



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 6, 2024

Welcome to the Prosper Planning & Zoning Commission Meeting.

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

Addressing the Planning & Zoning Commission:

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

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

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

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

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

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

CONSENT AGENDA:

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

- 3a.** Consider and act upon the minutes from the January 16, 2024, Planning & Zoning Commission meeting.
- 3b.** Consider and act upon a request for a Final Plat for MQ Prosper Cox, Block A, Lot 1, and a Replat for MQ Prosper Cox, Block B, Lot 1R, on 4.5± acres, located north of Saint Peter Lane and east of North Preston Road. The property is zoned Planned

Development-120 (PD-120) MQ Prosper North and Single Family-15 (SF-15). (DEVAPP-23-0107)

- [3c.](#) Consider and act upon a request for a Revised Conveyance Plat for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0196)
- [3d.](#) Consider and act upon a request for a Preliminary Site Plan for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0197)
- [3e.](#) Consider and act upon a request for a Site Plan for Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located north of East Prosper Trail and west of North Preston Road. The property is zoned Planned Development-31 (PD-31) Saddle Creek. (DEVAPP-23-0216)
- [3f.](#) Consider and act upon a request for a Final Plat for Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located north of East Prosper Trail and west of North Preston Road. The property is zoned Planned Development-31 (PD-31) Saddle Creek. (DEVAPP-23-0216)

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.

REGULAR AGENDA:

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

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, February 2, 2024, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper Staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday January 16, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners Present: Vice-Chair Damon Jackson, Secretary Cameron Reeves, Sekou Harris, John Hamilton, Josh Carson, and Glen Blanscet.

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon the minutes from the January 2, 2024, Planning & Zoning Commission meeting.

Commissioner Hamilton made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

4. Conduct a Public Hearing and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial. (ZONE-23-0017)

Commissioner Carson asked Town Staff about the building materials for the development, the reasoning for wrought iron fencing along the western boundary, and the potential for the future expansion of Coleman Street encroaching into the required landscaping.

Mr. Hill answered that the language in the Planned Development regarding building materials would be more pertinent than the conceptual elevations, the applicant could clarify the reasoning for the wrought iron fencing, and that the future expansion of Coleman Street should not encroach into the required landscaping.

Commissioner Blanscet asked Town Staff about the required screening on the western boundary, the required trees along both Coleman Street and Prosper Trail, and the orientation of the restaurant and retail buildings.

Mr. Hill answered that the applicant provided screening even though the Zoning Ordinance would not require screening, the trees planted along Coleman Street and Prosper Trail would be every twenty linear feet, and that the back of the restaurant and retail buildings faced the roadways.

Commissioner Reeves asked Town Staff about the building line along the railroad, the proposed screening around the public storage facility, and the possibility of residents seeing stored vehicles through the proposed wrought iron fence along the railroad.

Mr. Hill answered that the building line shown along the railroad is 60 feet, the screening around the public storage facility would consist of a wrought iron fence (north and west) and a masonry wall (south and east), and that residents may be able to see the stored vehicles through the wrought iron fencing.

Vice Chair Jackson opened the public hearing.

The applicant, Jon Kendall, answered questions from the Commission regarding whether the public storage facility was essential to the proposal, the reasoning for both a masonry wall and wrought iron fencing around the public storage facility, and the orientation of the restaurant and retail buildings.

Vice Chair Jackson closed the public hearing.

Town Staff answered questions from the Commission regarding striking the allowed uses within the proposed Planned Development.

Mr. Kendall answered questions from the Commission regarding the fire lane encroaching into the patio area, whether outdoor storage was essential to the proposal, and the height of the masonry screening wall. Additionally, he answered questions from the Commission regarding how the need for storage in the area was identified, the responses from the surrounding Homeowners' Associations, and the incongruency between the language regarding building materials and the materials shown on the façade plan.

Town Staff answered questions from the Commission regarding the reasoning for their denial recommendation and how they determined the proposal was incompatible with the surrounding residential areas.

Commissioner Hamilton stated that the item may need to be tabled for the applicant to adjust the proposal and give the Commission time to review the case further.

Commissioner Harris stated that he would be in support of the item subject to the applicant being amenable to striking certain uses, landscaping requirements, and screening requirements.

Commissioner Reeves stated that he would not be able to support the proposal due to it not complying with the Comprehensive Plan.

Commissioner Carson stated that he supported the retail component of the plan but could not support the plan in its entirety due to it not complying with the Comprehensive Plan.

Commissioner Blanscet stated that he could not support the request due to the Mini-Warehouse/Public Storage use.

Vice Chair Jackson stated that he concurred with Commissioners Reeves, Hamilton, Carson, and Blanscet on being unable to support the request due to the Mini-Warehouse/Public Storage use.

Commissioner Blanscet stated that the item should not be tabled if the Commission was opposed to the Mini-Warehouse/Public Storage use and the applicant did not intend on removing that use from the next proposal.

Commissioner Hamilton clarified that he wanted to give the applicant the option to table if he believed that the proposal could be adjusted based on the Commission's comments.

Mr. Kendall addressed the Commission and expressed that he would rather the item be denied than remove the Mini-Warehouse/Public Storage use from the proposal.

Commissioner Hamilton made a motion to deny Item 4. The motion was seconded by Commissioner Carson. The motion was carried by a vote of 5-1 with Commissioner Harris voting in opposition.

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.

The meeting was adjourned at 7:26 p.m.

Dakari Hill, Senior Planner

Cameron Reeves, Secretary



PLANNING

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

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – February 6, 2024

Agenda Item:

Consider and act upon a request for a Final Plat for MQ Prosper Cox, Block A, Lot 1, and a Replat for MQ Prosper Cox, Block B, Lot 1R, on 4.5± acres, located north of Saint Peter Lane and east of North Preston Road. The property is zoned Planned Development-120 (PD-120) MQ Prosper North and Single Family-15 (SF-15). (DEVAPP-23-0107)

Description of Agenda Item:

The purpose of the Final Plat is to create two lots. A portion of The Montclair, Block B, Lot 1 is being combined with unplatted property to create MQ Prosper Cox, Block A, Lot 1 for a single-family residence. The remainder of The Montclair, Block B, Lot 1 will be replatted as MQ Prosper Cox, Block B, Lot 1R. The plat conforms to the development standards of Planned Development-120 and Single Family-15.

Attached Documents:

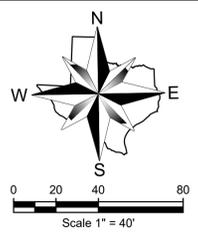
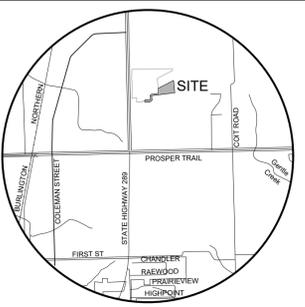
1. Location Map
2. Final Plat/Replat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat/Replat, subject to approval of all additions and/or alterations to the easements and dedications.

ABBREVIATION LEGEND

ABBR.	DEFINITION
CC#	County Clerk's Instrument No.
CIRF	Iron rod found with plastic cap (as noted)
CIRS	1/2" Iron rod w/cap red plastic cap stamped "W.A.I. 5714" set
CM	Controlling Monument
IRF	Iron rod found
MAG	Mag-nail set with washer stamped "W.A.I. 5714"
PKF	PK nail found
PKS	PK nail set
XCF	"X" cut in concrete found
XCS	"X" cut in concrete set
F.A.D.&U.E.	Firelane, Access, Drainage, & Utility Easement
S.S.E.	Sanitary Sewer Easement
W.M.E.	Wall Maintenance Easement
W.E.	Water Easement
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
D.R.C.C.T.	Deed Records, Collin County, Texas



- GENERAL NOTES:**
- Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All easements are to be dedicated with the filing of this plat unless noted with Collin County Clerk's recording information. The Town shall have no responsibility or liability to the Owner for any maintenance and upkeep of the drainage easement, the adjacent structure or for any costs associated with any such maintenance or upkeep.
 - The Town shall have the authority to remove and keep removed any structures or obstacles within the drainage easement that prevent the normal flow of storm water runoff from the upstream basin.
 - The owner shall be permitted to have the existing structure traverse the drainage easement in its current state as of the date of the recording of this plat. The Town shall not be liable or responsible for damage to this structure or any adjacent structure due to its proximity to the drainage easement, and Owner hereby releases the Town from any liability related thereto.
 - Purpose statement:** The purpose of this plat is to create a single lot for the existing home and its adjoining property and to replat Lot 1, Block B, The Montclair for future development.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0245K, dated June 7, 2017, this property is within Flood Zone X.

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

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	5°18'54"	1,159.50'	107.56'	107.52'	S87°34'54"W
C2	8°19'57"	275.00'	39.99'	39.96'	N07°41'59"E
C3	6°43'41"	325.00'	38.16'	38.14'	N08°29'53"E
C4	42°58'42"	32.35'	24.27'	23.70'	S29°00'07"E
C5	28°26'18"	25.61'	12.71'	12.58'	N79°13'11"E
C6	55°18'07"	13.46'	12.99'	12.49'	S34°45'13"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S55°02'25"W	63.23'
L2	N43°30'45"W	13.89'
L3	N11°51'43"E	40.50'
L4	N07°10'17"W	5.48'
L5	N32°53'39"E	32.03'
L6	S62°52'03"W	3.97'
L7	N38°39'01"E	31.36'
L8	N22°24'08"W	17.39'
L9	N28°11'50"W	19.63'
L10	N60°17'43"E	15.64'
L11	N18°46'29"W	13.44'
L12	S66°09'28"W	25.68'
L13	S87°58'17"W	31.42'
L14	N18°12'37"W	25.20'
L15	N19°58'48"W	11.49'
L16	N69°02'21"E	13.41'
L17	N14°43'00"E	3.41'

LINE TABLE

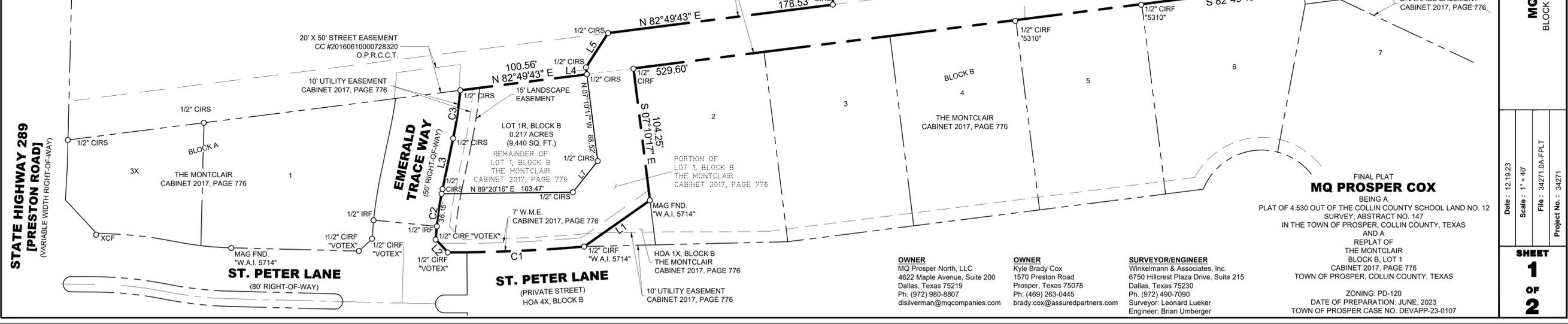
LINE #	BEARING	DISTANCE
L18	N46°48'54"W	10.80'
L19	N61°13'10"E	4.25'
L20	N30°34'19"E	5.76'
L21	S47°51'01"E	7.25'
L22	S87°16'47"E	12.44'
L23	N84°44'36"E	4.46'
L24	N36°53'38"W	3.68'
L25	N00°06'23"W	14.84'
L26	N10°28'39"W	32.47'
L27	N73°09'13"W	26.74'
L28	N84°46'14"W	30.50'
L29	N46°09'51"W	26.34'
L30	N05°29'49"W	20.60'
L31	N02°06'47"E	5.62'
L32	N32°24'58"W	18.83'
L33	N62°37'41"E	19.95'
L34	S70°26'52"E	17.86'

LINE TABLE

LINE #	BEARING	DISTANCE
L35	S84°20'43"E	35.60'
L36	N03°00'10"W	36.09'
L37	N00°40'07"W	18.06'
L38	N73°00'56"W	21.02'
L39	S75°31'46"W	6.79'
L40	N87°15'51"W	9.75'
L41	S75°54'58"W	13.72'
L42	N78°53'57"W	51.23'
L43	N42°10'34"W	39.31'
L44	N66°18'51"W	20.20'
L45	N86°54'37"W	13.28'
L46	N64°02'22"W	18.27'
L47	N51°08'59"W	14.85'
L48	S89°58'42"W	37.69'
L49	N70°55'50"W	11.65'
L50	N80°27'30"E	16.53'
L51	N08°20'56"E	15.30'

LINE TABLE

LINE #	BEARING	DISTANCE
L52	S61°26'28"E	15.92'
L53	S15°26'15"E	22.98'
L54	S30°25'32"E	34.36'
L55	S34°24'32"E	50.66'
L56	S22°27'35"E	54.36'
L57	S26°37'15"E	41.50'
L58	S19°12'07"E	18.22'
L59	S26°25'41"E	27.35'
L60	S63°46'34"W	12.33'
L61	S27°23'47"E	5.26'
L62	S63°16'03"W	14.46'
L63	N66°05'51"W	14.03'
L64	N24°34'10"W	15.35'
L65	N62°27'10"E	24.22'



NO.	DATE	REVISION	APPROV.

COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MQ PROSPER NORTH, LLC
4622 MAPLE AVENUE, SUITE 200
DALLAS, TEXAS 75219

FINAL PLAT
MQ PROSPER COX
BLOCK A, LOT 1, & BLOCK B, LOT 1R

Date: 12.19.23
Scale: 1" = 40'
File: 34271.0A-FPLT
Project No.: 34271
SHEET
1
2

OWNER
MQ Prosper North, LLC
4622 Maple Avenue, Suite 200
Dallas, Texas 75219
Ph. (972) 980-8807
dsilverman@mqcompanies.com

OWNER
Kyle Brady Cox
1570 Preston Road
Prosper, Texas 75078
Ph. (469) 263-0445
brady.cox@assuredpartners.com

SURVEYOR/ENGINEER
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Ph. (972) 490-7090
Surveyor: Leonard Lueker
Engineer: Brian Umberger

FINAL PLAT
MQ PROSPER COX
BEING A
PLAT OF 4.530 OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND A REPLAT OF THE MONTCLAIR BLOCK B, LOT 1 CABINET 2017, PAGE 776 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

ZONING: PD-120
DATE OF PREPARATION: JUNE, 2023
TOWN OF PROSPER CASE NO. DEVAPP-23-0107

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, MQ Prosper North, LLC and Kyle Brady Cox, are the sole owners of a tract of land situated in the COLLIN COUNTY SCHOOL SURVEY, ABSTRACT NO. 172, in the Town of Prosper, Collin County, Texas, being a portion of a tract of land described in deed to MQ Prosper North LLC as recorded in County Clerk-foots Instrument No. 20161229001766390, Official Public Records, Collin County, Texas, and being all of a tract of land described in deed to Brady Kyle Cox (Tract 1) as recorded in County Clerk's Instrument No. 20210503000893840, Official Public Records, Collin County, Texas, and also being all of Lot 1, Block B, of The Montclair, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20170925010004560, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for the Southeast corner of said MQ Prosper North LLC tract and the Southwest corner of Lot 1, Block D (HOA/Open Space/Hike & Bike Trail/Drainage Easement) of Prosper Lake on Preston, Phase 2, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20180723010003360, Official Public Records, Collin County, Texas, said point being on the North line of Lot 6, Block B, of The Montclair;

