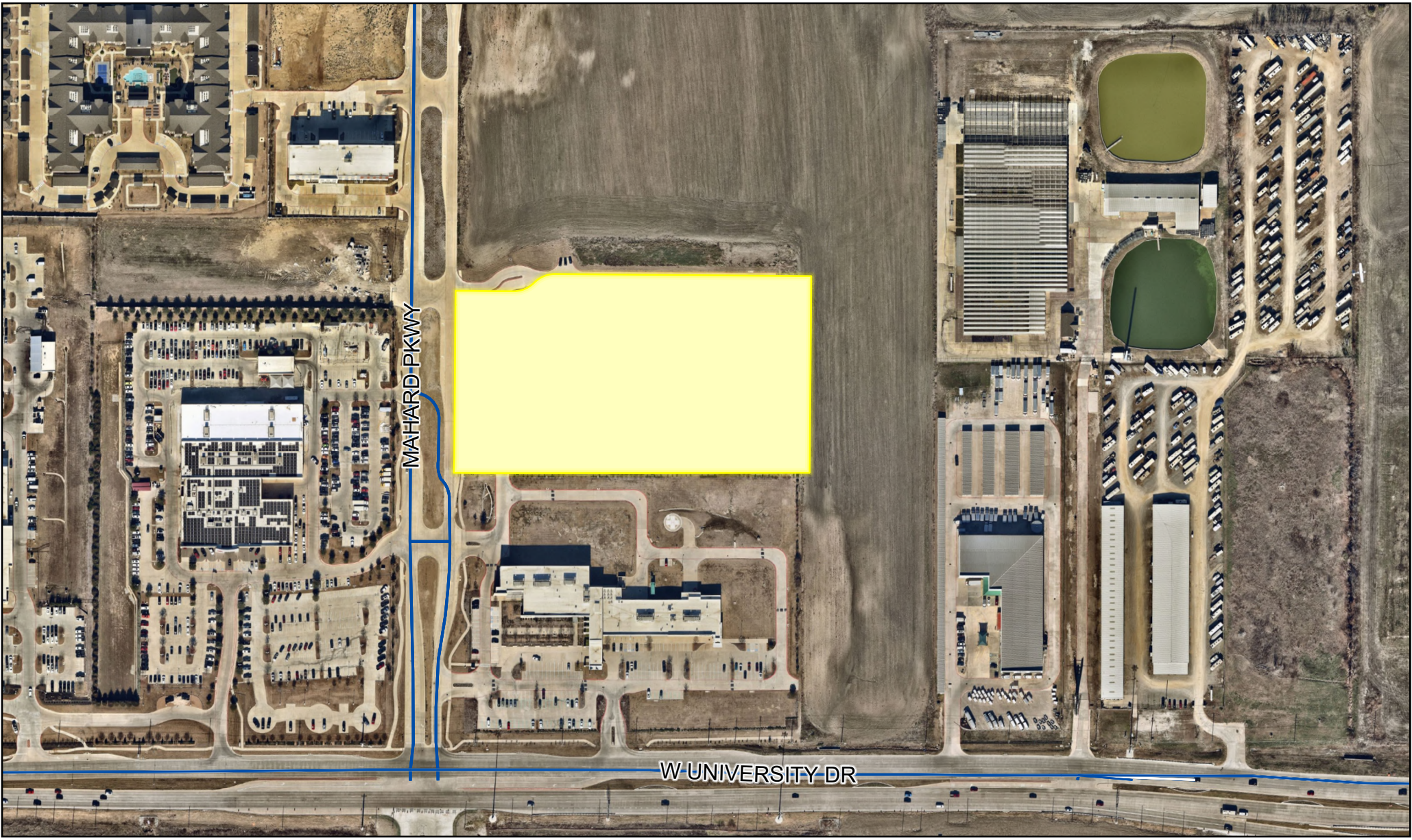
There is no companion item on this Planning and Zoning Commission agenda.

