



ZONE-25-0012

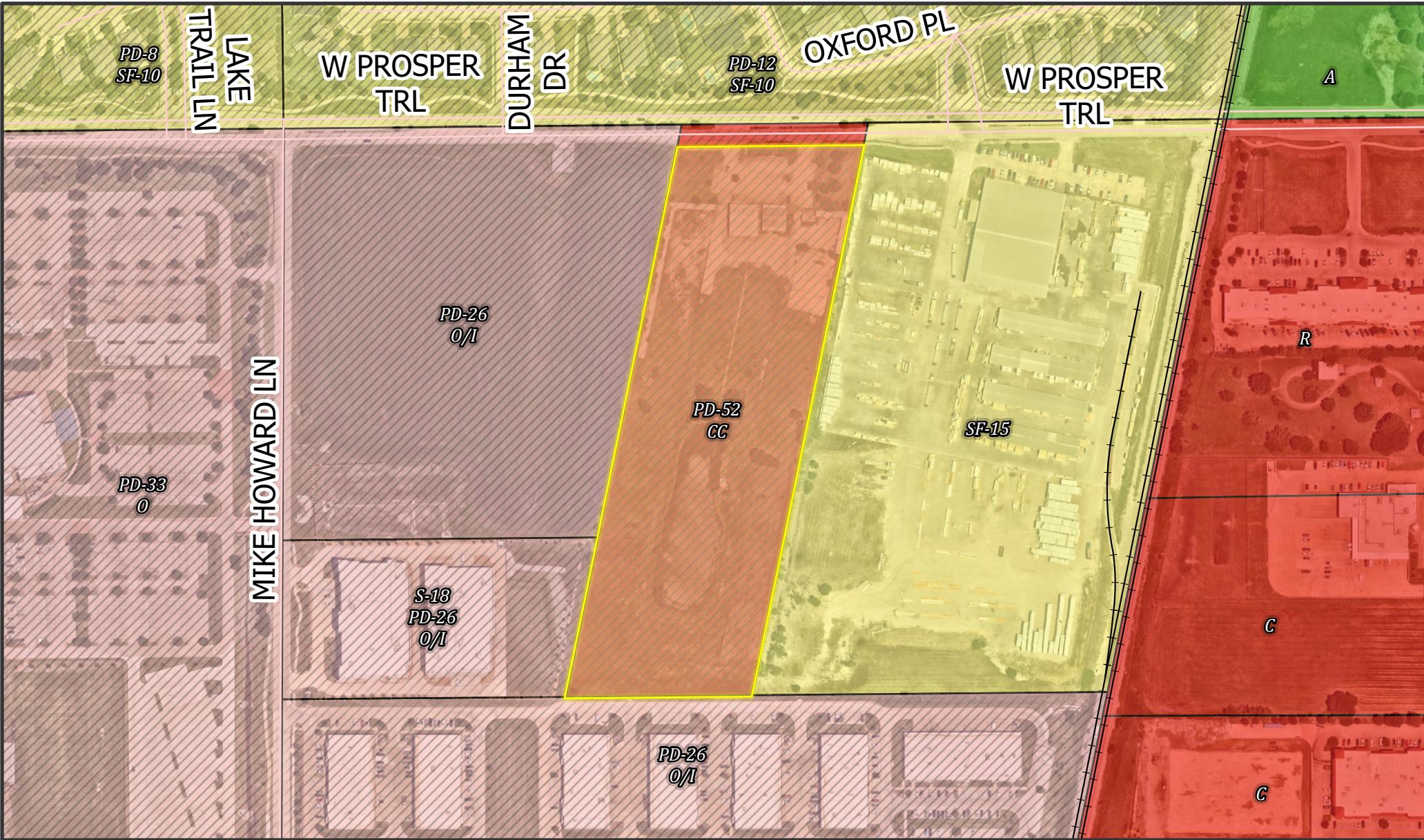
Prosper Flex Park

Planned Development



This map for illustration purposes only


TOWN OF
PROSPER
0 170 340 680
Feet



ZONE-25-0012

Prosper Flex Park

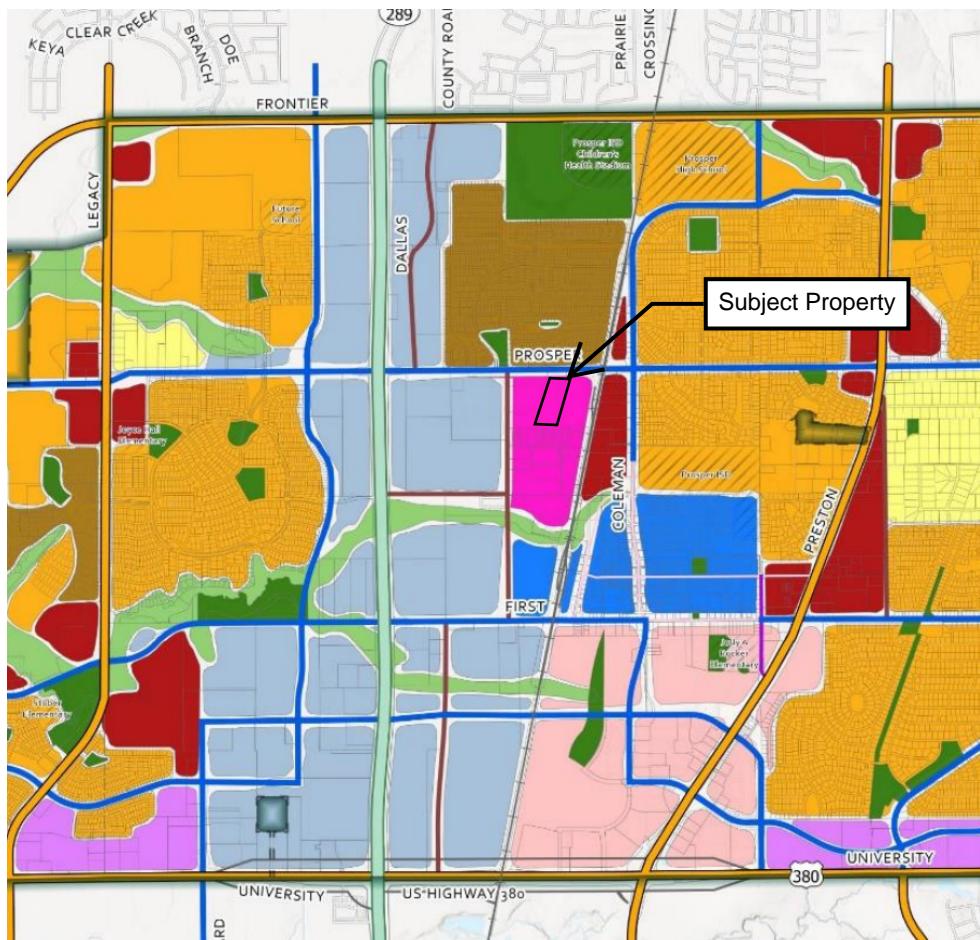
Planned Development



TOWN OF
PROSPER

0 170 340 680
Feet

Future Land Use Exhibit



LEGAL DESCRIPTION

BEING a 10.809 acre (470,846 square foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of Lot 1, Block A of PLM Addition, an addition to the Town of Prosper, Collin County, Texas according to the plat recorded in Document No. 20110628010001150 of the Official Public Records of Collin County, Texas, said 10.809 acre (470,846 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap (illegible) found for the northeast corner of said Lot 1 and the northwest corner of a called 19.648 acre tract of land described in the Special Warranty Deed to Pro-Build Real Estate Holdings, LLC recorded in Document No. 20060804001112910 of said Official Public Records of Collin County, Texas, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of Prosper Trail (90' right-of-way);

THENCE South 11 degrees 31 minutes 22 seconds West, with the east line of said Lot 1 and the west line of said 19.648 acre tract of land, a distance of 1,203.52 feet to a 1/2-inch iron rod with cap (illegible) found for the southeast corner of said Lot 1 and the southwest corner of said 16.648 acre tract of land;

THENCE South 89 degrees 27 minutes 49 seconds West, with the south line of said Lot 1, a distance of 400.48 feet to a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the southwest corner of said Lot 1 and the southeast corner of Lot 1, Block A of All Storage Prosper Addition, an addition to the Town of Prosper, Collin County, Texas recorded in Document No. 20210126010000220 of said Official Public Records of Collin County, Texas;

