

Exhibit A-1  
Zone-25-0006

**METES AND BOUNDS DESCRIPTION**

**BEING** a tract of land situated in the John M. McKim Survey, Abstract No. 889 and the J. Durrett Survey, Abstract No. 350, Town of Prosper, Denton County, Texas, being all of a tract conveyed to George L. McCasland, by deed recorded in Document Number 2022-128993 of the Official Public Records of Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the south line of Parvin Road, a variable width right-of-way, at the northeast corner of a tract of land conveyed to Prosper Meadows, LP, by deed recorded in Document Number 2019-65177 (OPRDCT);

**THENCE** N 89°08'40" E, along said south line of Parvin Road, at a distance of 576.76 feet passing a 5/8" iron rod found, continuing in all a total distance of 775.24 feet, to a PK Nail set in asphalt at the northwest corner of a tract of land conveyed to Legacyparvin26, LLC, by deed recorded in Document Number 2021-63248 (OPRDCT);

**THENCE** S 00°45'36" W, 1,238.32 feet, departing said south line of Parvin Road, with the west line of said Legacyparvin26, LLC tract, to a 5/8" iron rod found at the southwest corner of said Legacyparvin26, LLC tract and the northwest corner of a tract of land conveyed to Vingrids Capital LLC, by deed recorded in Document Number 2017-89464 (OPRDCT);

**THENCE** S 00°35'32" W, 574.42 feet, with the west line of said Vingrids Capital LLC tract, to a point for corner;

**THENCE** S 00°02'56" W, 69.42 feet, continuing with said west line of said Vingrids Capital LLC tract, to a 1/2" iron rod found at the southwest corner of said Vingrids Capital LLC tract and the northwest corner of a tract of land conveyed to Legacy Storage Center, LLC, by deed recorded in Document Number 2007-139928 (OPRDCT);

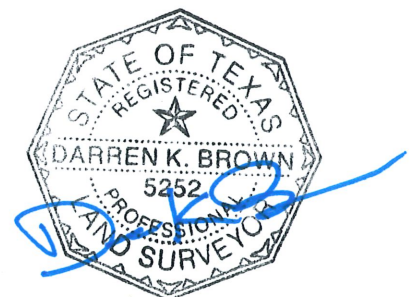
**THENCE** S 00°51'49" W, at a distance of 284.96 feet passing a 1/2" iron rod found at the southwest corner of said Legacy Storage Center, LLC, continuing in all a total distance of 397.40 feet, to a point for corner in the west line of a tract of land conveyed to 1185 Legacy, LLC, by deed recorded in Document Number 2021-121368 (OPRDCT);

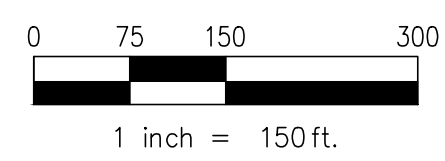
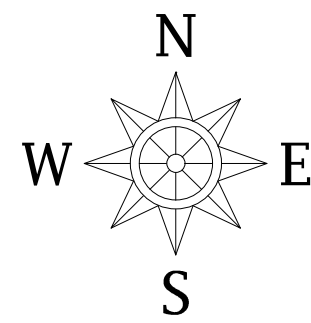
**THENCE** S 00°37'06" W, 229.75 feet, with said west line of 1185 Legacy, LLC tract, to a 1/2" iron rod found at the southwest corner of said 1185 Legacy, LLC tract and the northwest corner of a tract of land conveyed to Prosper Fellowship Church, by deed recorded in Document Number 2022-27503 (OPRDCT);

**THENCE** S 00°34'49" W, 309.66 feet, to a point for corner in Prosper Road, a variable width right-of-way;

**THENCE** S 89°25'57" W, 772.26 feet, with said Prosper Road, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the apparent centerline of said Prosper Road;

**THENCE** N 00°37'58" E, at a distance of 45.74 feet, passing a 5/8" capped iron rod found at the northeast corner of a tract of land conveyed to the Town of Prosper, by Right-of-Way deed recorded in Document Number 2023-98156 (OPRDCT) and the southeast corner of said Prosper Meadows, LP tract, continuing in all a total distance of 2,815.00 feet, to the **POINT OF BEGINNING** with the subject tract containing 2,177,145 square feet or 49.98 acres of land.





