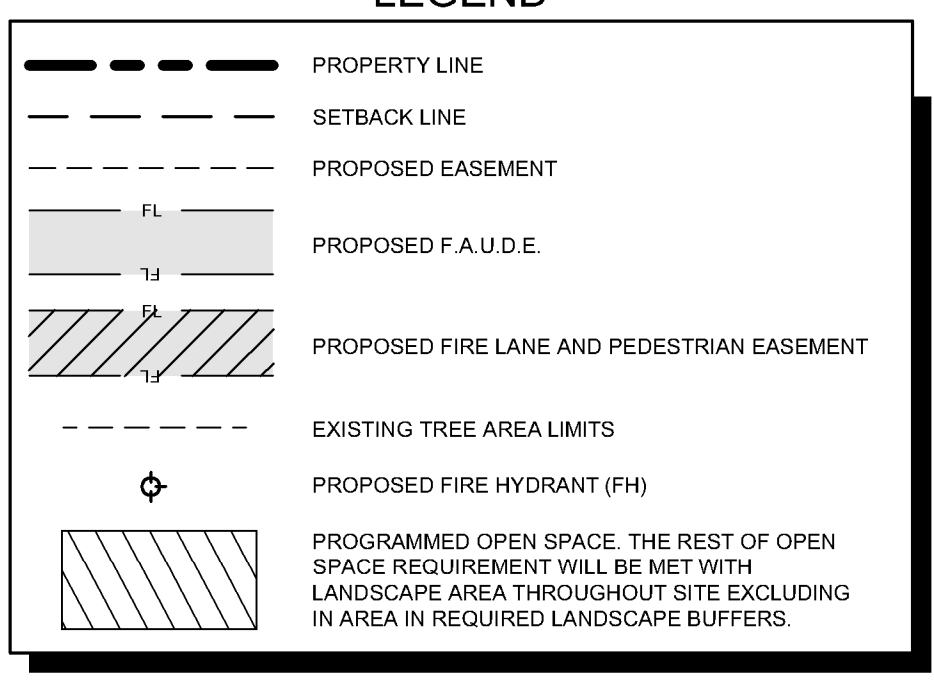
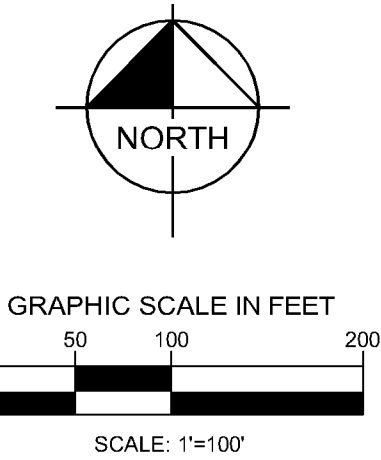
