

SADDLE CREEK COMMERCIAL DEVELOPMENT AGREEMENT

THIS SADDLE CREEK COMMERCIAL DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Saddle Creek Investments, Ltd. and Horton Living Trust ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as Saddle Creek Commercial ("Property"), a legal description of which Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the Property was rezoned by the Town Council on or about _____, 2026, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in said development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. Development Standards. For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. Covenant Running with the Land. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. Maintenance of Landscape Areas.

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

4. Periodic Review of the Property's Zoning by the Town Council. The Town Council reserves the right to periodically review the progress and/or scope of development of the Property pursuant to the terms of any zoning regulations applicable to the Property, and in the event any amendment(s) or revision(s) to said zoning regulations are deemed reasonably appropriate and have the written approval of the Developer, the Town may provide appropriate notices for Town consideration of same, pursuant to the provisions of Chapter 211 of the Texas Local Government Code, as amended, and the Town's Zoning Ordinance, as amended.

5. Certain Business Establishments Prohibited. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, “cash for title” lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; and (8) business entities which primarily utilize outdoor storage or displays. Additionally, Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

6. Applicability of Town Ordinances. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

7. Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

8. Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

9. Notice. Any notices required or permitted to be given hereunder (each, a “Notice”) shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

DRAFT Development Agreement

If to the Town: The Town of Prosper
250 W. First Street
Prosper, Texas 75078
Attention: Town Manager

If to Developer: Saddle Creek Investments, Ltd.
c/o Brad T. Burns
5550 Granite Parkway, Suite 110
Plano, TX 75024

And

Horton Living Trust
c/o Henry Roy Horton
436 Dixon Rd
Farragut, TN 37394

10. Prevailing Party. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

11. Entire Agreement. This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

12. Savings/Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

13. Binding Agreement. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

14. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to

execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

15. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Collin County, Texas.

16. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

17. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

18. Sovereign Immunity. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

19. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent

of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

20. Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

21. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

22. Amendment. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

23. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

24. Waiver of Texas Government Code § 3000.001 et seq. With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

25. Third-Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

26. Rough Proportionality. Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny,

as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

27. Exactions/Infrastructure Costs. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

(REMINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____

Name: Mario Canizares

Title: Town Manager, Town of Prosper

STATE OF TEXAS)

)

COUNTY OF COLLIN)

 This instrument was acknowledged before me on the ____ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

Notary Public, State of Texas

My Commission Expires:

DEVELOPER:

Saddle Creek Investments, Ltd

By: _____
Name: Brad T. Burns

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2026, by Brad T. Burns on behalf of Saddle Creek Investments, Ltd., known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

Notary Public, State of Texas
My Commission Expires:

DEVELOPER:

Horton Living Trust

By: _____
Name: Henry Roy Horton

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2026, by Henry Roy Horton on behalf of Horton Living Trust, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

Notary Public, State of Texas
My Commission Expires:

ZONE-25-0003

Exhibit A-1

BEING a tract of land situated in the Spencer Rice Survey, Abstract Number 787, Town of Prosper, Collin County, Texas, said tract 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 2025010000403 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAA" found on the west right-of-way of Preston Road, a variable width right-of-way, for the southeast corner of Tract 1X, Block F of Saddle Creek Phase One, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20080130010000330 of the Official Public Records of Collin County, Texas, same being the northeast corner of said Block A, Lot 3;

THENCE along the west right-of-way of said Preston Road same being the east line of said Block A, the following courses and distances;

South 01 degrees 24 minutes 51 seconds West, a distance of 467.21 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 06 degrees 03 minutes 50 seconds West, a distance of 301.01 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 01 degrees 23 minutes 18 seconds West, a distance of 19.87 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most easterly southeast corner of said Block A, Lot 2R, same being the northeast corner of Block A, Lot 1 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20180301010000970 of the Official Public Records of Collin County, Texas

THENCE North 89 degrees 33 minutes 52 seconds West along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 232.92 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of said Block A, Lot 1, same being an ell corner of said Block A, Lot 2R;

THENCE South 00 degrees 03 minutes 35 seconds East continuing along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 226.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found on the north right-of-way of Prosper Trail, a variable width right-of-way for the southwest corner of said Block A, Lot 1, same being the most southerly southeast corner of said Block A, Lot 2R;