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

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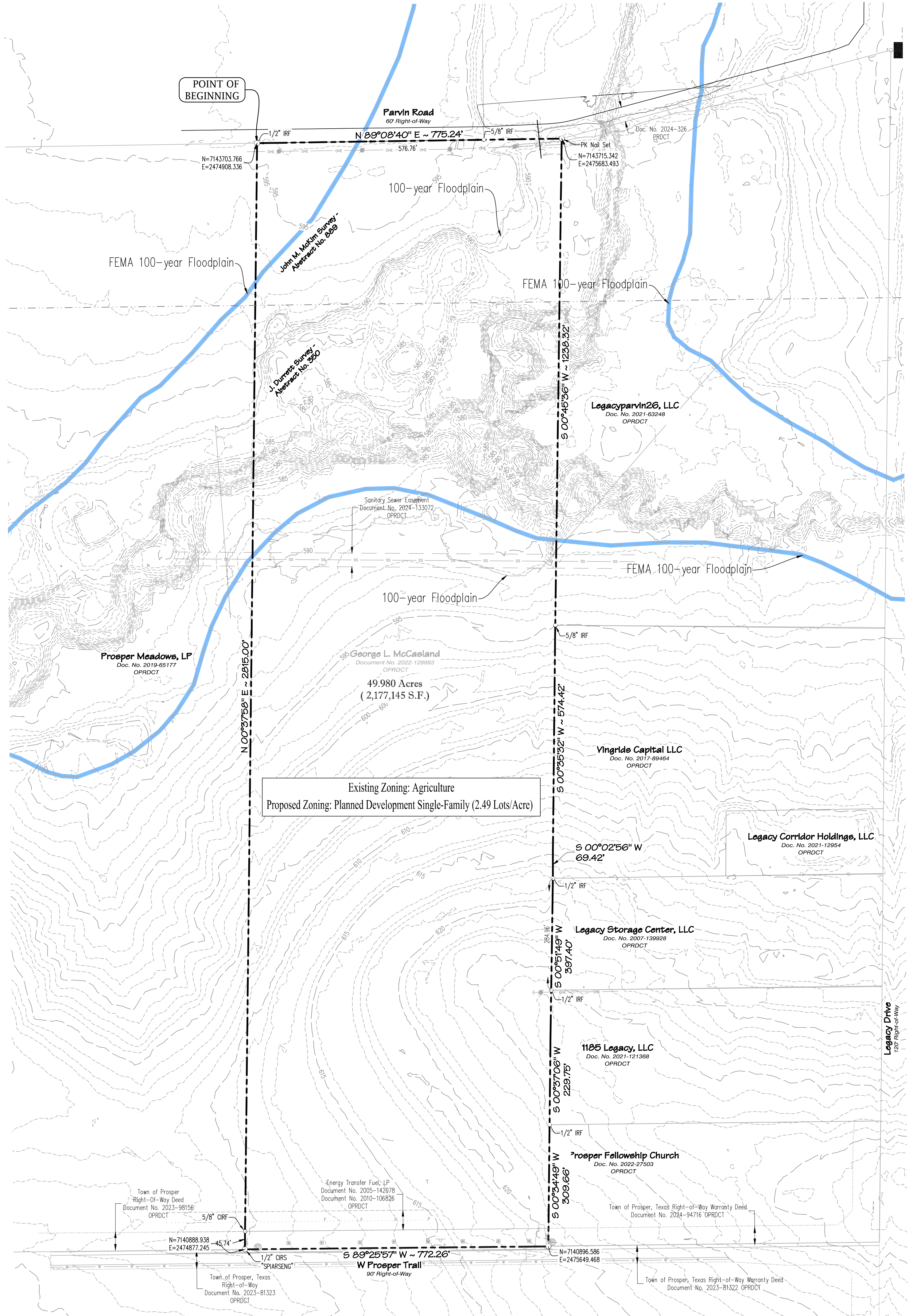
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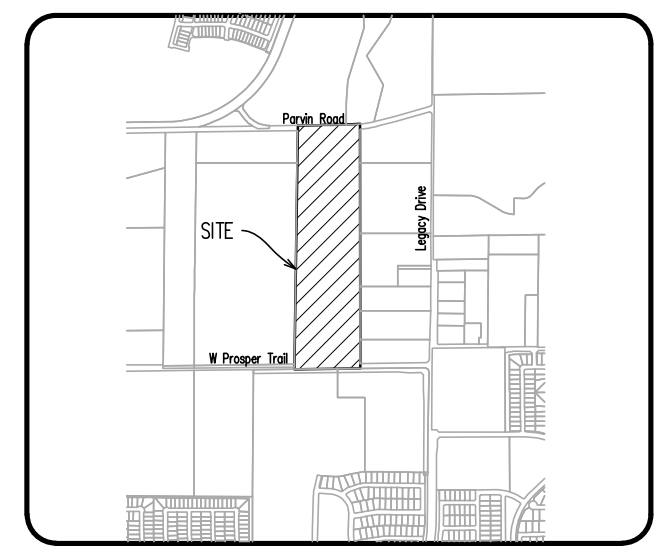
Date of Plat or Map: 4/7/25



Darren K. Brown, RPLS 5252



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENS" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
⊙	GLY WIRE ANCHOR
⊙	BOLLARD
⊙	SIGNPOST
⊙	FIRE HYDRANT
UOC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBROPTIC CABLE MARKER
⊙	WATER VALVE
⊙	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



LOCATION MAP  
N.T.S.

