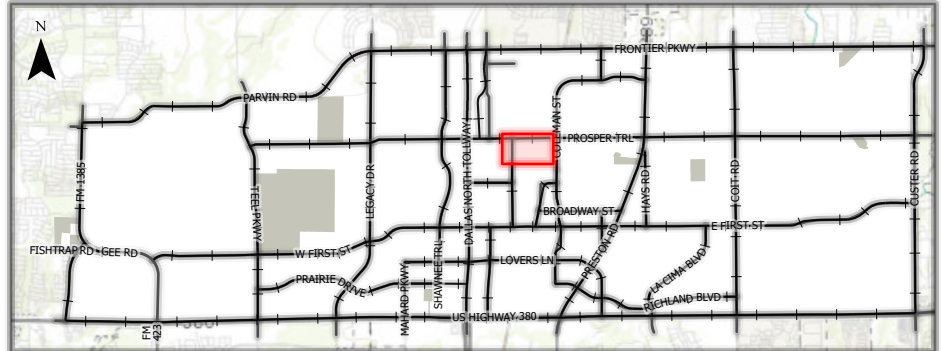
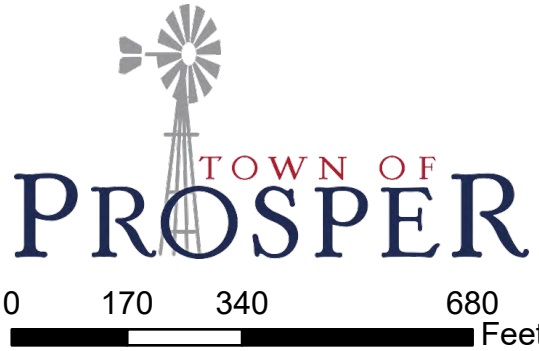
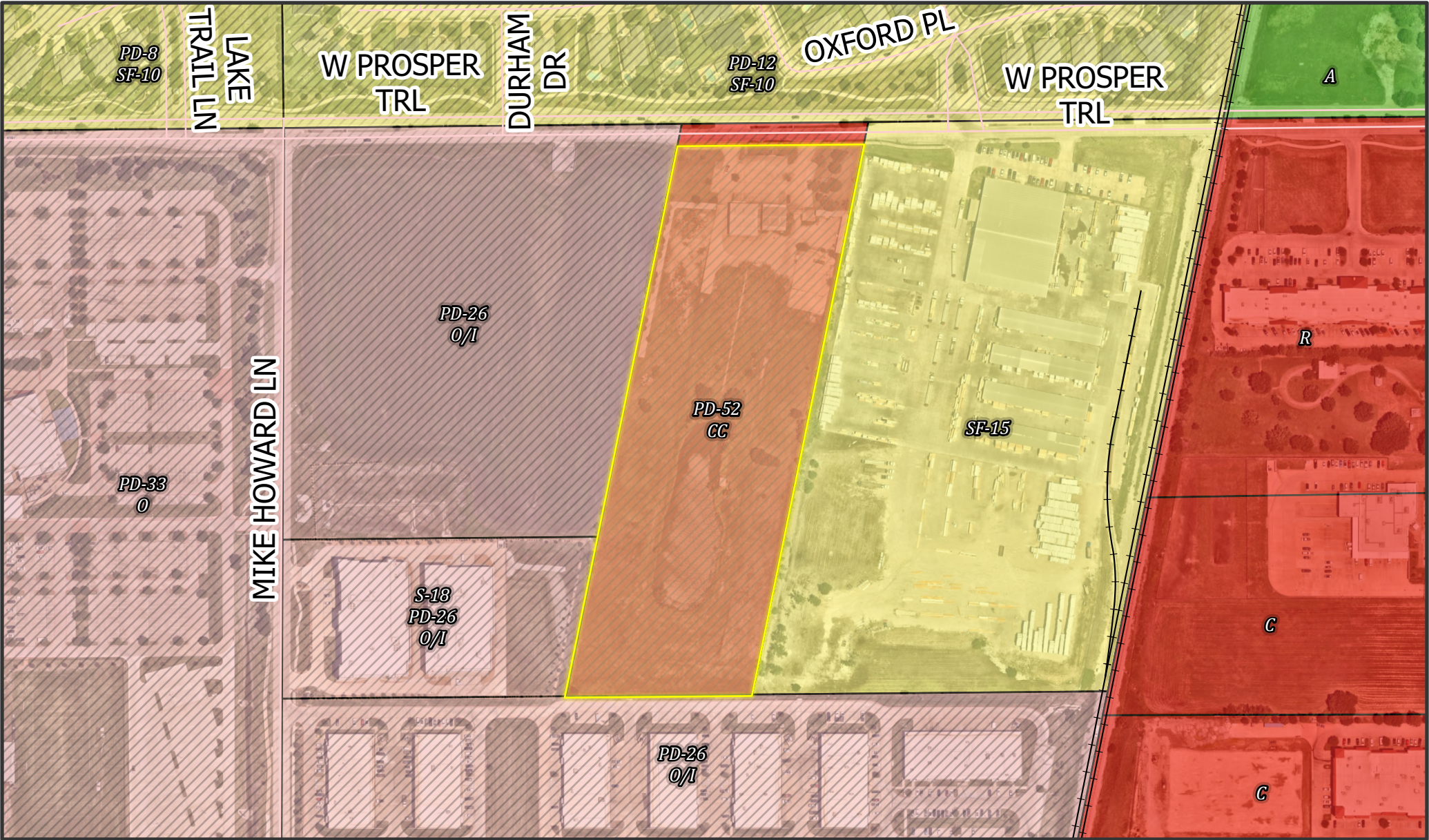