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THENCE South 88 degrees 02 minutes 52 seconds West along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 207.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 89 degrees 11 minutes 13 seconds West continuing along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 175.99 feet to a "X" Cut found for the southeast corner of Tract 1X, Block F of said Saddle Creek Phase One same being the southwest corner of said Block A, Lot 2R;

THENCE North 00 degrees 26 minutes 08 seconds East departing the north right-of-way of said Prosper Trail and along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 1026.02 feet to a 1/2 inch iron rod with cap stamped "DAA" found for the northwest corner of said Block A, Lot 2R, same being an inner ell corner of said Saddle Creek Phase One;

THENCE South 89 degrees 33 minutes 52 seconds East continuing along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 652.11 feet to the POINT OF BEGINNING containing 593,039 square feet, or 13.614 acres of land.

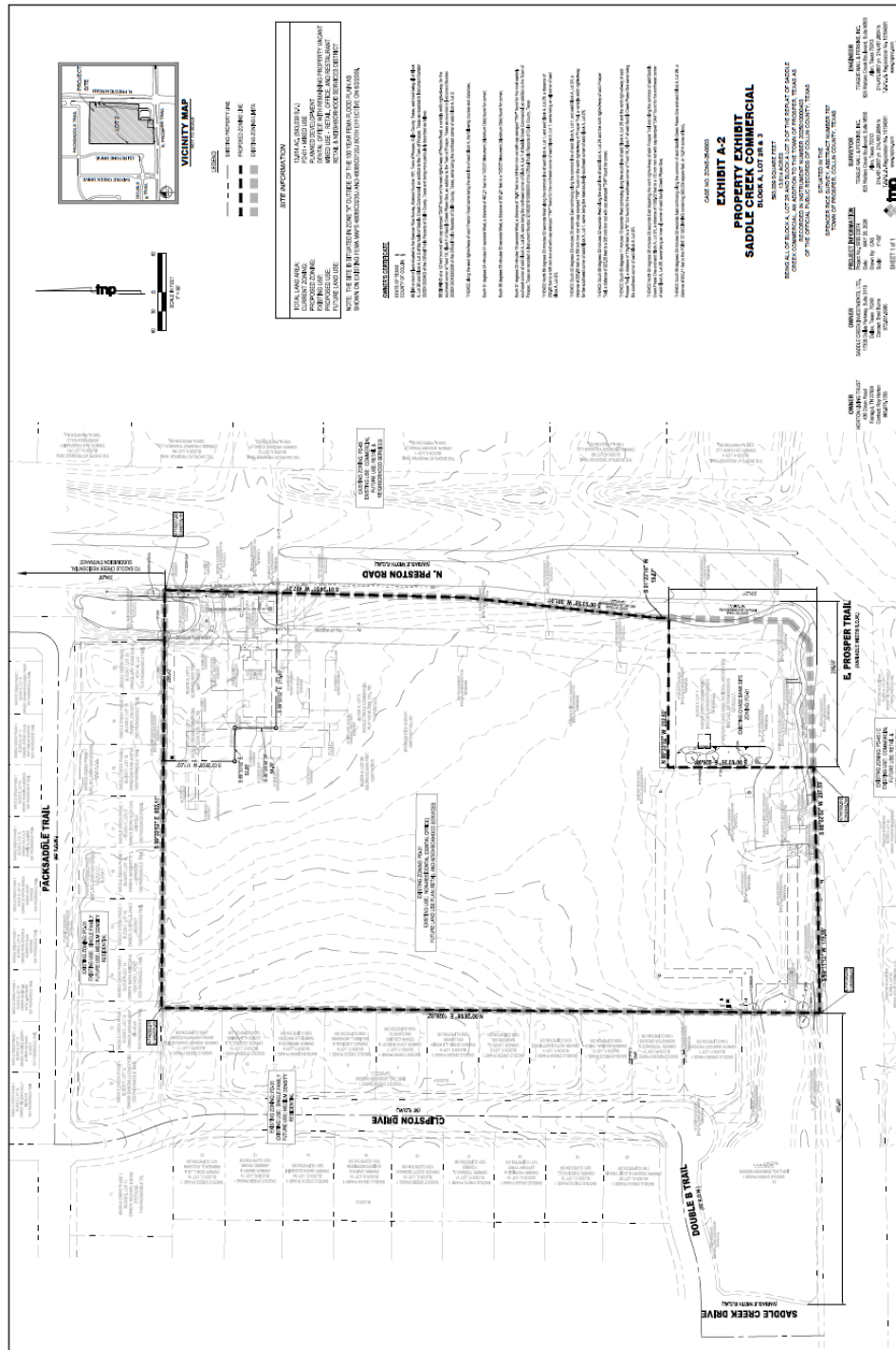


Brian Jay Maddox II
Registered Professional Land Surveyor Texas No. 6659
Teague Nall and Perkins, Inc.
April 20, 2026



