

**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;

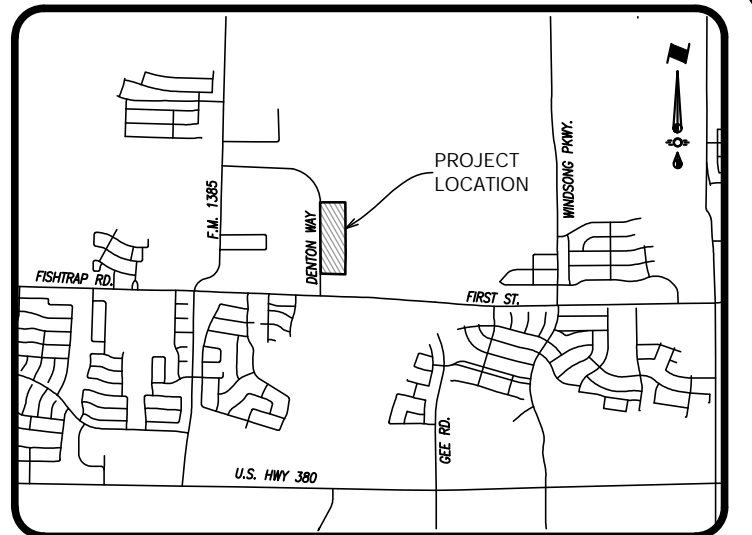
THENCE S 02°40'25" W, 244.93 feet to a Brass USACE Monument Found;

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

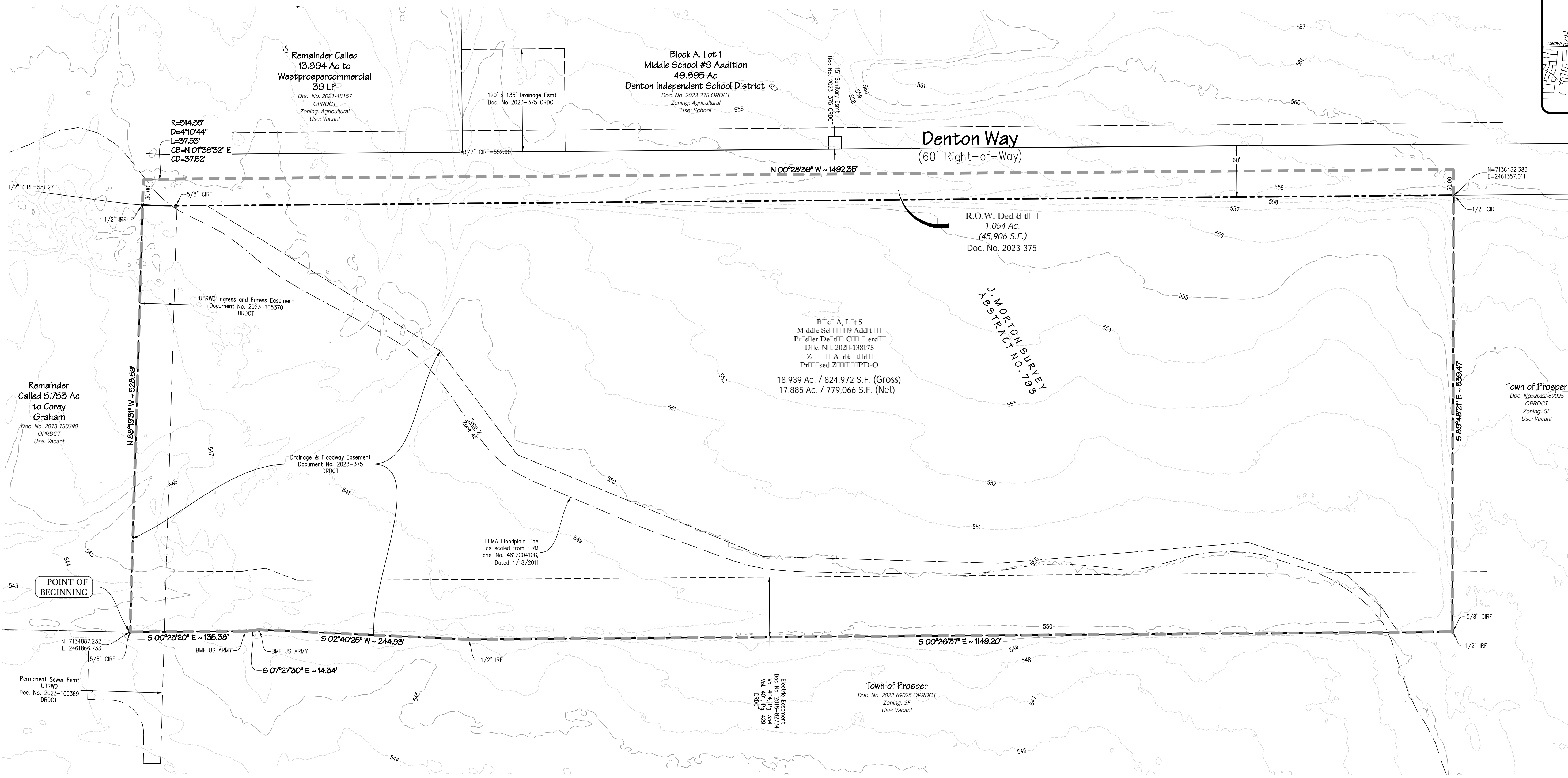
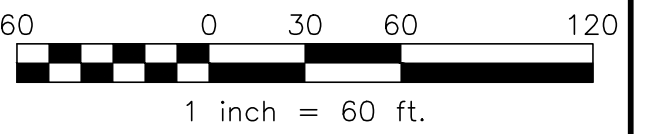
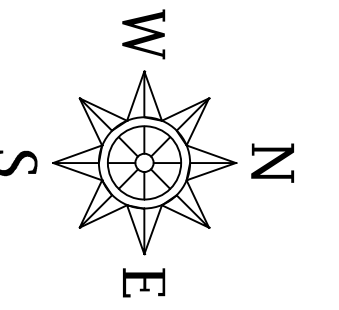
THENCE S 00°23'20" E, 135.38 feet to the POINT OF BEGINNING with the subject tract containing 824,972 square feet or 18.939 acres of land.



