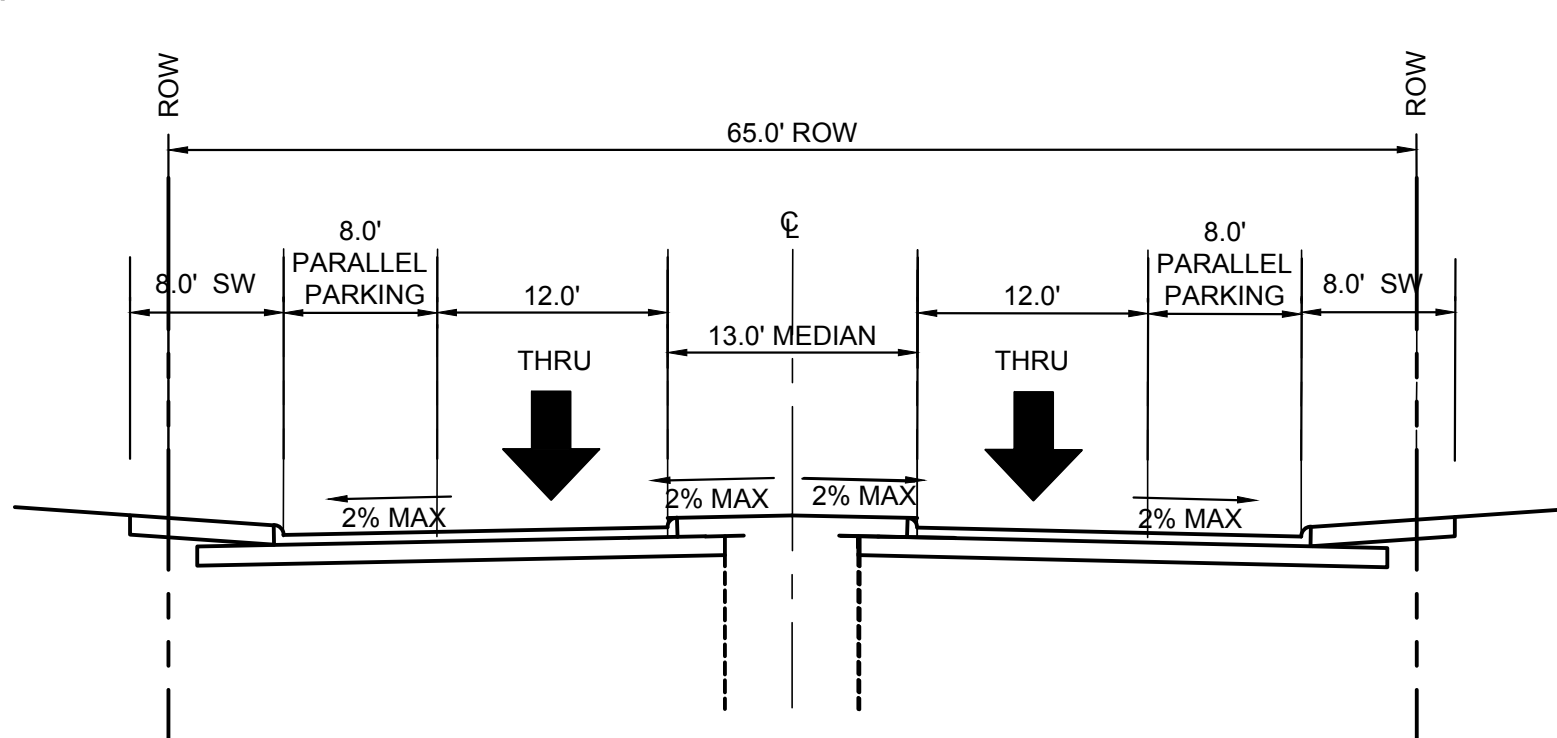
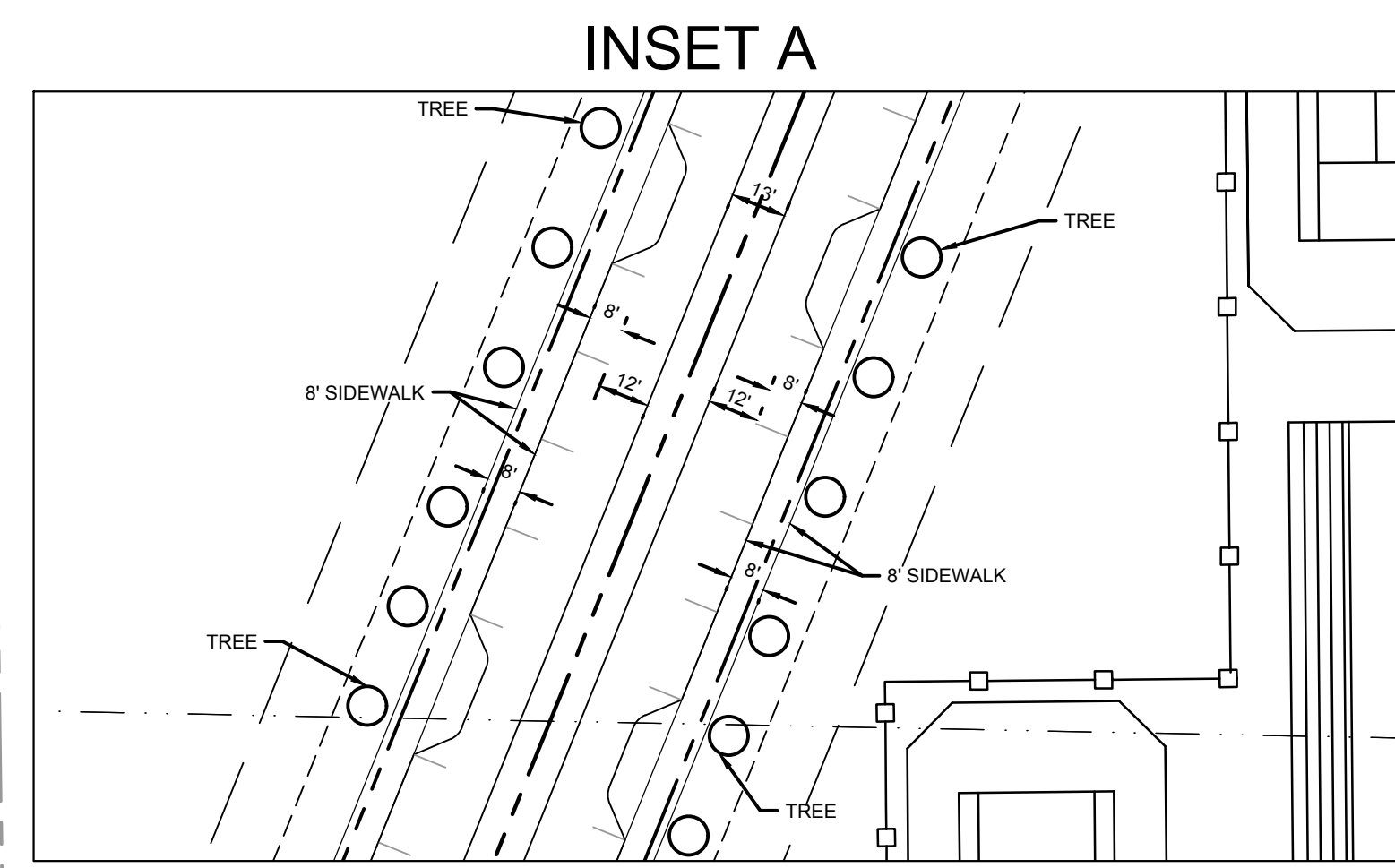