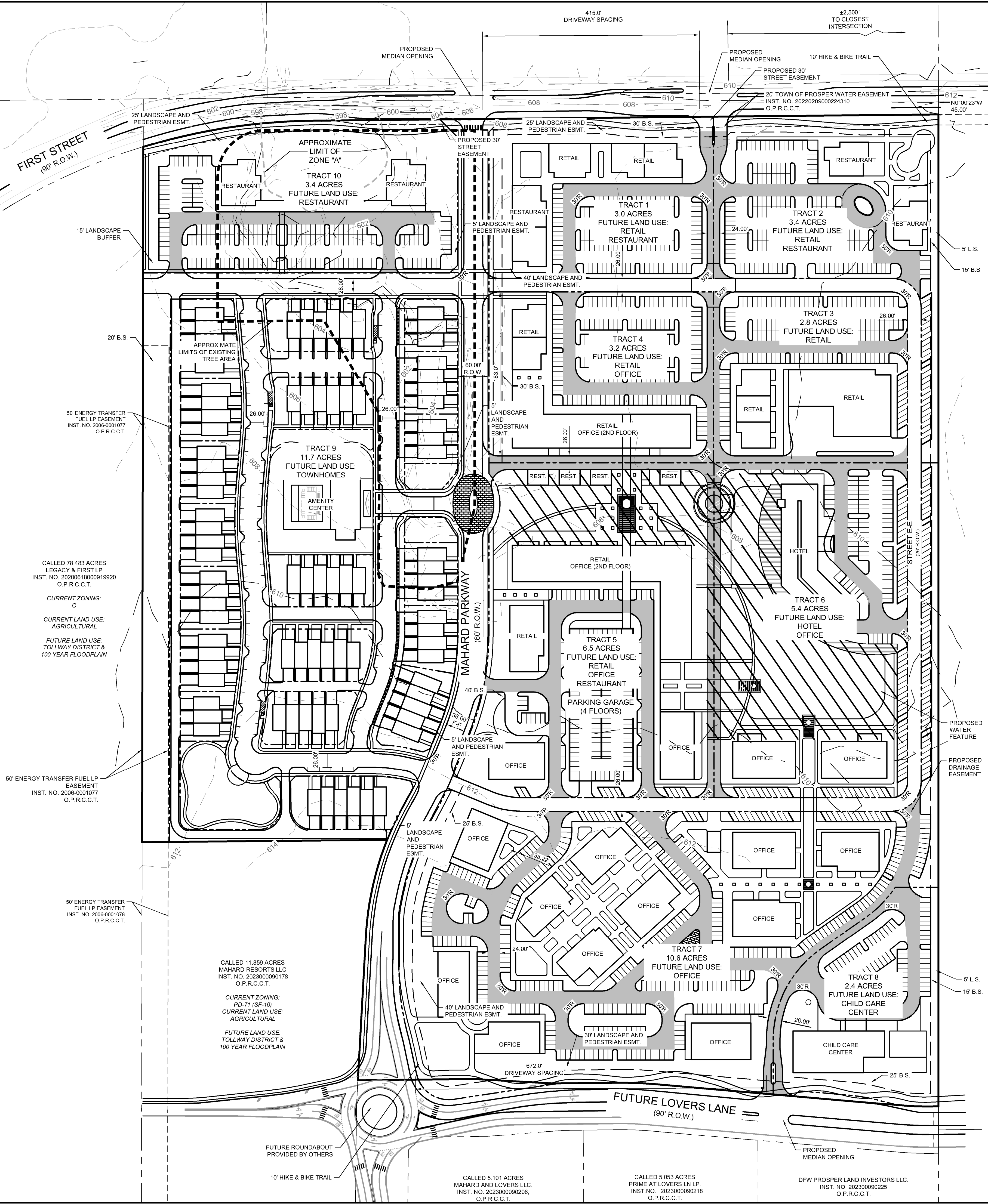
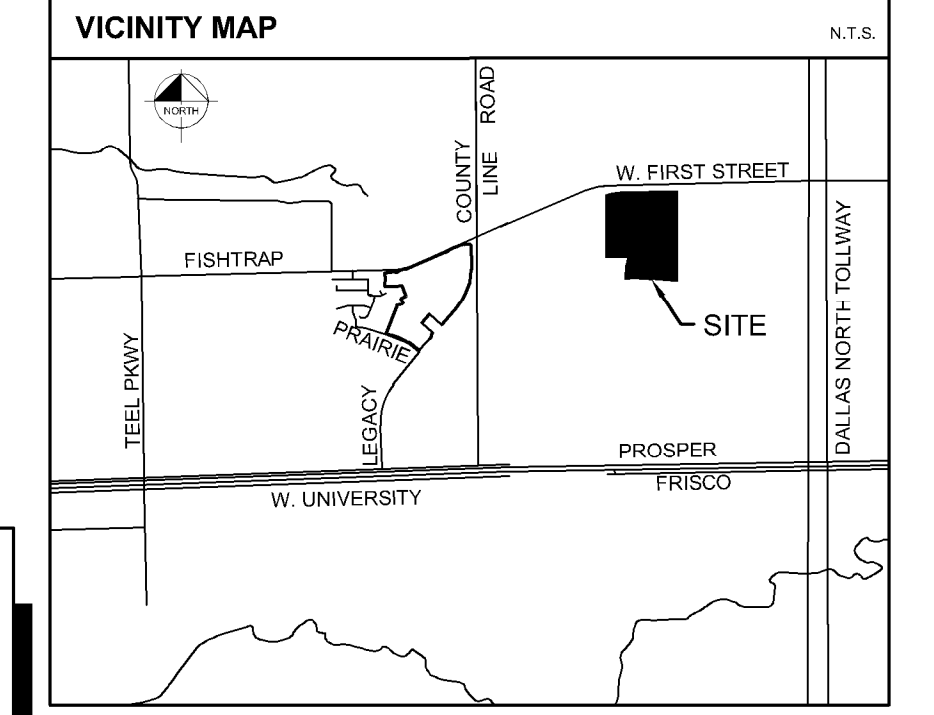


