

DENTON WAY OFFICE PARK DEVELOPMENT AGREEMENT

THIS DENTON WAY OFFICE PARK DEVELOPMENT AGREEMENT (“Agreement”) is entered into by and between the Town of Prosper, Texas (“Town”), and Prosper Denton Commercial LP (“Developer”), individually, a “Party” and collectively, the “Parties,” to be effective (the “Effective Date”) on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as Denton Way Office Park (“Property”), a legal description of which Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the Property was rezoned by the Town Council on or about April 28, 2026, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer’s reasonable investment-backed expectations in said development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. **Development Standards.** For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, “Building Materials,” attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. **Covenant Running with the Land.** The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. Maintenance of Landscape Areas.

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

4. Periodic Review of the Property's Zoning by the Town Council. The Town Council reserves the right to periodically review the progress and/or scope of development of the Property pursuant to the terms of any zoning regulations applicable to the Property, and in the event any amendment(s) or revision(s) to said zoning regulations are deemed reasonably appropriate and have the written approval of the Developer, the Town may provide appropriate notices for Town consideration of same, pursuant to the provisions of Chapter 211 of the Texas Local Government Code, as amended, and the Town's Zoning Ordinance, as amended.

5. Certain Business Establishments Prohibited. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, “cash for title” lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; and (8) business entities which primarily utilize outdoor storage or displays. Additionally, Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

6. Applicability of Town Ordinances. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

7. Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

8. Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Denton County, Texas.

9. Notice. Any notices required or permitted to be given hereunder (each, a “Notice”) shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
 250 W. First Street
 Prosper, Texas 75078
 Attention: Town Manager

If to Developer: Prosper Denton Commercial LP
 c/o Phani Chennupati
 1720 Lewis Crossing Drive
 Keller, TX 76248-8754

10. Prevailing Party. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

11. Entire Agreement. This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

12. Savings/Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

13. Binding Agreement. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

14. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

15. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Denton County, Texas.

16. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

17. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

18. Sovereign Immunity. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

19. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

20. Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

21. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

22. Amendment. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

23. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

24. Waiver of Texas Government Code § 3000.001 et seq. With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

25. Third-Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

26. Rough Proportionality. Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

27. Exactions/Infrastructure Costs. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the

opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

(REMINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____
Name: Mario Canizares
Title: Town Manager, Town of Prosper

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ____ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

Notary Public, State of Texas
My Commission Expires:

DEVELOPER:

Prosper Denton Commercial, LP

By: _____
Name: Phani Chennupati

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2026, by Phani Chennupati on behalf of Prosper Denton Commercial, LP, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

Notary Public, State of Texas
My Commission Expires:

DEVELOPER:

Prosper Denton Commercial, LP

By: Phani Kumar CH
Name: Phani Chennupati

Title: Manager

STATE OF TEXAS)
)
COUNTY OF Tarrant)

This instrument was acknowledged before me on the 16 day of April, 2026, by Phani Chennupati on behalf of Prosper Denton Commercial, LP, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

Notary Public, State of Texas
My Commission Expires: _____



P. Haritha
04/16/2026

ZONE-25-0007
EXHIBIT A-1
METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Morton Survey, Abstract No. 793, Town of Prosper, Denton County, Texas, being all of Lot 5, Block A, Middle School #9 Addition, according to the plat recorded in Document Number 2023-375, Official Records, Denton County, Texas, (ORDCT), being all of a tract conveyed to Prosper Denton Commercia, LP, according to the deed recorded in Document Number 20204-138175, ORDCT, and also being a portion of Denton Way, a Called 60' Right-of-Way, according to the Plat recorded in Document Number 2023-375, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found for the southeast corner of said Lot 5, and also being the north east corner of the remainder of a tract conveyed to Corey Graham, according to the deed recorded in Document Number 2013-130390, ORDCT, and also being in the west line of a tract conveyed to Town of Prosper, according to the deed recorded in Document Number 2022-69025. ORDCT;

THENCE N 88°19'31" W, passing at 498.59 feet a 1/2" iron rod found on the east line of Denton Way, a 60' right-of-way, and also being the southwest corner of said Lot 5, continuing on for a total distance of 528.59 feet;

THENCE around a non-tangent curve to the left having a central angle of 04°10'44", a radius of 514.55 feet, a chord of N 01°38'32" E - 37.52 feet, an arc length of 37.53 feet;

THENCE N 00°28'39" W, 1492.35 feet;

THENCE S 89°48'21" E, passing at 30.00 feet a 1/2" capped iron rod found for the northwest corner of said Lot 5, continuing for a total distance of 539.47 feet to a 5/8" capped iron rod found for the northeast corner of the subject tract;

THENCE S 00°26'37" E, 1149.20 feet to a 1/2" iron rod found;

THENCE S 02°40'25" W, 244.93 feet to a Brass USACE Monument Found;

THENCE S 07°27'30" E, 14.34 feet to a Brass USACE Monument Found;

THENCE S 00°23'20" E, 135.38 feet to the POINT OF BEGINNING with the subject tract containing 824,972 square feet or 18.939 acres of land.