**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: Tristan Poore

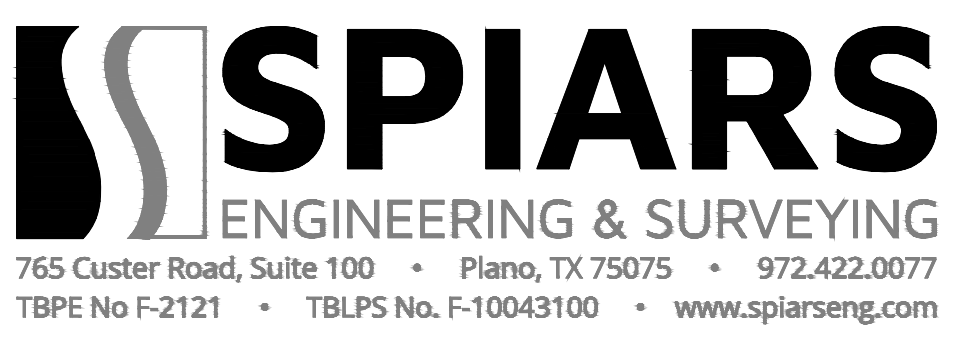
**APPLICANT**  
 M&A Development Services  
 1845 Woodall Rogers Freeway, Suite 150  
 Dallas, TX 75201  
 Telephone: (214) 516-5166  
 Contact: John Mckenzie

**OWNER**  
 George L. McCasland  
 5902 Winchester Drive  
 Texarkana, TX 75503  
 Telephone: (903) 276-4260

Note:  
 The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.

ZONE-25-0006  
 EXHIBIT A-2 (Survey)  
**McCasland Tract**  
 2,177,145 SQUARE FEET OR 49.98 ACRES OF LAND,  
 OUT OF THE  
 JOHN M. MCKIM SURVEY  
 ABSTRACT NO. 889  
 J. DURRETT SURVEY  
 ABSTRACT NO. 350  
 TOWN OF PROSPER  
 DENTON COUNTY, TEXAS

Scale: 1" = 150' April, 2025 SEI Job No. 24-202

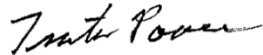


**ZONE-25-0006**  
**-EXHIBIT B-**  
**Letter of Intent**

This planned development district is located between W Prosper Trail and Parvin Road. The area to the south of W Prosper Trail is being developed into single-family homes while the areas to the west and north of this tract are undeveloped. To the east there is a storage center and is planned for medium density residential and retail.

These single-family lots will be at 2.49 units per acre with a proposed 96 single-family units on a gross 49.98 acres and residential use net 38.5 acres. Lots will be front entry along curvilinear streets. The proposed landscaping and amenities are included in this submittal and show how intentional landscaping and amenity design will create a desirable community and trail system connection.

Regards,  
SPIARS Engineering



Tristan R. Poore, P.E.

**ZONE 25-0006  
-EXHIBIT C-  
Planned Development Standards**

The proposed development will conform to the development standards of the Town of Prosper’s Zoning Ordinance and Subdivision Ordinance, as they exist or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the Single Family – 12.5 District requirements of the Town of Prosper’s Zoning Ordinance, as it exists or may be amended.
2. **Development Plans**
  - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
  - b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.
3. **Uses:** The following uses shall be permitted:
  - a. Model Home
  - b. Single Family Dwelling, Detached
  - c. Accessory Building
  - d. Park or Playground
  - e. Private Recreation Center
  - f. Private Utility, Other Than Listed
4. **Regulations:** Regulations shall be permitted in accordance with the Single Family – 12.5 District and as specified below:
  - a. **Development Standards:**

<b>DEVELOPMENT STANDARDS – SINGLE FAMILY – 12.5</b>	<b>PROSPER STANDARDS</b>	<b>PROPOSED PD STANDARDS</b>
<b>MAX DENSITY</b>	2.5 UPA	2.5 UPA
<b>MIN FRONT YARD SETBACK</b>	30’	30’
<b>MIN SIDE YARD SETBACKS</b>	8’	8’
<b>ADJACENT TO SIDE STREET</b>	15’	15’
<b>MIN REAR YARD SETBACK</b>	25’	25’
<b>MIN LOT DEPTH</b>	125’	150’
<b>MIN LOT WIDTH</b>	80’	76’
<b>MIN LOT AREA</b>	12,500 SQFT	12,500 SQFT
<b>MAXIMUM HEIGHT</b>	2.5 STORIES, < 40’	2.5 STORIES, < 40’
<b>LOT COVERAGE</b>	45 PERCENT	45 PERCENT
<b>MIN ENCLOSED GARAGE AREA</b>	400 SQFT	400 SQFT

- b. **Lot Yield:** The maximum number of single-family detached units shall be ninety-six (96), subject to the limits per lot type specified below.
  
- c. **Open Space and Amenities:**
  - i. An amenity area for family-oriented activities shall be provided in the northern central portion of this community as shown in Exhibit D. The amenity area shall be completed prior to the issuance of certificates of occupancy of greater than 50% of the homes within this community. The program for the amenity area shall contain a minimum of three (3) elements from the following list and must contain at least one (1) element from numbers 1–4 as approved by the Director of Development Services:
    - 1. Fitness station
    - 2. Pickleball court
    - 3. Fishing pier
    - 4. Children’s playground facility
    - 5. Shade structure with seating
    - 6. Dog park
    - 7. Bike pump/ repair station with shade structure
    - 8. Landscape gathering area
    - 9. Grill & picnic area
  
  - ii. Minimum of 10% Usable Open Space Required.
  
  - iii. 5’ Sidewalks along local street sections and 8’ Trails through open space and natural creek areas.
  
