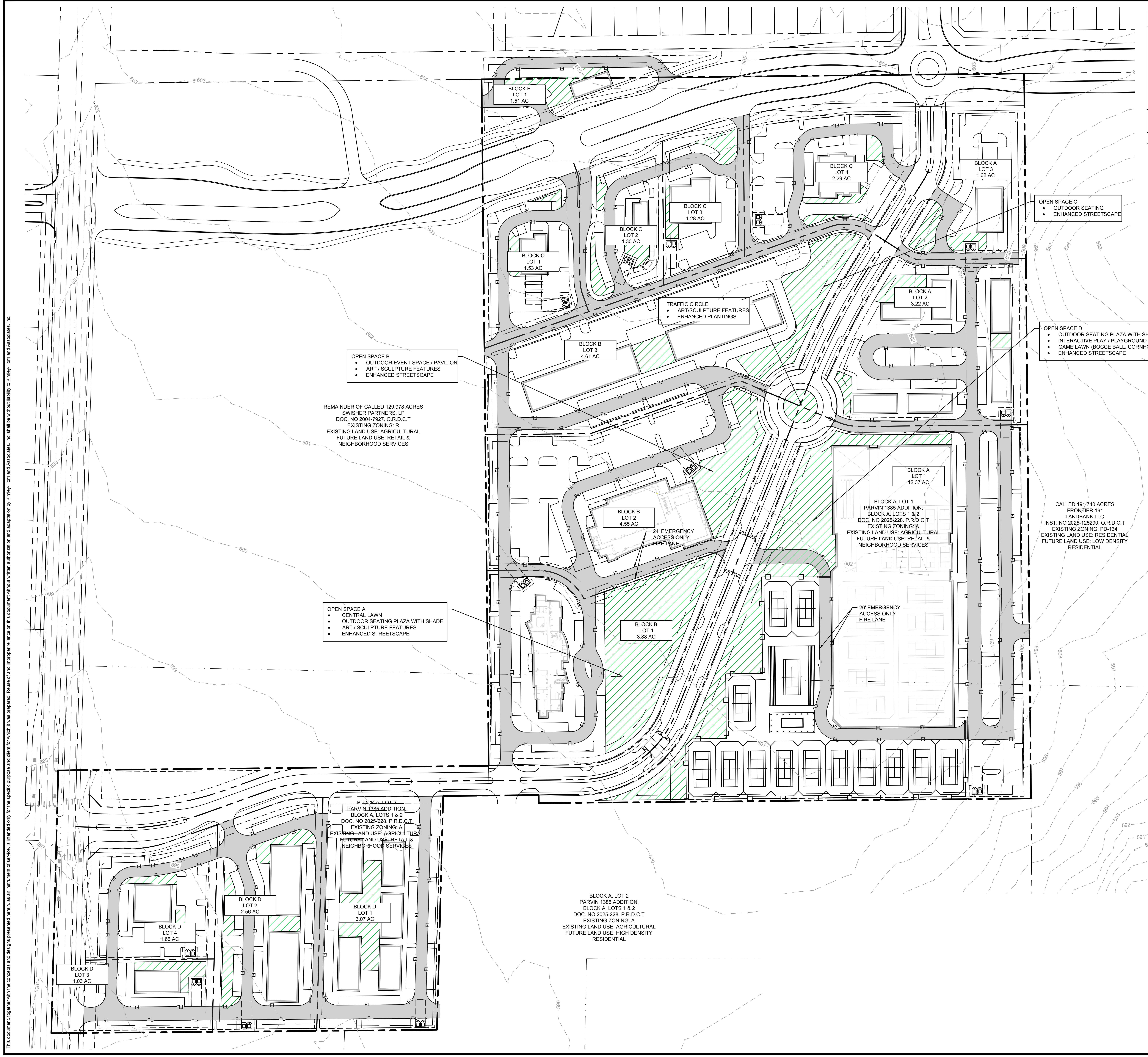

BLOCK E
LOT 1
1.51 AC
BLOCK C
LOT 4
2.29 AC
BLOCK A
LOT 3
1.62 AC
BLOCK C
LOT 3
1.28 AC
BLOCK C
LOT 2
1.30 AC
BLOCK C
LOT 1
1.53 AC
BLOCK A
LOT 2
3.22 AC
BLOCK B
LOT 3
4.61 AC
BLOCK A
LOT 1
12.37 AC
BLOCK B
LOT 2
4.55 AC
24' EMERGENCY ACCESS ONLY FIRE LANE
BLOCK B
LOT 1
3.88 AC
26' EMERGENCY ACCESS ONLY FIRE LANE
BLOCK D
LOT 2
2.56 AC
BLOCK D
LOT 1
3.07 AC
BLOCK D
LOT 4
1.65 AC
BLOCK D
LOT 3
1.03 AC