August 5, 2025

ZONE-25-0007
EXHIBIT B
STATEMENT OF INTENT AND PURPOSE
DENTON WAY OFFICE PARK

EXTERIOR APPEARANCE OF BUILDINGS:

A. Architectural Standards (as shown in Exhibit F)

1. Architectural style and building material requirements to be provided in accordance with the Office District of the Town of Prosper's Zoning Ordinance, Chapter 4, Section 8.2, except as listed below:
 - a. Permitted primary exterior materials shall constitute a minimum 85% of an elevation and are defined as clay fired brick, natural and manufactured stone, granite and marble. Commercial Amusement (indoor) uses, such as a sports complex, may include split-faced concrete masonry units, stucco (3-step application process), and/or concrete tilt-wall construction with decorative patterns. The maximum combined amount of these materials on an elevation is 40%.
 - b. Secondary materials used on the façade of a building are those that comprise a total of fifteen percent or less of an elevation area. Permitted secondary materials are aluminum or other metal, cedar or similar quality decorative wood and stucco (3-step application process). Stucco is only permitted a minimum of nine feet above grade.

MATERIALS SPORTS FACILITY:

REFERENCE BELOW "MATERIALS LEGEND" FOR MATERIAL DESCRIPTION
 TYPE 1 AND TYPE 2 MATERIALS AS NOTED IN MATERIAL LEGEND BELOW

WEST ELEVATION:

MATERIALS	90%
4 GLASS / OPENINGS	10%
GROSS (ENTIRE FACADE)	100%
1 2 PRIMARY MATERIALS	85% <small>40% TYPE 1 45% TYPE 2</small>
3 SECONDARY MATERIALS	15%
NET (FACADE WITHOUR OPENINGS)	100%

EAST ELEVATION

MATERIALS	75%
4 GLASS / OPENINGS	25%
GROSS (ENTIRE FACADE)	100%
1 2 PRIMARY MATERIALS	90% <small>40% TYPE 1 50% TYPE 2</small>
3 SECONDARY MATERIALS	10%
NET (FACADE WITHOUR OPENINGS)	100%

SOUTH ELEVATION:

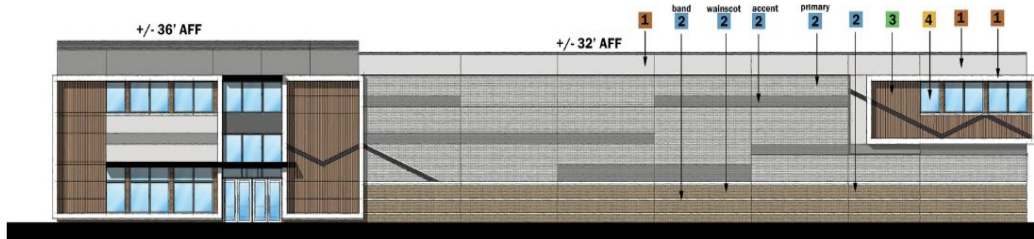
MATERIALS	75%
4 GLASS / OPENINGS	25%
GROSS (ENTIRE FACADE)	100%
1 2 PRIMARY MATERIALS	90% <small>40% TYPE 1 50% TYPE 2</small>
3 SECONDARY MATERIALS	10%
NET (FACADE WITHOUR OPENINGS)	100%

NORTH ELEVATION:

MATERIALS	90%
4 GLASS / OPENINGS	10%
GROSS (ENTIRE FACADE)	100%
1 2 PRIMARY MATERIALS	85% <small>40% TYPE 1 45% TYPE 2</small>
3 SECONDARY MATERIALS	15%
NET (FACADE WITHOUR OPENINGS)	100%

MATERIAL LEGEND:

- 1 - TEXTURE PAINT: CONCRETE TILTWALL (40% MAX), CMU (SPORTS FACILITY ONLY)
 - 2 - MASONRY: BRICK, STONE
 - 3 - ARCHITECTURAL MATERIAL: STUCCO, METAL PANEL, SIMULATED WOOD
 - 4 - OPENINGS: DOORS, WINDOWS, STOREFRONT
- PRIMARY MATERIAL 85% MIN. →
- SECONDARY MATERIAL 15% MAX. →

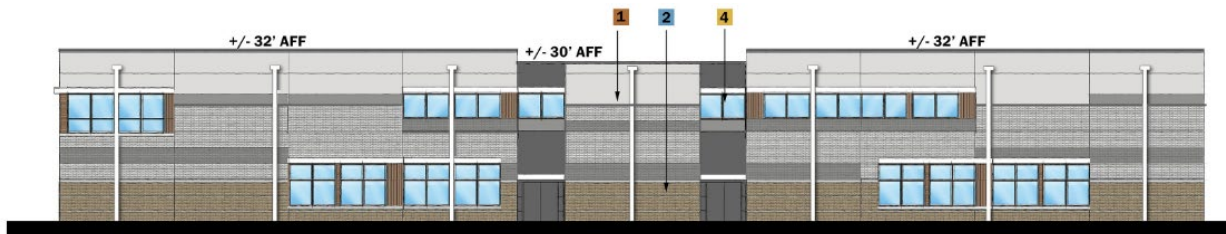


05 WEST ELEVATION

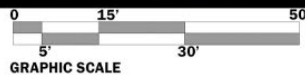
NOTE: ALL ELEVATIONS ARE FOR CONCEPTUAL PURPOSES AND TO CONVEY GENERAL ARCHITECTURAL CHARACTER OF THE BUILDING.
 ELEVATIONS MAY VARY WITH REGARDS TO OPENING TYPE AND PLACEMENT, BUILDING HEIGHT, MATERIAL PLACEMENT, COLORS, ETC. FINAL ELEVATIONS WILL REMAIN IN SIMILAR ARCHITECTURAL CHARACTER.
 HEIGHTS QND MATERIALS NOTED ON ELEVATIONS ARE FOR ESTIMATING PURPOSES AND MY VARY DURING DESIGN DEVELOPMENT



06 SOUTH ELEVATION



07 EAST ELEVATION





08 NORTH ELEVATION

**MATERIALS
MEDICAL OFFICE:**

SOUTH ELEVATION:

MATERIALS	70%
4 GLASS / OPENINGS	30%
GROSS (ENTIRE FACADE) 100%	
2 PRIMARY MATERIALS	90%
3 SECONDARY MATERIALS	10%
NET (FACADE WITHOUR OPENINGS) 100%	

EAST ELEVATION:

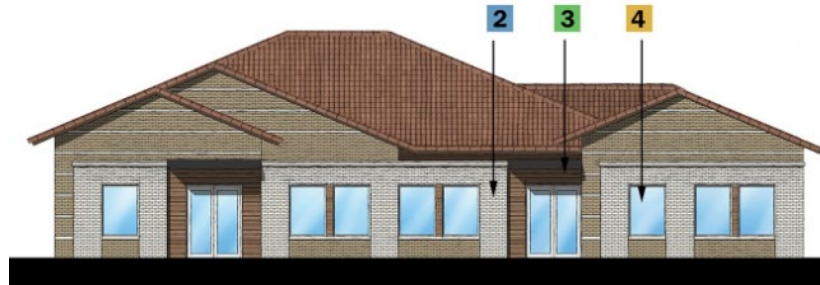
MATERIALS	75%
4 GLASS / OPENINGS	25%
GROSS (ENTIRE FACADE) 100%	
2 PRIMARY MATERIALS	85%
3 SECONDARY MATERIALS	15%
NET (FACADE WITHOUR OPENINGS) 100%	

NORTH ELEVATION:

MATERIALS	75%
4 GLASS / OPENINGS	25%
GROSS (ENTIRE FACADE) 100%	
2 PRIMARY MATERIALS	85%
3 SECONDARY MATERIALS	15%
NET (FACADE WITHOUR OPENINGS) 100%	

WEST ELEVATION:

MATERIALS	70%
4 GLASS / OPENINGS	30%
GROSS (ENTIRE FACADE) 100%	
2 PRIMARY MATERIALS	90%
3 SECONDARY MATERIALS	10%
NET (FACADE WITHOUR OPENINGS) 100%	



01 WEST ELEVATION



02 NORTH ELEVATION



03 EAST ELEVATION



04 SOUTH ELEVATION