- d. **Visibility Corridor Creek View**
  - i. A visibility corridor into the creek shall be provided at the north and south ends of the open-space system, as generally depicted in Exhibit D.
  
- e. **Architectural and Building Material Standards:** Should a discrepancy exist between the Town Zoning or Subdivision Ordinance and the standards within this PD, the language herein shall prevail. The architectural and building material standards for the single-family lots are as follows:
  - 1. **Driveways:** Driveways shall be constructed of the following materials: brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.

## 2. **Exterior Surfaces:**

- a. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, 3 step stucco, and cementitious material (20% maximum).
- b. The exterior facade of a main building or structure, excluding glass windows and doors, shall comply with the following standards:
  1. The exterior facades shall be constructed of 100 percent (100%) masonry, unless otherwise specified herein.
  2. Cementitious materials may constitute up to fifty percent (50%) of the area for stories other than the first story provided it does not exceed 20% for the entire home.
  3. Any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be a minimum of eighty percent (80%) masonry and cementitious material may be used for up to twenty percent (20%) provided it does not exceed 20% for the entire home.
  4. The exterior cladding of chimneys shall be brick, natural or manufactured stone, or 3 step stucco.
  5. Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director of Development Services.

## 3. **Roofing:**

- a. Structures shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.
- b. Metal roofs shall be non-reflective colors

## 4. **Street Network Design:**

- a. Local residential streets incorporate curvilinear street alignments

- b. Front Setback Staggering. If curvilinear streets are provided, standard stagger requirements shall not be required.
- c. Block lengths exceeding 1,000 feet shall be permitted as shown on Exhibit D due to constraints created by the floodplain, required open-space corridors, and connectivity needs.

5. **Garages:**

- a. Dwellings shall have a minimum of two (2) car garage bays totaling a minimum of four hundred feet (400 sf).
- b. Side entry garages shall be permitted on corner lots.
- c. Garage doors directly facing a street shall be located no closer than thirty feet (30') from the property line.

6. **Plate Height:** Each structure shall have a minimum principal plate height of nine feet (9') on the first floor.

7. **Air Conditioners:** No window or wall air conditioning units will be permitted on structures. All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from public view. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.

8. **Porches:** Porches are required for lots facing the creek or open space.

9. **Anti-Monotony:** Each house design shall not be the same as its neighboring and adjacent houses.

f. **Landscaping:**

- i. Required trees shall not be smaller than four (4) caliper inches. A minimum of two (4) inch caliper shall be located in the front yard. The total caliper inches shall be eleven (11) caliper inches per lot.
- ii. The minimum of twenty (20) shrubs, each a minimum of three (3) gallons in size when planted, shall be planted in the front yard of each lot.
- iii. One hundred percent of all fronts, side, and rear yards not covered by hardscape or landscape beds shall be irrigated and sodded.

- iv. All foundations visible from street shall have flower beds or evergreen shrubs generally screening foundation.
- v. Thoroughfare screening trees are to be 4" minimum.
- vi. Berming is required on both Parvin Road and Prosper Trail
- vii. Underbrush along creek should be cleared for more visibility and overall tidiness of the creek banks.

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	12,540	0.288
2	A	12,540	0.288
3	A	12,540	0.288
4	A	12,540	0.288
5	A	13,398	0.308
6	A	19,025	0.437
7	A	23,839	0.547
8	A	12,725	0.292
9	A	12,937	0.297
10	A	12,936	0.297
11	A	12,935	0.297
12	A	12,941	0.297
13	A	13,002	0.298
14	A	13,733	0.315
15	A	14,062	0.323
16	A	12,900	0.296
17	A	12,639	0.290
18	A	12,555	0.288
19	A	12,906	0.296
20	A	12,921	0.297
21	A	12,924	0.297
22	A	14,055	0.323
23	A	14,039	0.322
24	A	12,900	0.296
25	A	17,101	0.393
26	A	15,031	0.345

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	12,918	0.297
2	B	12,920	0.297
3	B	12,920	0.297
4	B	12,920	0.297
5	B	12,920	0.297
6	B	12,756	0.293
7	B	15,127	0.347
8	B	15,672	0.360
9	B	13,892	0.319
10	B	13,845	0.318
11	B	13,027	0.299
12	B	12,920	0.297
13	B	12,920	0.297
14	B	12,920	0.297
15	B	12,920	0.297
16	B	12,920	0.297
17	B	12,920	0.297
18	B	18,584	0.427
19	B	20,884	0.479
20	B	16,405	0.377