ZONE-25-0003

EXHIBIT A-2



ZONE-25-0003

EXHIBIT B

Architectural and Building Design Standards:

1. Façade Plans for each building shall be required to be approved by the Director of Development Services.
2. Materials and colors shall be consistent throughout the Planned Development District.
3. Exterior Building Material Requirements: The exterior of all buildings (excluding area occupied by windows and doors) shall be finished in one or more of the following materials indicated below.
 - a. Masonry materials shall constitute a minimum of % of the building materials.

Masonry Materials:

 - Brick (including thin brick),
 - Stone: natural stone, cast stone, manufactured stone
 - Stucco (3-coat cement plaster system)
 - Rock
 - Marble
 - Granite
 - Architectural concrete masonry units (CMU) with a polished, burnished, honed, ground, or split faced finish, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade. These products are allowed on no more than percent (10%) of each façade.
 - b. Non-masonry materials may be incorporated on up to % of a façade (excluding area occupied by windows and doors).
 - Pre-finished aluminum components and trim
 - Architectural steel elements
 - Architectural metal panels and composite metal panels and trim
 - Pre-finished aluminum louver systems
 - Simulated or real wood
 - High-density architectural quality fiber cement panels
 - c. Side and Rear Facades: Side and rear facades on all buildings shall be finished the same as the primary street-facing facades.
 - d. Architectural glass with less than twenty percent (20%) reflectance.

4. Architectural Features

- a. Facades of all primary commercial structures which face a street shall include the following key architectural features:
 - Colorful metal awnings, pre-finished aluminum or steel canopies, and open trellises composed of wood, aluminum, or steel members shall be used above windows, doors, storefront areas, and over outdoor patio and dining areas. The use of arcades, covered walkways, or porticos is also encouraged. Finishes on these elements shall be the same as those permitted on the buildings.
 - Windows, which may include see-through doors, shall be provided along all facades which face streets, such that they comprise at least 50% of the length of that face for buildings under 10,000 square feet in size, and at least 25% for buildings over 10,000 square feet in size.

5. Roofs

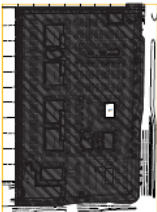
- a. Roofline variations are required to reduce the visual scale of buildings, and to create visual interest. The roofs of non-residential buildings shall include at least two of the following elements:
 - Parapet walls that conceal flat roofs and rooftop equipment from eye level public view at adjacent public streets. Parapet walls shall vary in height and will include architectural detailing cornices, moldings, trims, variations in brick coursing, and other similar type detailing.
 - Overhanging eaves, extending past the supporting walls.
 - Two or more roof slope planes.
 - Sloping roofs. Sloped roof areas exposed to view shall be finished in a pre-finished metal material in a standing seam or similar profile. Finish shall be a Galvalume or similar painted finish. Snap-on batten strips exceeding ½" wide shall not be permitted.
 - Separate freestanding roof screens set back from the perimeter parapet walls. Roof screen finishes shall be prefinished architectural louvers and/or metal panels with 100% opacity.

6. Color

- a. Exterior colors shall be low reflectance, subtle, neutral or earth tone colors.
- b. The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single façade, excluding all windows, doors, and glass construction materials.



SADDLE CREEK RANCH
PROSPER, TEXAS
SCHEMATIC DESIGN



KEY PLAN

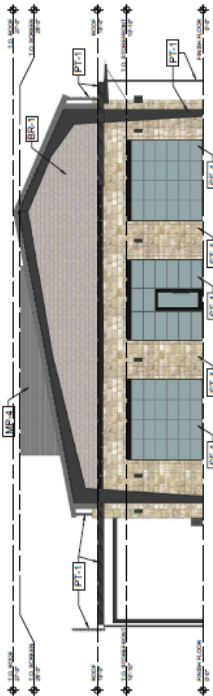
- FACADE PLAN NOTES:**
- These elevations are for conceptual purposes only. All building plans require review and approval by the City of Prosper.
 - All architectural units shall be screened from public view as required by the Zoning Ordinance.
 - When permitted, exposed utility boxes and conduits shall be painted to match the building.
 - All signage Areas and locations are subject to approval by Development Services.
 - Roof access shall be provided in accordance with the City of Prosper Ordinance and approved by the Chief Building Official.