August 5, 2025



LOCATION MAP  
NTS



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 Commercial, 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:

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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;

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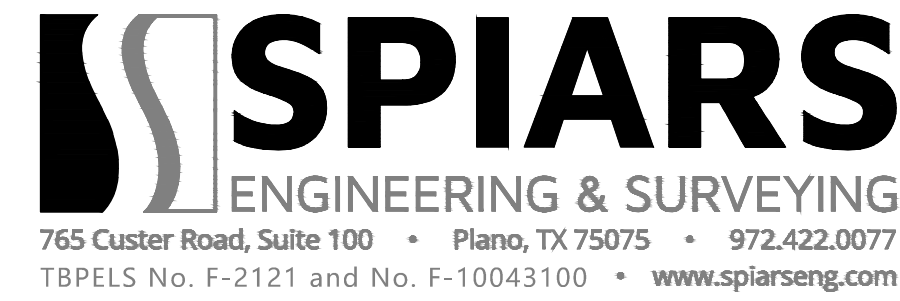
THENCE S 00°23'20" E, 135.38 feet to the POINT OF BEGINNING with the subject tract containing 824,972 square feet or 18.939 acres of land.

Note:  
FEMA Floodplain depicted on this exhibit reflects Flood Insurance Rate Map (FIRM) panel number 4812C0410G, dated 4/18/2011.

ENGINEER / SURVEYOR / APPLICANT  
Spiars Engineering, Inc.  
501 W President George Bush Hwy, Suite 200  
Richardson, TX 75023  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Karis Smith

OWNER / DEVELOPER  
Prosper Denton Commercial  
1720 Lewis Crossing  
Keller, TX 76248  
Telephone: (210) 452-8025  
Contact: Phani Chennupati

ZONE 25-0007  
EXHIBIT A-2 SURVEY  
**DENTON WAY OFFICE PARK**  
BLOCK A, LOT 5  
18,939 ACRES OF LAND [ ] ROSS [ ]  
17,895 ACRES OF LAND [NET]  
IN THE J. MORTON SURVEY, ABSTRACT NO. 793  
TOWN OF PROSPER, DENTON COUNTY, TEXAS



Drawing: C:\2024\095524-161\_DSD\_DentonWay\DWG\ENR\ENR\_A.dwg Saved By: Loading Save Time: 8/17/2025 4:28:28 PM  
Plotted by: Loading Plot Date: 8/17/2025 4:28 PM

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

1. Statement of Intent

A. Overall Intent

The purpose of this project is to develop an office park with a multi-sport recreation facility.

B. Description of Property

The subject property comprises approximately 18 acres of vacant land along the eastern side of Denton Way north of Fishtrap Road in Prosper, Texas. It is bounded by an undeveloped tract to the Town of Prosper on the north and east, and a vacant lot to the south. Pat Cheek Middle School is located to the west of the site across Denton Way.

C. Description of Proposed Property

The subject property as depicted in Exhibit "D" has been divided into two lots sized 8.140 and 9.745 acres. One lot contains an indoor sports complex with a building of approximately 30,000 square feet. The other lot contains 11 office buildings with area totaling approximately 62,100 square feet.

2. Current Zoning and Land Uses

A. Current Zoning

The subject property is zoned Agricultural.

B. Future Land Use Plan

The Future Land Use Plan designates the subject property as Medium Density Residential and Floodplain. The proposed uses presented include Medical Office and Sports Complex.

**Case # ZONE-25-0007**  
**-EXHIBIT C-**  
**Planned Development Standards**

**The proposed development will conform to the development standards of the Office District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.**

1. Development Plans
  - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
  - b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F.
  - c. Open space to be provided in accordance with Town of Prosper Standards (7%). Connectivity to Town Hike and Bike Trails to be provided.
  