THENCE North 11 degrees 33 minutes 32 seconds East, with the west line of said Lot 1, Block A of PLM Addition and the east line of said Lot 1, Block A of All Storage Prosper Addition, passing at a distance of 347.72 feet, a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the northeast corner of said Lot 1, Block A of All Storage Prosper Addition and the southeast corner of a called 14.00 acre tract of land described in the General Warranty Deed to PTCLP, LLC recorded in Document No. 20220308000381710 of said Official Public Records of Collin County, Texas, continuing with the west line of said Lot 1, Block A of PLM Addition and the east line of said 14.0 acre tract of land, in all, a distance of 1,203.46 feet to a 1/2-inch iron rod with cap (illegible) found for the northwest corner of said Lot 1 and the northeast corner of said 14.00 acre tract of land, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of said Prosper Trail;

THENCE North 89 degrees 25 minutes 57 seconds East, with the north line of said Lot 1 and the south right-of-way line of said Prosper Trail, a distance of 399.75 feet to the **POINT OF BEGINNING** and containing 470,846 square feet or 10.809 acres of land.

NOTE

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 07/16/2025 with an applied combined scale factor of 1.000152710.

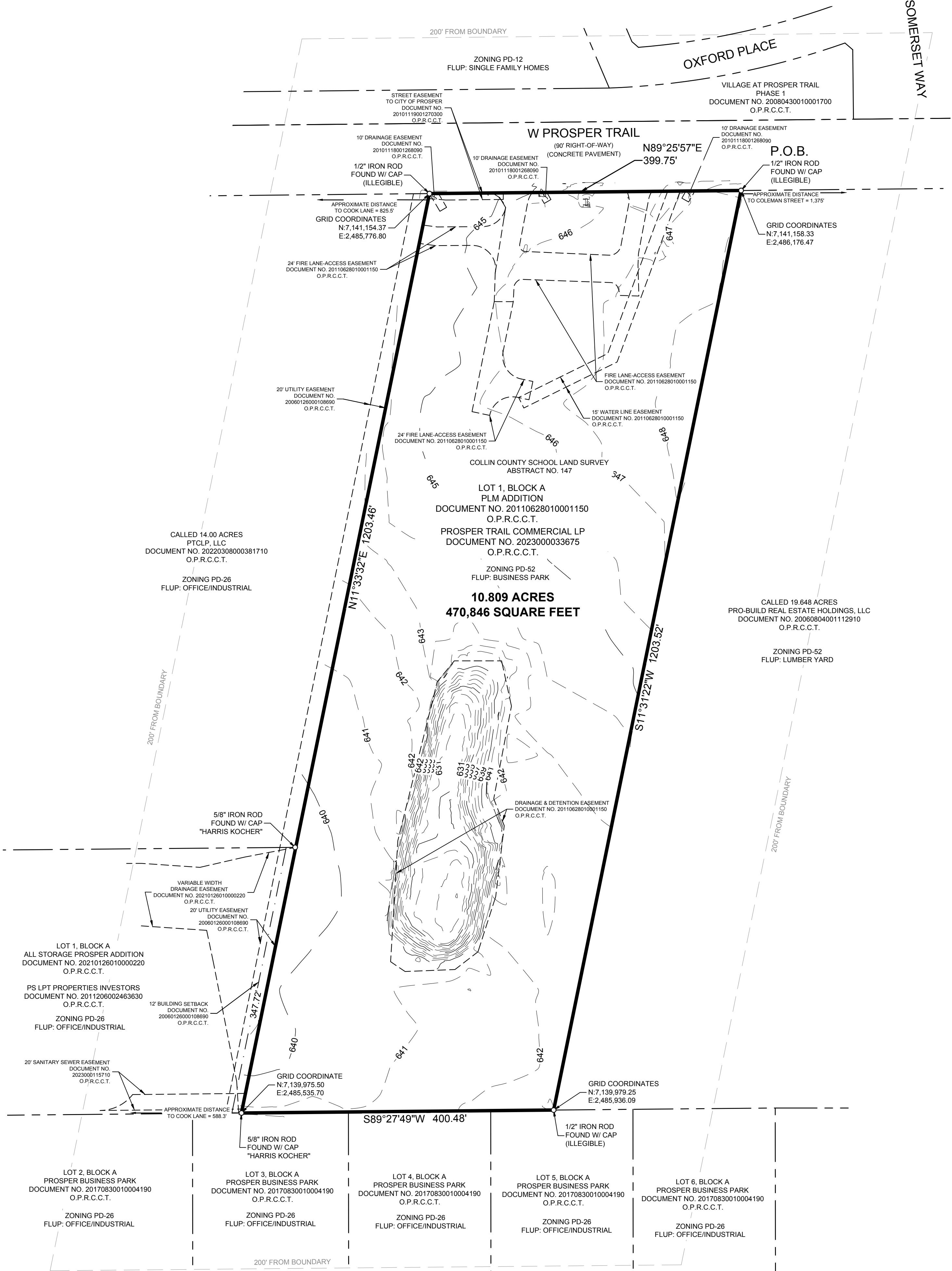
I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, do hereby attest that the metes and bounds and exhibit are prepared from a survey performed on the ground under my direct supervision.