KEYNOTE LEGEND	
#	KEYNOTE
MP-1	Pre-finished Corrugated Metal Panel - Shalstead Blauwneel
MP-2	Paint - Western States Metal Roofing
MP-3	Paint - Western States Metal Roofing
MP-4	Pre-finished Corrugated Metal Panel Roof Screen - Charcoal Gray
MP-5	Paint - Western States Metal Roofing
MP-6	Pre-finished Aluminum Louver System & Trim - Anodized
MP-7	Aluminum Finish
MP-8	Paint - Western States Metal Roofing
PT-1	Paint - Western States Metal Roofing
PT-2	Paint - Western States Metal Roofing
PT-3	Paint - Western States Metal Roofing
ST-1	Paint - Western States Metal Roofing
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ST-100	Paint - Western States Metal Roofing

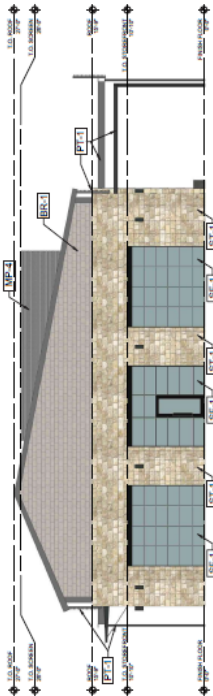
OWNER/APPLICANT
BRAD BURNS DEVELOPMENT
10000 SADDLE CREEK RANCH
PLANO, TEXAS 75248
BRAD BURNS
940.322.7435

ARCHITECT
GFF ARCHITECTS INC.
3000 NOWITZKI WAY
SUITE 400
DALLAS, TEXAS 75204
SCOTT KANAGA
214.303.1500

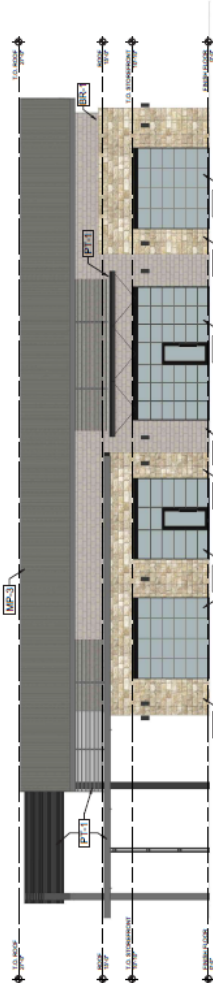
SADDLE CREEK COMMERCIAL
TOWN BLOCK A LOT 2
DATE PREPARED:



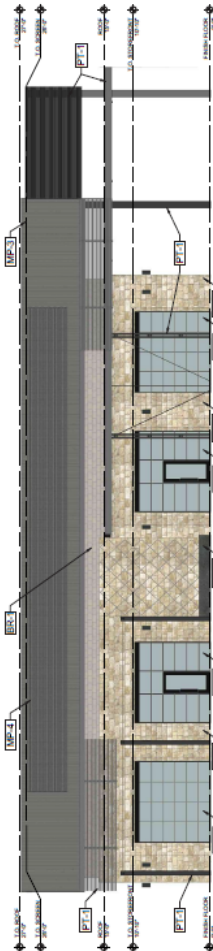
BUILDING 1 - SOUTH ELEVATION 04



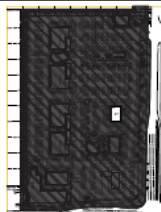
BUILDING 1 - NORTH ELEVATION 03



BUILDING 1 - EAST ELEVATION 02



BUILDING 1 - WEST ELEVATION 01



KEY PLAN $\ominus^N$

FACADE PLAN NOTES:

- These elevations are for conceptual purposes only. All building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by Development Services.
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

KEYNOTE LEGEND

[illegible]