Plotted By: Nicholas Blake Date: June 01, 2026 06:40:37pm File Path: \\K:\FRM_CAD\068303300-Prosper 60-Acre Tract V CAD Files\Sheets\C-PP-Exhibit D-01.dwg
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- NOTES:**
1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
 2. THIS EXHIBIT DOES NOT INCLUDE COMPLIANCE WITH TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE ACCESS, FIRE HYDRANTS, AND FIRE LANE ARRANGEMENTS. REVIEW OF THE ZONING DOES NOT GRANT OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLIANCE WILL BE REVIEWED DURING PSP AND SP SUBMITTAL AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBIT
 3. ALL PEDESTRIAN ROUTES AND CROSSINGS ARE CONCEPTUAL IN NATURE AND SHALL MEET TOWN STANDARDS AT TIME OF PRELIMINARY SITE PLAN.
 4. TRAFFIC IMPACT ANALYSIS IS UNDER REVIEW AND STILL PENDING APPROVAL. INFORMATION PROVIDED TO DATE IS SUFFICIENT TO ADDRESS ANY LAND USE CONCERNS. HOWEVER FINAL APPROVAL MAY REQUIRE ADDITIONAL PAVING MODIFICATIONS THAT MAY INCLUDE, BUT NOT LIMITED TO, ADDITIONAL OR LONGER TURN LANES, SIGNAL AT MAHARD AND FIRST, OR OTHER TRAFFIC FEATURES.