Shaun Marvin Piepkorn

Registered Professional Land Surveyor No. 6432
Kimley-Horn and Associates, Inc.
110 W. Interstate 20 Frontage Road, Suite 140
Weatherford, Texas 76086
Ph. 682-235-9512
TBPELS Firm No. 10194040
shaun.piepkorn@kimley-horn.com





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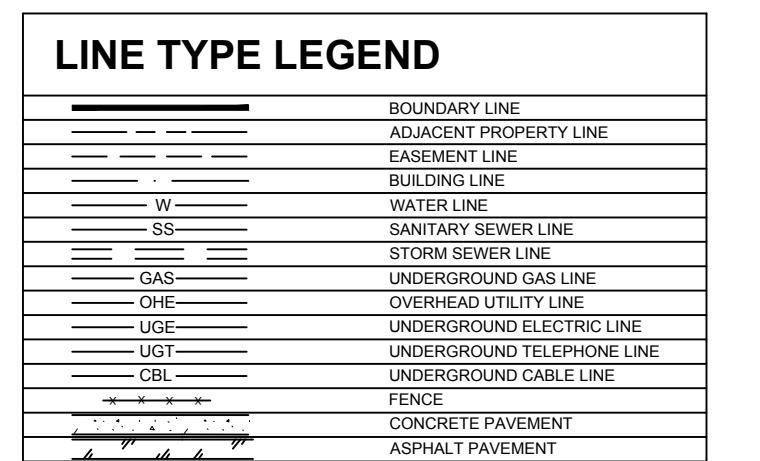
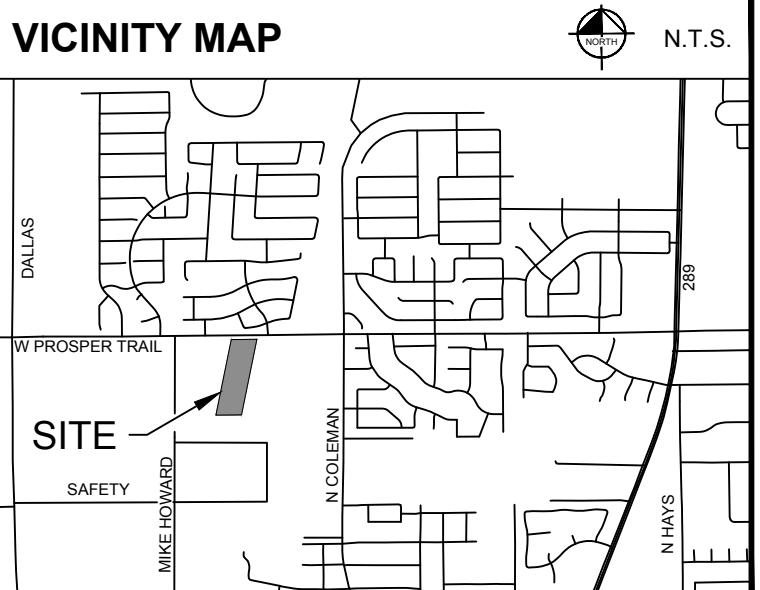
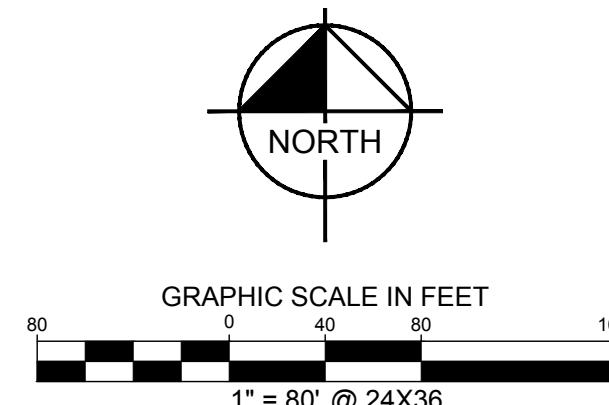
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THENCE North 89 degrees 25 minutes 57 seconds East, with the north line of said Lot 1 and the south right-of-way line of said Prosper Trail, a distance of 399.75 feet to the POINT OF BEGINNING and containing 470,846 square feet or 10.809 acres of land.



LEGEND
P.O.B.
O.P.R.C.C.T. POINT OF BEGINNING
OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, do hereby attest that the metes and bounds and exhibit are prepared from a survey performed on the ground under my direct supervision.

Shaun Piepkorn
Shaun Marvin Piepkorn
Registered Professional Land Surveyor No. 6432
Kimley-Horn and Associates, Inc.
110 W. Interstate 20 Frontage Road, Suite 140
Weatherford, Texas 76086
Ph. 682-235-9512
shaun.piepkorn@kimley-horn.com



ZONING EXHIBIT A-2
ZONE-25-0012
PROSPER FLEX PARK
10.809 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT No. 147
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

Kimley»Horn

110 W. Interstate 20 Frontage Road, Suite 140
Weatherford, Texas 76086
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
110 W. INTERSTATE 20 FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
SHAWN MARVIN PIEPKORN, RPLS
TEL. NO. 682-235-9512
shaun.piepkorn@kimley-horn.com

OWNER
PROSPER TRAIL COMMERCIAL LP
10210 N CENTRAL EXPY STE 300
DALLAS, TX 75231
CASE VAN LARE
TEL. NO. 972-385-4164
CVANLARE@PROVIDENTREALTY.NET

Scale
1" = 80'
Drawn by
BSG
Checked by
SMP
Date
09/18/2025
Project No.
064492135
Sheet No.
1 OF 1

EXHIBIT "B"
ZONE-25-0012

555 W. Prosper Trail
Prosper Trail Commercial, LP, Owner/Representative

PROSPER FLEX PARK
PLANNED DEVELOPMENT DISTRICT

STATEMENT OF INTENT AND PURPOSE

Prosper Trail Commercial LP intends to develop this site into a high-quality flex industrial campus designed to support a variety of light industrial, warehouse, and office users. The project will be thoughtfully planned to enhance both functionality for future tenants and the visual character of the surrounding area, contributing positively to the Town of Prosper.

EXHIBIT "C"
ZONE-25-0012

PROSPER FLEX PARK
PD-COMMERCIAL CORRIDOR DISTRICT

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (No. 05-20 as it currently exists or may be amended) and the Town's Subdivision Ordinance (No. 03-05 as it exists or may be amended) shall apply to the property.