THENCE South 82 degrees 49 minutes 43 seconds West, along the South line of said MQ Prosper North LLC tract and the North lines of Lots, 6, 5, 4, 3, and 2, Block B, of said The Montclair, a distance of 529.60 feet to a 1/2-inch iron rod with yellow plastic cap found for the Northeast corner of said Lot 1, Block B, and the Northwest corner of Lot 2, Block B, of said The Montclair;

THENCE along the East, South and West lines of said Lot 1, Block B, the following courses and distances:
South 07 degrees 10 minutes 17 seconds East, a distance of 104.25 feet to a mag-nail with metal disk stamped "W.A.I. 5714" found on for corner on the West line of said Lot 2, Block B, said point being the Southeast corner of said Lot 1, Block B, and the North corner of HOA 1X, Block B, of said The Montclair;
South 55 degrees 02 minutes 25 seconds West, along the Northwest line of said HOA 1X, Block B, a distance of 63.23 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for Southwest corner of said HOA 1X, Block B, on the North line of HOA 4X, Block B [St. Peter Lane (Private Street)] of said The Montclair, said point being the beginning of a non-tangent curve to the right having a radius of 1,159.50 feet, a central angle of 05 degrees 18 minutes 54 seconds, a chord bearing of South 87 degrees 34 minutes 54 seconds West, and a chord length of 107.52 feet;
Along said non-tangent curve to the right, an arc distance of 107.56 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for corner at the Southeast end of a corner clip at the intersection of the North right-of-way of St. Peter Lane, an 80-foot right-of-way, with the East right-of-way of Emerald Trace Way, a 50-foot right-of-way;
North 43 degrees 30 minutes 45 seconds West, along said corner clip, a distance of 13.89 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for corner at the Northwest end of said corner clip, said point being the beginning of a non-tangent curve to the right having a radius of 275.00 feet, a central angle of 08 degrees 19 minutes 57 seconds, a chord bearing of North 07 degrees 41 minutes 59 seconds East, and a chord length of 39.96 feet;
Along said non-tangent curve to the left, an arc distance of 39.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
North 11 degrees 51 minutes 43 seconds East, a distance of 40.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 325.00 feet, a central angle of 06 degrees 43 minutes 41 seconds, a chord being of North 08 degrees 29 minutes 53 seconds East, and a chord length of 38.14 feet;
Along said curve to the left, an arc distance of 38.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Lot 1, Block B;

THENCE North 82 degrees 49 minutes 43 seconds East, along the North line of said Lot 1, Block B, a distance of 100.56 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE departing the North line of said Lot 1, Block B, over and across said MQ Prosper North LLC tract, the following courses and distances:
North 07 degrees 10 minutes 17 seconds West, a distance of 5.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
North 32 degrees 53 minutes 39 seconds West, a distance of 32.03 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
North 82 degrees 49 minutes 43 seconds East, a distance of 178.53 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
North 00 degrees 45 minutes 28 seconds West, a distance of 118.95 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the South line of said Cox tract;
South 62 degrees 52 minutes 03 seconds West, along the South line of said Cox tract, a distance of 3.97 feet to a 1/2-inch iron rod found for the Southwest corner of said Cox tract;
North 06 degrees 10 minutes 33 seconds West, along the West line of said Cox tract, a distance of 223.85 feet to a 1/2-inch iron rod with yellow plastic cap found for the Northwest corner of said Cox tract;
North 62 degrees 57 minutes 39 seconds East, along the North line of said Cox tract, a distance of 53.14 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
North 00 degrees 39 minutes 44 seconds West, departing the North line of said Cox tract, a distance of 90.21 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
North 62 degrees 57 minutes 39 seconds East, a distance of 129.25 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
South 77 degrees 36 minutes 53 seconds East, a distance of 26.81 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
South 08 degrees 13 minutes 54 seconds East, a distance of 67.39 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the North line of said Cox tract;
North 62 degrees 57 minutes 39 seconds East, along the North line of said Cox tract, a distance of 168.38 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX" found for the Northeast corner of said Cox tract on the West line of Lot 1, Block D, of said Prosper Lake on Preston, Phase 2;

THENCE South 06 degrees 07 minutes 03 seconds East, along the East line of said Cox tract and the West line of said Lot 1, Block D, a distance of 223.26 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Cox tract;

THENCE South 05 degrees 25 minutes 34 seconds East, along the West line of said Lot 1, Block D and the East line of said MQ Prosper North LLC tract, a distance of 280.07 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 4.530 acres or 197,309 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of October, 2021, utilizing a G.P.S. bearing related to the Town of Prosper, Texas Geodetic Control Monuments No. 3 and No. 4, North Texas Central Zone (4202), NAD 83, grid values.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, MQ Prosper North, LLC and Kyle Brady Cox, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as MQ PROSPER COX, Block A, Lot 1, & Block B, Lot 1R, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The MQ Prosper North, LLC and Kyle Brady Cox does hereby certify the following:

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

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

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

WITNESS, my hand, this the _____ day of _____, 2024.

BY:
Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary Public in and for State of Texas
My Commission Expires: _____

WITNESS, my hand, this the _____ day of _____, 2024.

BY:
Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary Public in and for State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

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

Dated this the _____ day of _____, 2024.

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

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge 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 _____, 2024.

Notary Public in and for the State of Texas
My Commission Expires On: _____

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

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

FINAL PLAT
MQ PROSPER COX
BEING A
PLAT OF 4.530 OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND A REPLAT OF THE MONTCLAIR BLOCK B, LOT 1 CABINET 2017, PAGE 776 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
ZONING: PD-120
DATE OF PREPARATION: JUNE, 2023
TOWN OF PROSPER CASE NO. DEVAPP-23-0107

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
PHONE: (972) 490-7090
FAX: (972) 490-7099
Texas Surveyors No. 10006000 Expires 12/31/2023
CORPORATE # 2023, Environmental & Associates, Inc.

COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MQ PROSPER NORTH, LLC
4622 MAPLE AVENUE, SUITE 200
DALLAS, TEXAS 75219

FINAL PLAT
MQ PROSPER COX
BLOCK A, LOT 1, & BLOCK B, LOT 1R

Date : 12.19.23
Scale : N/A
File : 34271.0A-FPLT
Project No. : 34271
SHEET 2 of 2



PLANNING

To: Planning & Zoning Commission **Item No. 3c**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – February 6, 2024

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0196)

Description of Agenda Item:

The purpose of the Revised Conveyance Plat is to shift the lot line between Lots 6 and 7 approximately 24 feet to the east so that it conforms with the proposed Preliminary Site Plan (DEVAPP-23-0197) and dedicate a 30-foot landscape easement along US 380 (University Drive).

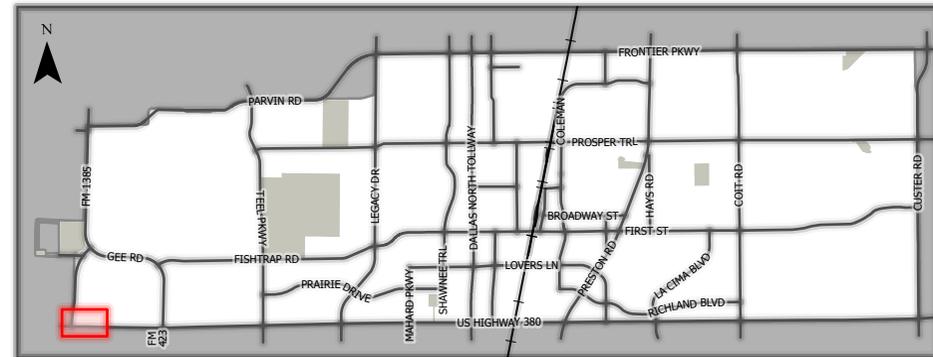
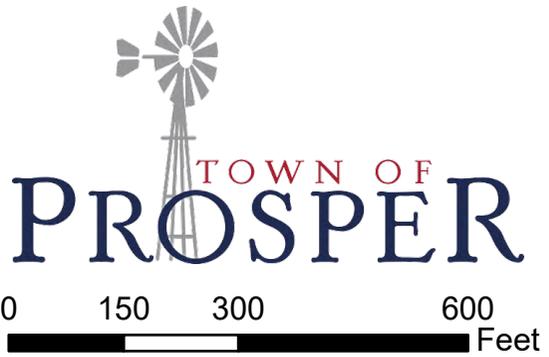
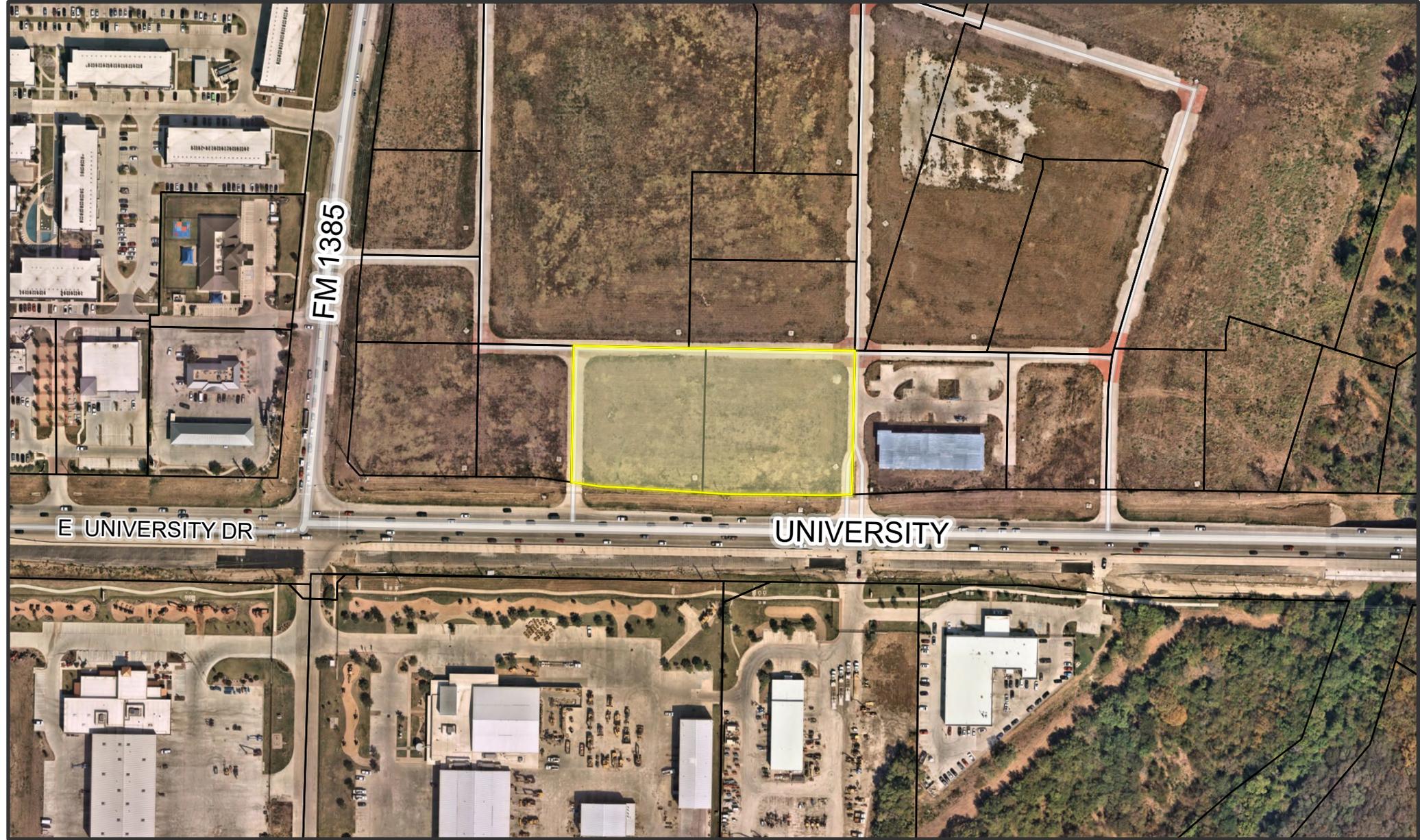
On April 16, 2019, the Planning & Zoning Commission approved a preliminary site plan (D19-0014) and a conveyance plat (D19-0015) for this property (see attachments). The conveyance plat was recorded, which created Lots 6 and 7 with lot lines that conformed with the preliminary site plan. In 2022, the Planned Development was updated, and the accompanying zoning exhibit modified the development plan and lot configuration of Lots 6 and 7. The proposed Revised Conveyance Plat conforms to the zoning exhibit and the applicant's proposed Preliminary Site Plan (DEVAPP-23-0197) for these two lots. The Preliminary Site Plan is a companion item on the Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Previously Approved Preliminary Site Plan
3. Previously Approved Conveyance Plat
4. Planned Development-94 Zoning Exhibit
5. Revised Conveyance Plat

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat, subject to approval of all additions and/or alterations to the easements and dedications.



DEVAPP-23-0196
 Westside Addition Block
 A, Lots 6 & 7

Revised Conveyance Plat

This map for illustration purposes only

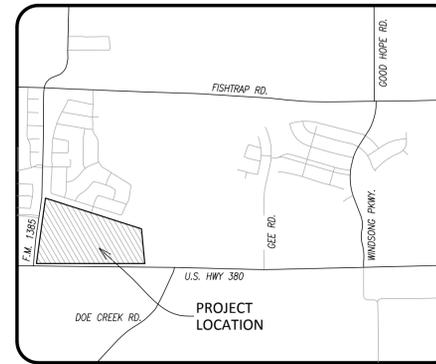
Previously Approved Preliminary Site Plan

Association must be created prior to Lots 14, 19 & 21.

- Property Owner's Association must be created to manage ongoing maintenance and operations of common open spaces (Lots 14, 19 & 21).
- Lots 14, 19 & 21 shall remain either owned by the Property Owner's Association or by a common lot owner within WestSide.
- Lots 14, 19 & 21 shall not be developed for commercial purposes. Any structure proposed on Lot 14, 19, & 21 in the future shall require a Site Plan approved by Planning & Zoning Commission.
- All proposed driveways, deceleration lanes and median openings are subject to TxDOT approval.
- Trail layout is conceptual in nature and shall be placed in Public Access Easement.
- Ch. 4, Section 9.14 of Town of Prosper Zoning Ordinance shall be met for Lots 11 & 17. Lot 11 shall include items C(3), C(4) & C(5). Lot 17 shall include items C(3), C(6), C(7) & C(8).
- Open spaces shall be constructed in conjunction with development per Exhibit 'B'.