OWNER / APPLICANT

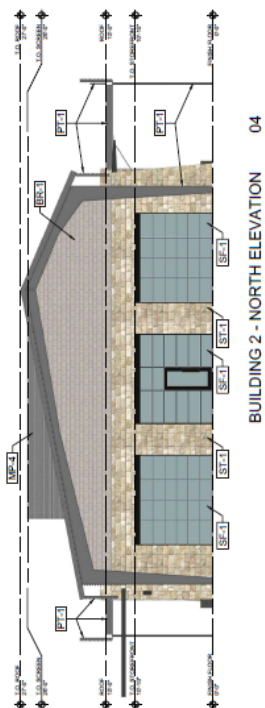
BRAD BURNS DEVELOPMENT
5900 DALLAS PKWY
PLANO, TEXAS 75248

ARCHITECT

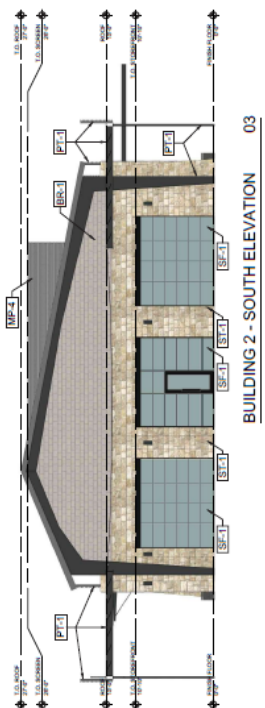
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA

SCOTT KANAIGA
214.303.1500

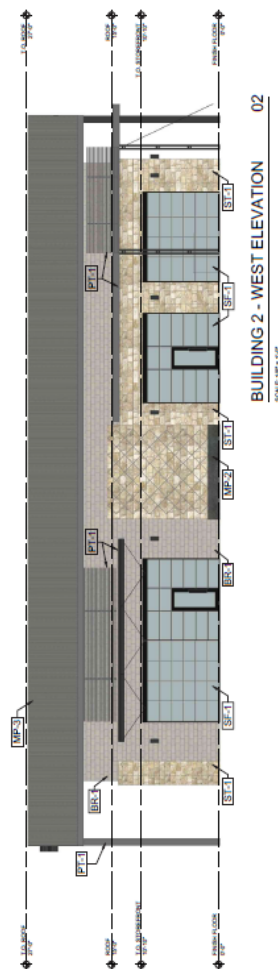
**SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
OWN PROJECT NUMBER:**



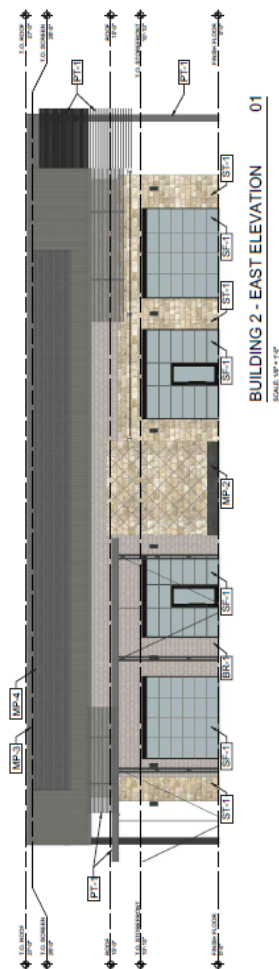
BUILDING 2 - NORTH ELEVATION 04



BUILDING 2 - SOUTH ELEVATION 03



BUILDING 2 - WEST ELEVATION 02

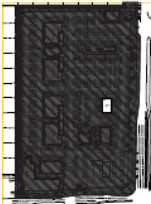


BUILDING 2 - EAST ELEVATION 01



SADDLE CREEK RANCH
PROSPER, TEXAS

SCHEMATIC DESIGN



KEY Plan

- FAÇADE PLAN NOTES:**
- These elevations are for conceptual design only. Final elevations require review and approval by Development Services.
 - All mechanical units shall be screened from public view as required by the zoning ordinance.
 - When permitted, exposed utility lines shall be painted to match the building.
 - All signage areas and locations are subject to approval by Development Services.
 - Roof access shall be provided internally, unless otherwise permitted by the City Building Official.