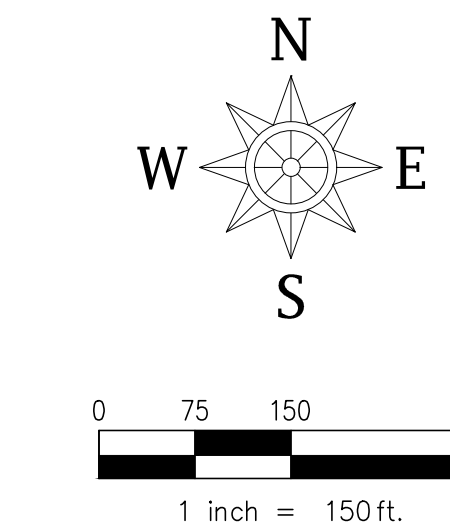
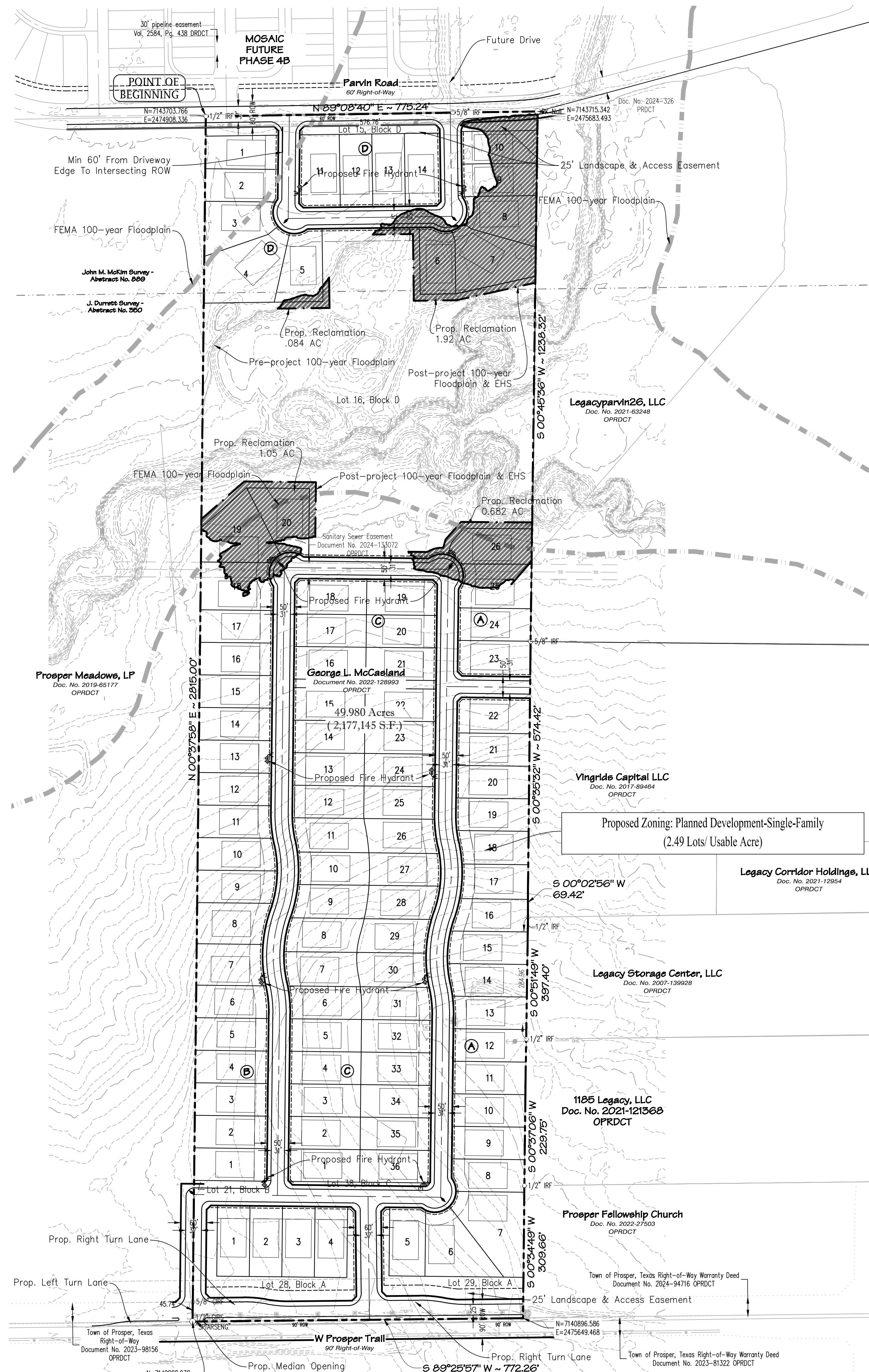
Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	12,690	0.291
2	C	12,692	0.291
3	C	12,692	0.291
4	C	12,692	0.291
5	C	12,692	0.291
6	C	12,863	0.295
7	C	13,615	0.313
8	C	13,624	0.313
9	C	13,170	0.302
10	C	12,634	0.290
11	C	13,518	0.310
12	C	12,693	0.291
13	C	12,692	0.291
14	C	12,692	0.291
15	C	12,692	0.291
16	C	12,768	0.293
17	C	12,768	0.293
18	C	13,910	0.319
19	C	13,619	0.313
20	C	12,507	0.287
21	C	12,503	0.287
22	C	12,573	0.289
23	C	12,569	0.289
24	C	12,564	0.288
25	C	12,558	0.288
26	C	13,006	0.299
27	C	12,597	0.289
28	C	12,621	0.290
29	C	12,542	0.288
30	C	12,906	0.296
31	C	12,535	0.288
32	C	12,528	0.288
33	C	12,523	0.287
34	C	12,519	0.287
35	C	12,514	0.287
36	C	12,508	0.287