Commercial Corridor District -Prosper Flex Park:

1.1 GENERAL PURPOSE AND DESCRIPTION:

The Commercial Corridor District is intended primarily for employment center uses such as light manufacturing, warehousing, wholesaling, office, and distribution operations, as well as service uses necessary to support such employment center uses. This tract shall be developed in accordance with the Commercial Corridor District Regulations as it exists or may be amended, except as otherwise set forth in these development standards.

1.2 REGULATIONS:

A. Size of Yards:

1. **Minimum Front Yard:** Thirty (30) feet.

2. **Minimum Side Yard:**

a. Twenty-five (25) feet for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.

3. **Minimum Rear Yard:**

a. Twenty-five (25) feet for buildings. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.

B. Size of Lots:

1. **Minimum Size of Lot Area:** Ten thousand (10,000) square feet.

2. **Minimum Lot Width:** One hundred (100) feet.

3. **Minimum Lot Depth:** One hundred (100) feet.
- C. **Maximum Height for Buildings:** Two (2) stories, not greater than 40 feet.
- D. **Lot Coverage:** Sixty (60) percent.
- E. **Floor Area Ratio:** Maximum 1:1

1.3 PERMITTED USES:

- A. **Compliance with State and Federal Law:** No uses shall be allowed which are prohibited by State law or which operate in excess of State or Federal environment or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, Texas State Department of Health, or the Texas Water Commission, as the case.
- B. **High Risk or Hazardous Uses:**
 1. The uses listed in 1.3(C) below are permitted in the Commercial Corridor District, provided that such uses shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise of street traffic at that point and provided that such use does not create fire hazards on surrounding property.
 2. "High risk or hazardous" uses are not permitted in the Commercial Corridor District. In this section, "high risk or hazardous" use means any use whose operation, in the opinion of the Fire Chief, involves a much higher than average risk to public health and safety. These uses include but are not limited to facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, or disposed of.
- C. **List of Permitted Uses:** Uses followed by an S are permitted by Specific Use Permit. Uses followed by a C are permitted subject to conditional development standards. See the Zoning Ordinance for the conditional development standards.
 - Antique Shop and Used Furniture
 - Administrative, Medical, or Professional Office
 - Artisan's Workshop
 - Auto Parts Sales, Inside
 - Automobile Repair, Minor
 - Bank, Savings and Loan, or Credit Union
 - Building Material and Hardware Sales Minor
 - Business Service
 - Cabinet/Upholstery Shop

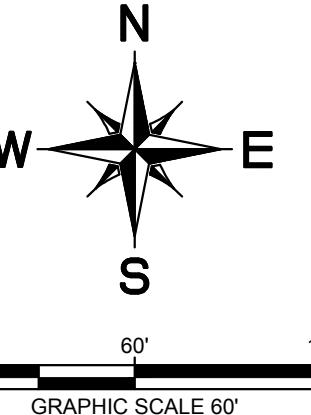
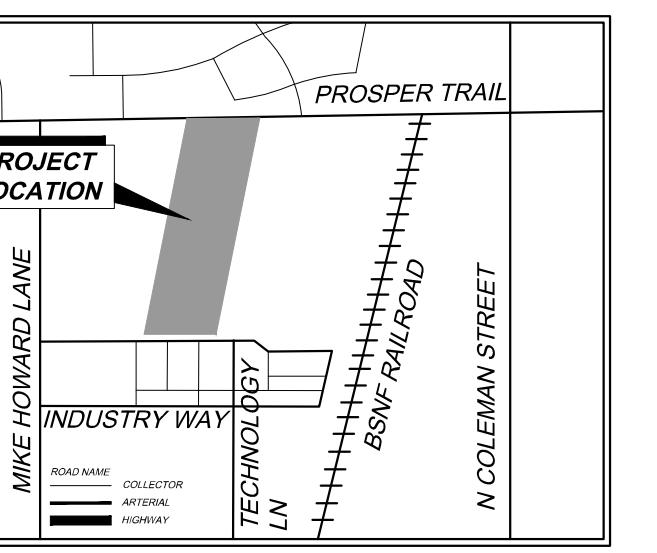
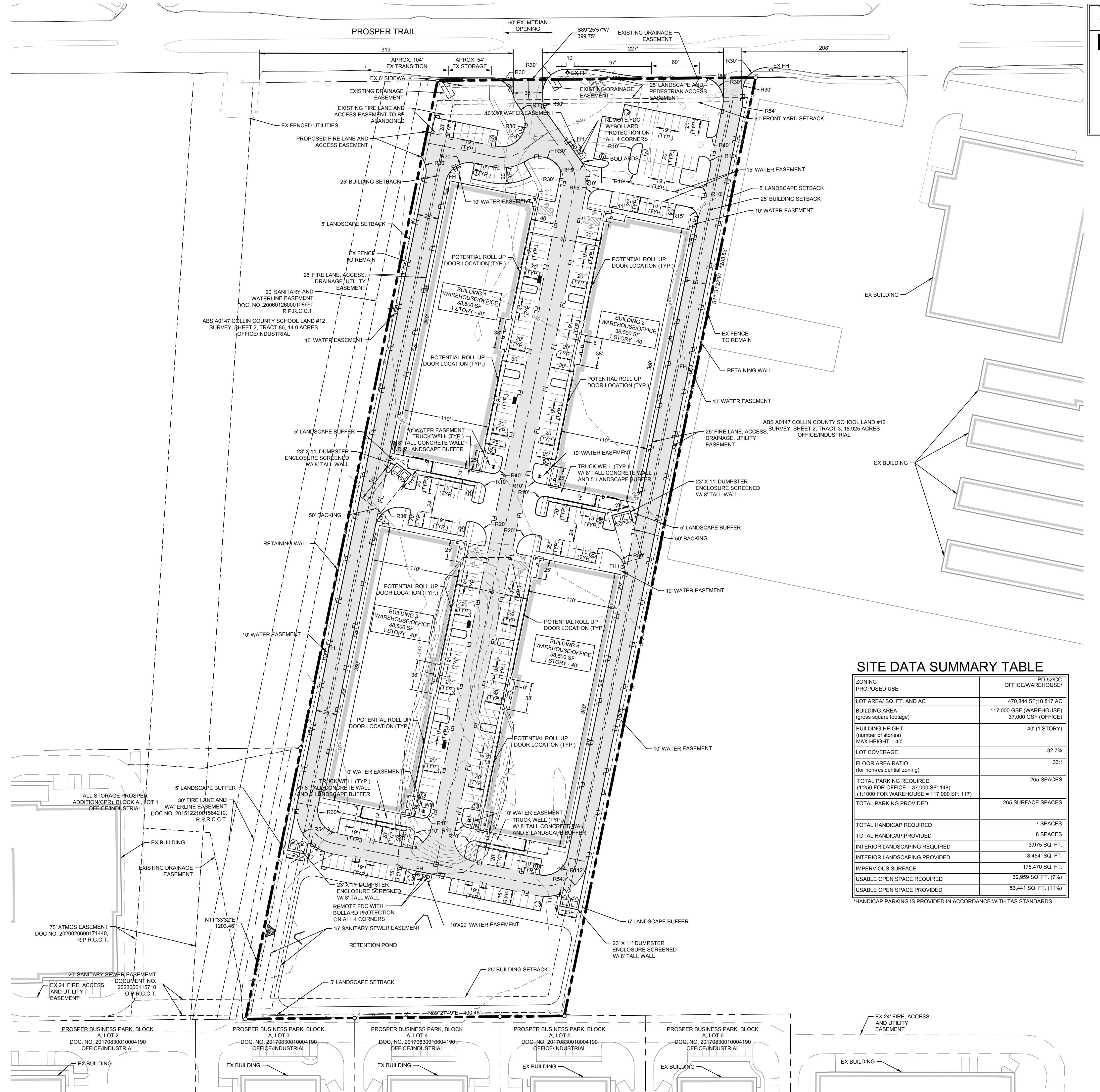
- Catering
- Commercial Amusement, Indoor
- Contractor's Shop
- Equipment and Machinery Sales and Rental, Minor
- Furniture, Home Furnishings and Appliance Store
- Furniture Restoration
- Governmental Office
- Gunsmith
- Gymnastics/Dance Studio
- Health/Fitness Center
- Homebuilder Marketing Center
- House of Worship
- Household Appliance Service and Repair
- Indoor Gun Range S
- Insurance Office
- Limited Assembly and Manufacturing Use Complying with Performance Standards
- Locksmith/Security System Company
- Museum/Art Gallery
- Office/Showroom
- Office/Warehouse
- Print Shop, Minor
- Private Recreation Center
- Repair Service, Indoor
- Research and Development Center
- Restaurant C
- Retail/Service Incidental Use
- Retail Stores and Shops
- Veterinarian Clinic and/or Kennel, Indoor

