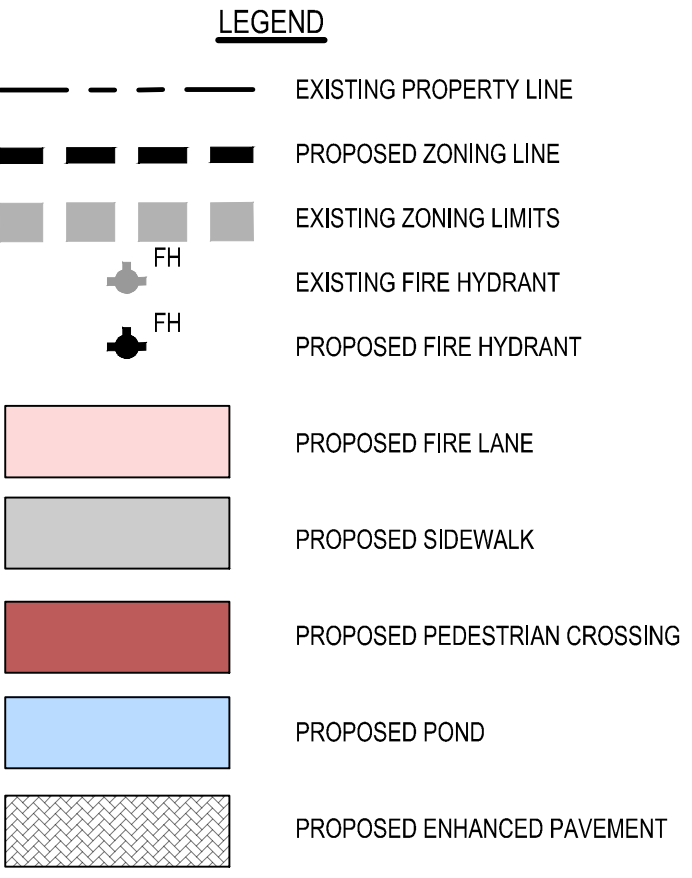
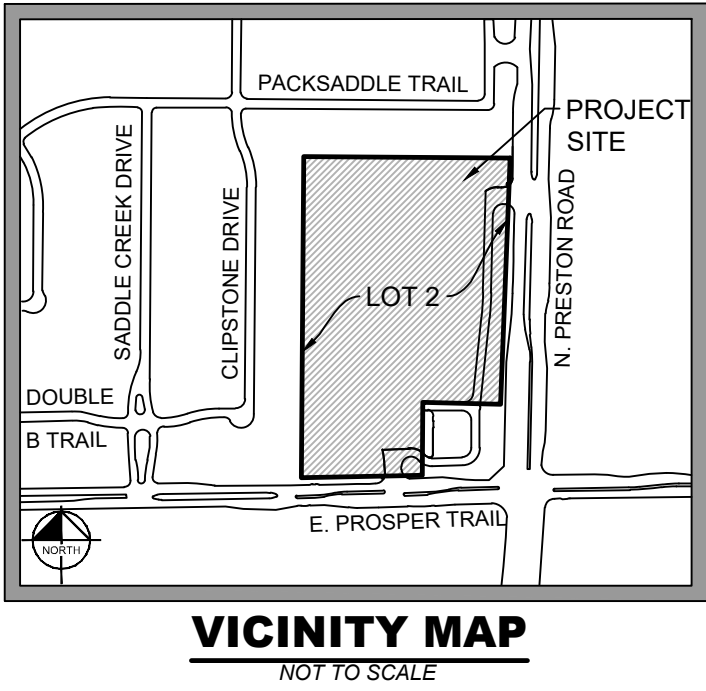
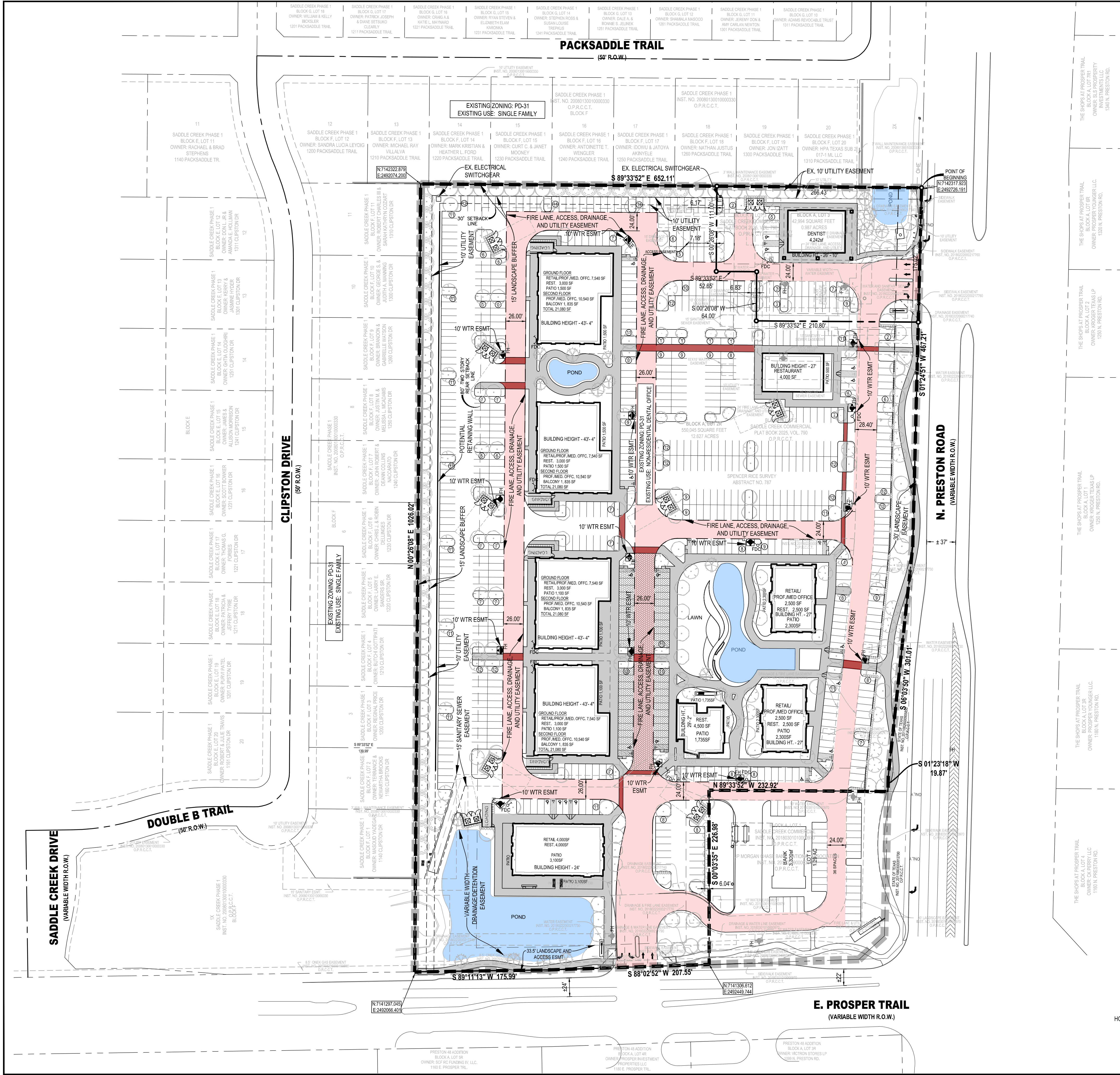