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	16,650	0.382
2	D	12,904	0.296
3	D	16,226	0.372
4	D	25,536	0.586
5	D	15,645	0.359
7	D	21,755	0.499
8	D	15,867	0.364
9	D	13,279	0.305
10	D	13,443	0.309
11	D	15,998	0.367
12	D	12,921	0.297
13	D	12,922	0.297
14	D	14,062	0.323

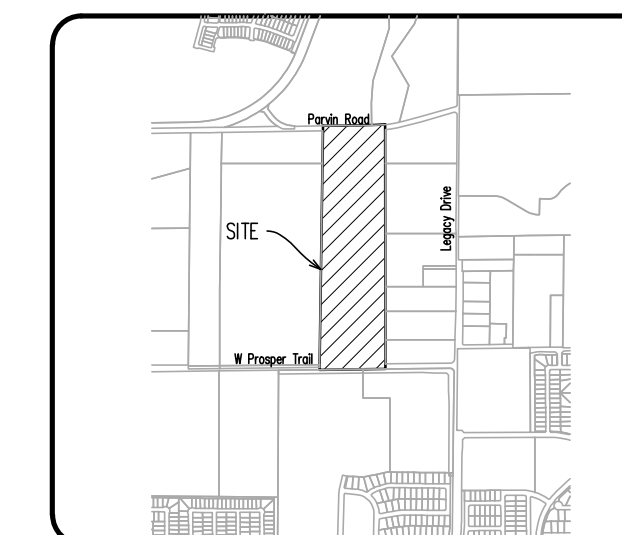
Development Standards-- Single Family-12.5	Prosper Standards	Proposed PD Standards
Max Density	2.5 UPA	2.5 UPA
Min Front Yard Setback	30'	30'
Min Side Yard Setbacks	8'	8'
Adjacent to Side Street	15'	15'
Min Rear Yard Setback	25'	25'
Min Lot Depth	125'	150'
Min Lot Width	80'	76'
Min Lot Area	12,500 SQFT	12,500 SQFT
Maximum Height	2.5 Stories, <40'	2.5 Stories, <40'
Lot Coverage	45 Percent	45 Percent
Min Enclosed Garage Area	400 SQFT	400 SQFT

OPEN SPACE		
Open Space	481,000sf (11.04 Acres)	22.10%
Total Site Area	2,176,682sf (49.98 Acres)	100%

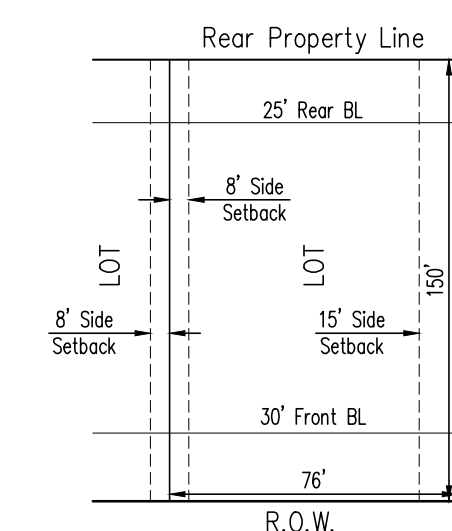
- Note:
- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.
  - All proposed driveways shall meet Town of Prosper standards in regards to spacing, throat depth, and such.
  - The Traffic Impact Analysis (TIA) shall be provided at time of Preliminary Plat. Additional improvements or modifications may be required to accommodate results.
  - Traffic calming street treatments have been provided in the form of pavement chokers and enhanced pavement per Town of Prosper Roadway Design Standards Section 4.0.2.M.
  - Requesting Variance of 10.03.146 Residential Development Criteria Along Major Creeks.



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



LOCATION MAP N.T.S.



STANDARD LOT DETAIL FOR 76' X 150' MIN. LOT 96 Lots

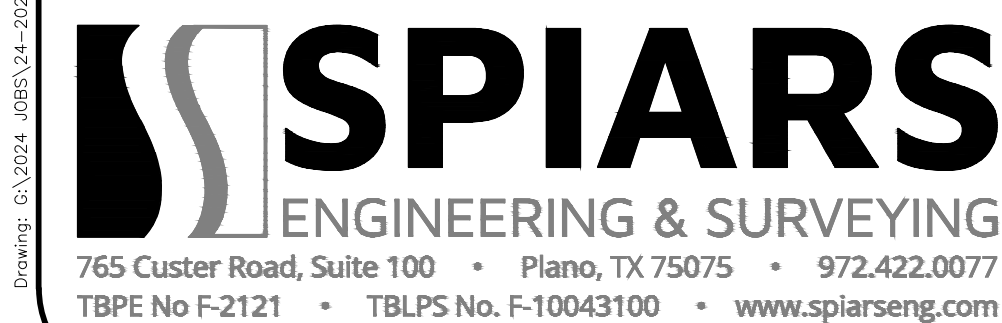
OWNER  
George L. McCasland  
5902 Winchester Drive  
Texarkana, TX 75503  
Telephone: (903) 276-4260