- NOTES:
1. THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
 2. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
 3. STREET A AND BLOCK A, LOT 1 (INCLUDING OPEN SPACE EAST OF STREET A) TO BE IN PHASE 1.
 4. ALL PAD SITES WITH A CSR SHALL MEET THE TOWN OF PROSPER DRIVE-THRU REQUIREMENTS.
 - 4.1. PROVISION OF AN ESCAPE LANE (9') FROM ENTRY TO EXIT.
 - 4.2. FIVE STACKING SPACES (100') FROM FIRST ORDER POINT.
 - 4.3. ONE STACKING SPACE AFTER PICK UP POINT (20').
 - 4.4. LANDSCAPE ISLAND AROUND DRIVE-THROUGH LANES (5').
 - 4.5. INCREASED PERIMETER LANDSCAPE BUFFERS (10').
 5. APPROVAL OF THE CONCEPTUAL PLAN DOES NOT AUTOMATICALLY APPROVE OSR. SPECIAL USE PERMIT IS STILL REQUIRED.
 6. TRAFFIC IMPACT ANALYSIS SHALL BE PROVIDED PRIOR TO APPROVAL OF A PRELIMINARY SITE PLAN.
- FIRE ZONING NOTES:
1. ZONING DOES NOT INCLUDE COMPLIANCE WITH TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE HYDRANTS, AND FIRE LANE ARRANGEMENTS. REVIEW OF THE ZONING DOES NOT GRANT OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLIANCE WILL BE REVIEWED DURING PSP AND SP SUBMITTAL, AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBIT.
 2. EMERGENCY ACCESS ONLY FIRE LANES TO BE FINISHED WITH STAMPED AND STAINED CONCRETE, OR COMPARABLE PAVING TREATMENT, DESIGNED TO VISUALLY INTEGRATE WITH AND COMPLEMENT THE SURROUNDING LANDSCAPE AND HARDSCAPE ELEMENT, SUBJECT TO FIRE ACCESS REQUIREMENT AND JURISDICTIONAL APPROVAL.