LEGEND

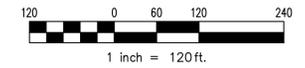
- Phase Line
- Match Line



LOCATION MAP
1" = 2000'

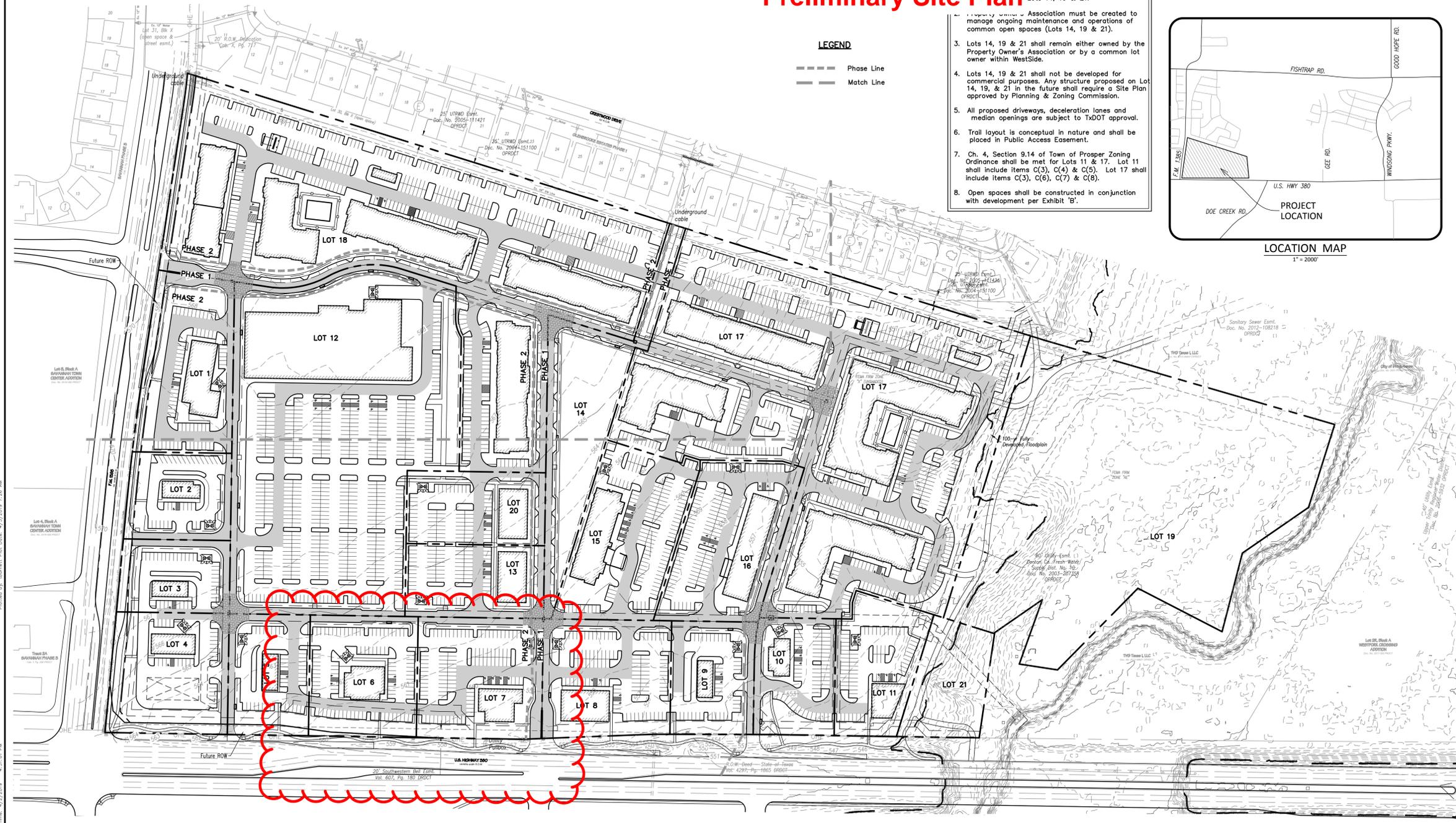


April 16, 2019



Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
- Landscaping shall conform to landscape plans approved by the town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speedbumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6') feet in width along thoroughfares and fire (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
- Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
- Site plan approval is required prior to grading release.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.
- 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 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.
- Lot 17, which consists of a maximum of 243 units, construction may not commence until construction of the first floor framing has begun on the restaurant/retail building on Lot 8 and the Limited Service Hotel on Lot 15.
- Lot 18, which consists of a maximum of 237 units, construction may not commence until vertical construction has begun on a minimum fifty thousand (50,000) square foot Indoor Commercial Amusement building or similar size retail building.



SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA SF	AC	FIRST FLOOR BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT COUNT	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	
1	PD	RETAIL	81,702	1.88	10,950	10,950	N/A	40'	1	13.4%	0.134:1	1:250	44	62	2	2	930	2,106	32,956	5,719	Provided in Lots 14/19	
2	PD	RESTAURANT W/ D.T.	46,934	1.08	3,172	3,172	N/A	40'	1	6.8%	0.0676:1	1:100	32	32	1	1	480	810	27,702	3,285	Provided in Lots 14/19	
3	PD	RESTAURANT W/ D.T.	41,728	0.96	2,872	2,872	N/A	40'	1	6.9%	0.0688:1	1:100	29	32	1	1	480	972	24,769	2,921	Provided in Lots 14/19	
4	PD	GAS STATION	73,854	1.70	4,500	4,500	N/A	40'	1	6.1%	0.0609:1	1:250	18	28	1	1	420	1,296	53,972	5,170	Provided in Lots 14/19	
5	PD	RESTAURANT W/ D.T.	50,958	1.17	2,880	2,880	N/A	40'	1	5.7%	0.0565:1	1:100	29	38	1	1	570	1,296	31,555	3,567	Provided in Lots 14/19	
6	PD	RETAIL/RESTAURANT	67,764	1.56	6,447	6,447	N/A	40'	1	9.5%	0.0951:1	1:75	86	93	4	4	1,395	2,106	48,228	4,743	Provided in Lots 14/19	
7	PD	RETAIL/RESTAURANT	78,586	1.80	6,321	6,321	N/A	40'	1	8.0%	0.0804:1	1:75	85	101	4	4	1,515	1,944	45,213	5,501	Provided in Lots 14/19	
8	PD	RETAIL/RESTAURANT	77,603	1.78	7,350	7,350	N/A	40'	1	9.5%	0.0951:1	1:75	98	98	4	4	1,470	2,916	47,054	5,432	Provided in Lots 14/19	
9	PD	RESTAURANT W/ D.T.	49,094	1.13	2,931	2,931	N/A	40'	1	6.0%	0.0597:1	1:100	30	38	2	2	570	1,620	30,091	3,437	Provided in Lots 14/19	
10	PD	RETAIL/RESTAURANT	48,845	1.12	3,756	3,756	N/A	40'	1	7.7%	0.0769:1	1:75	51	57	3	3	855	1,944	16,285	3,419	Provided in Lots 14/19	
11	PD	RETAIL/RESTAURANT	55,439	1.27	4,275	4,275	N/A	40'	1	7.7%	0.0771:1	1:75	57	62	3	3	930	1,944	26,002	3,881	Provided in Lots 14/19	
12	PD	ENTERTAINMENT	359,028	8.24	56,000	56,000	N/A	50'	2	15.6%	0.156:1	1:150	374	494	12	12	7,410	10,692	229,398	25,132	Provided in Lots 14/19	
13	PD	RETAIL/RESTAURANT	52,529	1.21	7,475	7,475	N/A	40'	1	14.2%	0.1423:1	1:250	30	70	6	6	1,050	6,692	63,985	3,677	Provided in Lots 14/19	
14	PD	OPEN SPACE	86,819	1.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19	N/A	N/A	N/A	18,201	N/A	N/A	86,819	
15	PD	HOTEL	88,913	2.04	17,820	72,600	117	75'	5	20.0%	0.8165:1	1 per room + 1/200 commercial floor area	117 rooms + 0SF = 117 TOTAL	117	5	5	1,755	1,782	40,988	6,224	Provided in Lots 14/19	
16	PD	HOTEL	86,599	1.99	14,520	72,600	113	75'	5	16.8%	0.8383:1	1 per room + 1/200 commercial floor area	113 rooms + 0SF = 113 TOTAL	113	5	5	1,695	2,430	53,592	6,062	Provided in Lots 14/19	
17	PD	MULTIFAMILY	499,834	11.47	111,516	319,215	243 (116 - 1B, 103 - 2B, 24 - 3B)	65'	4	22.3%	0.6386:1	1.8 per unit & 2.0 per unit	443	561	10	10	8,415	10,368	247,040	34,988	Provided in Lots 14/19	
18	PD	MULTIFAMILY	450,966	10.35	99,752	282,821	237 (119 - 1B, 93 - 2B, 25 - 3B)	65'	4	22.1%	0.6271:1	1.8 per unit & 2.0 per unit	432	463	10	10	6,945	11,826	189,613	31,568	Provided in Lots 14/19	
19	PD	OPEN SPACE	396,892	9.11	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,670	N/A	396,892	
20	PD	RETAIL/RESTAURANT	52,529	1.21	7,475	7,475	N/A	40'	1	14.2%	0.1423:1	1:250	30	69	6	6	1,035	3,402	63,985	3,677	Provided in Lots 14/19	
21	PD	OPEN SPACE	43,460	1.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,670	N/A	43,460	
Total			2,790,076	64.051	370,012	873,640							1,868	2,547	80	80	37,920	62,856	1,331,969	158,403	527,171	

SHT. 1 OF 4 TOWN OF PROSPER CASE NO. D19-0014 Preliminary Site Plan

WESTSIDE BLOCK A, LOTS 1-21

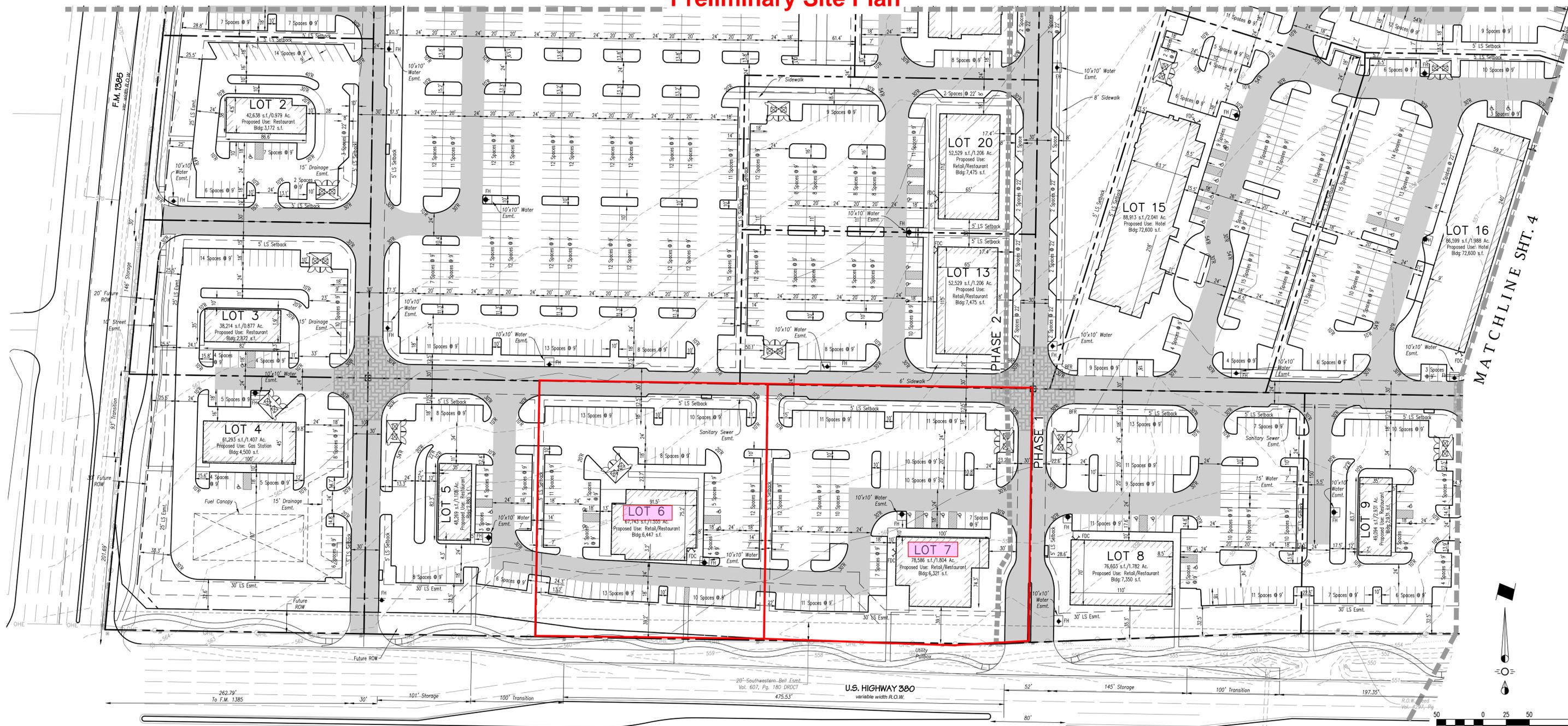
BEING 64.501 ACRES OF LAND (GROSS)
63.020 ACRES OF LAND (NET)
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
TOWN OF PROSPER, DENTON COUNTY, TEXAS

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

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

Drawing: G:\2018\285518-224 WestSide Infrastructure\PRELIMINARY\18-224 Preliminary Site Plan.dwg, Saved By: Kedar, Show Time: 4/22/2019 4:51:01 PM
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Previously Approved Preliminary Site Plan



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 Printed by: ibornett Plot Date: 4/13/2019 7:26 AM



April 16, 2019

All dimensions are to face of curb or edge of building unless otherwise noted.
All curb radii are 2' unless otherwise noted.

Notes:
1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
2. Headlight screening will be provided in accordance with Town Standards.

- LEGEND**
- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
 - STAMPED & STAINED CONCRETE W/CONTRASTING COLOR
 - 1/2" IRON ROD W/ PLASTIC CAP
 - STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
 - POWER POLE
 - LIGHT POLE/STANDARD
 - GUY WIRE ANCHOR
 - BOLLARD
 - SIGNPOST
 - OVERHEAD POWER LINE
 - CONTROL MONUMENT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT

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

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

SHT. 3 OF 4
TOWN OF PROSPER CASE NO. D19-0014
Preliminary Site Plan

WESTSIDE

BLOCK A, LOTS 1-21
BEING 64.501 ACRES OF LAND (GROSS)
63.020 ACRES OF LAND (NET)

IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
IN THE ANGUS JAMISON SURVEY
TOWN OF PROSPER, DENTON COUNTY, TEXAS

Scale: 1" = 50' March, 2019 SEI Job No. 18-224

Previously Approved Conveyance Plat

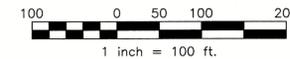
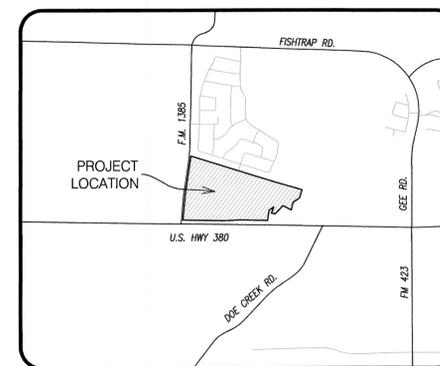
UTRWD EASEMENT NOTES:

- The minimum depth of all pipes within the easement (3) feet from the top of the pipe to the surface.
 - The surface grade shall not be changed by more recent approval from UTRWD.
 - Road and streets crossing must be at an angle of at least 45 degrees or more to the center line and intersecting utilities crossing at and intersecting point of not less than 45 degrees. All paving within the easement is at risk. At risk means that UTRWD is not required to replace paving within the easement.
 - All crossing of the easement shall be submitted to UTRWD for review and approval.
 - UTRWD will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
- deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
- Any structures/foundations or other improvements within the easement is prohibited. Contact UTRWD prior to constructing any structures/foundations or other improvements that could interfere with UTRWD's ability to access, operate and/or maintain within the easement are prohibited.
 - UTRWD hereby retains all of its preexisting dominant and superior legal and property rights.