REMAINDER OF CALLED 188.635 ACRES
 M.A.H.G. PARTNERSHIP
 INST. NO. 20100901000545080
 O.P.R.C.C.T.
 CURRENT ZONING: PD-41
 CURRENT LAND USE: AGRICULTURAL
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

CALLED 78.483 ACRES
 LEGACY & FIRST LP
 INST. NO. 20200618000919920
 O.P.R.C.C.T.
 CURRENT ZONING: C
 CURRENT LAND USE: AGRICULTURAL
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

50' ENERGY TRANSFER FUEL LP EASEMENT
 INST. NO. 2006-0001077
 O.P.R.C.C.T.

50' ENERGY TRANSFER FUEL LP EASEMENT
 INST. NO. 2006-0001078
 O.P.R.C.C.T.

CALLED 11.859 ACRES
 MAHARD RESORTS LLC
 INST. NO. 2023000090178
 O.P.R.C.C.T.
 CURRENT ZONING: PD-71 (SF-10)
 CURRENT LAND USE: AGRICULTURAL
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

CALLED 5.101 ACRES
 MAHARD AND LOVERS LN LLC
 INST. NO. 2023000090206
 O.P.R.C.C.T.

CALLED 5.053 ACRES
 PRIME AT LOVERS LN LP
 INST. NO. 2023000090218
 O.P.R.C.C.T.

DFW PROSPER LAND INVESTORS LLC
 INST. NO. 2023000090225
 O.P.R.C.C.T.