2. All uses permitted are listed below. All development to be compliant with Town Standards. The building on Lot 5 shall be used for an indoor sports facility unless otherwise approved by the Town Council through an amendment to the Planned Development.
  - a. Use is permitted
    - Administrative/ Medical and Professional Office
    - Bank/ Saving and Loan/ Credit Union (without drive-through)
    - Business Services
    - Indoor Sports Facility
    - Governmental Office
    - Health/ Fitness Center
    - Home Builder Marketing Center
    - Insurance Office
    - Minor Dry Cleaning
    - Minor Print Shop
    - Museum/ Art Gallery
    - Park or Playground
    - Private or Parochial School
    - Private Recreational Center
    - Private Utility
    - Public Athletic Stadium or Field
    - Public Schools

- Retail/ Service Incidental Use

b. Use is permitted with a Specific Use Permit

- Assisted Care/ Living Facility
- Bank/ Saving and Loan/ Credit Union (with drive-through)
- Child Care Center, Incidental
- Child Care Center, Licensed
- Community Center
- Fraternal Organization/ Lodge/ Civic Club/ Fraternity or Sorority
- Restaurant – No Drive Thru
- Day Care Center (Adult)
- Private Athletic Stadium or Field
- Rehabilitation Care Institution

3. Development Standards

a. Regulations shall be in accordance with the Town of Prosper Zoning Ordinance for the office district as listed below:

i. Size of Yards:

1. Minimum Front Yard: 30 feet.

2. Minimum Side Yard:

a. Ten feet adjacent to any nonresidential district.

b. Twenty five feet for a one story building adjacent to any residential district. Forty feet for a two story building adjacent to any residential district

3. Minimum Rear Yard:

a. Ten feet adjacent to any nonresidential district.

b. Twenty-five feet for a one story building adjacent to any residential district. Forty feet for a two story building adjacent to any residential district

ii. Size of Lots:

1. Minimum Size of Lot Area: 7,000 square feet.

2. Minimum Lot Width: 70 feet.

3. Minimum Lot Depth: 100 feet.

iii. Maximum Height: Two stories, no greater than 40 feet.

iv. Lot Coverage: 30 percent.

v. Floor Area Ratio: Maximum 0.5:1.

vi. Maximum Floor Area: 10,000 square feet; the maximum floor area may exceed 10,000 square feet only if the entire structure is in excess of 200

feet from a residential use or zone. (This regulation is not applied to property separated by a public street.)

b. Architectural Standards

i. 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:

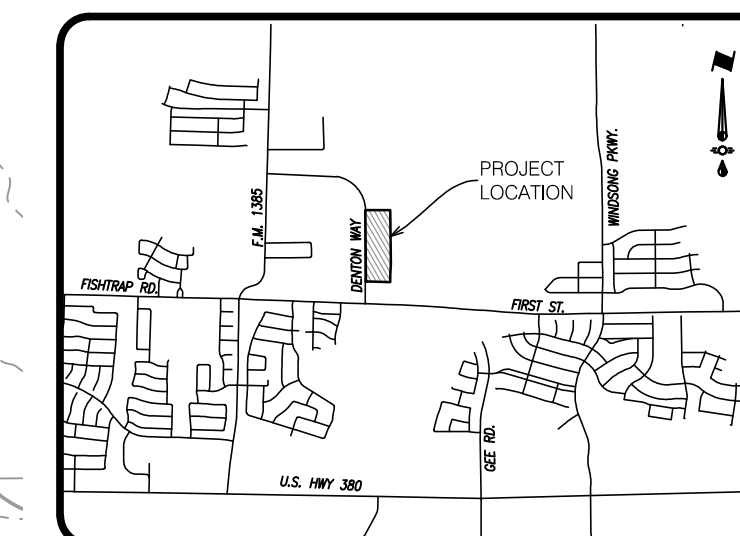
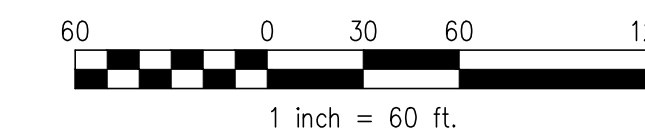
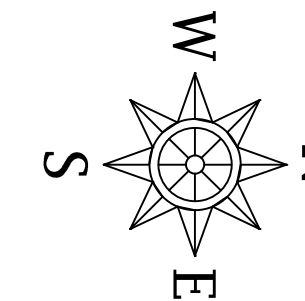
1. Permitted primary exterior materials shall constitute a minimum 85% of an elevation and are defined as clay fired brick, natural and manufactured stone, granite and marble. The indoor sports facility may include split-faced concrete masonry units, stucco (3-step application process), and/or concrete tilt-wall construction with decorative patterns. The maximum combined amount of these materials on an elevation is 40%.
2. 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.