Attachments:

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

Town Staff Recommendation:

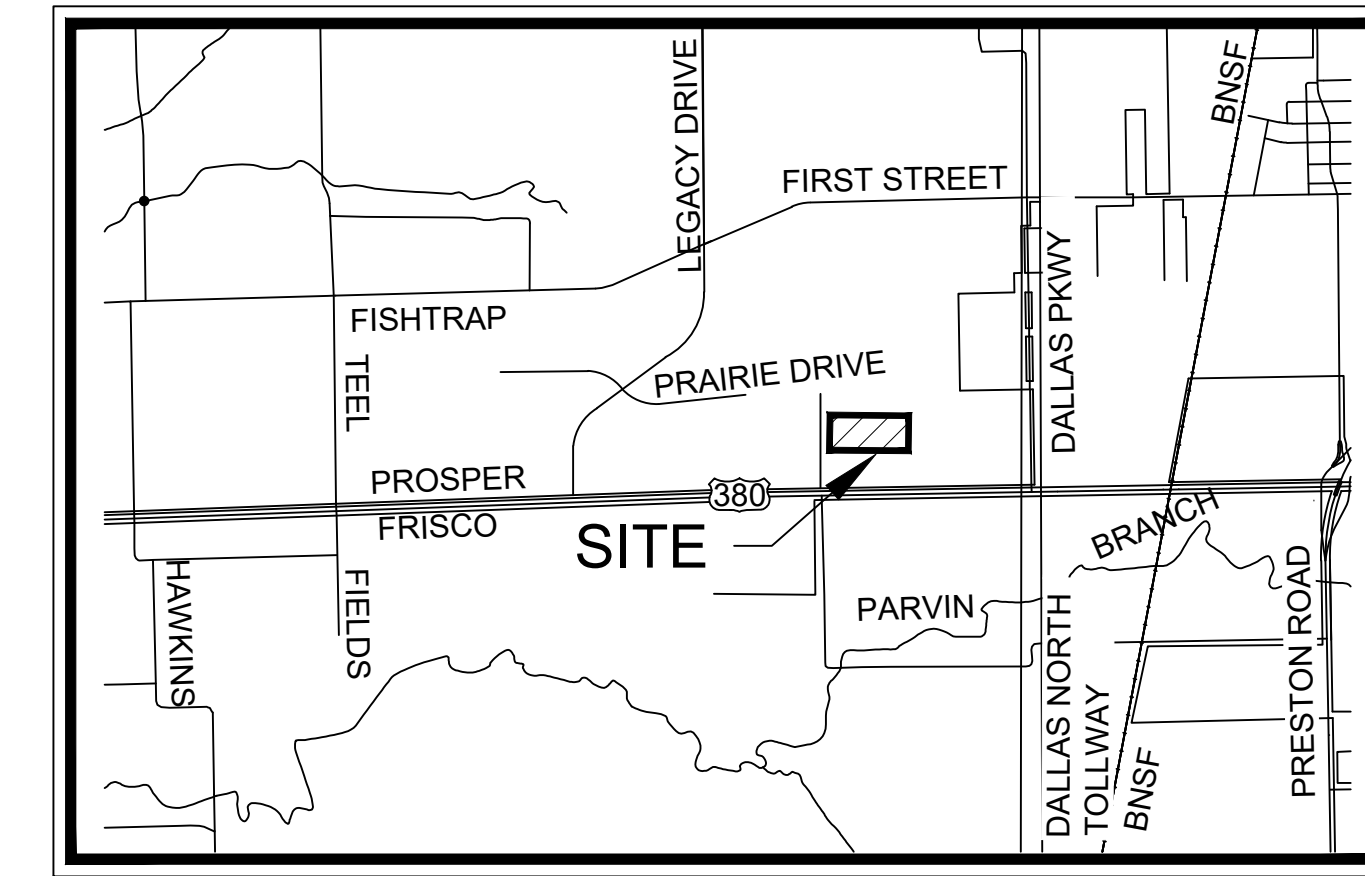
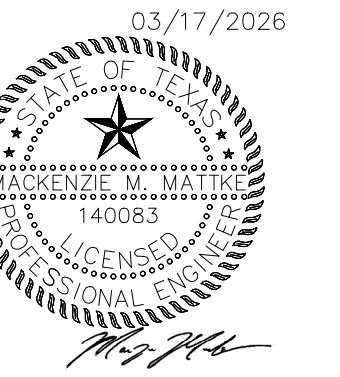
Town Staff recommends approval of the Revised Site Plan.