LEGEND

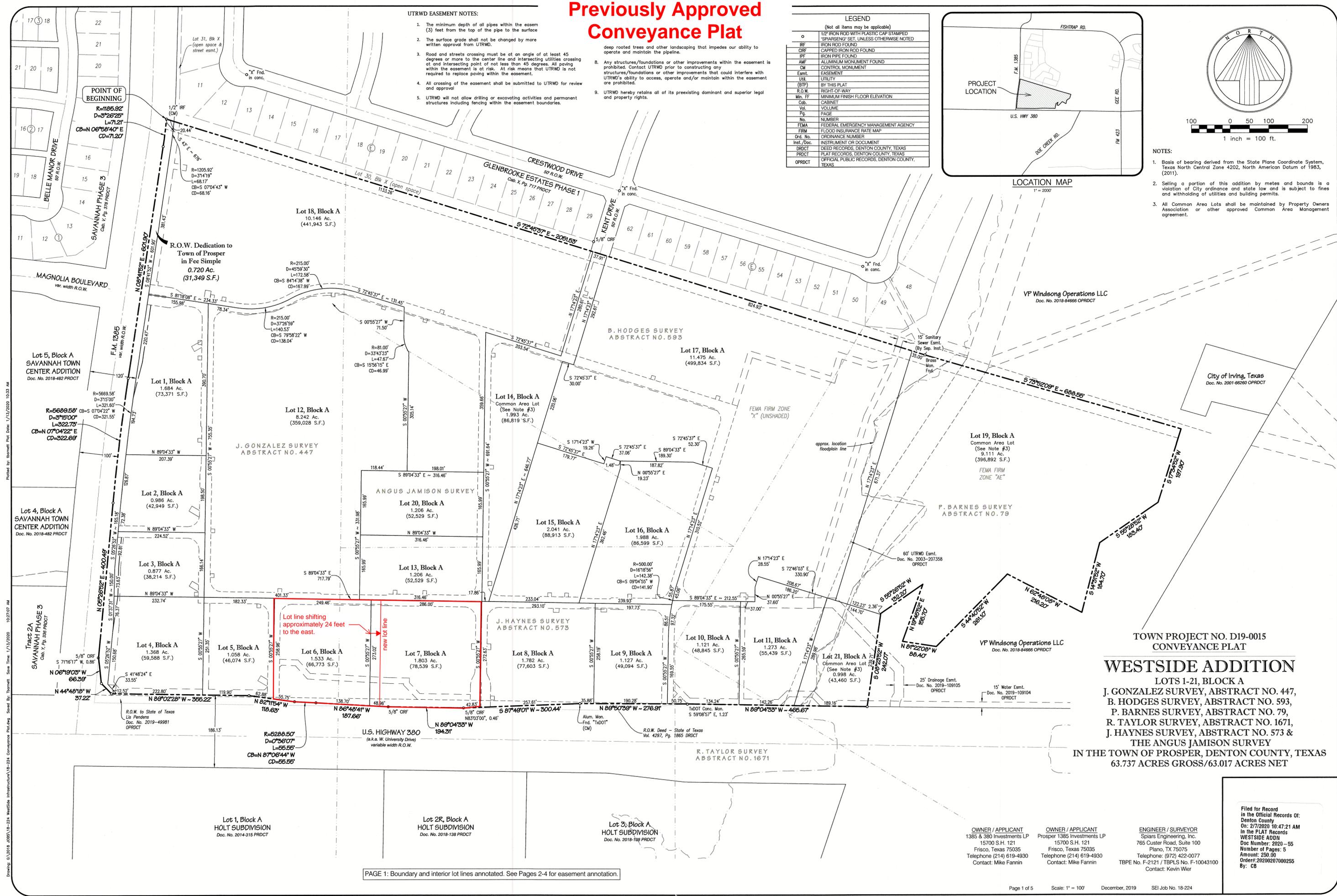
(Not all items may be applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSSEY SET, UNLESS OTHERWISE NOTED"
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EasM	EASEMENT
Utl	UTILITY
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All Common Area Lots shall be maintained by Property Owners Association or other approved Common Area Management agreement.



TOWN PROJECT NO. D19-0015
CONVEYANCE PLAT
WESTSIDE ADDITION
 LOTS 1-21, BLOCK A
 J. GONZALEZ SURVEY, ABSTRACT NO. 447,
 B. HODGES SURVEY, ABSTRACT NO. 593,
 P. BARNES SURVEY, ABSTRACT NO. 79,
 R. TAYLOR SURVEY, ABSTRACT NO. 1671,
 J. HAYNES SURVEY, ABSTRACT NO. 573 &
 THE ANGUS JAMISON SURVEY
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
 63.737 ACRES GROSS/63.017 ACRES NET

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

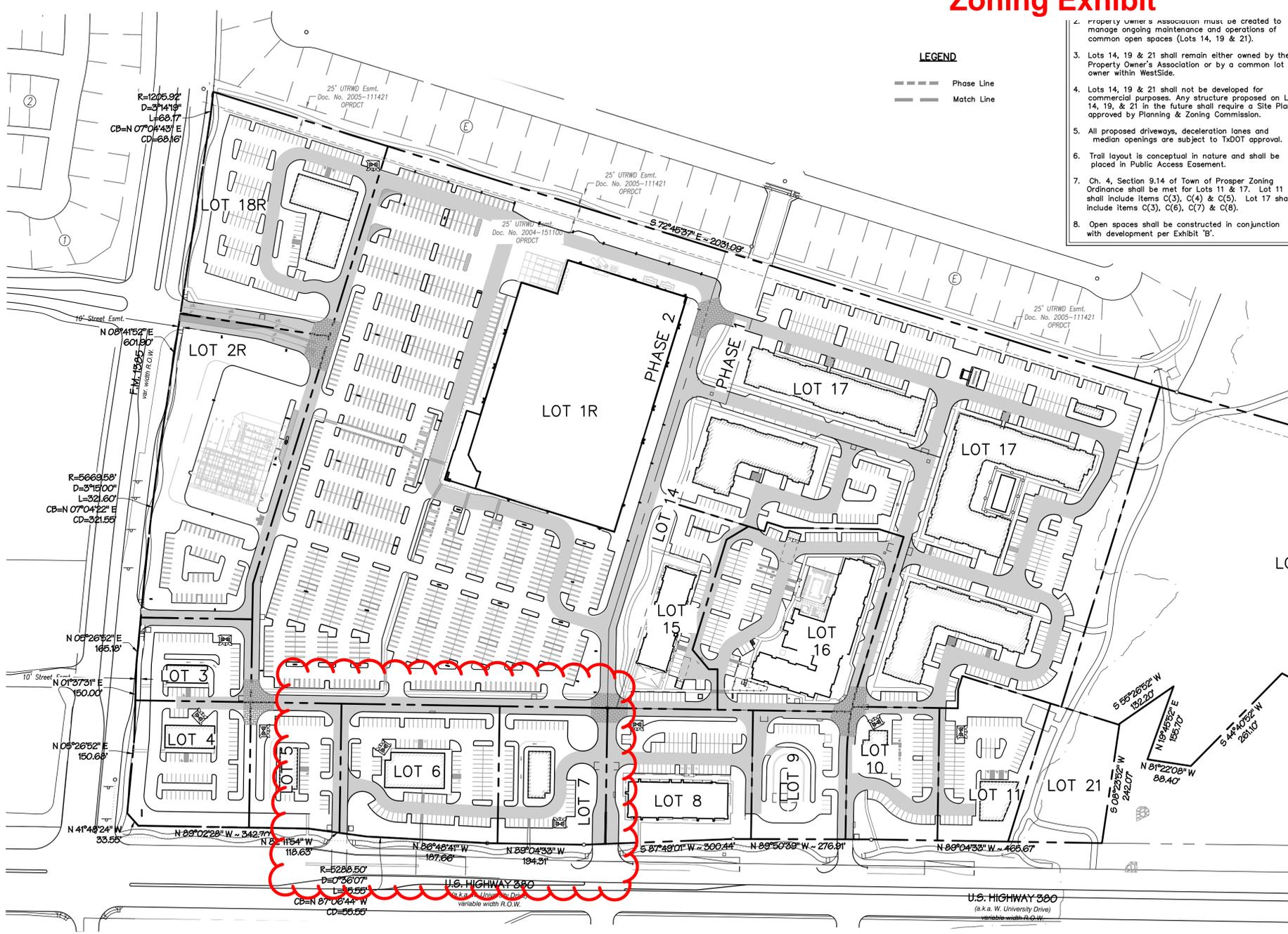
OWNER / APPLICANT
 Prosper 1385 Investments LP
 15700 S.H. 121
 Frisco, Texas 75035
 Telephone (214) 619-4930
 Contact: Mike Fannin

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

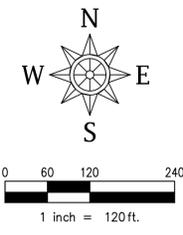
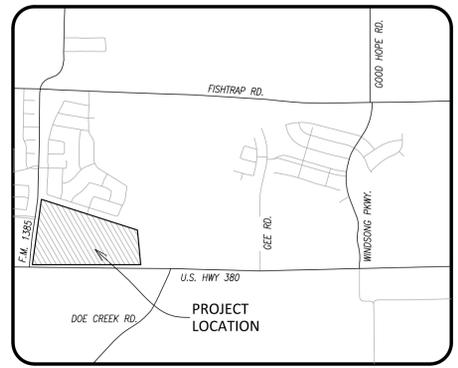
Filed for Record
 in the Official Records Of:
 Denton County
 On: 2/7/2020 10:47:21 AM
 in the PLAT Records
WESTSIDE ADDN
 Doc Number: 2020 - 65
 Number of Pages: 5
 Amount: 250.00
 Order#: 20200207000255
 By: CB

Drawing: 03/2018 20853.18-224 Westside Addition 18-224 Conveyance Plat.dwg
 Date: 1/13/2020 10:27:07 AM
 Plotted by: tamarrt Red Date: 1/13/2020 10:33:42 AM

Planned Development-94 Zoning Exhibit



- Property owner's association must be created to manage ongoing maintenance and operations of common open spaces (Lots 14, 19 & 21).
- Lots 14, 19 & 21 shall remain either owned by the Property Owner's Association or by a common lot owner within WestSide.
- Lots 14, 19 & 21 shall not be developed for commercial purposes. Any structure proposed on Lot 14, 19, & 21 in the future shall require a Site Plan approved by Planning & Zoning Commission.
- All proposed driveways, deceleration lanes and median openings are subject to TxDOT approval.
- Trail layout is conceptual in nature and shall be placed in Public Access Easement.
- Ch. 4, Section 9.14 of Town of Prosper Zoning Ordinance shall be met for Lots 11 & 17. Lot 11 shall include items C(3), C(4) & C(5). Lot 17 shall include items C(3), C(6), C(7) & C(8).
- Open spaces shall be constructed in conjunction with development per Exhibit 'B'.



- Town of Prosper Site Plan Notes:**
- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 - Landscaping shall conform to landscape plans approved by the town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speedbumps/humps are not permitted within a fire lane.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adapted uniform Building Code.
 - All signage is subject to Building Official approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 - Sidewalks of not less than six (6') feet in width along thoroughfares and fire (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
 - Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
 - Site plan approval is required prior to grading release.
 - All new electrical lines shall be installed and/or relocated underground.
 - All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
 - All landscape easements must be exclusive of any other type of easement.
 - 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 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.
 - Lot 17, which consists of a maximum of 243 units, construction may not commence until construction of the first floor framing has begun on the restaurant/retail building on Lot 8 or on the Limited Service Hotel on Lot 16.

SITE DATA SUMMARY TABLE																					
LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT COUNT	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
1R	PD	BIG BOX RETAIL	749,522	17.21	160,508	160,508	N/A	29'-11"	1	21.4%	0.2141:1	1:250	643	872	19	19	13,080	0	0	52,467	Provided in Lots 14/19
2R	PD	BIG BOX FUEL FACILITY	153,913	3.53	4,500	4,500	N/A	N/A	1	2.9%	0.0292:1	1:200	23	51	3	3	765	0	0	10,774	Provided in Lots 14/19
3	PD	RESTAURANT W/ D.T.	38,214	0.88	2,872	2,872	N/A	29'-11"	1	7.5%	0.0752:1	1:100	12	32	2	2	480	2,106	12,497	2,675	Provided in Lots 14/19
4	PD	RESTAURANT/RETAIL	59,629	1.37	4,500	4,500	N/A	29'-11"	1	7.5%	0.0755:1	1:100	45	53	1	1	795	810	27,702	4,174	Provided in Lots 14/19
5	PD	RESTAURANT W/ D.T.	46,077	1.06	2,880	2,880	N/A	29'-11"	1	6.3%	0.0625:1	1:100	29	33	1	1	495	972	24,769	3,225	Provided in Lots 14/19
6	PD	RETAIL/RESTAURANT	85,713	1.97	6,079	6,079	N/A	29'-11"	1	7.1%	0.0709:1	1:250	45	29	1	1	435	1,296	53,972	6,000	Provided in Lots 14/19
7	PD	RESTAURANT W/ D.T.	59,617	1.37	3,827	3,827	N/A	29'-11"	1	6.4%	0.0642:1	1:100	39	64	1	2	960	1,296	31,555	4,173	Provided in Lots 14/19
8	PD	RETAIL	77,582	1.78	14,358	14,358	N/A	29'-11"	1	18.5%	0.1851:1	1:100	192	56	4	3	840	2,106	48,228	5,431	Provided in Lots 14/19
9	PD	RESTAURANT W/ D.T.	49,095	1.13	521	521	N/A	29'-11"	1	1.1%	0.0106:1	1:75	7	101	4	4	1,515	1,944	45,213	3,437	Provided in Lots 14/19
10	PD	RETAIL/RESTAURANT	48,828	1.12	3,756	3,756	N/A	29'-11"	1	7.7%	0.0769:1	1:75	51	57	4	4	855	2,916	47,054	3,418	Provided in Lots 14/19
11	PD	RESTAURANT/RETAIL	55,437	1.27	4,275	4,275	N/A	29'-11"	1	7.7%	0.0771:1	1:75	57	62	2	2	930	1,620	30,091	3,881	Provided in Lots 14/19
14	PD	OPEN SPACE	66,221	1.52	0	0	N/A	N/A	1	0.0%	0:1	N/A	N/A	0	0	0	1,944	16,285	4,635	49,936	
15	PD	RETAIL/RESTAURANT	51,832	1.19	12,151	12,151	N/A	29'-11"	1	23.4%	0.2344:1	1 per room + 1/200 commercial floor area	117 rooms + 0 SF	132	3	3	1,980	1,944	26,002	3,628	Provided in Lots 14/19
16	PD	HOTEL	123,798	2.84	27,974	27,974	N/A	75'	2	22.6%	0.226:1	1 per room + 1/200 commercial floor area	113 rooms + 0 SF	208	12	3	3,120	10,692	229,398	8,666	Provided in Lots 14/19
17	PD	MULTIFAMILY	499,834	11.47	111,516	319,215	243 (116 - 1B, 103 - 2B, 24 - 3B)	65'	4	22.3%	0.6386:1	1.8 per unit & 2.0 per unit	443	561	10	10	8,415	10,368	247,040	34,988	Provided in Lots 14/19
18R	PD	RETAIL	149,287	3.43	13,500	13,500	1	29'-11"	1	9.0%	0.0904:1	1:200	68	128	5	5	1,024	2,368	78,514	10,450	Provided in Lots 14/19
19	PD	OPEN SPACE	396,892	9.11	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,670	27,782	396,892
21	PD	OPEN SPACE	43,460	1.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,670	N/A	43,460
Total			2,754,951	63.244	373,217	580,916	243						1,634	2,439	72	61	35,689	42,382	959,660	189,804	490,288

Sheet No. 1 of 6
 TOWN OF PROSPER CASE NO. Z22-0020
 Exhibit D

WestSide

BEING 63.737 ACRES OF LAND (GROSS)
 63.017 ACRES (NET)

IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
 IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
 IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
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 IN THE ANGUS JAMISON SURVEY