SITE DATA SUMMARY TABLE

PHASE 1						
TRACT	ACREAGE	LAND USES	TOTAL BUILDING SQUARE FOOTAGE	REQ. PARKING	PROVIDED PARKING	
TRACT 1**	3.0 ACRES	RETAIL	13,500 SF	1 SPACE / 250 SF	54 SPACES	24 SPACES
TRACT 2**	3.4 ACRES	RESTAURANT	9,400 SF	1 SPACE / 75 SF	126 SPACES	100 SPACES
TRACT 3**	2.8 ACRES	RETAIL	28,850 SF	1 SPACE / 75 SF	123 SPACES	149 SPACES
TRACT 4**	3.2 ACRES	RETAIL	26,000 SF	1 SPACE / 250 SF	116 SPACES	178 SPACES
TRACT 5**	6.5 ACRES	RETAIL OFFICE (2ND FLOOR)				
TRACT 6**	5.4 ACRES	HOTEL OFFICE				
TRACT 7**	10.6 ACRES	OFFICE	81,610 SF	1 SPACE / 300 SF	273 SPACES	369 SPACES
TRACT 8**	2.4 ACRES	CHILD CARE CENTER	12,800 SF	1 SPACE / 10 STUDENT	43 SPACES	60 SPACES
TRACT 9	9.6 ACRES	TOWNHOMES	86 UNITS			172 GARAGE SPACES 73 ONSTREET SPACES
TRACT 10	3.4 ACRES	RESTAURANT	9,000 SF	1 SPACE / 75 SF	120 SPACES	165 SPACES
TOWN HOME STREET DEDICATION	5.5 ACRES					
MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES					
PHASE 2 TOTAL ACREAGE	21.2 ACRES					
PHASE 3						
TRACT 7***	10.6 ACRES	OFFICE	81,610 SF	1 SPACE / 300 SF	273 SPACES	369 SPACES
TRACT 8	2.4 ACRES	CHILD CARE CENTER	12,800 SF	1 SPACE / 10 STUDENT	43 SPACES	60 SPACES
PHASE 3 TOTAL ACREAGE	13.0 ACRES					
PHASE 4						
TRACT 4***	3.2 ACRES	RETAIL, RESTAURANT, OFFICE	24,345 SF	1 SPACE / 250 SF	98 SPACES	81 SPACES
TRACT 5***	6.5 ACRES	RETAIL, RESTAURANT, OFFICE	39,811 SF	1 SPACE / 75 SF	100 SPACES	80 SPACES
TRACT 6***	5.4 ACRES	OFFICE	24,345 SF	1 SPACE / 300 SF	82 SPACES	0 SPACES
TRACT 7***	10.6 ACRES	OFFICE	81,610 SF	1 SPACE / 300 SF	273 SPACES	369 SPACES
TRACT 8***	2.4 ACRES	CHILD CARE CENTER	12,800 SF	1 SPACE / 10 STUDENT	43 SPACES	60 SPACES
TRACT 9	9.6 ACRES	TOWNHOMES	86 UNITS			172 GARAGE SPACES 73 ONSTREET SPACES
TRACT 10	3.4 ACRES	RESTAURANT	9,000 SF	1 SPACE / 75 SF	120 SPACES	165 SPACES
TOWN HOME STREET DEDICATION	5.5 ACRES					
MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES					
PHASE 4 TOTAL ACREAGE	15.1 ACRES					
TOTAL ACREAGE	60.1 ACRES					

- NOTES:**
- * THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
 - ** A SHARED PARKING AGREEMENT WILL BE REQUIRED BETWEEN TRACT 1, 2, AND 3 AT TIME OF SITE PLAN PHASE.
 - *** A SHARED PARKING AGREEMENT WILL BE REQUIRED BETWEEN TRACT 4, 5, 6, AND 7 AT TIME OF SITE PLAN PHASE.

**EXHIBIT D
CONCEPT PLAN
ZONE-24-0025**

61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 06/01/2026

OWNER
 PTP RETAIL HOLDINGS LLC
 8105 RASOR BLVD., SUITE 209
 PLANO, TEXAS 75024
 PHONE: (469) 982-4300
 CONTACT: NASEEM SHAIK

OWNER
 PROSPER TOLLWAY PALAZZOS LLC
 8105 RASOR BLVD., SUITE 209
 PLANO, TEXAS 75024
 PHONE: (469) 982-4300
 CONTACT: NASEEM SHAIK

APPLICANT
 DAAKE LAW
 322 W. WALNUT STREET, SUITE 210
 CELINA, TX 75009
 PHONE: (469) 989-7285
 CONTACT: ALEXA KNIGHT

ARCHITECT
 GFF ARCHITECTS
 300 NOWITZKI WAY, SUITE 400
 DALLAS, TX 75219
 PHONE: (214) 303-1500
 FAX: (214) 303-1512
 CONTACT: BRIAN MOORE

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210
 FRISCO, TX 75034
 PHONE: (972) 335-3580
 FAX: (972) 335-3779
 CONTACT: DAVID UPTON, P.E.