4. Properties adjacent to creeks are required to provide amenities listed in the Town Zoning Ordinance (Section 4.2.6). The following five amenities will be provided with this development:

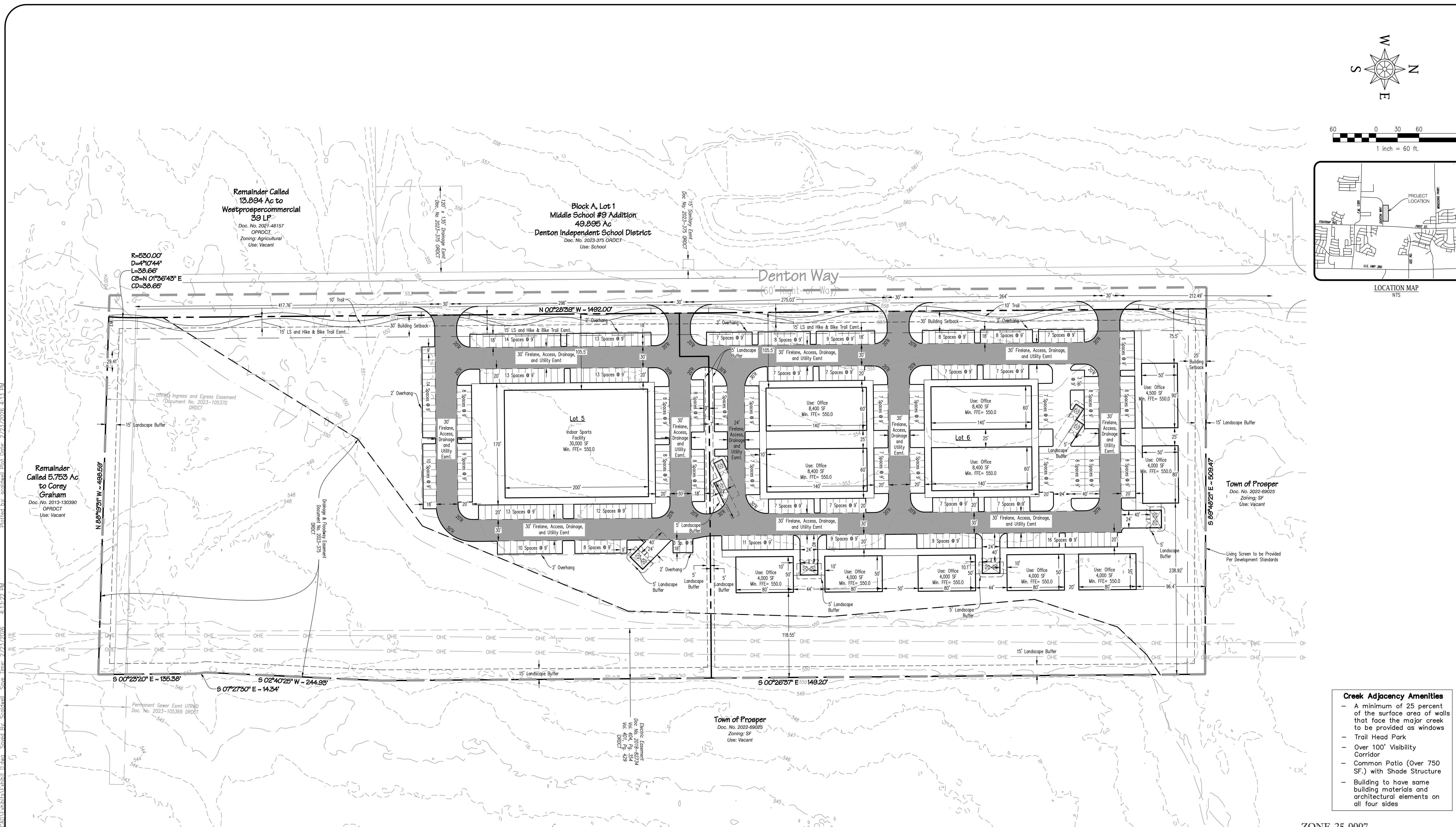
- a. A minimum 25 percent of the surface area of the walls that face the major creek shall be provided as windows.
- b. Buildings will have the same building materials and architectural elements on all four sides.
- c. Trail head park.
- d. Over 100' visibility corridor.
- e. Common patio (over 750 sq ft) with shade structure.

5. Screening Standards

- a. The screening required along adjacent residential property shall be a living screen in lieu of a masonry wall. The evergreen trees shall be located interior to the property due to the overhead power lines and floodplain. Placement of the evergreen trees may be clustered as shown on the Landscape Exhibit, as long as there is appropriate coverage, as determined by the Director of Development Services.