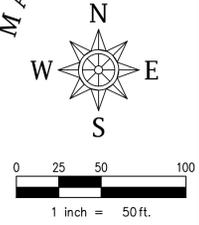
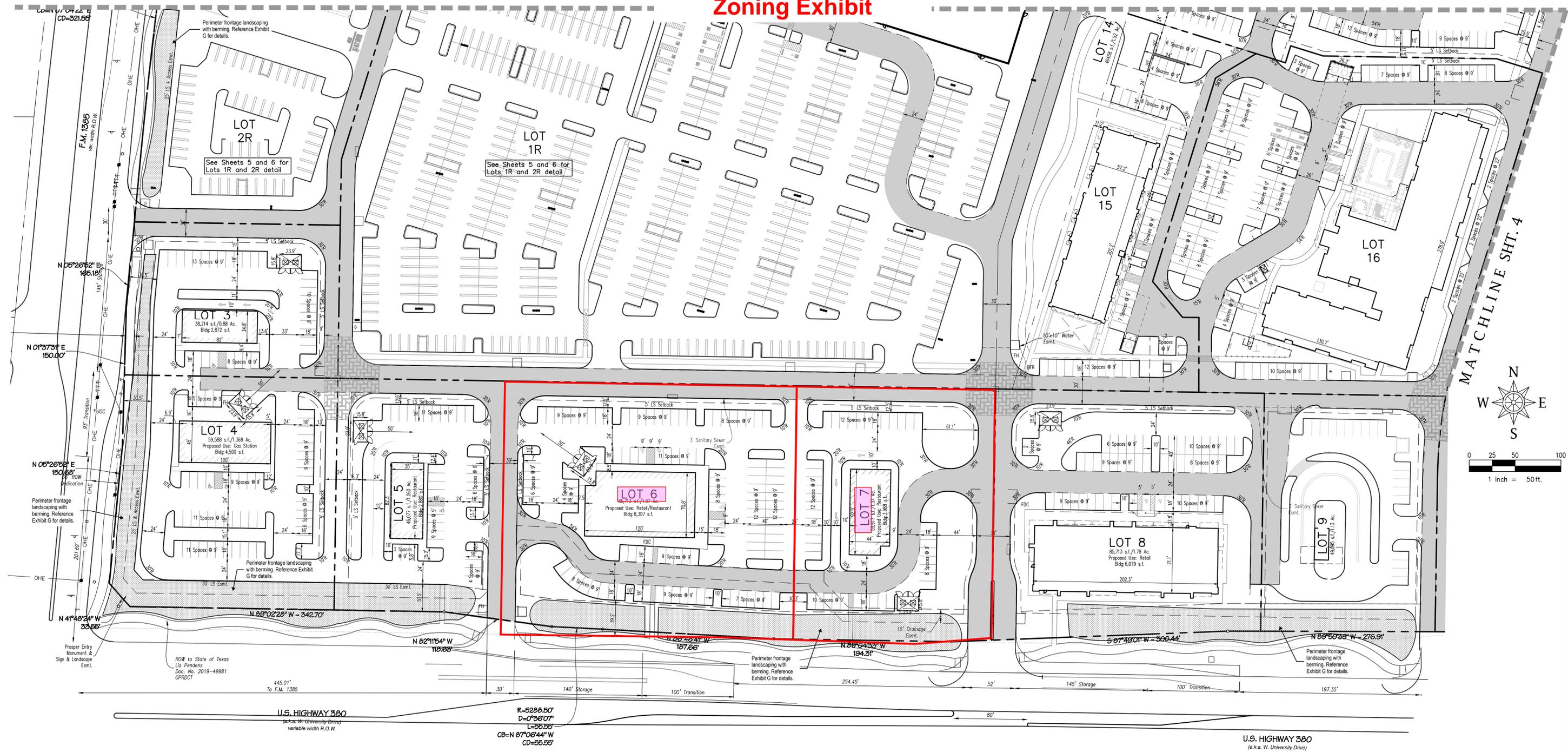
TOWN OF PROSPER, DENTON COUNTY, TEXAS

ENGINEER/SURVEYOR
 Spiers Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 FBPE No. F-2121
 Contact: David Bond

OWNER/DEVELOPER
 WestSide Prosper, LLC
 8668 John Hickman Pkwy., Suite 907
 Frisco, Texas 75034
 Telephone (248) 345-3818
 Contact: Shiva Kondru

DEVELOPER/APPLICANT
 Cross Engineering & Associates, Inc.
 1995 Raymond Drive, Suite 119
 8668 John Hickman Pkwy., Suite 907
 Northbrook, IL 60062
 Telephone (847) 498-0800
 Contact: Stephen Cross

Planned Development-94 Zoning Exhibit



All dimensions are to face of curb or edge of building unless otherwise noted.

All curb radii are 2' unless otherwise noted.

Notes:

- The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
- Headlight screening will be provided in accordance with Town Standards.

- LEGEND**
- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
 - STAMPED & STAINED CONCRETE W/CONTRASTING COLOR
 - 1/2" IRON ROD W/ PLASTIC CAP
 - STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
 - POWER POLE
 - LIGHT POLE/STANDARD
 - GUY WIRE ANCHOR
 - BOLLARD
 - SIGNPOST
 - OVERHEAD POWER LINE
 - CONTROL MONUMENT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT

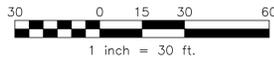
Sheet No. 3 of 6
TOWN OF PROSPER CASE NO. Z22-0020
Exhibit D

WestSide
BEING 63.737 ACRES OF LAND (GROSS)
63.017 ACRES (NET)
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
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TOWN OF PROSPER, DENTON COUNTY, TEXAS

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Frisco, Texas 75034
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Contact: Shiva Kondru

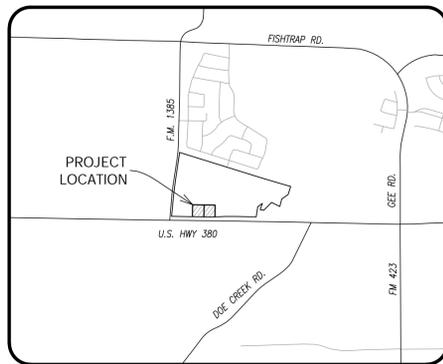
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Northbrook, IL 60062
Telephone: (847) 498-0800
Contact: Stephen Cross



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

NOTES:

- 1. This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this revised conveyance plat.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
4. Setting a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
5. No floodplain exists on the site.



LOCATION MAP 1" = 2000'

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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, and the J. Haynes Survey, Abstract No. 573, Town of Prosper, Denton County, Texas, being all of Block A, Lot 6 and 7, Westside Addition, an addition recorded in Document No. 2020-55, Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 6, and also being in the north line of US Highway Number 380, a variable width public right of way, and also being the southeast corner of Lot 5, Block A, Westside Addition, an addition recorded in Document No. 2020-55 PRDCT;

THENCE N 0°55'27" E, 258.96 feet to the northwest corner of the subject tract, and also being the northeast corner of said Lot 5 and being a point in the south line of Lot 12, Block A, Westside Addition, an addition recorded in Document No. 2020-55 PRDCT;

THENCE S 89°04'33" E, passing at 219.00 feet the southeast corner of said Lot 12, and also being the southwest corner of Lot 13, Block A, Westside Addition, an addition recorded in Document No. 2020-55 PRDCT, continuing on to an additional 30.48 feet to the northeast corner of said Lot 6, and also being the northwest corner of said Lot 7, and continuing on to the northeast corner of the subject tract, being the common corner of Lots 7, 8, 13, and 14, Block A, Westside Addition, according to the plat recorded in Document Number 2022-55, PRDCT, for a total distance of 535.46 feet;

THENCE S 0°55'27" W, 272.63 feet to the southeast corner of the subject tract, and also being the southwest corner of said Lot 8, and also being in the north line of US Highway 380;

THENCE S 87°49'01" W, 42.83 feet to a point from which a 5/8" capped iron rod found bears N 83°03'00" W, 0.46 feet;

THENCE N 89°04'33" W, 194.31 feet to a 5/8" capped iron rod found;

THENCE N 86°48'41" W, 187.66 feet;

THENCE around a tangent curve to the right having a central angle of 0°36'07", a radius of 5288.50 feet, a chord of N 87°06'44" W - 55.55 feet, an arc length of 55.55 feet;

THENCE N 82°11'54" W, 55.75 feet to the POINT OF BEGINNING with the subject tract containing 145,313 square feet or 3.336 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WESTSIDE PROSPER, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as WESTSIDE ADDITION, BLOCK A, LOTS 6 & 7, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Westside Prosper, LLC, does herein certify the following:

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

Witness our hands this ___ day of ___, 2024.

WESTSIDE PROSPER, LLC

By: Shiva Kondru, Manager

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2024.

Notary Public, State of Texas

REVISED CONVEYANCE PLAT (DEVAPP-23-0196)

WESTSIDE ADDITION

BLOCK A, LOTS 6 & 7
SITUATED IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
Being a Revised Conveyance Plat of Lots 6 & 7, Block A
Westside Addition, Document Number 2022-55
Plat Records, Denton County, Texas
145,313 Sq.Ft. / 3.336 Acres
Current Zoning: PD-94
Town Case No. DEVAPP-23-0196
Prepared January 2024

OWNER / APPLICANT: Westside Prosper, LLC
8668 John Hickman Parkway, Suite 907, Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru
ENGINEER / SURVEYOR: Spiars Engineering, Inc.
765 Custer Road, Suite 100, Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith

POINT OF BEGINNING
N: 7130437.530
E: 2458880.379
R=5288.50'
D=0°36'07"
L=55.55'
CB=N 87°06'44" W
CD=55.55'

LEGEND table with symbols for various features like iron rods, power poles, manholes, markers, fences, etc.

LANDSCAPE EASEMENT

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

SURVEYOR'S CERTIFICATE

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

Dated this ___ day of ___, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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



darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2024.

Notary Public, State of Texas

Purpose Statement:

Conveyance Plat revised to alter the interior lot line to facilitate development and dedicate a 30 foot landscape easement.

TOWN APPROVAL

APPROVED THIS ___ DAY OF ___, 2024, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

To: Planning & Zoning Commission

Item No. 3d

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

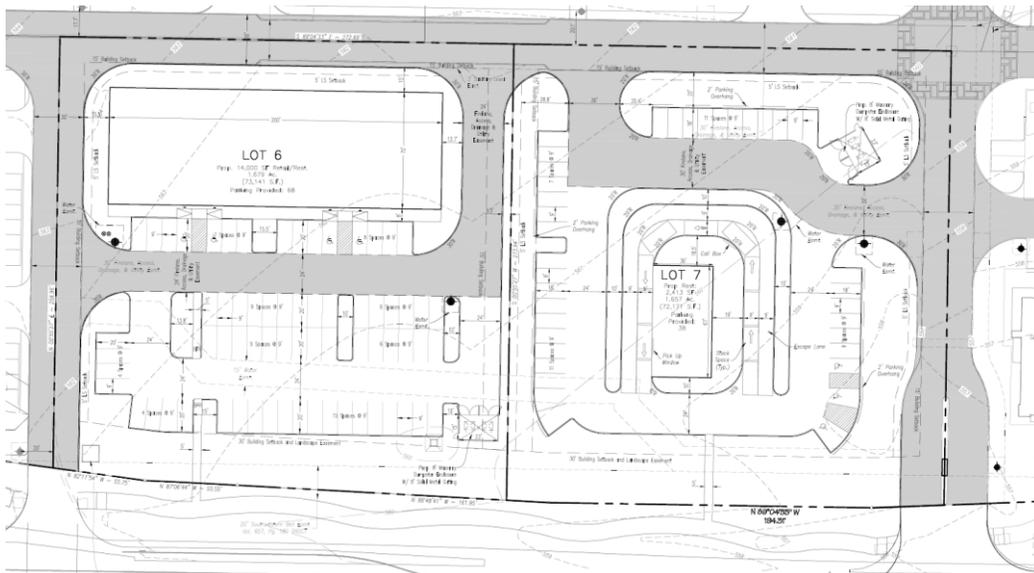
Re: Planning & Zoning Commission Meeting – February 6, 2024

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0197)

Description of Agenda Item:

The Preliminary Site Plan shows a 14,000 square foot retail/restaurant building on Lot 6 and a 2,413 square foot restaurant with a drive-through on Lot 7, as shown below. The Planned Development allows for three restaurants with drive-throughs along US 380, provided that they are not on adjacent lots. Additionally, one is allowed on FM 1385.



These proposed uses are consistent with the zoning exhibit (see attachment); however, the site layout and building sizes were modified. The retail/restaurant building on Lot 6 increased from 6,079 square feet to 14,000 square feet. The restaurant with a drive-through decreased in size from 3,827 square feet to 2,415 square feet. Staff finds that the proposed development is in general conformance with the zoning exhibit for these lots.

Access is provided from US 380 (University Drive) and FM 1385. The Preliminary Site Plan conforms to the development standards of Planned Development-94.

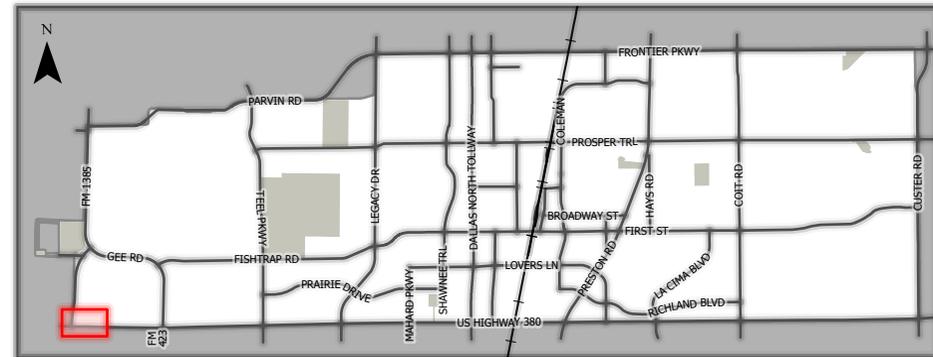
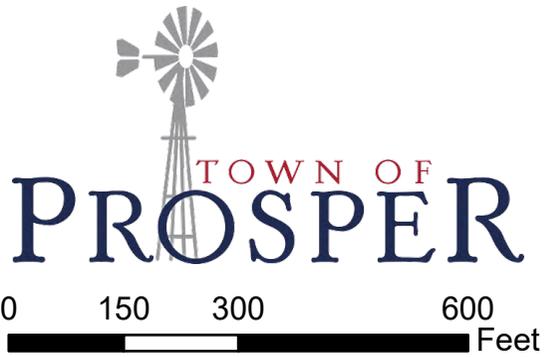
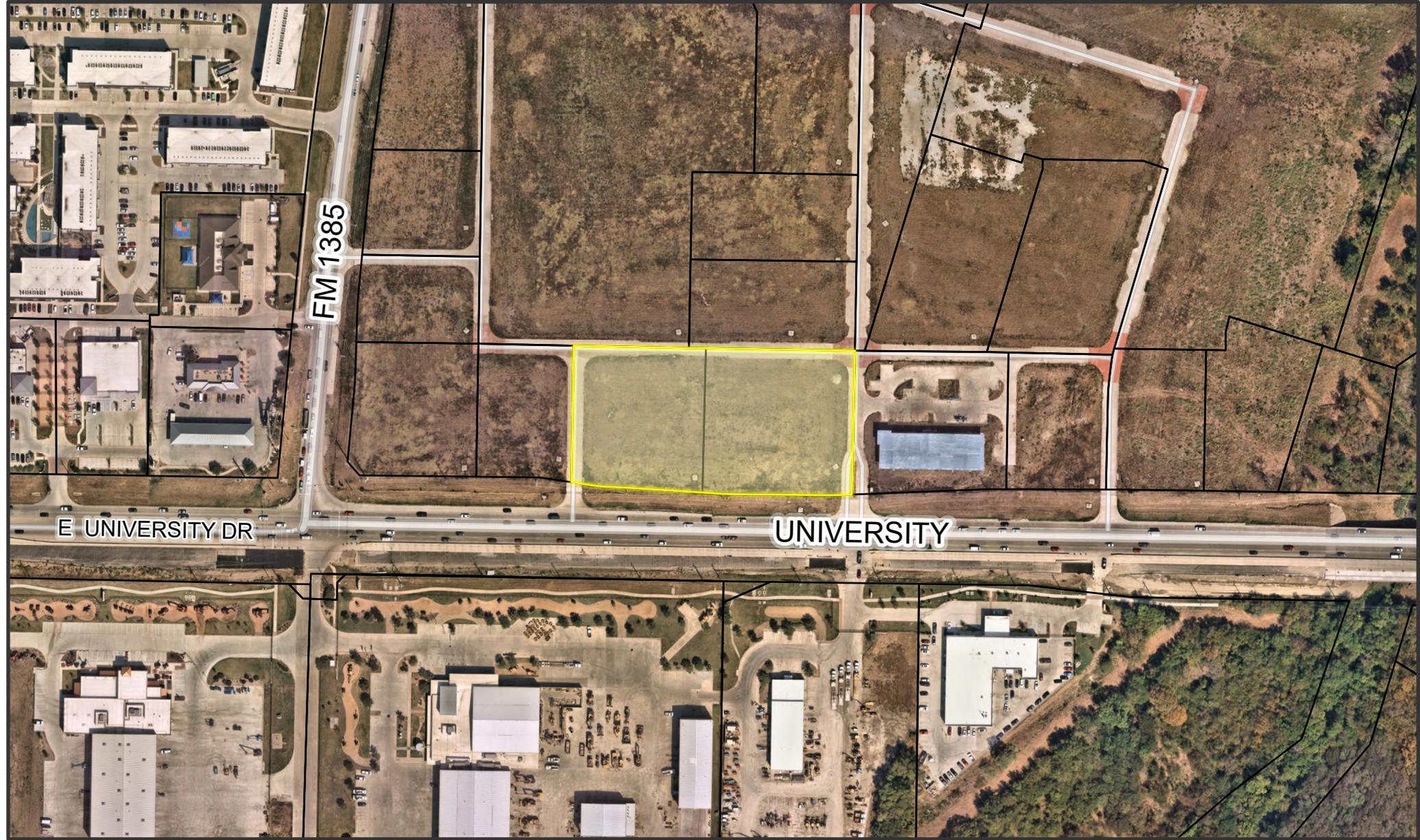
As a companion item, Revised Conveyance Plat (DEVAPP-23-0196) is on the Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Planned Development-94 Zoning Exhibit
3. Preliminary Site Plan