APPLICANT  
M&A Development Services  
1845 Woodall Rogers Freeway, Suite 150  
Dallas, TX 75201  
Telephone: (214) 516-5166  
Contact: John Mckenzie

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: Tristan Poore

ZONE-25-0006 EXHIBIT D (Conceptual Plan)

**McCasland Tract**  
96 SINGLE-FAMILY LOTS & 8 OPEN SPACE LOTS  
2,177,145 SQUARE FEET OR 49.98 ACRES OF LAND,  
OUT OF THE  
JOHN M. MCKIM SURVEY  
ABSTRACT NO. 889  
J. DURRETT SURVEY  
ABSTRACT NO. 350  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS



**ZONE-25-0006**  
**-EXHIBIT E-**  
**Development Schedule**

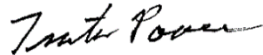
It is anticipated that the development will begin within 12 months after approval of zoning ordinance.

Horizontal civil construction is estimated at 12-15 months' completion and the construction of single-family homes will be completed in one phase.

This schedule is subject to change due to various factors beyond the control of the developer such as housing market conditions, construction materials and labor availability.

Let us know if you need any additional information.

Regards,  
SPIARS Engineering



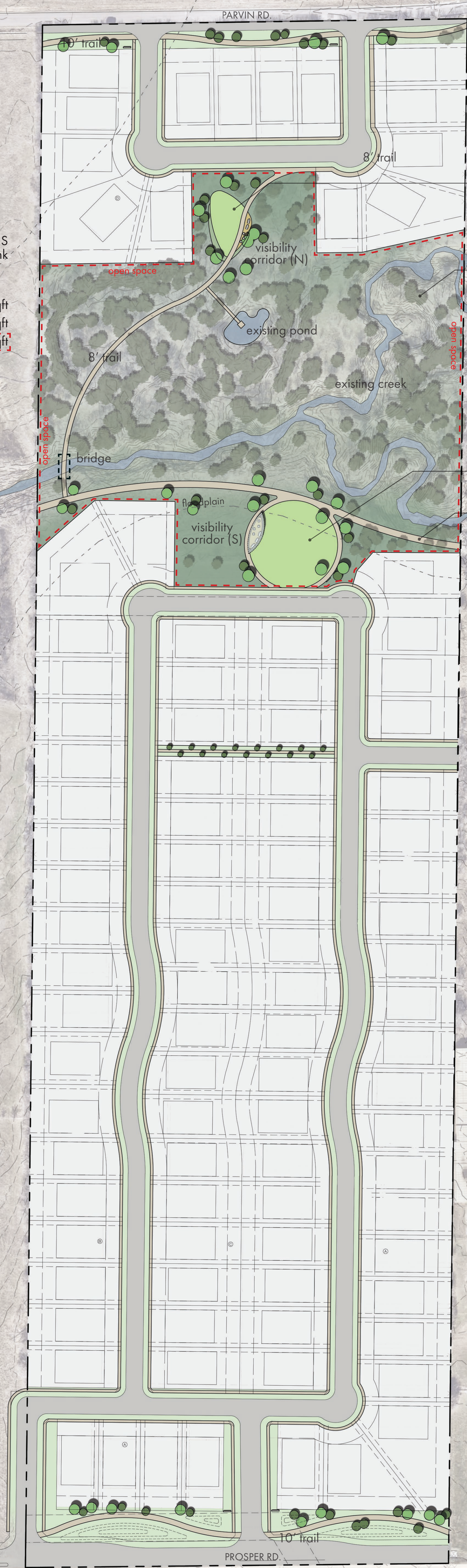
Tristan R. Poore, P.E.

# PROSPER – ELEVATIONS



NOTE: All proposed parks, trails, etc within EHS to stabilize creek bank

Total Site Area: 2,176,682 sqft  
Required 10% Open Space: 217,668 sqft  
Provided Open Space: 458,000 sqft



Pocket park with seating area and lawn

Existing trees, subject to change pending on final design and grading

Larger park with shade structure, seating area and lawn

town of Prosper regional trail (12' width)





**Street Frontage & Secondary Entries**

- Mason Screen Wall with Masonry Columns
- Canopy Trees 50'-0" O.C.
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)



