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Drawing: 03/2024 0053/24-202 McCasland Tract CAD Exhibit/Lot Area Exhibiting Saved By: Westenberg Save Time: 1/23/2026

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	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

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

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:

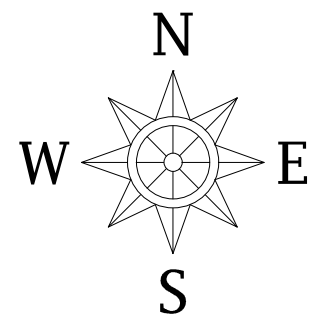
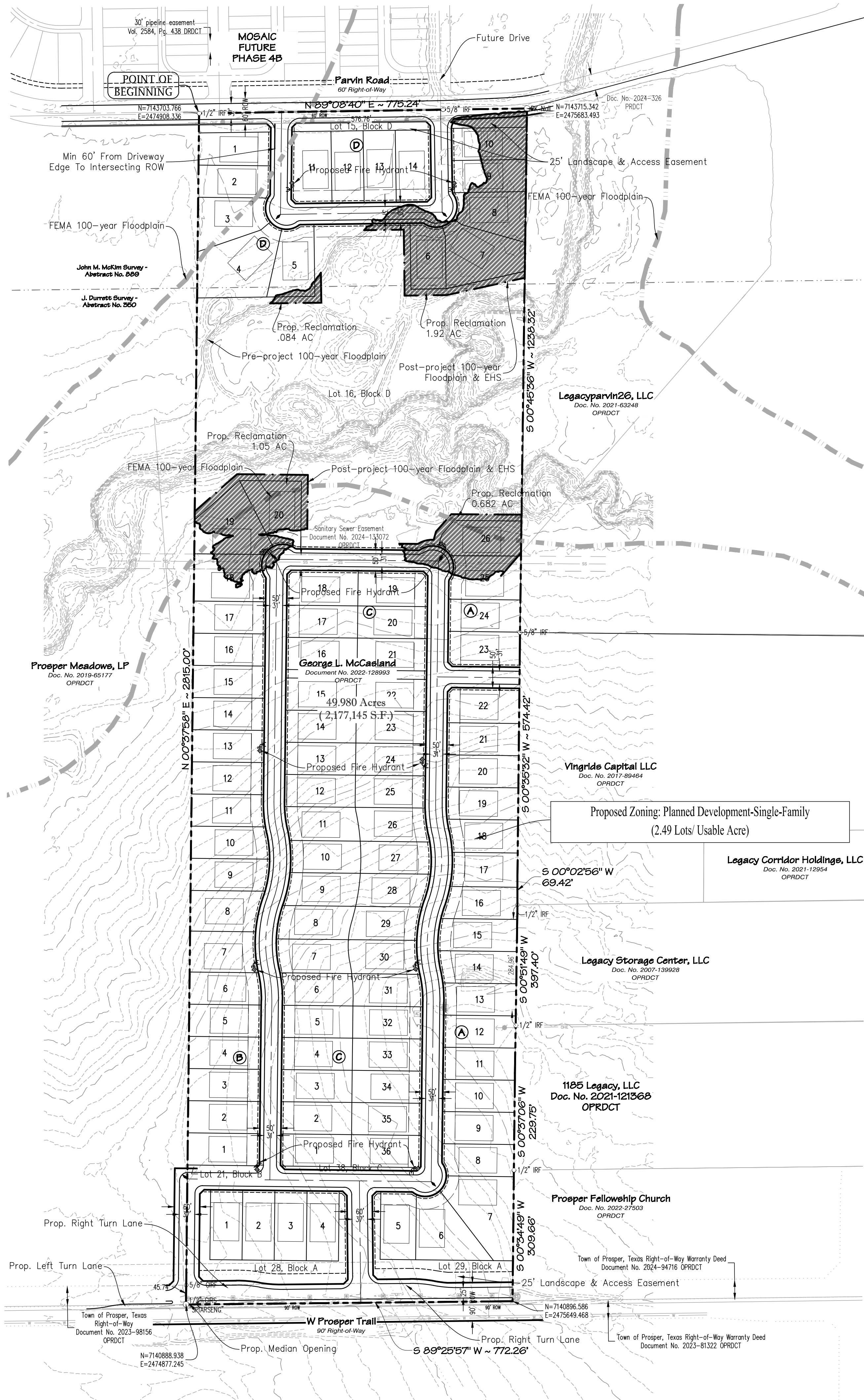
1) The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.

2) All proposed driveways shall meet Town of Prosper standards in regards to spacing, throat depth, and such.

3) The Traffic Impact Analysis (TIA) shall be provided at time of Preliminary Plat. Additional improvements or modifications may be required to accommodate results.

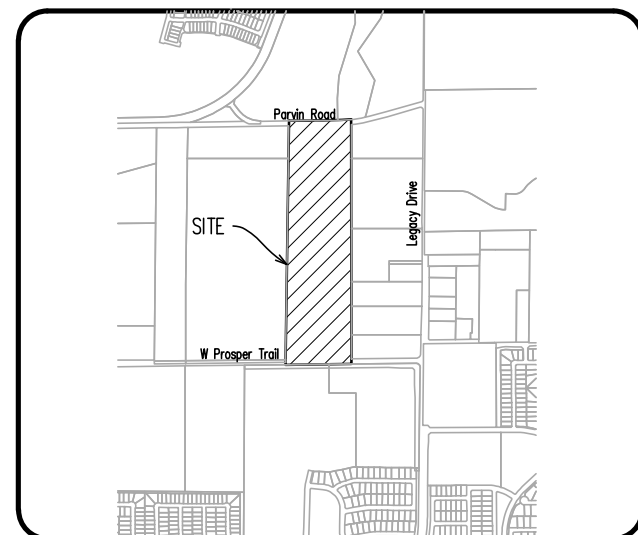
4) Traffic calming street treatments have been provided in the form of pavement chokers and enhanced pavement per Town of Prosper Roadway Design Standards Section 4.0.2.M.

5) Requesting Variance of 10.03.146 Residential Development Criteria Along Major Creeks.

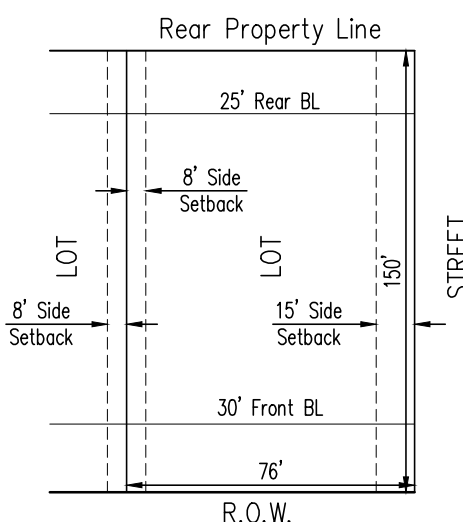


0 75 150 300
1 inch = 150 ft.

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

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

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