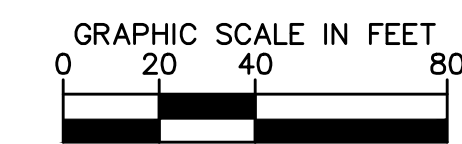
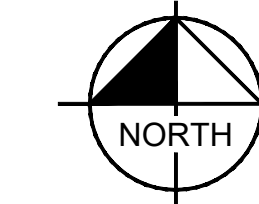
This map for illustration purposes only

DEVAPP-26-0010

MSW Prosper 380
 Addition, Block A, Lot 2 -
 Encompass Health



SITE LOCATION MAP
(NOT TO SCALE)



LEGEND	
	PROPERTY LINE
	OPEN SPACE
	EASEMENT LINE

OPEN SPACE CALCULATIONS	
TOTAL SITE AREA - AC/SF	BLOCK A, LOT 2
REQUIRED OPEN SPACE AREA (7% OF TOTAL LOT AREA)	21,197 SF
PROVIDED OPEN SPACE AREA	77,167 SF (25.5%)

ELEVATION MATERIALS CALCULATION TABLE	NORTH	SOUTH	EAST	WEST
TOTAL SURFACE AREA	3018sf	2013sf	1716sf	1716sf
GLAZING SURFACE AREA	520sf	256sf	117sf	106sf
NET SURFACE AREA	2498sf	1757sf	1599sf	1610sf
AREA OF EACH MATERIAL				
BRICK	1872sf / 75%	1757sf / 100%	1310sf / 82%	1379sf / 86%
STONE	626sf / 25%	0sf / 0%	289sf / 18%	231sf / 14%

LOTS 2R, 5, 6, 7 AND 8
OC. NO. 2019-455, P.R.C.C.T.
OL. 2019, PG. 773, P.R.C.C.T.

PROSPER VILLAGES AT LEGACY LLC
DOC. NO. 2017-116776
O.R.D.C.T.

10' ATMOS ENERGY CORPORATION
EASEMENT AND RIGHT-OF-WAY
INST. NO. 201710200480200
O.P.R.C.C.T.

LOT 7, BLOCK D
PROSPER CENTER, BLOCK D,
LOTS 2R, 5, 6, 7 AND 8
DOC. NO. 2019-455, P.R.D.C.T.
VOL. 2019, PG. 773, P.R.C.C.T.

PROSPER VILLAGES AT LEGACY LLC
DOC. NO. 2017-116776
O.R.D.C.T.

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

LOT 1, BLOCK A
PROSPER, LOT 1, BLOCK A
VOL. 2015, PG. 674
P.R.C.C.T.

OF WAY DEDICATION
ACRE (40,844 SQ. FT.)
DEDICATED TO THE TOWN OF
PROSPER IN FEE SIMPLE
VOL. 2015, PG. 674
P.R.C.C.T.

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

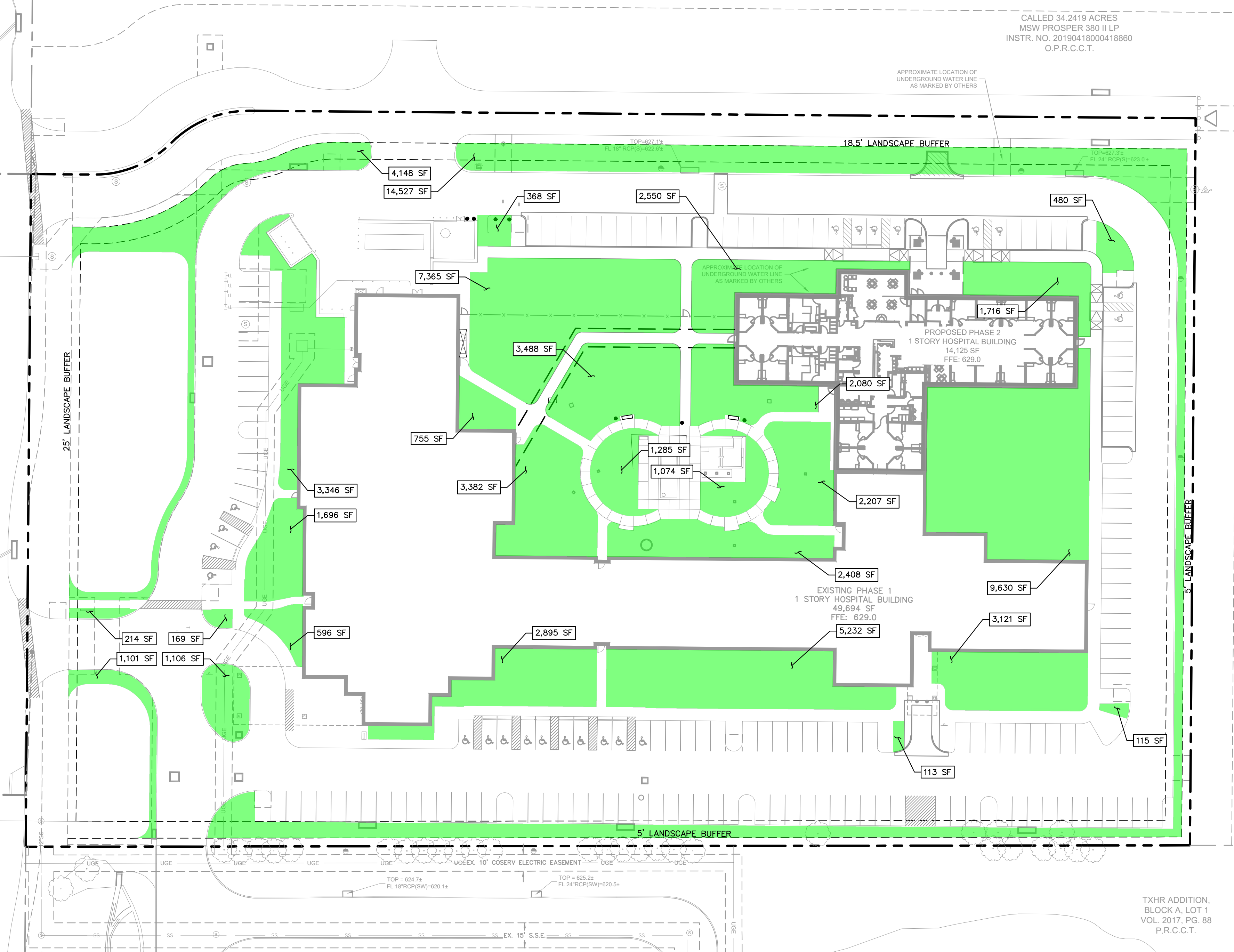
APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
AS MARKED BY OTHERS