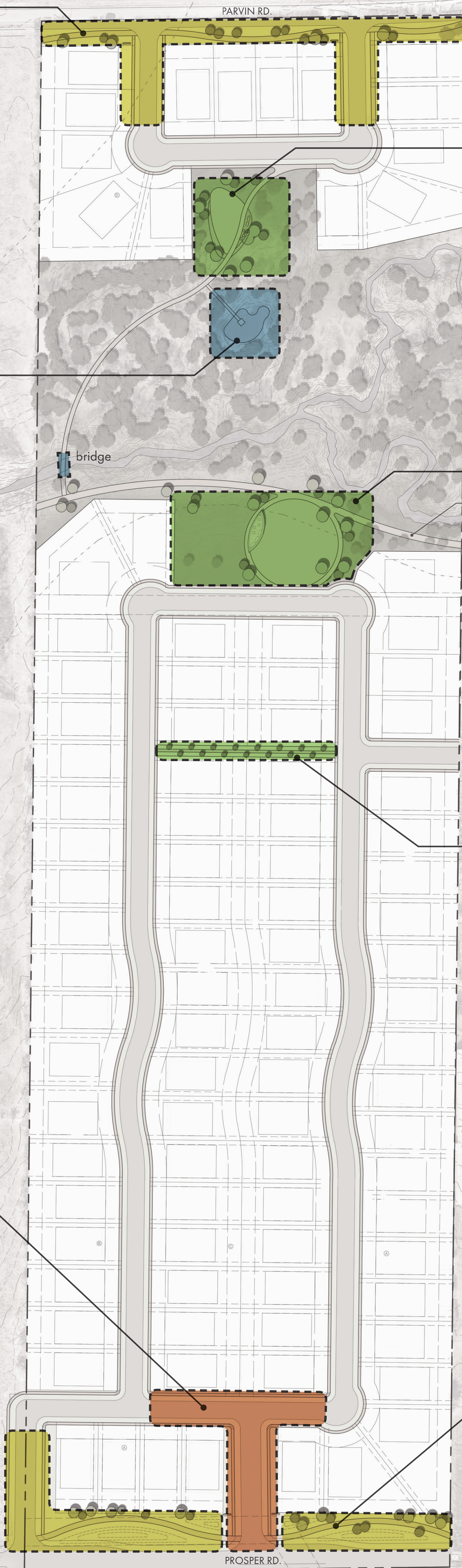
**Pond Amenity**

- Trellis Structured at Pond
- Furnishings – Benches, Seat Walls
- Fishing Pier
- Bridge, 30ft
- Canopy Trees 50'-0" O.C.
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)
- Lighting & Electrical for Trees



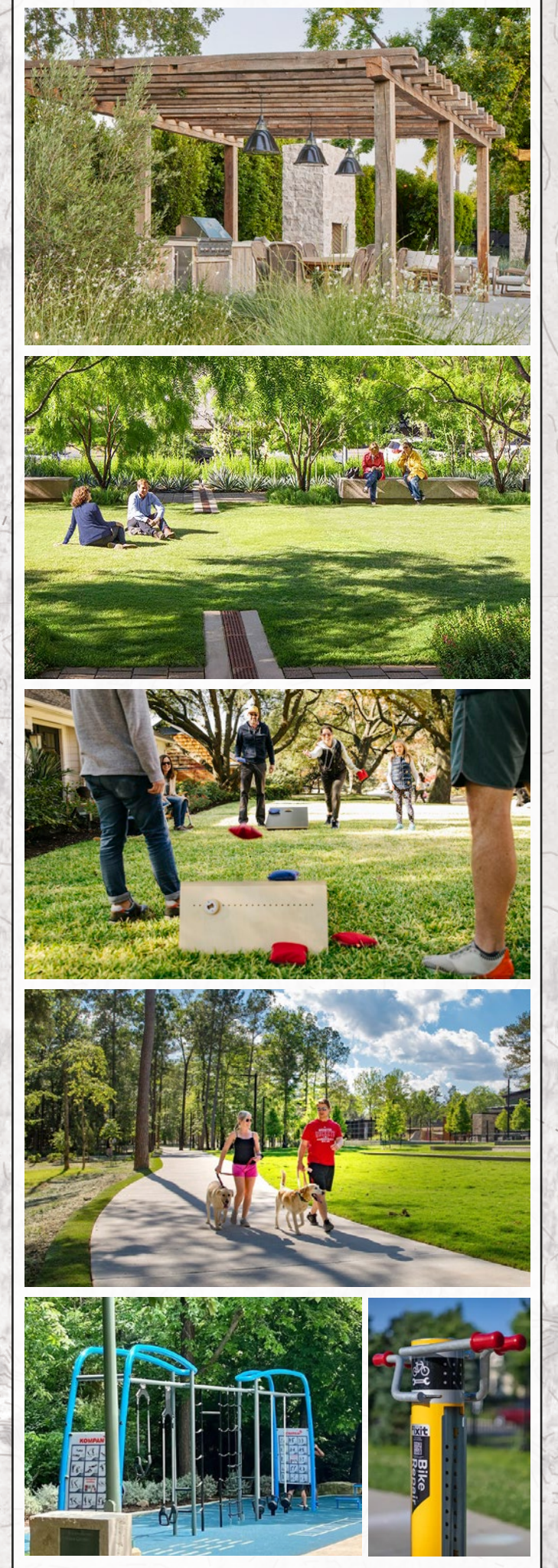
**Main Entrance**

- Entry Monument (Low Wall)
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)
- Lighting & Electrical for Signage & Trees



**North Pocket Park (all parks & connector)**

- Fitness Station
- Board on Board Wood Fence with Masonry Columns
- Covered Gazebo
- Canopy Trees 50'-0" O.C.
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)
- Lighting & Electrical for Trees
- Bike pump/repair station



**South Pocket Park**

town of Prosper regional trail (12' width)

**Neighborhood Connector**



**Street Frontage & Secondary Entries**

- Mason Screen Wall with Masonry Columns
- Canopy Trees 50'-0" O.C.
- Landscape & Irrigation (Ornamental Trees, Beds, and Lawn)