This map for illustration purposes only

ZONE-25-0012

Prosper Flex Park

Planned Development



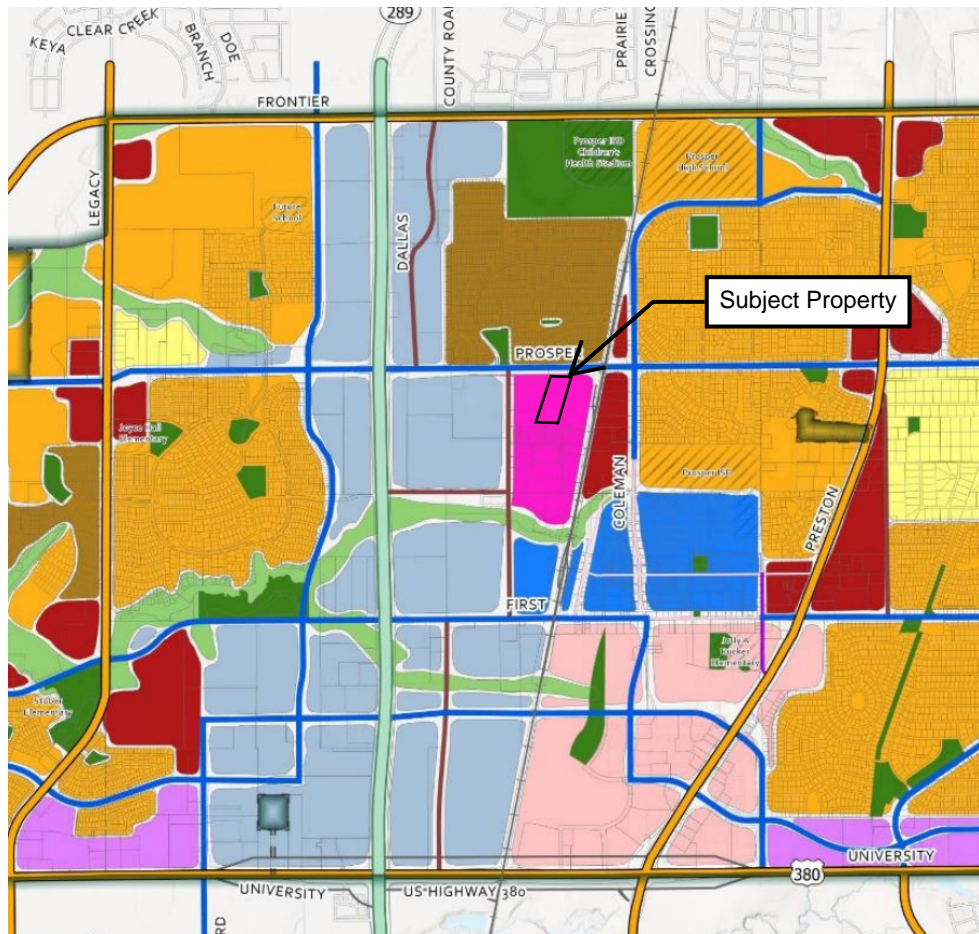
ZONE-25-0012

Prosper Flex Park

Planned Development

This map for illustration purposes only

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

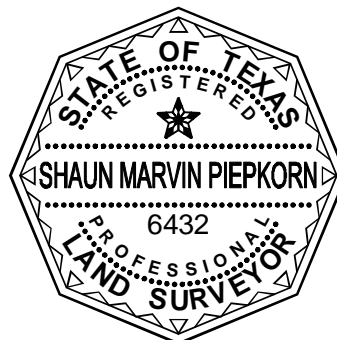


EXHIBIT "B"
ZONE-25-0012

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 adjainer 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.

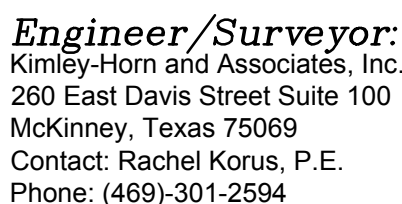


EXHIBIT "E"
ZONE-25-0012

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.



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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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
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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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.:
DATE: November 18, 2025
REVISIONS:

NO.	DATE	DESCR.
	11.18.25	SITE PLAN SUBMITTAL

R1
RENDERINGS



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R2
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Town of Prosper, Collin County, Texas
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R3
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PROSPER, TEXAS

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Town of Prosper, Collin County, Texas
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R4
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Town of Prosper, Collin County, Texas
Submitted: November 18, 2025

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Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROJECT NO.:
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REVISIONS:

NO.	DATE	DESCR.
	11.18.25	SITE PLAN SUBMITTAL