1.4 EXTERIOR APPEARANCE OF BUILDINGS: As shown in Exhibit F & F-1, the “FRONT A” facades facing Prosper Trail and the “SIDE 1” facades facing the central drive which includes all storefronts shall incorporate a combination of Cultured Natural Shaped Field Stone and concrete tilt wall elements. The canopies on the “FRONT A” and “SIDE 1” façade shall meet the architectural articulations requirements. Permitted exterior materials for the “SIDE 2” and “REAR” facades include concrete tilt wall or masonry materials as generally shown on the conceptual renderings. The architectural articulation on the “SIDE 2” and “REAR” facades will be similar to what is shown in Exhibit F.

Buildings shall comply with the attached conceptual renderings (Exhibit F). The roof shall be a low-slope roof with white TPO (Thermoplastic Polyolefin) Membranes.

1.5 PERIMETER LANDSCAPING:

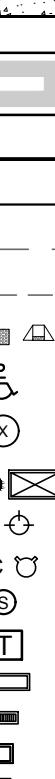
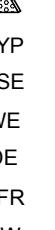
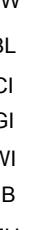
- **West & South Line Perimeter: Small Trees & Shrubs.** West and South line perimeter landscaping will consist of one small, thirty (30) gallon tree, eight (8) feet high at time of planting, and a mix of 5 gal. Japanese Barberry and Texas Sage shrubs, three (3) feet high at time of planting, reaching six (6) feet high in two growing seasons. One (1) small tree shall be placed for every twenty-five (25) linear feet of perimeter line. One (1) shrub shall be placed for every ten (10) linear feet of perimeter line. Trees and shrubs may be grouped as represented on Exhibit G.
- **East Line Perimeter:** East line perimeter landscaping will consist of a mix of 5 gal. Glossy Abelia and Burford Holly shrubs, three (3) feet high at time of planting at four (4) feet on center, the latter two being of the tall variety, reaching six (6) feet high within two growing seasons. Shrubs shall be placed in a continuous row that runs the entire length of the East line perimeter to offset the lack of perimeter trees. No trees are to be planted along the east line adjoining property owner's chain-link fencing due to the existing power lines. The existing adjoininger owned chain-link fencing would remain as it exists on the east line.
- **Prosper Trail (North Perimeter Line):** Prosper Trail landscaping shall be installed as shown on Exhibit G and per the current Zoning Ordinance standards.
- **Open Space Amenities:** Prosper Flex Park will provide thoughtfully designed open space amenities to enhance usability for future tenants. The open area north of Building 1 will feature two tables, two benches, two bike racks, and a trash receptacle. Buildings 2, 3, and 4 will each have adjacent open spaces equipped with a table, a bench, a bike rack, and a trash receptacle. Additionally, the landscaped area surrounding the pond—maintained at a normal pool level—will include two tables and three benches positioned along a walking trail that encircles the pond, offering a scenic and functional outdoor experience.
- **Open Space Area:** The minimum open space area shall constitute 11.3% of the property, as depicted on Exhibit H.



ICINITY MAP

NTS

LEGEND

	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
—	PROPOSED CONTOUR - MAJOR
— — — — —	PROPOSED CONTOUR - MINOR
— — — — —	EXISTING CONTOUR - MAJOR
— — — — —	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM 	WATER METER (AND VAULT)
FH 	FIRE HYDRANT
FDC 	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

OTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

SITE DATA SUMMARY TABLE

ZONING PROPOSED USE	PD-52/CC OFFICE/WAREHOUSE/
LOT AREA/ SQ. FT. AND AC	470,844 SF; 10.817 AC
BUILDING AREA (gross square footage)	117,000 GSF (WAREHOUSE) 37,000 GSF (OFFICE)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	40' (1 STORY)
LOT COVERAGE	32.7%
FLOOR AREA RATIO (for non-residential zoning)	.33:1
TOTAL PARKING REQUIRED (1:250 FOR OFFICE = 37,000 SF: 148) (1:1000 FOR WAREHOUSE = 117,000 SF: 117)	265 SPACES
TOTAL PARKING PROVIDED	265 SURFACE SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	3,975 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	8,454 SQ. FT.
IMPERVIOUS SURFACE	178,470 SQ. FT.
USABLE OPEN SPACE REQUIRED	32,959 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	53,441 SQ. FT. (11%)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

ONE-25-0012

EXHIBIT D

PROSPER FLEX PARK
BLOCK A LOT 1

wn of Prosper, Collin County, Texas
Submitted: NOVEMBER 18, 2025

Owner:
Prosper Trail Commercial LP
10210 N Central Expy Ste 300
Dallas, TX 75231-3470
Contact: Hunter Graham
Phone: (972)-385-4149

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

Engineer/Surveyor:
Kinney-Horn and Associates, Inc.
10 East Davis Street Suite 100
Kinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROVIDENT INDUSTRIES

SHEET NUMBER

EXHIBIT "E"
ZONE-25-0012

555 W. Prosper Trail
Prosper Trail Commercial, LP, Owner/Representative

PROSPER FLEX PARK
PLANNED DEVELOPMENT DISTRICT

DEVELOPMENT SCHEDULE:

Following completion of all required zoning and permitting, PFP will begin construction of four 38,500-square-foot flex buildings. The project is anticipated to be completed in approximately 12 months.