LOCATION MAP  
NTS



- Creek Adjacency Amenities**
- A minimum of 25 percent of the surface area of walls that face the major creek to be provided as windows
  - Trail Head Park
  - Over 100' Visibility Corridor
  - Common Patio (Over 750 SF.) with Shade Structure
  - Building to have same building materials and architectural elements on all four sides

ZONE-25-0007  
EXHIBIT D

# DENTON WAY OFFICE PARK

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
J. MORTON SURVEY ABSTRACT NO. 793  
824,982 Sq. Ft./18.939 Acres (GROSS)  
779,070 Sq. Ft./17.885 Acres (NET)

**ENGINEER / SURVEYOR / APPLICANT**  
Spiers Engineering, Inc.  
501 W President George Bush Hwy, Suite 200  
Richardson, TX 75023  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Karis Smith

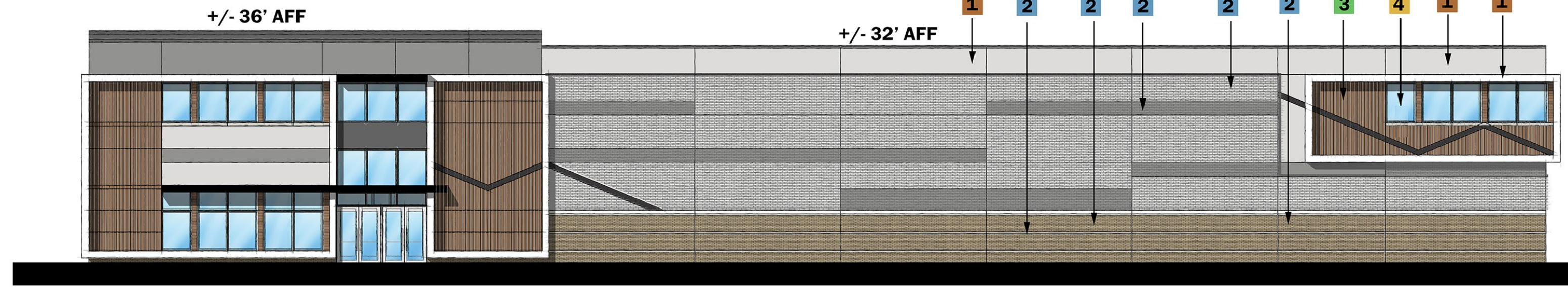
**OWNER/DEVELOPER**  
Prosper Denton Commercial  
1720 Lewis Crossing  
Keller, TX 76248  
Telephone: (214) 452-8025  
Contact: Phani Chennupati

LOT	PROPOSED USE	LOT AREA SF AC	BUILDING AREA (SF)	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
6	MEDICAL OFFICE	354,593 8.14	62,100	30	1	17.5%	0.175:1	1:250	248	261	7	3,915	15,595	24,822	53,921
5	INDOOR SPORTS FACILITY	424,473 9.75	30,000	36	1	7.1%	0.071:1	1 per 3 Guests	171	171	5	2,565	5,987	29,713	59,313

Note:  
1. The conceptual layout provided reflects the general intent; however, the final layout will be determined during the Preliminary Site Plan stage and must comply with all Town requirements. This includes, but is not limited to, adherence to all Fire Code regulations, Engineering Design Standards concerning driveway spacing, throat depth, and turn lane requirements, and the Town's standard landscaping requirements, unless specified otherwise in Exhibit C (Planned Development Standards). Additionally, all development standards outlined in the Town Zoning Ordinance, unless otherwise defined in Exhibit C, must be followed as well as compliance with all applicable local, state and federal regulations, particularly those concerning floodplains and waters of the U.S. The approval of the layout depicted in Exhibit D does not confer any vested rights in this zoning case.  
2. All buildings are protected by an approved automatic fire sprinkler system.

**ZONE-25-0007**  
**EXHIBIT E**  
**DEVELOPMENT SCHEDULE**  
**DENTON WAY OFFICE PARK**

The phasing and development of this project is dependent upon both market conditions and the individual developers' timing. The anticipated schedule for the buildout will likely include a division of developmental increments. Upon commencement of development, the project construction is expected to require between 12 – 24 months.



**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

**MATERIALS SPORTS FACILITY:**  
REFERENCE BELOW "MATERIALS LEGEND" FOR MATERIAL DESCRIPTION  
TYPE 1 AND TYPE 2 MATERIALS AS NOTED IN MATERIAL LEGEND BELOW

WEST ELEVATION:		EAST ELEVATION:	
MATERIALS	90%	MATERIALS	75%
4 GLASS / OPENINGS	10%	4 GLASS / OPENINGS	25%
GROSS (ENTIRE FACADE)	100%	GROSS (ENTIRE FACADE)	100%
1 2 PRIMARY MATERIALS	85% 40% TYPE 1 40% TYPE 2	1 2 PRIMARY MATERIALS	90% 40% TYPE 1 40% TYPE 2
3 SECONDARY MATERIALS	15%	3 SECONDARY MATERIALS	10%
NET (FACADE WITHOUR OPENINGS)	100%	NET (FACADE WITHOUR OPENINGS)	100%