OPEN SPACE C
- OUTDOOR SEATING
- ENHANCED STREETSCAPE

TRAFFIC CIRCLE
- ART/SCULPTURE FEATURES
- ENHANCED PLANTINGS

OPEN SPACE B
- OUTDOOR EVENT SPACE / PAVILION
- ART / SCULPTURE FEATURES
- ENHANCED STREETSCAPE

OPEN SPACE D
- OUTDOOR SEATING PLAZA WITH SHADE
- INTERACTIVE PLAY / PLAYGROUND
- GAME LAWN (BOCCE BALL, CORNHOLE, ETC)
- ENHANCED STREETSCAPE

OPEN SPACE A
- CENTRAL LAWN
- OUTDOOR SEATING PLAZA WITH SHADE
- ART / SCULPTURE FEATURES
- ENHANCED STREETSCAPE

REMAINDER OF CALLED 129.978 ACRES
SWISHER PARTNERS, LP
DOC. NO 2004-7927. O.R.D.C.T
EXISTING ZONING: R
EXISTING LAND USE: AGRICULTURAL
FUTURE LAND USE: RETAIL &
NEIGHBORHOOD SERVICES

BLOCK A, LOT 1
PARVIN 1385 ADDITION,
BLOCK A, LOTS 1 & 2
DOC. NO 2025-228. P.R.D.C.T
EXISTING ZONING: A
EXISTING LAND USE: AGRICULTURAL
FUTURE LAND USE: RETAIL &
NEIGHBORHOOD SERVICES

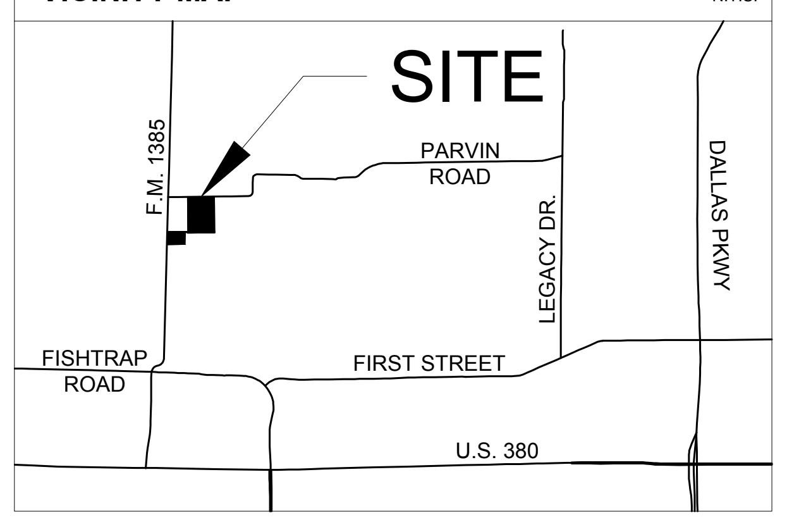
CALLED 191.740 ACRES
FRONTIER 191
LANDBANK LLC
INST. NO 2025-125290. O.R.D.C.T
EXISTING ZONING: PD-134
EXISTING LAND USE: RESIDENTIAL
FUTURE LAND USE: LOW DENSITY
RESIDENTIAL

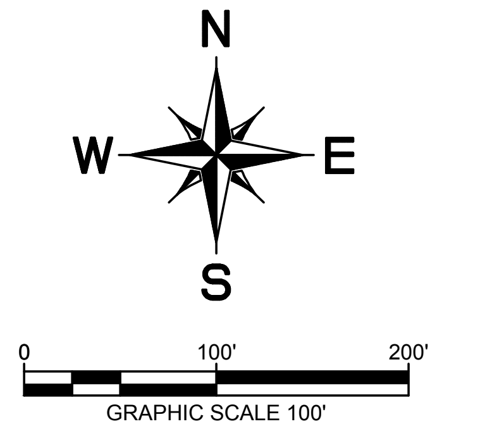
BLOCK A, LOT 2
PARVIN 1385 ADDITION
BLOCK A, LOTS 1 & 2
DOC. NO 2025-228. P.R.D.C.T
EXISTING ZONING: A
EXISTING LAND USE: AGRICULTURAL
FUTURE LAND USE: RETAIL &
NEIGHBORHOOD SERVICES

BLOCK A, LOT 2
PARVIN 1385 ADDITION,
BLOCK A, LOTS 1 & 2
DOC. NO 2025-228. P.R.D.C.T
EXISTING ZONING: A
EXISTING LAND USE: AGRICULTURAL
FUTURE LAND USE: HIGH DENSITY
RESIDENTIAL

VICINITY MAP

N.T.S.