GSR ANDRADE ARCHITECTS	
Architect	KIMLEY-HORN
Civil Engineer	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	



**PROVIDENT REALTY
PROSPER FLEX PARK**

BLOCK A, LOT 1
PROSPER, TEXAS

ZONE-25-0012
EXHIBIT F
PROSPER FLEX PARK
BLOCK A LOT 1
Being 10.81 Acres Out Of The
COLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1

Town of Prosper, Collin County, Texas
Submitted: November 18, 2025

OWNER
PROSPER TRAIL COMMERCIAL LP
10210 N CENTRAL EXPY STE 300
DALLAS, TEXAS 75231
CASE VAN LARE
TEL. NO. 972-385-4164
CVANLARE@PROVIDENTREALTY.NET

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROJECT NO.:	November 18, 2025
DATE:	
REVISIONS:	
NO. DATES	
11.18.25	SITE PLAN SUBMITAL



INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 11.18.2025 For
Site Plan Approval Only.
Not for Regulatory Approval,
Permit, or Construction.

g s r | andrade
ARCHITECTS
2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

GSR ANDRADE ARCHITECTS
Architect
KIMLEY-HORN
Civil Engineer
-
Structural Engineer
-
Mechanical Engineer
-
Electrical Engineer
-
Plumbing Engineer

PROVIDENT REALTY
PROSPER FLEX PARK
BLOCK A, LOT 1
PROSPER, TEXAS

ZONE-25-0012
EXHIBIT F
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COLLIN COUNTY SCHOOL AND SURVEY,
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Submitted: November 18, 2025

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CASE VAN LARE
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CVANLARE@PROVIDENTREALTY.NET

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469) 301-2594

PROJECT NO.: November 18, 2025
DATE:
REVISIONS:
11.18.25 SITE PLAN SUBMITAL



INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 11.18.2025 For
Site Plan Approval Only.
Not for Regulatory Approval,
Permit, or Construction.

g s r | andrade
ARCHITECTS
2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

GSR ANDRADE ARCHITECTS
Architect
KIMLEY-HORN
Civil Engineer
-
Structural Engineer
-
Mechanical Engineer
-
Electrical Engineer
-
Plumbing Engineer

PROVIDENT REALTY
PROSPER FLEX PARK
BLOCK A, LOT 1
PROSPER, TEXAS

ZONE-25-0012
EXHIBIT F
PROSPER FLEX PARK
BLOCK A LOT 1
Being 10.81 Acres Out Of The
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McKinney, Texas 75069
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F 214.887.0559

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KIMLEY-HORN
Civil Engineer
Structural Engineer
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Electrical Engineer
Plumbing Engineer

PROVIDENT REALTY PROSPER FLEX PARK

BLOCK A, LOT 1
PROSPER, TEXAS

ZONE-25-0012
EXHIBIT F
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Town of Prosper, Collin County, Texas
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Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROJECT NO.: November 18, 2025
DATE:
REVISIONS:
NO. DATE DESC
11.18.25 SITE PLAN SUBMITAL



INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 11.18.2025 For
Site Plan Approval Only.
Not for Regulatory Approval,
Permit, or Construction.

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GSR ANDRADE ARCHITECTS
Architect
KIMLEY-HORN
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer

PROVIDENT REALTY
PROSPER FLEX PARK
BLOCK A, LOT 1
PROSPER, TEXAS

ZONE-25-0012
EXHIBIT F
PROSPER FLEX PARK
BLOCK A LOT 1
Being 10.81 Acres Out Of The
COLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1

Town of Prosper, Collin County, Texas
Submitted: November 18, 2025

OWNER
PROSPER TRAIL COMMERCIAL LP
10210 N CENTRAL EXPY STE 300
DALLAS, TEXAS 75231
CASE VAN LARE
TEL. NO. 972-385-4164
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**PROVIDENT REALTY
PROSPER FLEX PARK**