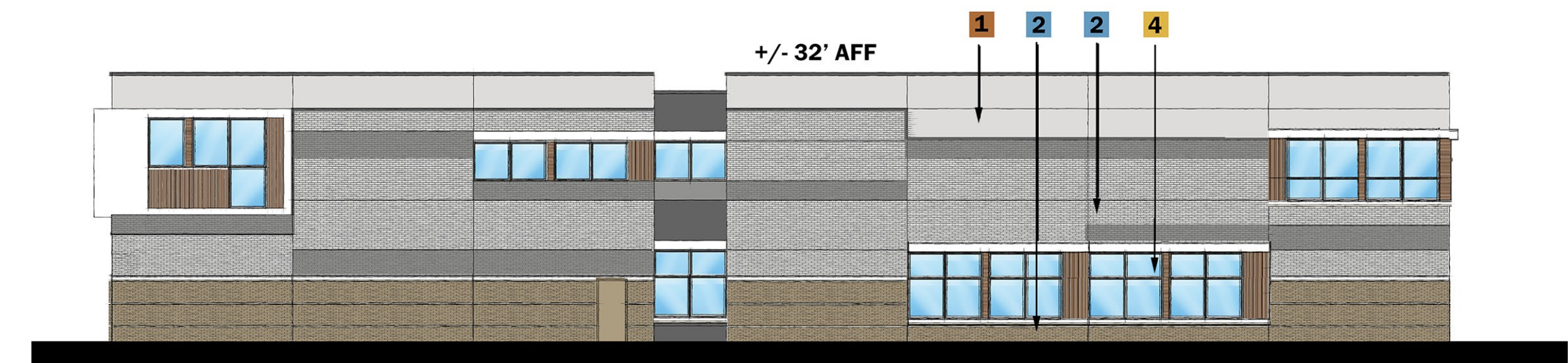
  

SOUTH ELEVATION:		NORTH ELEVATION:	
MATERIALS	75%	MATERIALS	90%
4 GLASS / OPENINGS	25%	4 GLASS / OPENINGS	10%
GROSS (ENTIRE FACADE)	100%	GROSS (ENTIRE FACADE)	100%
1 2 PRIMARY MATERIALS	90% 40% TYPE 1 40% TYPE 2	1 2 PRIMARY MATERIALS	85% 40% TYPE 1 40% TYPE 2
3 SECONDARY MATERIALS	10%	3 SECONDARY MATERIALS	15%
NET (FACADE WITHOUR OPENINGS)	100%	NET (FACADE WITHOUR OPENINGS)	100%

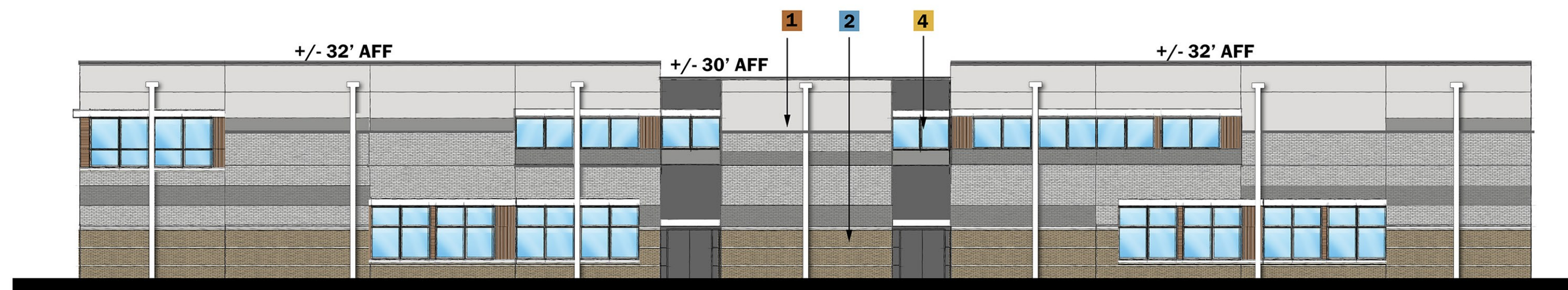
**MATERIAL LEGEND:**

- 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

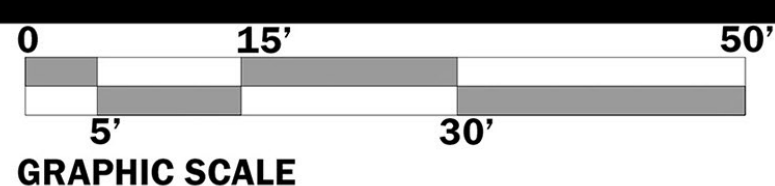
PRIMARY MATERIAL 85% MIN.  
SECONDARY MATERIAL 15% MAX.



**06 SOUTH ELEVATION**



**07 EAST ELEVATION**



**08 NORTH ELEVATION**

SOUTH ELEVATION:		EAST ELEVATION:		NORTH ELEVATION:		WEST ELEVATION:	
MATERIALS	70%	MATERIALS	75%	MATERIALS	75%	MATERIALS	70%
4 GLASS / OPENINGS	30%	4 GLASS / OPENINGS	25%	4 GLASS / OPENINGS	25%	4 GLASS / OPENINGS	30%
GROSS (ENTIRE FACADE)	100%	GROSS (ENTIRE FACADE)	100%	GROSS (ENTIRE FACADE)	100%	GROSS (ENTIRE FACADE)	100%
1 2 PRIMARY MATERIALS	90%	1 2 PRIMARY MATERIALS	85%	1 2 PRIMARY MATERIALS	85%	1 2 PRIMARY MATERIALS	90%
3 SECONDARY MATERIALS	10%	3 SECONDARY MATERIALS	15%	3 SECONDARY MATERIALS	15%	3 SECONDARY MATERIALS	10%
NET (FACADE WITHOUR OPENINGS)	100%	NET (FACADE WITHOUR OPENINGS)	100%	NET (FACADE WITHOUR OPENINGS)	100%	NET (FACADE WITHOUR OPENINGS)	100%