SITE
F.M. 1385
PARVIN ROAD
LEGACY DR.
DALLAS PKWY
FISHTRAP ROAD
FIRST STREET
U.S. 380


N
W
E
S
0
100'
200'
GRAPHIC SCALE 100'

LEGEND

FL ▭ FL	PROPOSED FIRE LANE
▭	PROPOSED BUILDING
▨	OPEN SPACE
━ ━ ━	PROPOSED ROW/LOT LINE
--- --- ---	PROPOSED SETBACK

OPEN SPACE SUMMARY			
BLOCK & LOT	**LAND AREA (SF)**	**LAND USE**	**PROVIDED OPEN SPACE**
BLOCK A, LOT 1	538,884	RAQUET CLUB	67,305
BLOCK A, LOT 2	140,238	OFFICE	9,512
BLOCK A, LOT 3	70,295	RETAIL	3,514
BLOCK B, LOT 1	169,031	HOTEL	56,480
BLOCK B, LOT 2	198,057	CONFERENCE/EVENT CENTER	23,775
BLOCK B, LOT 3	200,825	RETAIL/RESTAURANT	30,205
BLOCK C, LOT 1	66,568	BANK/RETAIL	3,328
BLOCK C, LOT 2	57,088	DRIVE-THRU RESTAURANT	2,854
BLOCK C, LOT 3	55,461	RETAIL/OFFICE	2,773
BLOCK C, LOT 4	99,670	RESTAURANT	4,983
BLOCK D, LOT 1	133,893	OFFICE	14,435
BLOCK D, LOT 2	111,587	RETAIL/RESTAURANT	13,235
BLOCK D, LOT 3	44,721	RETAIL	2,236
BLOCK D, LOT 4	71,839	RESTAURANT	3,591
BLOCK E, LOT 1	56,736	RETAIL/RESTAURANT	2,836
TRAFFIC CIRCLE	4,185	N/A	4,185
TOTAL	**2,014,893**		**245,247 (12%)**

NOTE:
1. ADDITIONAL OPEN SPACE MAY BE PROVIDED THROUGHOUT SITE AS INDIVIDUAL PARCELS DEVELOP. OPEN SPACE AREA TO EXCLUDE AREA IN REQUIRED LANDSCAPE BUFFERS

ZONE–26–0003
EXHIBIT G
VOLLEYS VILLAGE
BLOCK A LOTS 1–3, BLOCK B LOTS 1–3,
BLOCK C LOTS 1–4, BLOCK D LOTS 1–4,
BLOCK E LOT 1
Being 54.21 Acres Out Of The
F. WILKERSON SURVEY, ABSTRACT NO. 1411
AND J. MORTON SURVEY, ABSTRACT NO. 793
Town of Prosper, Denton County, Texas
Submitted: MARCH 31, 2026

Owner:
D9-1 Assets, LLC
8794 Markham Drive
Frisco, TX 75035
Contact: Srinivas Maram
Phone: (469) 939-5405

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

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer RACHEL A. KORUS
P.E. No. 132468 Date XXXXXXX

KHA PROJECT
060080200
DATE
MARCH 2026
SCALE AS SHOWN
DESIGNED BY RAK
DRAWN BY EM
CHECKED BY RAK

PROSPER TENNIS CLUB

PROSPER, TEXAS

EXHIBIT G -
OPEN SPACE PLAN

SHEET NUMBER
1

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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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XREFS xBrdr-TC : xHtch-TC : xSite-TC : xSurv-TC
LAST SAVED 5/14/2026 5:10 PM
PLOTTED BY MARTINEZ, EDUARDO 5/20/2026 10:14 AM
DWG PATH K:\MKN_CIVIL\060080200-PROSPER TENNIS CLUB\CAD\PLANSHEETS
DWG NAME OPEN SPACE PLAN.DWG , [24 x 36]