R5
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Town of Prosper, Collin County, Texas
Submitted: November 18, 2025

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PROSPER TRAIL COMMERCIAL LP
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Engineer/Surveyor:
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Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROJECT NO.:
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REVISIONS:

NO.	DATE	DESCR.
	11.18.25	SITE PLAN SUBMITTAL

R6
RENDERINGS



INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 11.18.2025 For
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PROVIDENT REALTY
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BLOCK A LOT 1

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

OWNER
PROSPER TRAIL COMMERCIAL LP
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Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROJECT NO.:
DATE: November 18, 2025
REVISIONS:

NO.	DATE	DESCR.
	11.18.25	SITE PLAN SUBMITTAL

R7
RENDERINGS



INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 11.18.2025 For
Site Plan Approval Only.
Not for Regulatory Approval,
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PROVIDENT REALTY
PROSPER FLEX PARK
BLOCK A, LOT 1
PROSPER, TEXAS

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COLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1

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

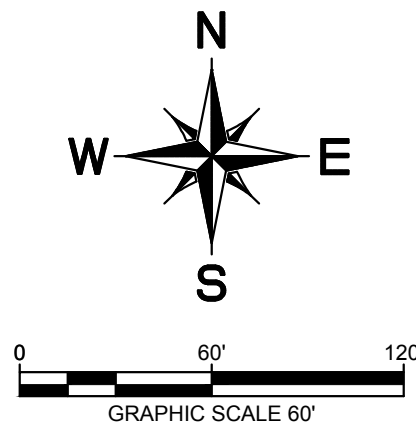
OWNER
PROSPER TRAIL COMMERCIAL LP
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Kimley-Horn and Associates, Inc.
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Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROJECT NO.:
DATE: November 18, 2025
REVISIONS:

NO.	DATE	DESCR.
	11.18.25	SITE PLAN SUBMITTAL

R8
RENDERINGS



KHA PROJECT 064492135	DATE 04/17/2024	SCALE AS SHOWN	DESIGNED BY KEM	DRAWN BY KEM	CHECKED BY JCR
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PROVIDENT INDUSTRIAL

PROSPER, TEXAS

ELEVATION DESCRIPTIONS

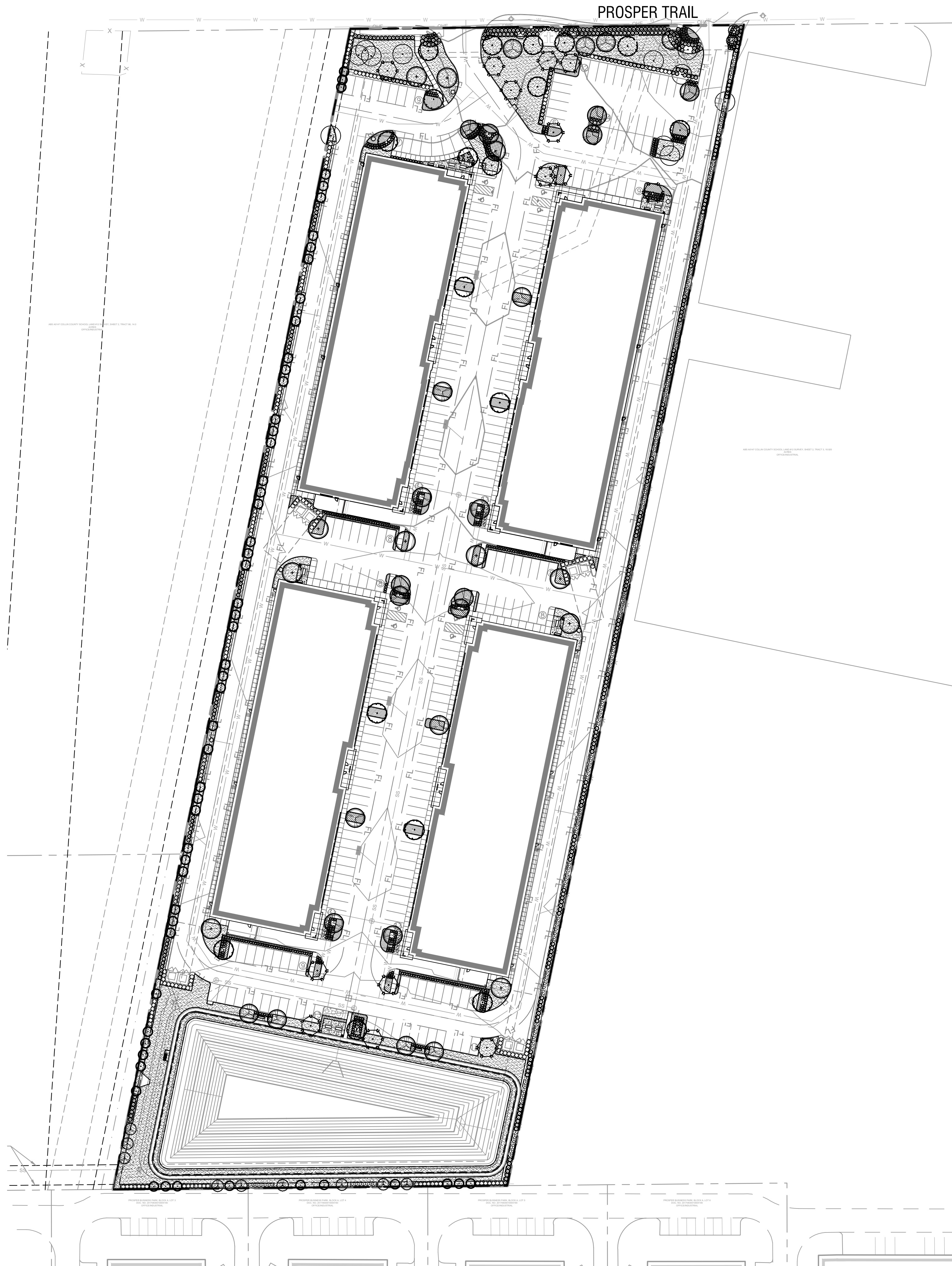
SHEET NUMBER

ZONE-25-0012
 EXHIBIT F-1
 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, 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