TYPICAL SECTION OF STREET A

SCALE 1"=10'

SITE DATA SUMMARY TABLE						
BLOCK & LOT	ACREAGE	LAND USE	BUILDING AREA	BUILDING HEIGHT	REQUIRED PARKING	PROVIDED PARKING
BLOCK A, LOT 1	12.37	RAQUET CLUB	±160,000 GSF	40' (2 STORY)	8:COURT (272 SPACES)	272 SPACES
BLOCK A, LOT 2	3.22	OFFICE	±27,200 GSF	30' (1 STORY)	1:350 (78 SPACES)	132 SPACES
BLOCK A, LOT 3	1.62	RETAIL	±6,000 GSF	30' (1 STORY)	1:250 (24 SPACES)	52 SPACES
BLOCK B, LOT 1	3.88	HOTEL (± 105 ROOMS/ ±5,000 COMM SPACE)	±90,000 GSF	55' (4 STORY)	1:SUITE + 1:200 COMM AREA (130 SPACES)	130 SPACES
BLOCK B, LOT 2	4.55	CONFERENCE/EVENT CENTER	±30,000 GSF	40' (2 STORY)	1:200 (150 SPACES)	236 SPACES
BLOCK B, LOT 3	4.61	RETAIL/RESTAURANT	±35,000 GSF	30' (1 STORY)	1:100/1:250 (172 SPACES)	177 SPACES
BLOCK C, LOT 1	1.53	BANK/RETAIL/RESTAURANT	±5,500 GSF	30' (1 STORY)	1:100/1:250 (55 SPACES)	55 SPACES
BLOCK C, LOT 2	1.3	RESTAURANT*	±4,000 GSF	30' (1 STORY)	1:100 (40 SPACES)	40 SPACES
BLOCK C, LOT 3	1.28	RETAIL/OFFICE	±8,500 GSF	30' (1 STORY)	1:250/1:350 (34 SPACES)	46 SPACES
BLOCK C, LOT 4	2.29	RESTAURANT	±7,200 GSF	30' (1 STORY)	1:75 (100 SPACES)	100 SPACES
BLOCK D, LOT 1	3.07	OFFICE	±27,000 GSF	30' (1 STORY)	1:350 (78 SPACES)	136 SPACES
BLOCK D, LOT 2	2.56	RETAIL/RESTAURANT	±22,000 GSF	30' (1 STORY)	1:100/1:250 (102 SPACES)	117 SPACES
BLOCK D, LOT 3	1.03	RETAIL/RESTAURANT	±5,000 GSF	30' (1 STORY)	1:100/1:250 (50 SPACES)	50 SPACES
BLOCK D, LOT 4	1.65	RESTAURANT	±7,200 GSF	30' (1 STORY)	1:75 (96 SPACES)	96 SPACES
BLOCK E, LOT 1	1.51	RETAIL/RESTAURANT	±3,150 GSF	30' (1 STORY)	1:100/1:250 (32 SPACES)	32 SPACES

*WHERE LAND USES VARY FROM SITE DATA SUMMARY TABLE, FINAL PARKING COUNT SHALL MEET THE RESPECTIVE REQUIRED RATIOS FOR THE AMOUNT OF BUILDING SQUARE FOOTAGE DEDICATED TO EACH USE.

ZONE-26-0003
EXHIBIT D
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.
280 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469) 301-2594

EXHIBIT D -
CONCEPTUAL PLAN

SHEET NUMBER
1

PROSPER TENNIS CLUB

PROSPER, TEXAS

KHA PROJECT
06000200
DATE
MARCH 2026
SCALE
AS SHOWN
DESIGNED BY
RAK
DRAWN BY
EM
CHECKED BY
RAK

PRELIMINARY
Not for construction or permit purposes.
Kimley-Horn
Engineer: DOUGLAS A. KORUS
P.E. No. 132469 Expires 03/30/2026

Kimley-Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2590 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

NO.	REVISIONS	DATE	BY

DATE PLOTTED: 03/03/2026 10:58:41 AM
LAST SAVED: 03/03/2026 5:02:28 4:51 PM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.
DWG NAME: C:\PROJECTS\PROSPER TENNIS CLUB\CONCEPTUAL PLAN.DWG
SCALE: AS SHOWN

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