NOTE: MATERIAL CALCULATIONS ARE TO ESTIMATE EAVE HEIGHT AND DO NOT INCLUDE ROOFING



**01 WEST ELEVATION**

**02 NORTH ELEVATION**

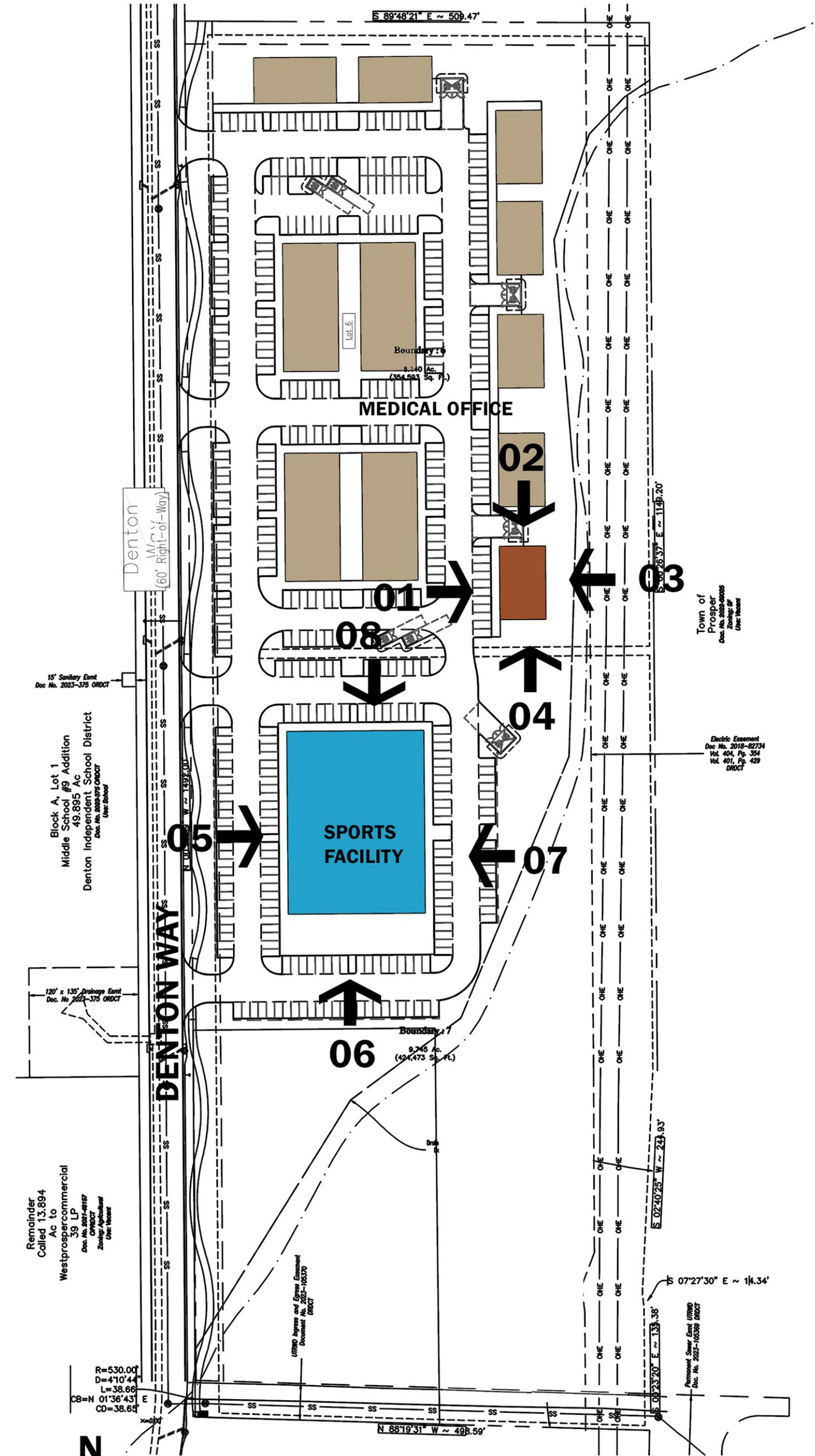
**03 EAST ELEVATION**

**04 SOUTH ELEVATION**

**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 - OPENING: DOORS, WINDOWS, STOREFRONT

PRIMARY MATERIAL 85% MIN.  
SECONDARY MATERIAL 15% MAX.