BLOCK A, LOT 1
PROSPER, TEXAS

ZONE-25-0012
EXHIBIT F
PROSPER FLEX PARK
BLOCK A LOT 1

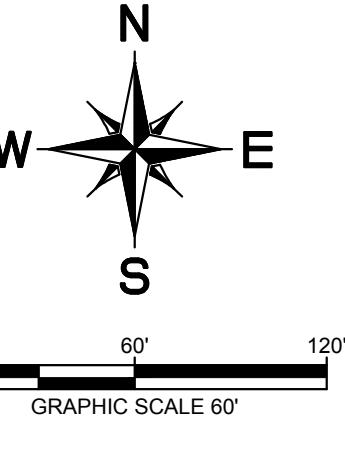
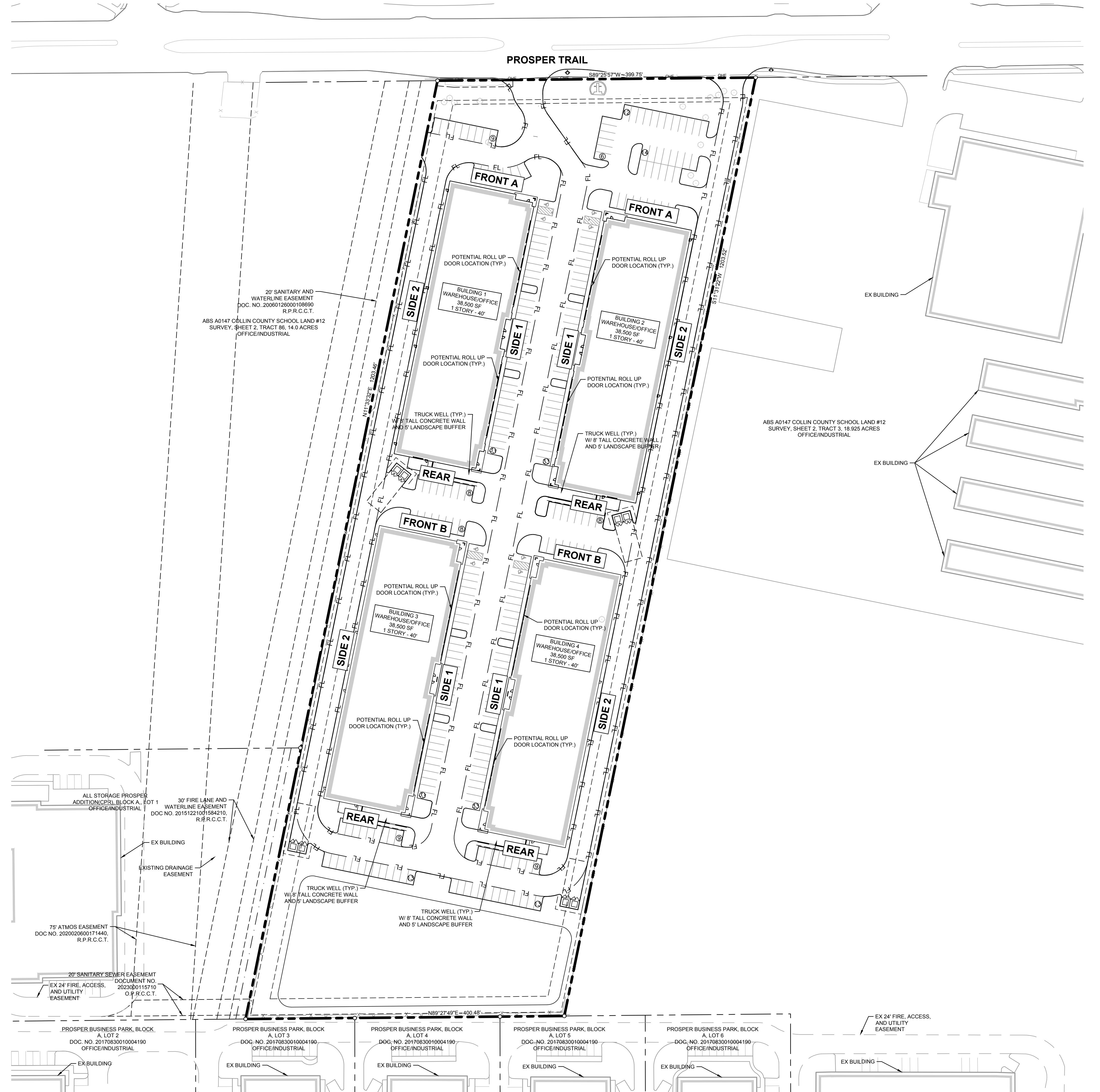
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Town of Prosper, Collin County, Texas
Submitted: November 18, 2025

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A horizontal scale bar divided into two segments. The left segment is labeled '60' and the right segment is labeled '120'. Below the bar, the text 'GRAPHIC SCALE 60'' is written.

Kimley Horn

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PRELIMINARY	
FOR REVIEW ONLY	
Not for construction or permit purposes.	
Kimley»Horn	
Engineer <u>RACHEL A. KORUS</u>	
P.E. No. <u>132468</u> Date <u>07/29/2025</u>	

PROVIDENT INDUSTRIES

ENI INDUSTRIAL PROSPER, TEXAS

ELEVATION DESCRIPTIONS

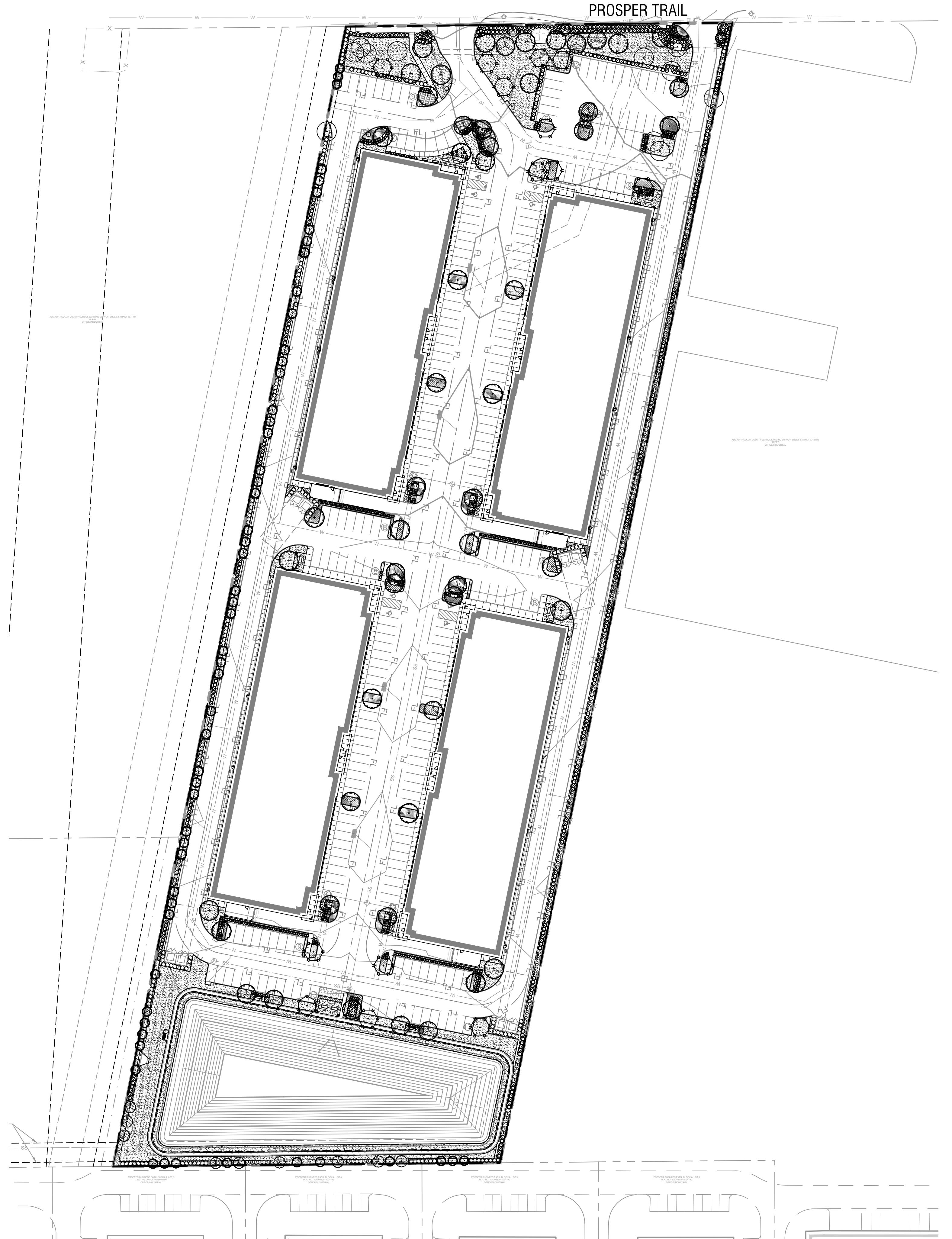
Town of Prosper, Collin County, Texas
Submitted: NOVEMBER 18, 2025

