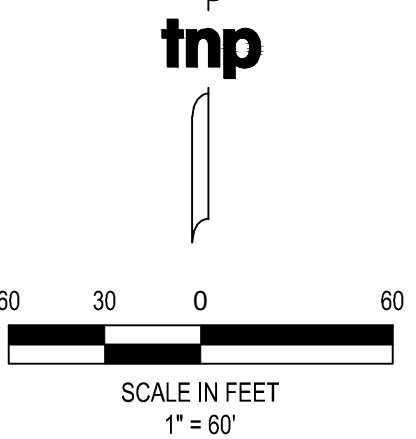
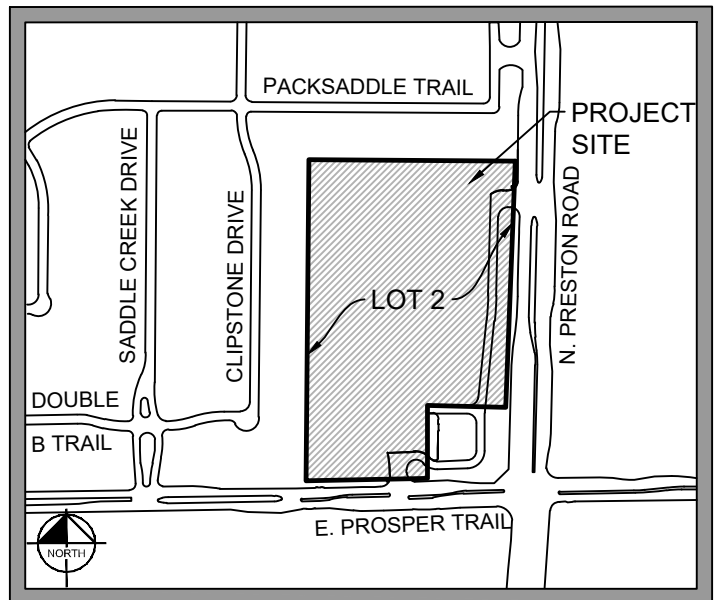
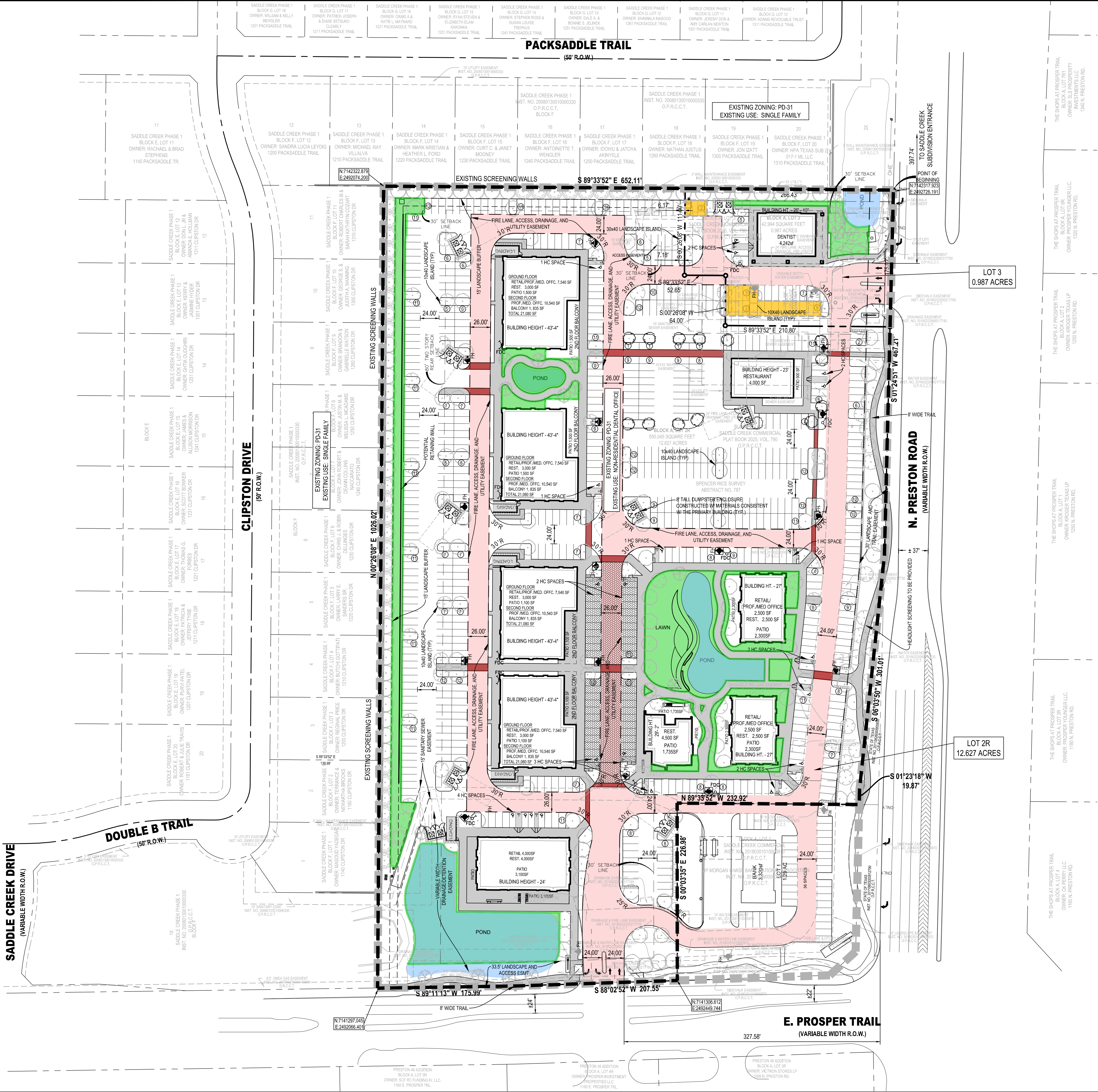