SITE INFORMATION	
TOTAL LAND AREA:	13.614 AC. (593,039 S.F.)
CURRENT ZONING:	PD-31 - MIXED USE
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING USE:	NON-RESIDENTIAL, DENTAL OFFICE
PROPOSED USE:	MIXED USE - RETAIL, OFFICE, AND RESTAURANT
TOTAL BUILDING FOOTPRINT:	72,018 S.F.
TOTAL BUILDING AREA:	+115,062 S.F.
BUILDING HEIGHT:	45' MAX.
BUILDING TO LOT COVERAGE:	72,018/593,039=12.1% > 12.1%
FLOOR AREA RATIO:	0.19:1
OPEN SPACE PROVIDED:	60,000 SF (10.1%)

NOTE:

- THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.
- THE USES WILL BE ADJUSTED PER BUILDING TO ENSURE THE PARKING REQUIREMENTS ARE MET ON A LOT-BY-LOT BASIS.

FIRE ZONING COMMENTS

ZONING DOES NOT INCLUDE COMPLIANCE WITH THE TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE ACCESS, 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.

CASE NO. ZONE-25-0003

EXHIBIT D

CONCEPTUAL PLAN

SADDLE CREEK COMMERCIAL

BLOCK A, LOT 2R & 3

593,039 SQUARE FEET

13.614 ACRES

BEING ALL OF BLOCK A, LOT 2R AND BLOCK A LOT 3 OF THE REPLAT OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 202501000403 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NUMBER 787 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER HORTON LIVING TRUST 436 Dixon Road Farragut, TX 75024 Contact: Roy Horton 865.675.1255	OWNER SADDLE CREEK INVESTMENTS, LTD. 5550 Granite Pkwy Ste 110 Plano, TX 75024 Contact: Brad Burns 972.931.9585	PROJECT INFORMATION Project No.: BRB 23074 Date: JULY 2, 2026 Drawn By: CAS Scale: 1"=60'	SURVEYOR TEAGUE NALL & PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpsc.com Contact: Jay Maddox	ENGINEER TEAGUE NALL & PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpsc.com Contact: Cameron Slown
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