KEYNOTE LEGEND	
#	KEYNOTE
MP-1	Pre-finished Corrugated Metal Panel - Stained Blackened
MP-2	Asph - Western Shingles Metal Roofing
MP-3	Standing Seam Metal Roof System - Charcoal Gray
MP-4	Pre-finished Corrugated Metal Roof System (75% Opacity) -
MP-5	Solid Corrugated Metal Roof System - Charcoal
MP-6	Pre-finished Aluminum Louver System & Trim - Anodized
PT-1	Paint - Enclosed Steel - Gunmetal Gray SW 7019
PT-2	Paint - Enclosed Steel - Natural Linen SW 9109
ST-1	Resilient Storage System with 1" Insulated Glass (Low E) -
ST-2	Thin Limestone Veneer - Limestone Limestone Cream - Broken
ST-3	Asph - Pebble - Quality Stone Co.
ST-4	Asph - Pebble - Quality Stone Co. - Random Blend
ST-5	Constant Master Blends - NW 1000 Marble
ST-6	Block Blend - Aqua Dore Gray
ST-7	Block Blend - Aqua Dore Gray

DANIEL APPLICANT
BRAD BURNS DEVELOPMENT
6900 DALLAS HWY
PLANO, TEXAS 75048
940.322.5426

ARCHITECT
GFF ARCHITECTS INC.
10000 W. LAKOTA AVE
SUITE 400
DALLAS, TX 75244
940.322.5426

SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TRACED FROM LOT 2
DATE PREPARED

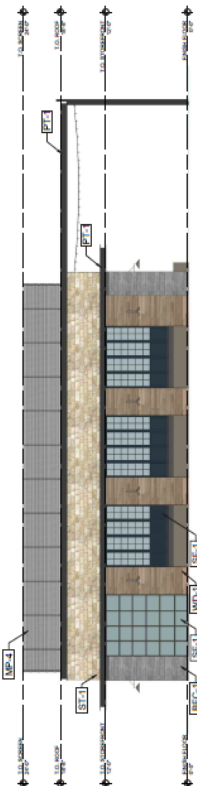
ELEVATIONS

Project No. 2001.00
Date 5.28.20

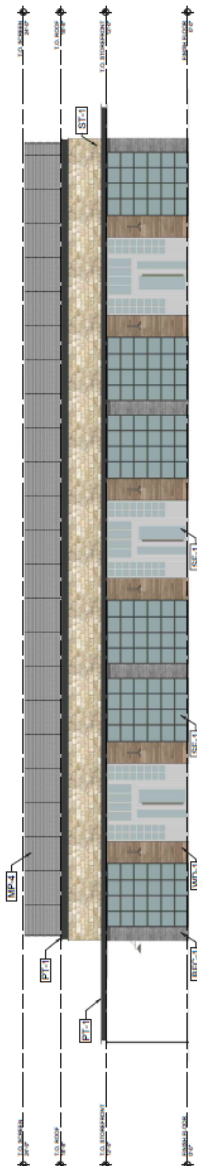
A-4



BUILDING 4 - EAST ELEVATION 04
SCALE: 1/8" = 1'-0"



BUILDING 4 - WEST ELEVATION 03
SCALE: 1/8" = 1'-0"



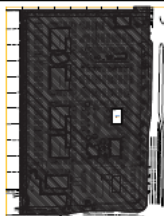
BUILDING 4 - NORTH ELEVATION 02
SCALE: 1/8" = 1'-0"



BUILDING 4 - SOUTH ELEVATION 01
SCALE: 1/8" = 1'-0"

SADDLE CREEK RANCH

SCHEMATIC DESIGN



KEY PLAN $\ominus^N$

FACADE PLAN NOTES:

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KEYNOTE LEGEND

	KENOTEK
MP-1	Prefinished Corrugated Metal Panel - Streaked/Blossomed Finish
MP-2	Metal Panel - Weathered Steel
MP-3	Shading Screen Metal Panel Roof System - Charcoal Gray
MP-4	Prefinished Corrugated Metal Panel System (70% Opacity)
MP-5	Solid Corrugated Metal Roof System - Charcoal Gray
MP-6	Prefinished Aluminum Louver System #1 - Anodized
MP-7	Paint Equestered Steel Gullstrand Glass System #10
MP-8	Paint Doors to Match SFI - Natural Linen SW #109
MP-9	Black Anodized Aluminum Extrusion - Insulated Glass (Low E)
MP-10	Twin Laminations Vinyl - Luxurious Laminations Cream - Broken
MP-11	Aluminum Panel - Quality Stone - Dark Pewter
MP-12	Aluminum Panel - Quality Stone - Light Pewter
MP-13	Cornier Painted Steel - PAW Alabaster
MP-14	Block Board - Arnie Duvy Gray

THIS DOCUMENT IS
NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION.