- LEGEND**
- EXISTING PROPERTY LINE
  - PROPOSED ZONING LINE
  - EXISTING ZONING LIMITS
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - PROPOSED FIRE LANE
  - PROPOSED SIDEWALK
  - PROPOSED PEDESTRIAN CROSSING
  - PROPOSED POND
  - LOT 3 PHASE 2 DEVELOPMENT
  - OPEN SPACE
  - ENHANCED PAVEMENT
- TOWN OF PROSPER STANDARD SITE PLAN NOTES:**
- All development standards shall follow Town Standards.
  - Landscaping shall conform to landscape plans approved by the Town of Prosper. All development standards shall follow Fire Requirements per the Town of Prosper.
  - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - All signage is subject to Building Official approval.
  - Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
  - The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
  - Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks\*, and detention pond \*

| 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= .121-> 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.

NOTE: AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANT/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1,000 GALLON GREASE TRAP. GREASE TRAP MUST BE EXTERIOR, IN GROUND AND MUST INCLUDE A SAMPLE WELL. GREASE TRAP CANNOT BE INSTALLED IN A PARKING STALL OR FIRE LANE. GREASE TRAP SIZE AND LOCATION MUST BE SHOWN ON SITE PLAN PER HEALTH DEPARTMENT.

CASE NO. ZONE-25-0003

**EXHIBIT H**  
**OPEN SPACE 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

|                                                                                                                    |                                                                                                                                       |                                                                                                              |                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER</b><br>HORTON LIVING TRUST<br>436 Dixon Road<br>Farragut, TN 37934<br>Contact: Roy Horton<br>865.675.1255 | <b>OWNER</b><br>SADDLE CREEK INVESTMENTS, LTD.<br>5550 Granite Pkwy Ste 110<br>Plano, TX 75024<br>Contact: Brad Burns<br>972.931.9585 | <b>PROJECT INFORMATION</b><br>Project No.: BRB 23074<br>Date: JULY 2, 2026<br>Drawn By: CAS<br>Scale: 1"=60' | <b>SURVEYOR</b><br>TEAGUE NALL & PERKINS, INC.<br>825 Waters Creek Boulevard, Suite M300<br>Allen, Texas 75013<br>214.461.9867 ph 214.461.9864 fx<br>T.B.P.L.S. Registration No. 10194381<br>www.tnpsc.com<br>Contact: Jay Maddox | <b>ENGINEER</b><br>TEAGUE NALL & PERKINS, INC.<br>825 Waters Creek Boulevard, Suite M300<br>Allen, Texas 75013<br>214.461.9867 ph 214.461.9864 fx<br>T.B.P.L.S. Registration No. 10194381<br>www.tnpsc.com<br>Contact: Cameron Slown |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

SHEET 1 of 1