Town Staff Recommendation:

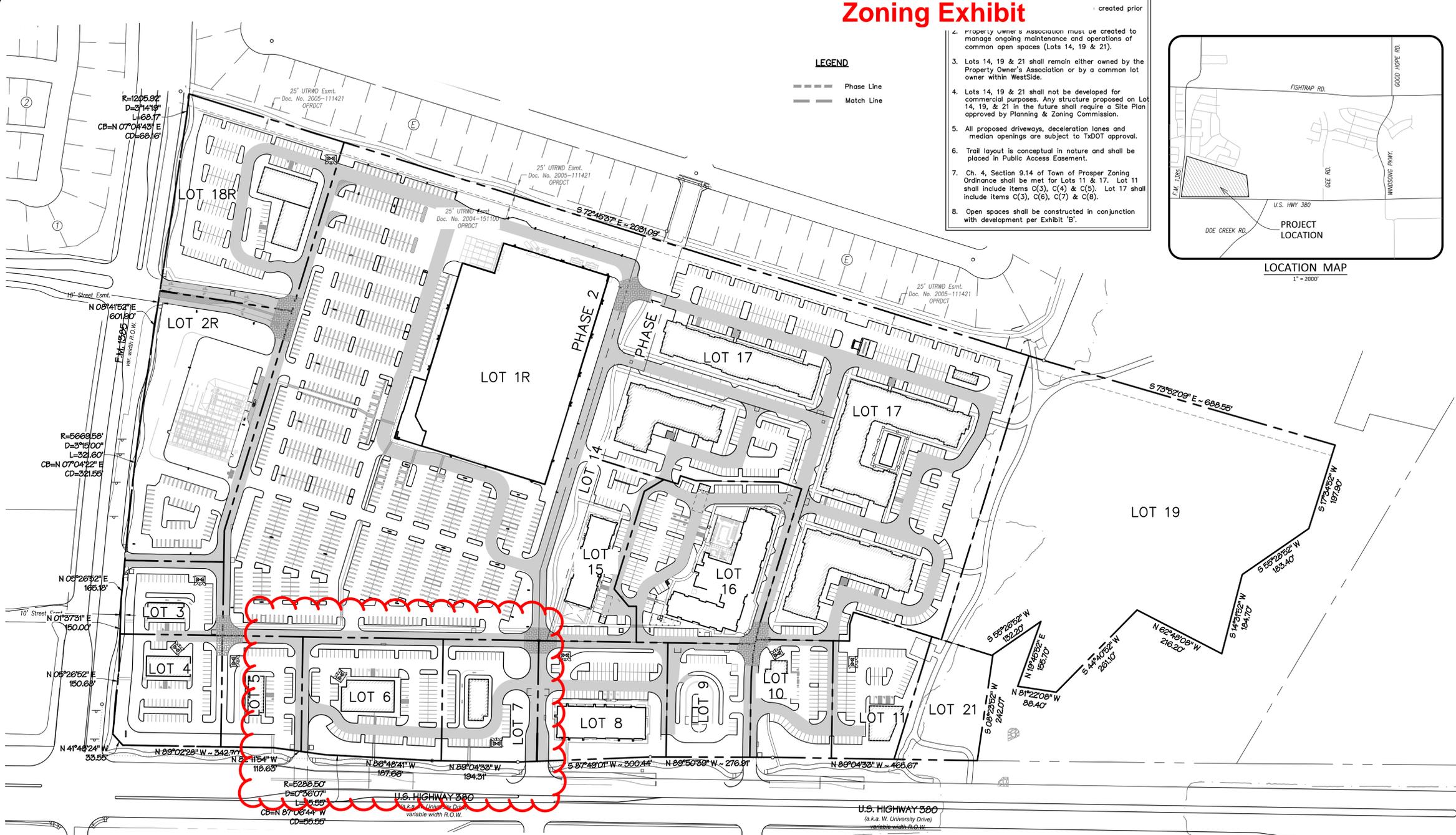
Town Staff recommends approval of the Preliminary Site Plan subject to the approval of preliminary engineering plans and compliance with fire code regulations.



DEVAPP-23-0197
 Westside Addition Block
 A, Lots 6 & 7
 Preliminary Site Plan

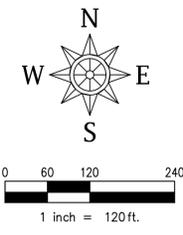
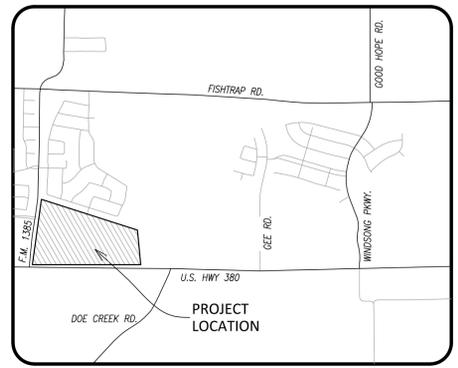
This map for illustration purposes only

Planned Development-94 Zoning Exhibit



LEGEND
 - - - - Phase Line
 — — — Match Line

- Property owner's association must be created to manage ongoing maintenance and operations of common open spaces (Lots 14, 19 & 21).
- Lots 14, 19 & 21 shall remain either owned by the Property Owner's Association or by a common lot owner within WestSide.
- Lots 14, 19 & 21 shall not be developed for commercial purposes. Any structure proposed on Lot 14, 19, & 21 in the future shall require a Site Plan approved by Planning & Zoning Commission.
- All proposed driveways, deceleration lanes and median openings are subject to TxDOT approval.
- Trail layout is conceptual in nature and shall be placed in Public Access Easement.
- Ch. 4, Section 9.14 of Town of Prosper Zoning Ordinance shall be met for Lots 11 & 17. Lot 11 shall include items C(3), C(4) & C(5). Lot 17 shall include items C(3), C(6), C(7) & C(8).
- Open spaces shall be constructed in conjunction with development per Exhibit 'B'.



- Town of Prosper Site Plan Notes:**
- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 - Landscaping shall conform to landscape plans approved by the town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speedbumps/humps are not permitted within a fire lane.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adapted uniform Building Code.
 - All signage is subject to Building Official approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 - Sidewalks of not less than six (6') feet in width along thoroughfares and fire (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
 - Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
 - Site plan approval is required prior to grading release.
 - All new electrical lines shall be installed and/or relocated underground.
 - All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
 - All landscape easements must be exclusive of any other type of easement.
 - 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 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.
 - Lot 17, which consists of a maximum of 243 units, construction may not commence until construction of the first floor framing has begun on the restaurant/retail building on Lot 8 or on the Limited Service Hotel on Lot 16.

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT COUNT	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
1R	PD	BIG BOX RETAIL	749,522	17.21	160,508	160,508	N/A	29'-11"	1	21.4%	0.2141:1	1:250	643	872	19	19	13,080	0	0	52,467	Provided in Lots 14/19
2R	PD	BIG BOX FUEL FACILITY	153,913	3.53	4,500	4,500	N/A	N/A	1	2.9%	0.0292:1	1:200	23	51	3	3	765	0	0	10,774	Provided in Lots 14/19
3	PD	RESTAURANT W/ D.T.	38,214	0.88	2,872	2,872	N/A	29'-11"	1	7.5%	0.0752:1	1:100	12	32	2	2	480	2,106	12,497	2,675	Provided in Lots 14/19
4	PD	RESTAURANT/RETAIL	59,629	1.37	4,500	4,500	N/A	29'-11"	1	7.5%	0.0755:1	1:100	45	53	1	1	795	810	27,702	4,174	Provided in Lots 14/19
5	PD	RESTAURANT W/ D.T.	46,077	1.06	2,880	2,880	N/A	29'-11"	1	6.3%	0.0625:1	1:100	29	33	1	1	495	972	24,769	3,225	Provided in Lots 14/19
6	PD	RETAIL/RESTAURANT	85,713	1.97	6,079	6,079	N/A	29'-11"	1	7.1%	0.0709:1	1:250	45	29	1	1	435	1,296	53,972	6,000	Provided in Lots 14/19
7	PD	RESTAURANT W/ D.T.	59,617	1.37	3,827	3,827	N/A	29'-11"	1	6.4%	0.0642:1	1:100	39	64	1	2	960	1,296	31,555	4,173	Provided in Lots 14/19
8	PD	RETAIL	77,582	1.78	14,358	14,358	N/A	29'-11"	1	18.5%	0.1851:1	1:100	192	56	4	3	840	2,106	48,228	5,431	Provided in Lots 14/19
9	PD	RESTAURANT W/ D.T.	49,095	1.13	521	521	N/A	29'-11"	1	1.1%	0.0106:1	1:75	7	101	4	4	1,515	1,944	45,213	3,437	Provided in Lots 14/19
10	PD	RETAIL/RESTAURANT	48,828	1.12	3,756	3,756	N/A	29'-11"	1	7.7%	0.0769:1	1:75	51	57	4	4	855	2,916	47,054	3,418	Provided in Lots 14/19
11	PD	RESTAURANT/RETAIL	55,437	1.27	4,275	4,275	N/A	29'-11"	1	7.7%	0.0771:1	1:75	57	62	2	2	930	1,620	30,091	3,881	Provided in Lots 14/19
14	PD	OPEN SPACE	66,221	1.52	0	0	N/A	N/A	1	0.0%	0:1	N/A	N/A	0	0	0	1,944	16,285	4,635	49,936	
15	PD	RETAIL/RESTAURANT	51,832	1.19	12,151	12,151	N/A	29'-11"	1	23.4%	0.2344:1	1 per room + 1/200 commercial floor area	117 rooms + 0 SF	132	3	3	1,980	1,944	26,002	3,628	Provided in Lots 14/19
16	PD	HOTEL	123,798	2.84	27,974	27,974	N/A	75'	2	22.6%	0.226:1	1 per room + 1/200 commercial floor area	113 rooms + 0 SF	208	12	3	3,120	10,692	229,398	8,666	Provided in Lots 14/19
17	PD	MULTIFAMILY	499,834	11.47	111,516	319,215	243 (116 - 1B, 103 - 2B, 24 - 3B)	65'	4	22.3%	0.6386:1	1.8 per unit & 2.0 per unit	443	561	10	10	8,415	10,368	247,040	34,988	Provided in Lots 14/19
18R	PD	RETAIL	149,287	3.43	13,500	13,500	1	29'-11"	1	9.0%	0.0904:1	1:200	68	128	5	5	1,024	2,368	78,514	10,450	Provided in Lots 14/19
19	PD	OPEN SPACE	396,892	9.11	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,670	27,782	396,892
21	PD	OPEN SPACE	43,460	1.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,670	43,460	43,460
Total			2,754,951	63.244	373,217	580,916	243						1,634	2,439	72	61	35,689	42,382	959,660	189,804	490,288

Sheet No. 1 of 6
 TOWN OF PROSPER CASE NO. Z22-0020
 Exhibit D

WestSide

BEING 63.737 ACRES OF LAND (GROSS)
 63.017 ACRES (NET)

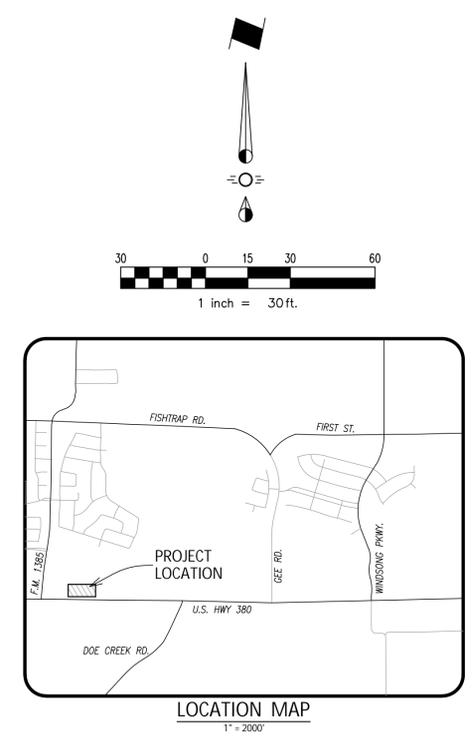
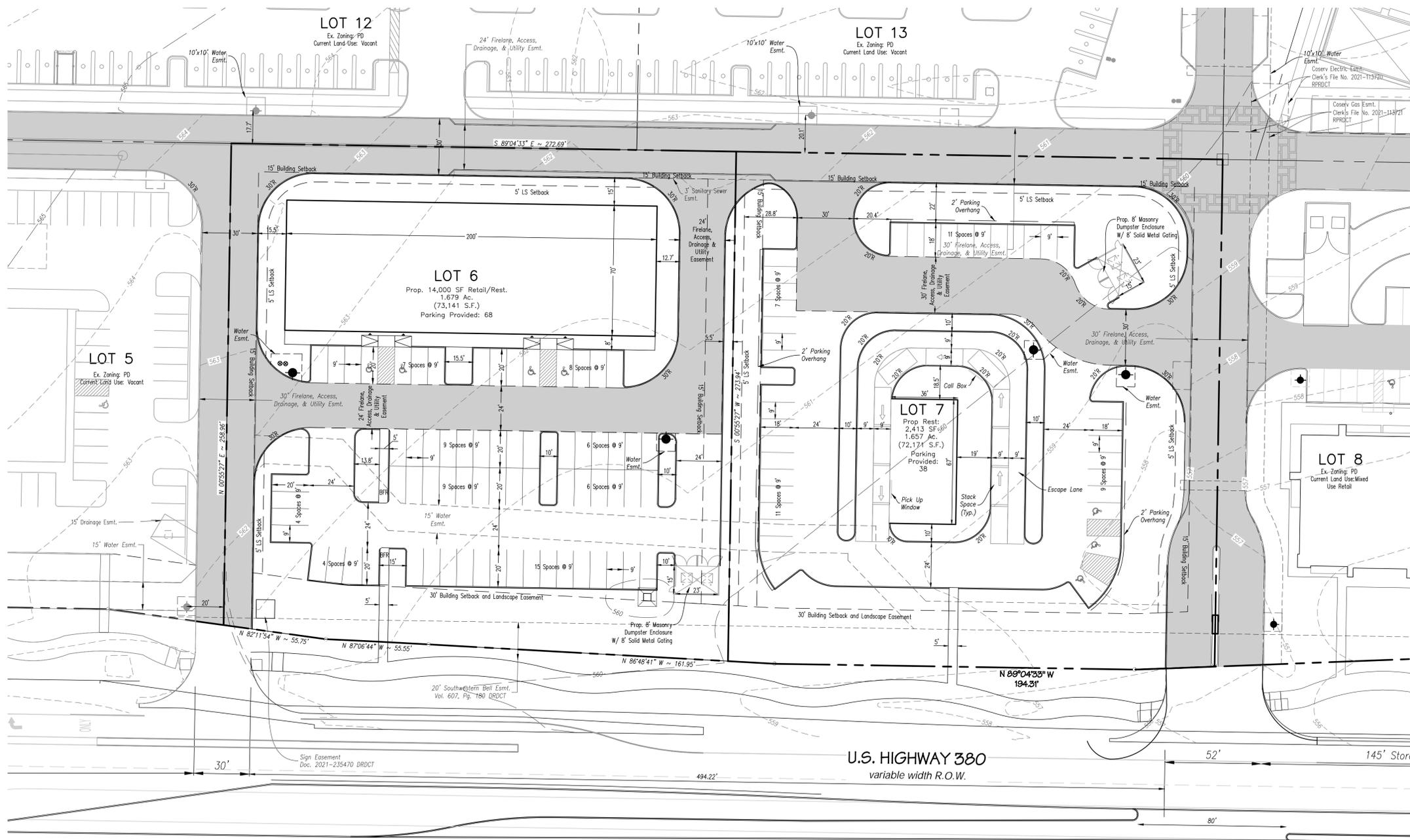
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
 IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
 IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
 IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
 IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
 IN THE ANGUS JAMISON SURVEY

