

# Previously Approved Conceptual Plan



VICINITY MAP  
PROSPER, TX  
NOT TO SCALE

**TRACT 3**  
PROPOSED ZONING  
PD-SUBDISTRICT 3  
(DOWNTOWN CENTER)  
111.81 GROSS ACRES  
94.92 NET ACRES

**TRACT 2**  
PROPOSED ZONING  
PD-SUBDISTRICT 2  
(LIFESTYLE CENTER)  
146.49 GROSS ACRES  
129.43 NET ACRES

**TRACT 4**  
PROPOSED ZONING  
PD-SUBDISTRICT 4  
(RESIDENTIAL NEIGHBORHOOD)  
71.43 GROSS ACRES  
62.06 NET ACRES

**TRACT 1B**  
PROPOSED ZONING  
PD-SUBDISTRICT 1  
(REGIONAL RETAIL)  
46.82 GROSS ACRES  
37.58 NET ACRES

**TRACT 1A**  
PROPOSED ZONING  
PD-SUBDISTRICT 1  
(REGIONAL RETAIL)  
244.38 GROSS ACRES  
197.21 NET ACRES

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.  
OVERALL BUILDING, PARKING AND LOT LAYOUTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT REPRESENT THE FINAL LAYOUT.

Applicant:  
Kinley-Horn and Associates, Inc.  
108 West Louisiana Street  
McKinney, TX 75069  
469-301-0590  
Contact: Joe Riccardi

Owner:  
389 & 289 LP  
1 Cowboys Parkway  
Frisco, TX 75036

Owner:  
183 Land Corporation, Inc.  
1 Cowboys Parkway  
Frisco, TX 75036

**Gates of Prosper**  
Blue Star Land

**Exhibit D-621.07 Acres**

Date: 03.03.21 Scale 1" = 300'

O'BRIEN  
ARCHITECTS