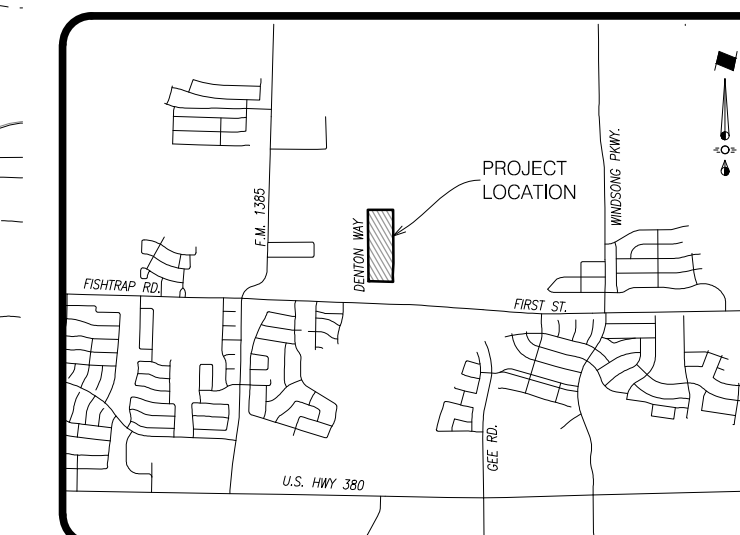
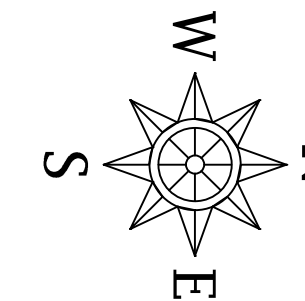
**SITE KEY**

TOWN CASE NO. ZONE-25-0007  
EXHIBIT F  
**DENTON WAY OFFICE PARK**  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
J. MORTON SURVEY ABSTRACT NO. 793  
779,070 Sq. Ft./17.885 Acres

<b>ENGINEER / SURVEYOR / APPLICANT</b> Spars Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75243 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Karis Smith	<b>ARCHITECT</b> Hodges Architecture 13642 Omega Rd Dallas, TX 75244 Telephone: (972) 387-1000 Contact: Trey Swindle	<b>OWNER / DEVELOPER</b> Prosper Denton Commercial 1720 Lewis Crossing Keller, TX 76248 Telephone: (210) 452-8025 Contact: Phani Chennupati
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**DENTON WAY OFFICE PARK  
CONCEPT ELEVATION**



LOCATION MAP  
NTS

Remainder Called  
13.894 Ac to  
Westpro Commercial  
39 LP  
Doc. No. 2021-48157  
OPRDCT.  
Zoning: Agricultural  
Use: Vacant

Block A, Lot 1  
Middle School #9 Addition  
49.895 Ac  
Denton Independent School District  
Doc. No. 2023-375 ORDC  
Use: School

R=530.00'  
D=4°10'44"  
L=38.66'  
CB=N 01°36'43" E  
CD=38.65'

Denton Way  
(60' Right-of-Way)

Remainder  
Called 5.753 Ac  
to Corey  
Graham  
Doc. No. 2013-130390  
OPRDCT  
Use: Vacant

Town of Prosper  
Doc. No. 2022-69025  
Zoning: SF  
Use: Vacant

Town of Prosper  
Doc. No. 2022-69025  
Zoning: SF  
Use: Vacant

Drawn: C:\2024\_CBS\24-f61\_DSD Denton Way\LANDSCAPE\CAD\Exhibit C.dwg - Saved By: Tonetauair - Save Time: 2/24/2026 9:24:13 AM  
 Plotted by: Tonetauair - Plot Date: 2/24/2026 9:25: AM

Perimeter and interior landscaping shall comply with Zoning Ordinance Requirements.

KEY	TYPE	COMMON NAME	SIZE
	LARGE TREES	Bald Cypress Cedar Elm Locust Oak Live Oak Shumard Oak	3" cal.
	EVERGREEN TREES	Southern Magnolia Southern Live Oak Arizona Cypress Leyland Cypress	3" cal.
	SMALL TREES	Crepe Myrtle (tree form) Desert Willow Redbud Vitex Wax Myrtle	6' ht.
	SHRUBS	Compact Nandina Crimson Pygmy Barberry Dwarf Burford Holly Dwarf Glossy Abelia Dwarf Yaupon Holly Glossy Abelia Indian Hawthorn Red Yucca Texas Sage	3-5 gal.

Note: All proposed planting to be watered by a fully automatic underground irrigation system with rain and freeze sensor.  
All proposed planting is from the Town of Prosper's drought tolerant and/or native plants lists and all plant material to meet the requirements of the Town of Prosper.



**ZONE-25-0007**  
**EXHIBIT G**

**DENTON WAY OFFICE PARK**  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
J. MORTON SURVEY ABSTRACT NO. 793  
779,070 Sq. Ft./17.885 Acres

<b>LANDSCAPE ARCHITECT</b> Spiers Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBAE No. 2986 Contact: Anthony Stewart, RLA	<b>ENGINEER / SURVEYOR / APPLICANT</b> Spiers Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75023 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Karis Smith	<b>OWNER/DEVELOPER</b> Prosper Denton Commercial 1720 Lewis Crossing Keller, TX 76248 Telephone: (210) 452-8025 Contact: Phani Chennupati
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