TOWN OF PROSPER, DENTON COUNTY, TEXAS

ENGINEER/SURVEYOR
 Spiros Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: David Bond

OWNER/DEVELOPER
 WestSide Prosper, LLC
 8668 John Hickman Pkwy., Suite 907
 Frisco, Texas 75034
 Telephone (248) 345-3818
 Contact: Shiva Kondru

DEVELOPER/APPLICANT
 Cross Engineering & Associates, Inc.
 1995 Raymond Drive, Suite 119
 8668 John Hickman Pkwy., Suite 907
 Northbrook, IL 60062
 Telephone (847) 498-0800
 Contact: Stephen Cross



- Town of Prosper Site Plan Notes:**
- All development standards shall follow Town Standards.
 - Landscaping shall conform to landscape plans approved by the Town of Prosper.
 - All development standards shall follow Fire Requirements per the Town of Prosper.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
 - All signage is subject to Building Official approval.
 - Impact fees will be assessed in accordance with the land use classification(s) identified 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 *

Site Data Summary Table	Lot 6, Block A	Lot 7, Block A
General Site Data		
Existing Zoning	PD-94	PD-94
Proposed Land Use	RETAIL/RESTAURANT	RESTAURANT w/DRIVE THRU
Lot Area (SF)	73,141	72,171
Lot Area (Ac)	1.679	1.657
Building Footprint (SF)	14,000	2,413
Total Building Area (SF)	14,000	2,413
Building Height	29'-11"; 1 Story	29'-11"; 1 Story
Lot Coverage	19.14%	3.34%
Floor Area Ratio (FAR)	0.1914:1	0.0334:1
Parking		
Parking Ratio	1:250; 1:100	1:100
Parking Required	48; 20 (Total 68)	25
Parking Provided	68	38
Accessible Parking Required	3	3
Accessible Parking Provided	4	3
Impervious/PerVIOUS Area		
Building Footprint Area (SF)	14,000	2,413
Parking & Drives for Parking (SF)	30,749	30,091
Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	468	635
Total Impervious Area (SF)	45,217	32,895
Total Impervious Area (%)	61.82%	45.58%
Total Pervious Area (SF)	27,924	39,276
Total Pervious Area (%)	38.18%	54.42%
Required Landscaping (SF) (15 SF / Parking Space)	1,020	928
Provided Landscaping (SF)	13,259	14,710
Open Space Required (SF)	5,120	5,052
Open Space Provided (SF)	Provided in Lots 14&19, See Case No. 222-0020	

All dimensions are to face of curb or edge of building unless otherwise noted.

All curb radii are 2' unless otherwise noted.

Notes:

- The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
- Headlight screening will be provided in accordance with Town Standards.

- LEGEND**
- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
 - STAMPED & STAINED CONCRETE W/CONTRASTING COLOR
 -
 - POWER POLE
 - LIGHT POLE/STANDARD
 - GUY WIRE/ANCHOR
 - BOLLARD
 - SIGNPOST
 - OVERHEAD POWER LINE
 - CONTROL MONUMENT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT

PRELIMINARY SITE PLAN
DEVAPP-23-0197

WESTSIDE ADDITION

BLOCK A, LOTS 6 & 7
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
Being a Revised Conveyance Plat of Lots 6 & 7, Block A
Westside Addition, Document Number 2022-55
Plat Records, Denton County, Texas
145,313 Sq.Ft. / 3.336 Acres
Current Zoning: PD-94
Town Case No. DEVAPP-23-0197
Prepared January 2024

OWNER / APPLICANT
Westside Prosper, LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith

Drawing: G:\2023_085\23-203 Westside @ Retail\CAD\Plat\23-203 Preliminary Site Plan.dwg, Saved By: Karamth, Save Time: 1/31/2024, 3:46:54 PM
Printed By: Karamth, Print Date: 1/31/2024, 3:42 PM

To: **Planning & Zoning Commission**

Item No. 3e

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

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

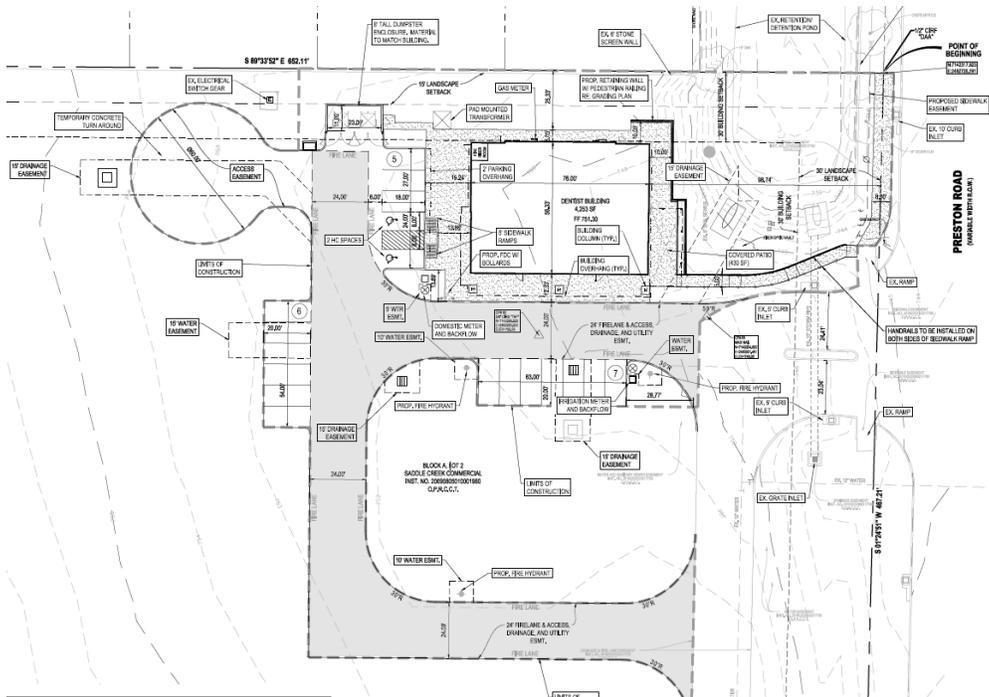
Re: **Planning & Zoning Commission Meeting – February 6, 2024**

Agenda Item:

Consider and act upon a request for a Site Plan for Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located north of East Prosper Trail and west of North Preston Road. The property is zoned Planned Development-31 (PD-31) Saddle Creek. (DEVAPP-23-0216)

Description of Agenda Item:

The Site Plan is for the development of a portion of a 13.6± acre lot. The development will occur on the northeast corner of the property. As shown below, the improvements will consist of a one-story 4,253 square foot medical office building, and associated parking.



Access is provided from North Preston Road and East Prosper Trail. The Site Plan conforms to the development standards of Planned Development-31.

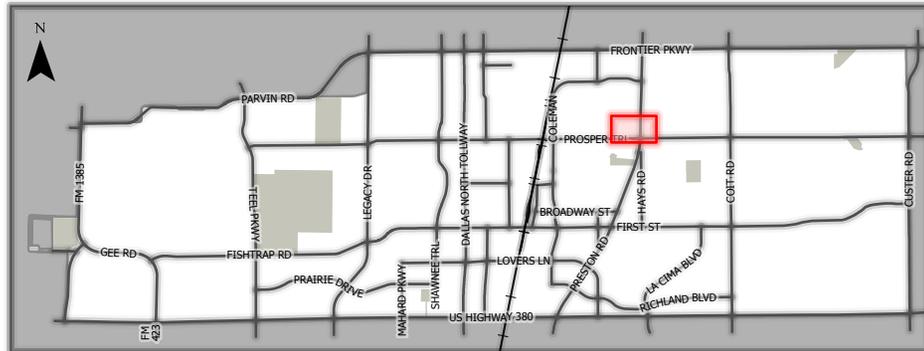
As a companion item, the Final Plat (DEVAPP-23-0215) is on the Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan, subject to approval of civil engineering plans.

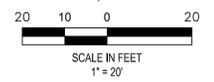
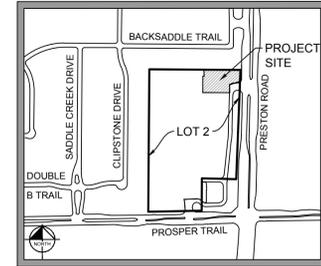
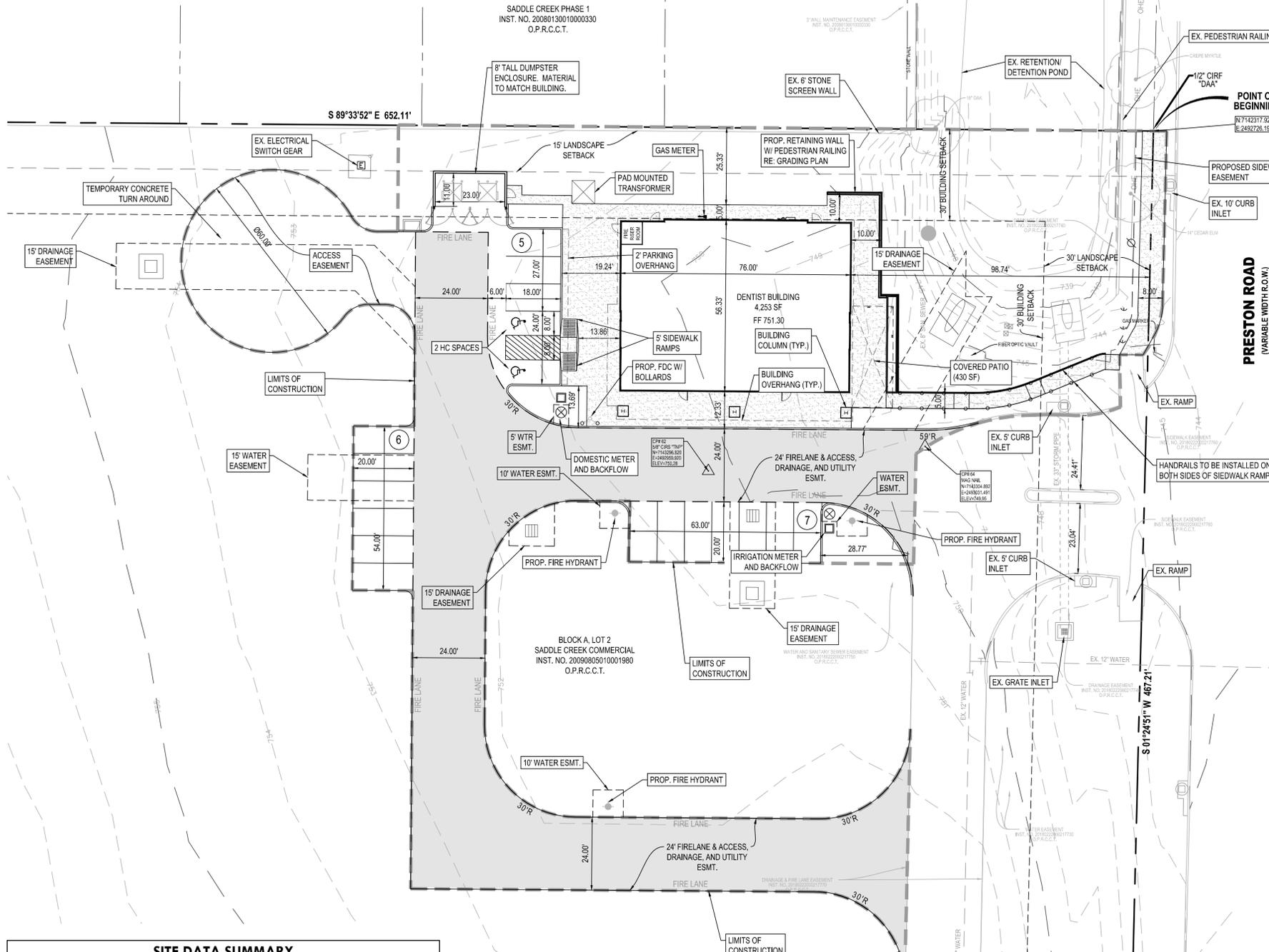


This map for illustration purposes only

DEVAPP-23-0216

Heartland Dental

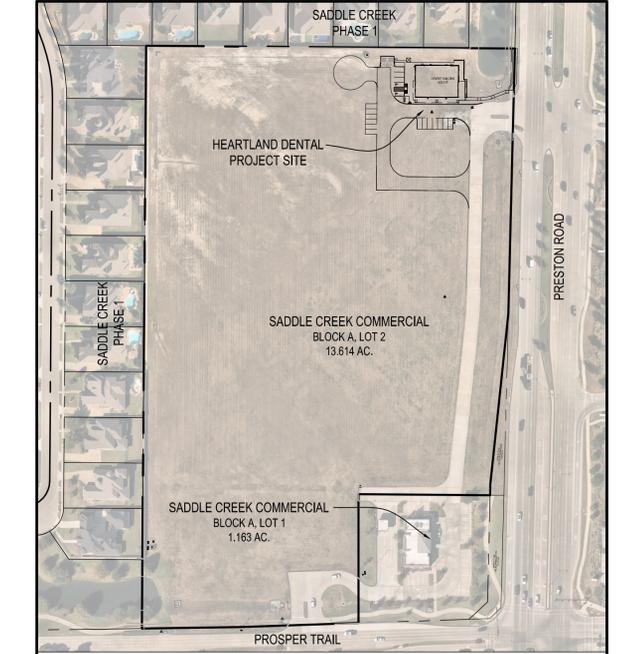
Site Plan



LEGEND

---	PROPERTY LINE	⊠	EX. ELECTRICAL SWITCHGEAR
- - -	EX. PROPERTY LINE	⊗	EX. POWER POLE
○	EX. FIRE HYDRANT	⊕	EX. GUY WIRE
●	PROP. FIRE HYDRANT	⊞	EX. CURB INLET
▨	PROP. SIDEWALK	⊞	EX. GRATE INLET
▨	PROP. FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT	⊞	EX. SEWER MANHOLE
▨	PROP. BUILDING OVERHANG COLUMNS	⊞	PROP. SEWER MANHOLE
---	LIMITS OF CONSTRUCTION	⊞	PROP. BACKFLOW DEVICE
○	PARKING COUNT	⊞	PROP. WATER METER
		⊞	PROP. FIRE DEPARTMENT CONNECTION

- SITE PLAN NOTES**
Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- All development standards shall follow Town Standards. Open storage, where permitted, shall be screened per the Zoning Ordinance.
 - 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 the 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 and Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning and 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.