Drawn _____

Approved _____

GFF ARCHITECTS

ELEVATIONS

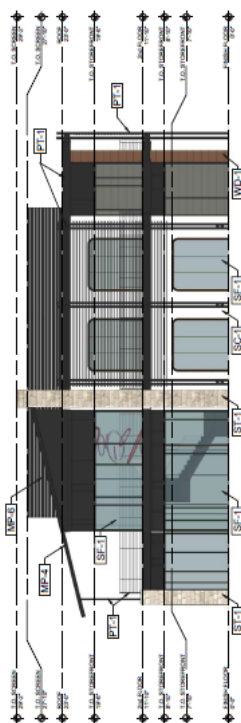
Project No.	23001.00
Date	6/28/26

A-5

OWNER/APPLICANT
BRAD BURNS DEVELOPMENT
6900 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS
940.322.5426

ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

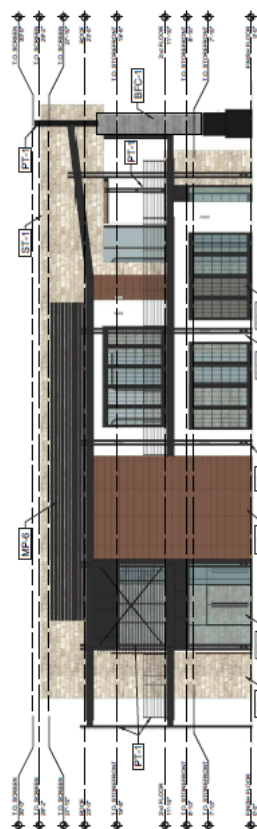
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER:
DATE PREPARED:



BUILDING 5 - SOUTH ELEVATION 04



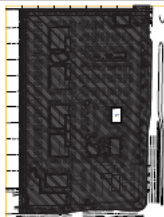
BUILDING 5 - NORTH ELEVATION 03



BUILDING 5 - EAST ELEVATION 02



BUILDING 5 - WEST ELEVATION 01



KEY PLAN

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KEYNOTE LEGEND

#	KENOTEK
MP-1	prediscovered Compagated Metal Panel - Stretched Blackened
MP-2	Ward - Warden Station Metal Roofing
MP-3	Shelton - Steel Metal Roof System
MP-4	Shelton - Steel Metal Roof System - Charcoal Gray
MP-5	Prefabricated Compagated Metal Roof Screen (75% Opacity) -
MP-6	Solid Compagated Metal Roof Screen
MP-7	Pre-fabricated Aluminum Louver System & Trim - Anodized
PT-1	Panel Exposed Steel - Galvalume Gray SW 7019
PT-2	Panel Doors & Mats ST-1 Natural Linen - SW 9109
SP-1	Black Anodized Aluminum Panels - Insulating Glass (Low E)
ST-1	Trim Extrusion System - Lustrous Emulsion Charcoal - Broken
WD-1	Composite Wood Siding New technology - Porcelain Teak
WC-1	Current Exterior Siding - SW P089 Mahogany
SC-1	Built-up Concrete Slab - Green

OWNER / APPLICANT

BRAD BURNS DEVELOPMENT
6900 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS

ARCHITECT

GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

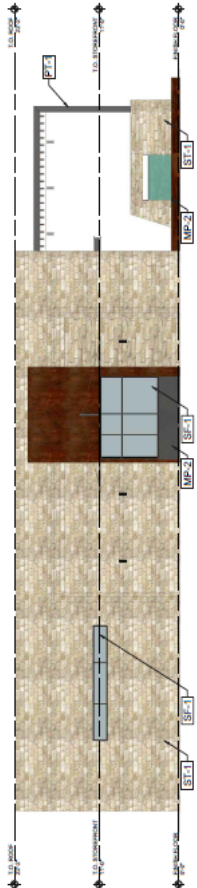
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER:
DATE PREPARED:



FOOD & BEVERAGE - EAST ELEVATION 04



FOOD & BEVERAGE - WEST ELEVATION 03



FOOD & BEVERAGE - SOUTH ELEVATION 02



FOOD & BEVERAGE - NORTH ELEVATION 01