Kimley-Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE

**EXHIBIT D
CONCEPT PLAN**
**BELLA PROSPER
TOWN OF PROSPER, TEXAS**

SCALE AS SHOWN
 DESIGNED BY DCU
 DRAWN BY DCU
 CHECKED BY CAK

DATE: 06/01/2026
 PROJECT NO.: 068303300
 SHEET NUMBER: 1 OF 5

Plotted By: Nicholas Blake Date: June 01, 2026 06:41:26pm File Path: \\C:\VPL\Civil\068303300 - Prosper 60-Acres Tract VAD\PlanSheets\C-210 Exhibit D-Option 1.dwg
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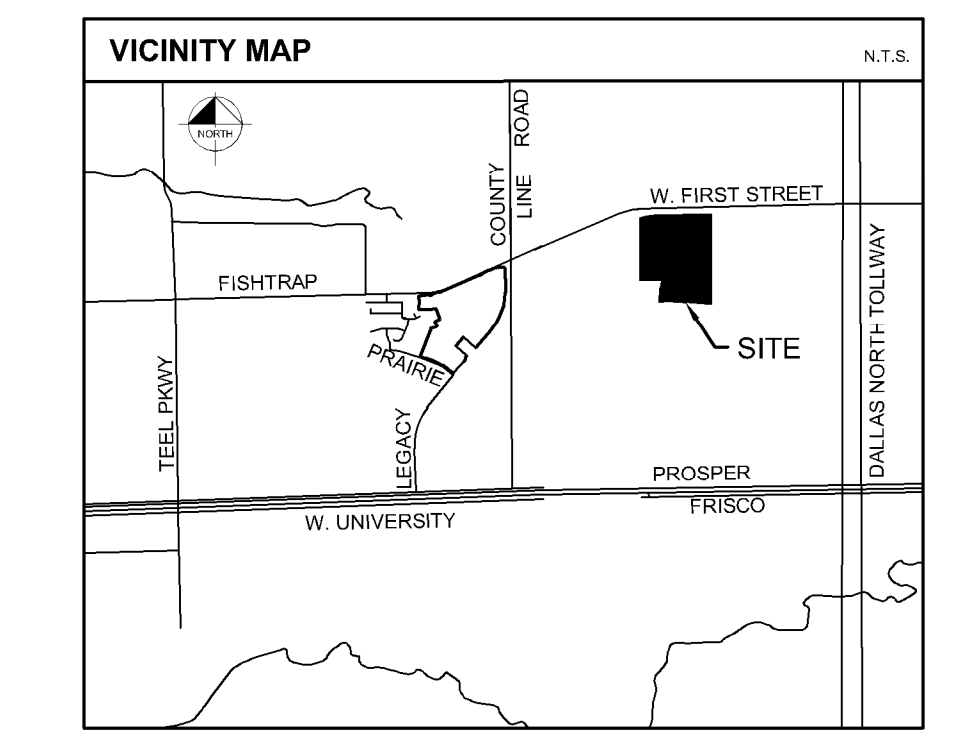
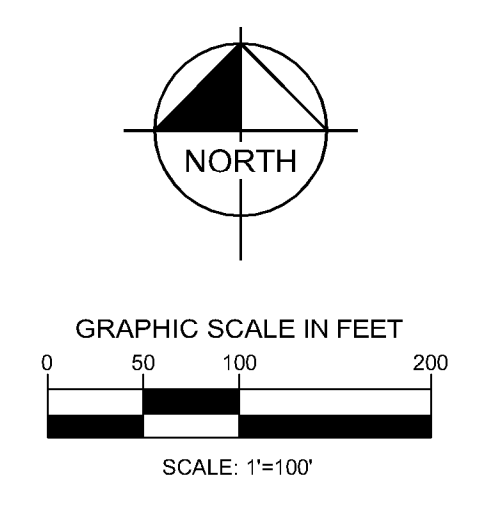
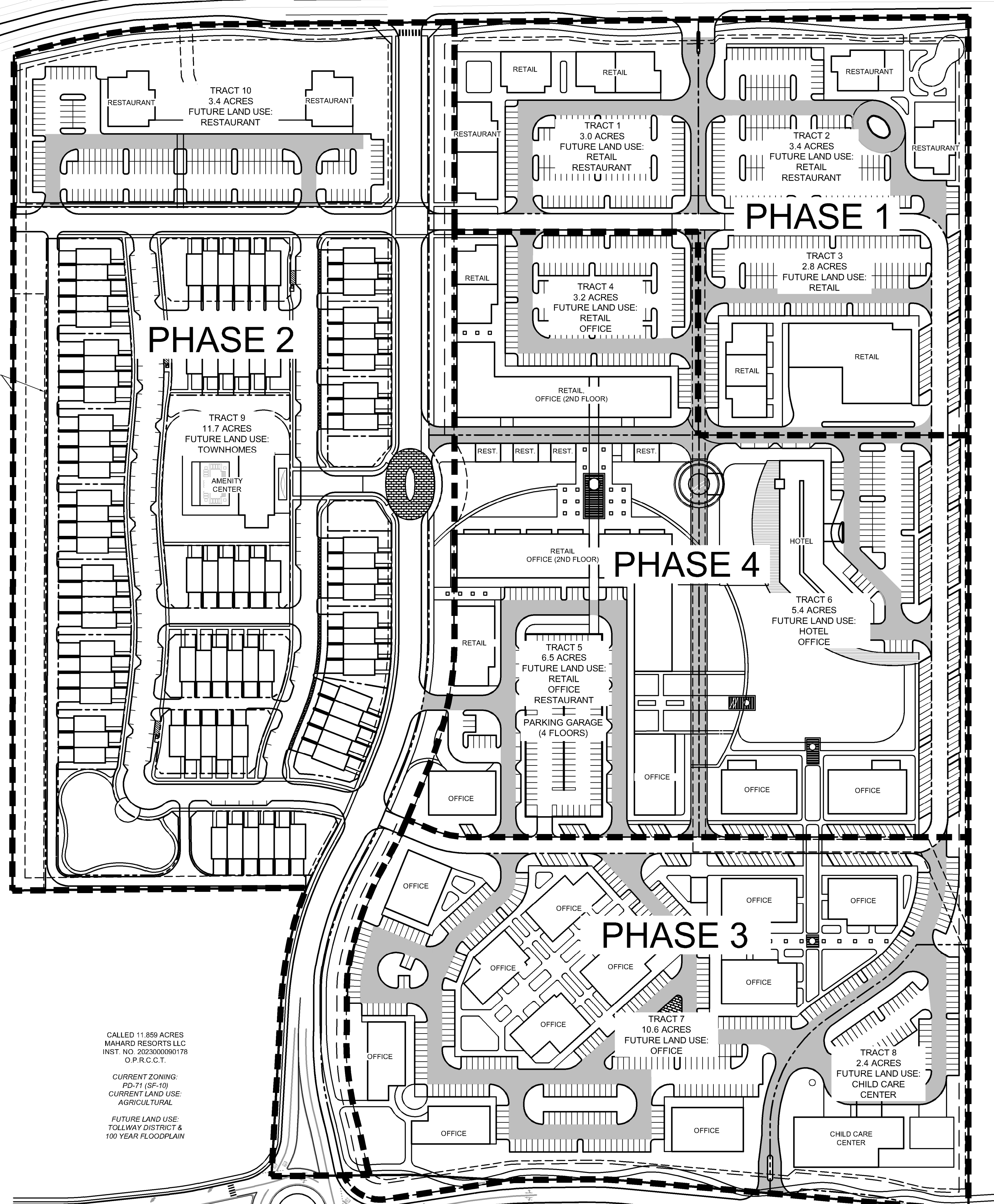
CALLED 78.483 ACRES
 LEGACY & FIRST LP
 INST. NO. 20200618000919920
 O.P.R.C.C.T.
 CURRENT ZONING:
 C
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN

CALLED 11.859 ACRES
 MAHARD RESORTS LLC
 INST. NO. 2023000090178
 O.P.R.C.C.T.
 CURRENT ZONING:
 PD-71 (SF-10)
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN

CALLED 5.101 ACRES
 MAHARD AND LOVERS LLC.
 INST. NO. 2023000090206
 O.P.R.C.C.T.

CALLED 5.053 ACRES
 PRIME AT LOVERS LN LP.
 INST. NO. 2023000090218
 O.P.R.C.C.T.

DFW PROSPER LAND INVESTORS LLC.
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REMAINDER OF
 CALLED 188.635 ACRES
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 INST. NO. 20100901000545080
 O.P.R.C.C.T.
 CURRENT ZONING:
 PD-41
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN

SITE DATA SUMMARY TABLE						
TRACT	ACREAGE	LAND USES	PHASE 1		REQ. PARKING	PROVIDED PARKING
			TOTAL BUILDING SQUARE FOOTAGE			
TRACT 1**	3.0 ACRES	RETAIL RESTAURANT	13,500 SF	13,500 SF	1 SPACE / 250 SF 54 SPACES	24 SPACES
TRACT 2**	3.4 ACRES	RESTAURANT RESTAURANT	9,400 SF	9,400 SF	1 SPACE / 75 SF 126 SPACES	100 SPACES
TRACT 3**	2.8 ACRES	RETAIL RETAIL	28,850 SF	28,850 SF	1 SPACE / 250 SF 116 SPACES	149 SPACES
STREET E-E RIGHT-OF-WAY DEDICATION	1.6 ACRES					
PHASE 1 TOTAL ACREAGE	10.8 ACRES					
PHASE 2						
TRACT 9	9.6 ACRES	TOWNHOMES	86 UNITS	86 UNITS		172 GARAGE SPACES 73 ONSTREET SPACES
TRACT 10	3.4 ACRES	RESTAURANT RESTAURANT	9,000 SF	9,000 SF	1 SPACE / 75 SF 120 SPACES	165 SPACES
TOWN HOME STREET DEDICATION	5.5 ACRES					
MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES					
PHASE 2 TOTAL ACREAGE	21.2 ACRES					
PHASE 3						
TRACT 7***	10.6 ACRES	OFFICE	81,610 SF	81,610 SF	1 SPACE / 300 SF 273 SPACES	369 SPACES
TRACT 8	2.4 ACRES	CHILD CARE CENTER	12,800 SF	12,800 SF	1 SPACE / 10 STUDENT 1 SPACE/TEACHER	43 SPACES 60 SPACES
PHASE 3 TOTAL ACREAGE	13.0 ACRES					
PHASE 4						
TRACT 4***	3.2 ACRES	RETAIL, RESTAURANT, OFFICE	24,345 SF 7,500 SF 24,345 SF	24,345 SF 7,500 SF 24,345 SF	1 SPACE / 250 SF 1 SPACE / 75 SF 1 SPACE / 300 SF	98 SPACES 100 SPACES 82 SPACES
TRACT 5***	6.5 ACRES	RETAIL, RESTAURANT, OFFICE	39,811 SF 47,665 SF 4,800 SF	39,811 SF 47,665 SF 4,800 SF	1 SPACE / 250 SF 1 SPACE / 300 SF 1 SPACE / 75 SF	160 SPACES 159 SPACES 64 SPACES
TRACT 6***	5.4 ACRES	HOTEL OFFICE	139 ROOMS 34,300 SF	139 ROOMS 34,300 SF	1 SPACE / ROOM 1 SPACE / 300 SF	139 SPACES 115 SPACES
TRACT 8	2.4 ACRES	CHILD CARE CENTER				
PHASE 4 TOTAL ACREAGE	15.1 ACRES					
TOTAL ACREAGE	60.1 ACRES					

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Kimley»Horn

OWNER
 PTP RETAIL HOLDINGS LLC
 8105 RASOR BLVD., SUITE 299
 PLANO, TEXAS 75024
 PHONE: (469) 982-4300
 CONTACT: NASEEM SHAIK

OWNER
 PROSPER TOLLWAY PALAZZOS LLC
 8105 RASOR BLVD., SUITE 299
 PLANO, TEXAS 75024
 PHONE: (469) 982-4300
 CONTACT: NASEEM SHAIK

APPLICANT
 DAAKE LAW
 322 W. WALNUT STREET, SUITE 210
 CELINA, TX 75009
 PHONE: (469) 989-7285
 CONTACT: ALEXA KNIGHT

ARCHITECT
 GFF ARCHITECTS
 300 NOWITZKI WAY, SUITE 400
 DALLAS, TX 75219
 PHONE: (214) 303-1500
 FAX: (214) 303-1512
 CONTACT: BRIAN MOORE

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210
 FRISCO, TX 75034
 PHONE: (972) 335-3580
 FAX: (972) 335-3779
 CONTACT: DAVID UPTON, P.E.

EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: 06/01/2026

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

EXHIBIT D
PHASING PLAN

BELLA PROSPER
TOWN OF PROSPER, TEXAS

NO.	REVISIONS	DATE

SCALE AS SHOWN
 DESIGNED BY DCU
 DRAWN BY DCU
 CHECKED BY CAK

DATE: 06/01/2026
 PROJECT NO. 068303300
 SHEET NUMBER 3 OF 5