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



PLANT SCHEDULE

<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>
---------------	--------------------------------

TREES

Bald Cypress / *Taxodium distichum*

Chinkapin Oak / *Quercus muehlenbergii*

Lacey Oak / *Quercus laceyi*




Texas Red Oak / *Quercus texana*

ORNAMENTAL TREE

Mexican Plum / *Prunus mexicana*

Redbud / *Cercis canadensis* 'Forest Pansy'

SHRUBS


	Burford Holly / <i>Ilex cornuta</i> "Burfordii"
	Glossy Abelia / <i>Abelia x grandiflora</i>
	Japanese Barberry / <i>Berberis thunbergii</i>
	Morning Light Maiden Grass / <i>Miscanthus sinensis</i> 'Morning Light'
	Red Yucca / <i>Hesperaloe parviflora</i>
	Texas Sage / <i>Leucophyllum frutescens</i>

GRASSES

⊕ Autumn Blush Muhly / *Muhlenbergia lindheimeri* 'Autumn Glow'

<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>
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GROUND COVERS

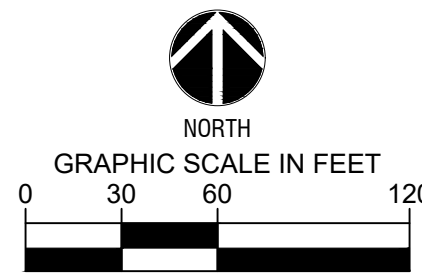
	Asiatic Jasmine / <i>Trachelospermum asiaticum</i>
	Bermuda Grass / <i>Cynodon dactylon</i>
	Variegated Lily Turf / <i>Liriope muscari</i> "Variegata"

MISC.

Shredded Hardwood Mulch

Steel Edging

Town of Prosper Landscape Code Requirements Chart		
<i>Item</i>	<i>Required</i>	<i>Proposed</i>
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
<p><i>**Note: No trees are required or are to be planted along the Eastern Property Line due to existing powerlines.</i></p> <p><i>***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.</i></p> <p><i>*Note: Trees labeled "F" on plans are required foundation planting trees.</i></p> <p><i>*Note: Trees labeled "P" on plans are required parking area trees.</i></p>		

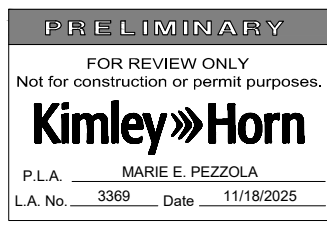


ZONE-25-0012
EXHIBIT G
PROSPER FLEX PARK
BLOCK A LOT 1
Being 10.81 Acres Out Of The
COLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1

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

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



KHA PROJECT 064585301	DATE NOVEMBER 2025	SCALE AS SHOWN	DESIGNED BY MRP	DRAWN BY KMR	CHECKED BY MRP
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PROVIDENT INDUSTRIAL

LANDSCAPE PLAN

SHEET NUMBER
EX-G




— OPEN SPACE AREA, TYP.

LANDSCAPE AREA, TYP.

OPEN SPACE AREA, TYP.

LEGEND



This micrograph shows a light-colored, granular polymer matrix with numerous small, dark, irregularly shaped particles dispersed throughout. The particles vary in size and are distributed relatively uniformly across the field of view.

PICNIC TABLE

LITTER RECEPTACLE

BIKE RACK

BENCH

OPEN SPACE AREA

LANDSCAPE AREA

Open Space Requirements

7% of the Lot Area shall be open space

32,959 SF

53,441 SF



GRAPHIC SCALE IN FEET

ZONE-25-0012

EXHIBIT H

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

Kimley»»Horn

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REVISIONS

No

BY

PROVIDENT INDUSTRIAL

PROSPER, TEXAS

OPEN SPACE PLAN

SHEET NUMBER
EX-H