Owner:
Prosper Trail Commercial LP
10210 N Central Expy Ste 300
Dallas, TX 75231-3470
Contact: Hunter Graham
Phone: (972)-385-4149

Engineer/Surveyor
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

Engineer/Surveyor:
Ay-Horn and Associates, Inc.
100 East Davis Street Suite 100
Dallas, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

SHEET NUMBER



PLANT SCHEDULE

Town of Prosper Landscape Code Requirements Chart		
Item	Required	Proposed
Interior Parking Requirements		
15 sqft of Landscaping for each parking space to be provided within the paved boundaries of the parking lot area (277 spaces X 15 sqft)	4,155 SQ FT	24,360 SQ FT
1 Large tree per 10 parking spaces (277 spaces / 10)	28 TREES	39 PROPOSED TREES
Every landscape island shall have 1 large tree	39 ISLANDS	39 PROPOSED TREES
1 Large tree within 150 feet of every parking space	YES	YES
Perimeter Landscaping Requirements		
Prosper Trail (North Perimeter Line)		
***1 Large tree per 30 LF of frontage (400 LF / 30 LF)	13 TREES	13 TREES
15 shrubs per 30 LF of frontage (400 LF / 30 LF) X 15 (5 gal min.)	200 SHRUBS	206 SHRUBS
Parking lot screening shrubs (5 gal min.)	YES	YES
**East Perimeter Line		
Shrubs alternating species along the perimeter (5 gal min.)	YES	YES
South Perimeter Line		
1 Small tree per 25 LF (400 LF / 25 LF)	16 TREES	16 PROPOSED TREES
1 Shrub per 10 LF along fence (400 LF / 10 LF) (5 gal min.)	40 SHRUBS	40 SHRUBS
West Perimeter Line		
1 Small tree per 25 LF (1203 LF / 25 LF)	48 TREES	48 PROPOSED TREES
1 Shrub per 10 LF along fence (1203 LF / 10 LF) (5 gal min.)	120 SHRUBS	120 SHRUBS
Foundation Planting Requirements		
1 Large Tree (3" cal.) for every 10,000 sq ft of gross building area to be placed within 30' of building face. (154,000 SF / 10,000 SF)	16 TREES	16 TREES
Open Space Requirements		
7% of the Lot Area shall be open space (470,844 x .07 = 32,959)	32,959 SF	53,441 SF
**Note: No trees are required or are to be planted along the Eastern Property Line due to existing powerlines.		
***Note: 4 ornamental trees are proposed as part of the 13 required Prosper Trail perimeter trees due to existing trees and overhead utilities along the frontage.		
*Note: Trees labeled "F" on plans are required foundation planting trees.		
*Note: Trees labeled "P" on plans are required parking area trees.		

Kimley Horn

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PROVIDENT INDUSTRIAL

LANDSCAPE PLAN

ROSPER, TEXAS

ZONE-25-0012
EXHIBIT G
PROSPER FLEX PARK
BLOCK A LOT 1
*Being 10.81 Acres Out Of The
COLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1*

Town of Prosper, Collin County, Texas
Submitted: NOVEMBER 18, 2025

Engineer/Surveyor:
Ay-Horn and Associates, Inc.
111 East Davis Street Suite 100
Dallas, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

SHEET NUMBER
EX-G

XREFS
XREF : XAM0 : x-pant : OPG : x-eutil : xslie : xstml : xsurv : xum1 : xree
11/17/2028 5:36 AM
MARTINEZ, EDUARDO 12/5/2025 10:13 AM
K:MKMN LAPL PROJECTS\64492135 - PROVIDENT PROSPER TRAIL INDUSTRIAL CAD\Sheets
DWG PATH

This architectural site plan for Prosper Trail illustrates the layout of a business park. The plan features several building footprints, including large rectangular structures and smaller ancillary buildings. Numerous parking spaces are marked with 'FL' and 'M' symbols. The landscape is divided into various areas: 'OPEN SPACE AREA, TYP.' (indicated by a green hatched pattern), 'LANDSCAPE AREA, TYP.' (indicated by a pink hatched pattern), and a large area labeled 'OPEN SPACE AREA, TYP.' at the bottom, which is outlined in blue and green. The plan also shows utility lines, property lines, and a network of roads. Specific property details are noted: ABS AD147 COLLIN COUNTY SCHOOL LAND #12 SURVEY, SHEET 2, TRACT 86, 14.0 OFFICE/INDUSTRIAL; ABS AD147 COLLIN COUNTY SCHOOL LAND #12 SURVEY, SHEET 2, TRACT 3, 16.821 OFFICE/INDUSTRIAL; PROSPER BUSINESS PARK, BLOCK A, LOT 3 5000 SF, 100' X 100' OFFICE/INDUSTRIAL; PROSPER BUSINESS PARK, BLOCK A, LOT 4 5000 SF, 100' X 100' OFFICE/INDUSTRIAL; PROSPER BUSINESS PARK, BLOCK A, LOT 5 5000 SF, 100' X 100' OFFICE/INDUSTRIAL; and PROSPER BUSINESS PARK, BLOCK A, LOT 6 5000 SF, 100' X 100' OFFICE/INDUSTRIAL. A north arrow is located in the bottom left corner.

LEGEND

DECOMPOSED GRANITE PATH

PICNIC TABLE

LITTER RECEPTACLE

BIKE RACK

BENCH

OPEN SPACE AREA

LANDSCAPE AREA

Open Space Requirements	<i>Required</i>	<i>Proposed</i>
7% of the Lot Area shall be open space (470,844 x .07 = 32,959)	32,959 SF	53,441 SF

Kimley Horn

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PROVIDENT INDUSTRIAL

10 of 10

OPEN SPACE DI AN

NUMBER X-H

ONE-25-0012
EXHIBIT H
SPER FLEX PARK

BLOCK A LOT 1
Being 10.81 Acres Out Of The
OLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1

Town of Prosper, Collin County, Texas
Submitted: SEPTEMBER 23, 2025

Owner:
Prosper Trail Commercial LP
10210 N Central Expy Ste 300
Dallas, TX 75231-3470
Contact: Hunter Graham
Phone: (972)-385-4149

Engineer/Surveyor:
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10 East Davis Street Suite 100
Kinney, Texas 75069
Contact: Rachel Korus, P.E.
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