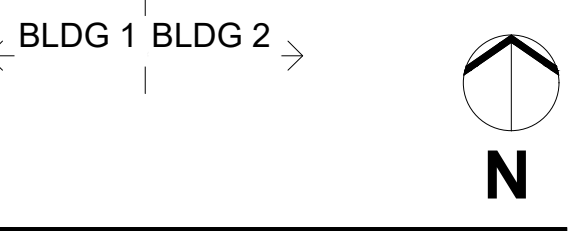
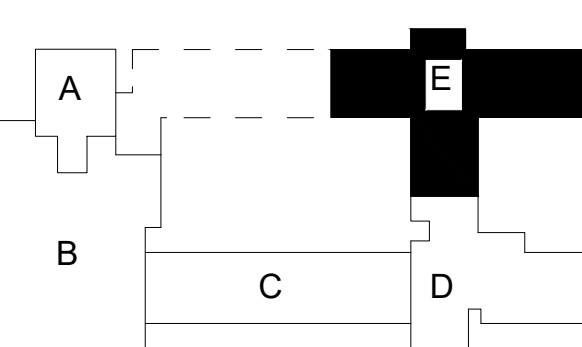
TXHR ADDITION,
BLOCK A, LOT 1
VOL. 2017, PG. 88
P.R.C.C.T.

CALLED 4.143 ACRES
TEXAS HEALTH RESOURCES
INST. NO. 20181212001513610
O.P.R.C.C.T.

OPEN SPACE PLAN
EHC PROSPER PHASE II
BLOCK A, LOT 2
CASE # - D21-0102
6.95 ACRES
COLLIN COUNTY SCHOOL AND LAND NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JANUARY, 2023

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
100 WEST OAK STREET, SUITE 203
DENTON, TX, 76201
PHONE (940) 287-3620
CONTACT: MACK MATTHEW, P.E.
MATT.MATTHEW@KIMLEY-HORN.COM

OWNER / APPLICANT
ENCOMPASS HEALTH
9001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
PHONE (205) 234-7627
ANNE.HEALY@ENCOMPASSHEALTH.COM
CONTACT: ANNE HEALY



REVISIONS & PREVIOUS DRAWING SETS		
Rev. No	Description	Date
1	ADDENDUM #1	02/13/2026
2	ADDENDUM #2	02/24/2026
3	ADDENDUM #3	03/17/2026

CURRENT DRAWING SET
**CONSTRUCTION
DOCUMENTS**
03/17/2026

OPEN SPACE PLAN