SITE DATA SUMMARY

LOT AREA:	13.614 AC (593,039 S.F.)
PROJECT LAND AREA:	0.953 AC (41,513 S.F.)
CURRENT ZONING:	PD-31 - OFFICE
EXISTING USE:	N/A
PROPOSED USE:	MEDICAL OFFICE
BUILDING AREA:	± 4,253 S.F.
BUILDING HEIGHT:	27' - 4.5" - 1 STORY
LOT COVERAGE:	4,253/593,039 = .0071 → 0.71%
BUILDING REQUIRED PARKING:	1,250 S.F. = 18 SPACES
BUILDING PARKING PROVIDED:	18
HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE:	2
HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE:	2
FLOOR AREA RATIO:	4,253/593,039 = .0071 → 0.71%
INTERIOR LANDSCAPE AREA REQUIRED:	20 S.F./PARKING SPACE = 20 x 18 = 360 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	1,578 S.F.
SQUARE FOOTAGE OF IMPERVIOUS SURFACE:	29,705 S.F.
OPEN SPACE REQUIRED (7% OF ENTIRE PROPERTY):	593,039 x 0.07 = 41,513 S.F.
OPEN SPACE PROVIDED:	563,334 S.F.

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
62	714,3296.820	249,2959.920	750.28	5/8" CIRS
64	714,3304.892	249,3031.491	749.95	MAG NAIL

OWNER INFORMATION
BRAD BURNS
SADDLE CREEK INVESTMENTS, LTD.
5550 GRANITE PKWY, SUITE 110
PLANO, TX 75024
(214) 850-8841

ENGINEER INFORMATION
CAMERON SLOWIN, P.E.
TEAGUE, NALL AND PERKINS, INC.
825 WATTERS CREEK BLVD, SUITE M300
ALLEN, TX 75013
(214) 461-9867

SADDLE CREEK COMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER: DEVAPP-23-0216
DATE PREPARED: JANUARY 4, 2024
NOT FOR CONSTRUCTION



teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnppinc.com
TBP: ENGR F-230; SURV 10011600, 10011601, 10194388
GBPE: PEF007431; TBAE: BR 2673



scale
when bar is
1 inch long
horiz
1"=20'
vert
N/A
FEB 2024

BRAD BURNS DEVELOPMENT
5550 GRANITE PKWY, SUITE 110
PLANO, TX 75024

TOWN OF PROSPER, TEXAS
Improvements for
HEARTLAND DENTAL
SITE PLAN

tnp project
BRB23540
sheet
06
of
20

Drawing: T:\Projects\BRB23540\Eng\CADD\CAD\Sheet\BRB23540 - SITE PLAN.dwg at Feb 01, 2024 12:03pm by cslowin

no.	revision	by	date



PLANNING

To: Planning & Zoning Commission **Item No. 3f**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – February 6, 2024

Agenda Item:

Consider and act upon a request for a Final Plat for Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located north of East Prosper Trail and west of North Preston Road. The property is zoned Planned Development-31 (PD-31) Saddle Creek. (DEVAPP-23-0216)

Description of Agenda Item:

The purpose of the Final Plat is to dedicate easements necessary for the construction of a medical office building on the northeast corner of Lot 2. The plat conforms to the Site Plan and development standards of Planned Development-31.

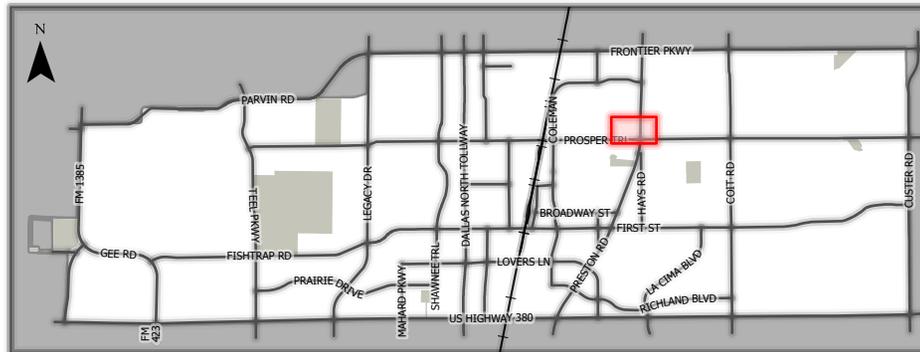
As companion items, the Site Plan (DEVAPP-23-0216) is on the Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

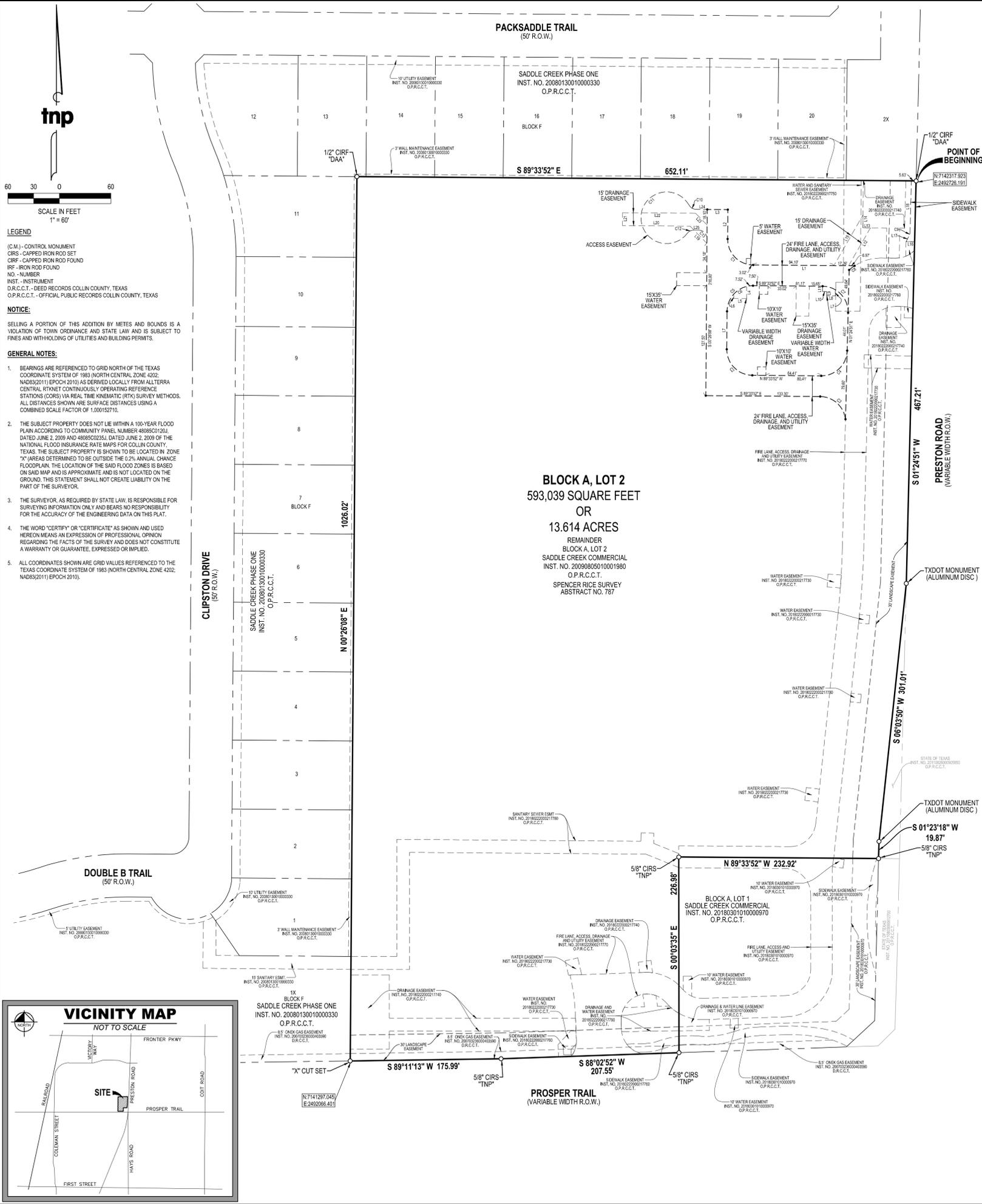
Town Staff Recommendation:

Town Staff recommends approval of the Final Plat, subject to approval of all additions and/or alterations to the easements and dedications.



This map for illustration purposes only

DEVAPP-23-0215
Saddle Creek Commercial



tnp

SCALE IN FEET
1" = 60'

LEGEND

(C.M.) - CONTROL MONUMENT
CIR - CAPPED IRON ROD SET
CIRF - CAPPED IRON ROD FOUND
IRF - IRON ROD FOUND
NO - NUMBER
INST. - INSTRUMENT
D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

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.

GENERAL NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL KINETIC CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000152710.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 48085C01201, DATED JUNE 2, 2009 AND 48085C02251, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS. THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAN.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- ALL COORDINATES SHOWN ARE GRID VALUES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010).

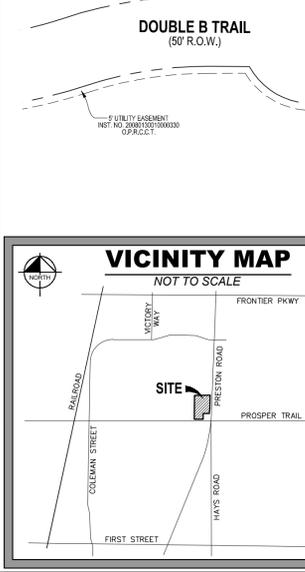
PACKSADDLE TRAIL
(50' R.O.W.)

SADDLE CREEK PHASE ONE
INST. NO. 20080130010000330
O.P.R.C.C.T.

CLIPSTON DRIVE
(50' R.O.W.)

DOUBLE B TRAIL
(50' R.O.W.)

PROSPER TRAIL
(VARIABLE WIDTH R.O.W.)



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Saddle Creek Investments, LTD. is the owner of a tract of land situated in the Spencer Rice Survey, Abstract Number 787, Town of Prosper, Collin County, Texas, said tract being a portion of Block A, Lot 2 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2009080501001980 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAA" found on the west right-of-way of Preston Road, a variable width right-of-way, for the southeast corner of Tract 1X, Block F of Saddle Creek Phase One, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20080130010000330 of the Official Public Records of Collin County, Texas, same being the northeast corner of said Block A, Lot 2;

THENCE along the west right-of-way of said Preston Road, the following courses:

South 01 degrees 24 minutes 51 seconds West along the east line of said Block A, Lot 2, a distance of 467.21 feet to a TXDOT Monument (Aluminum Disk) found for the north corner of a tract of land described by deed to the State of Texas as recorded in Instrument Number 20110820000905850 of the Official Public Records of Collin County, Texas;

South 06 degrees 03 minutes 50 seconds West along the west line of said State of Texas tract, a distance of 301.01 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 01 degrees 23 minutes 18 seconds West continuing along the west line of said State of Texas tract, a distance of 19.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the southeasterly line of said Block A, Lot 2 for the northeast corner of Block A, Lot 1 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20180301010000970 of the Official Public Records of Collin County, Texas, same being the southwest corner of said State of Texas tract, same being the northwest corner of a tract of land described by deed to the State of Texas as recorded in Instrument Number 20110803000812700 of the Official Public Records of Collin County, Texas;

THENCE North 89 degrees 33 minutes 52 seconds West along the common line of said Block A, Lot 1, and said Block A, Lot 2, a distance of 232.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Block A, Lot 1, same being an ell corner of said Block A, Lot 2;

THENCE South 02 degrees 03 minutes 35 seconds East continuing along the common line of said Block A, Lot 1, and said Block A, Lot 2, a distance of 226.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the north right-of-way of Prosper Trail, a variable width right-of-way for the southwest corner of said Block A, Lot 1, same being a southeast corner of said Block A, Lot 2;

THENCE South 88 degrees 02 minutes 52 seconds West along the south line of said Block A, Lot 2 and the north right-of-way of said Prosper Trail, a distance of 207.55 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 89 degrees 11 minutes 13 seconds West continuing along the south line of said Block A, Lot 2 and the north right-of-way of said Prosper Trail, a distance of 175.99 feet to a "X" Cut set for the southeast corner of Tract 1X, Block F of said Saddle Creek Phase One;

THENCE North 00 degrees 26 minutes 08 seconds East departing the north right-of-way of said Prosper Trail and along the common of said Saddle Creek Phase One and said Block A, Lot 2, a distance of 1026.02 feet to a 1/2 inch iron rod with cap stamped "DAA" found for corner;

THENCE South 89 degrees 33 minutes 52 seconds East continuing along the common of said Saddle Creek Phase One and said Block A, Lot 2, a distance of 652.11 feet to the POINT OF BEGINNING containing 593,039 square feet, or 13.614 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this _____ day of _____, 20____.

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

BRIAN J. MADDOX, II
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6659
825 Walters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph
T.B.P.L.S. Registration No. 10194381
jmaddox@tnpinc.com

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 Brian Maddox II, 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 express and in the capacity therein stated.

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

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°00'00"	47.12'	N 44°33'52" W	42.43'
C2	30.00'	90°00'00"	47.12'	N 44°33'52" W	42.43'
C3	30.00'	82°31'48"	43.21'	S 48°17'58" E	39.57'
C4	30.00'	89°01'17"	46.61'	S 45°59'29" W	42.06'
C5	30.00'	90°00'00"	47.12'	N 45°28'08" E	42.43'
C6	30.00'	34°03'27"	17.83'	N 59°02'25" E	17.57'
C7	30.00'	90°38'43"	47.64'	S 44°04'31" E	42.79'
C8	55.00'	8°19'53"	8.00'	N 52°47'30" E	7.69'
C9	9.97'	27°08'36"	4.72'	S 14°58'28" W	4.68'
C10	10.00'	60°00'05"	10.47'	S 59°33'49" E	10.00'
C11	30.00'	293°07'48"	153.48'	S 03°52'19" W	33.06'
C12	10.00'	53°07'43"	9.27'	N 63°52'17" E	8.94'
C13	10.00'	90°00'00"	15.71'	S 44°33'52" E	14.14'

LINE	BEARING	DISTANCE
L1	N 89°33'52" W	118.34'
L2	N 00°26'08" E	34.00'
L3	N 89°33'52" W	24.00'
L4	S 00°26'08" W	14.06'
L5	N 89°33'52" W	15.00'
L6	N 00°26'08" E	4.91'
L7	N 00°26'08" E	44.00'
L8	N 89°33'52" W	10.00'
L9	N 00°26'08" E	4.77'
L10	S 89°33'52" E	5.00'
L11	N 00°26'08" E	6.22'
L12	N 30°04'46" E	50.71'
L13	N 89°33'52" W	8.69'
L14	N 00°26'08" E	15.06'
L15	S 30°04'46" W	68.03'
L16	N 88°35'09" W	10.00'
L17	S 28°32'47" W	7.19'
L18	N 01°24'51" E	59.63'
L19	N 44°32'08" W	27.44'
L20	N 89°33'52" W	76.98'
L21	N 00°26'08" E	15.00'
L22	S 89°33'52" E	85.20'
L23	S 44°32'08" E	19.21'
L24	N 89°33'52" W	12.63'
L25	S 89°33'52" E	5.27'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SADDLE CREEK INVESTMENTS, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as SADDLE CREEK COMMERCIAL, BLOCK A, LOT 2, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Saddle Creek Investments, LTD. 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 and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility 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 public utilities being subordinate to the public's and Town of Prosper's utility use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

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 replant 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 "homeowner's" association hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and 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 as 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 of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any unsanitary conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

STREET EASEMENT

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

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

BY: SADDLE CREEK INVESTMENTS, LTD.

Authorized Signature _____

Printed Name and Title
Saddle Creek Investments, LTD.

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

Development Services Department _____

Engineering Department _____

Town Secretary _____

CASE NO. DEVAPP-23-0215
FINAL PLAT
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
593,039 SQUARE FEET
13.614 ACRES

ALL OF THE REMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2009080501001980 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
SADDLE CREEK INVESTMENTS, LTD.
17300 Dallas Parkway, Suite 3110
Dallas, Texas 75248
Contact: Brad Burns
972.931.9685

PROJECT INFORMATION
Project No.: BRB 23074
Date: January 23, 2024
Drawn By: JM
Scale: 1"=60'

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Walters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com
Contact: Jay Maddox

SHEET 1 of 1