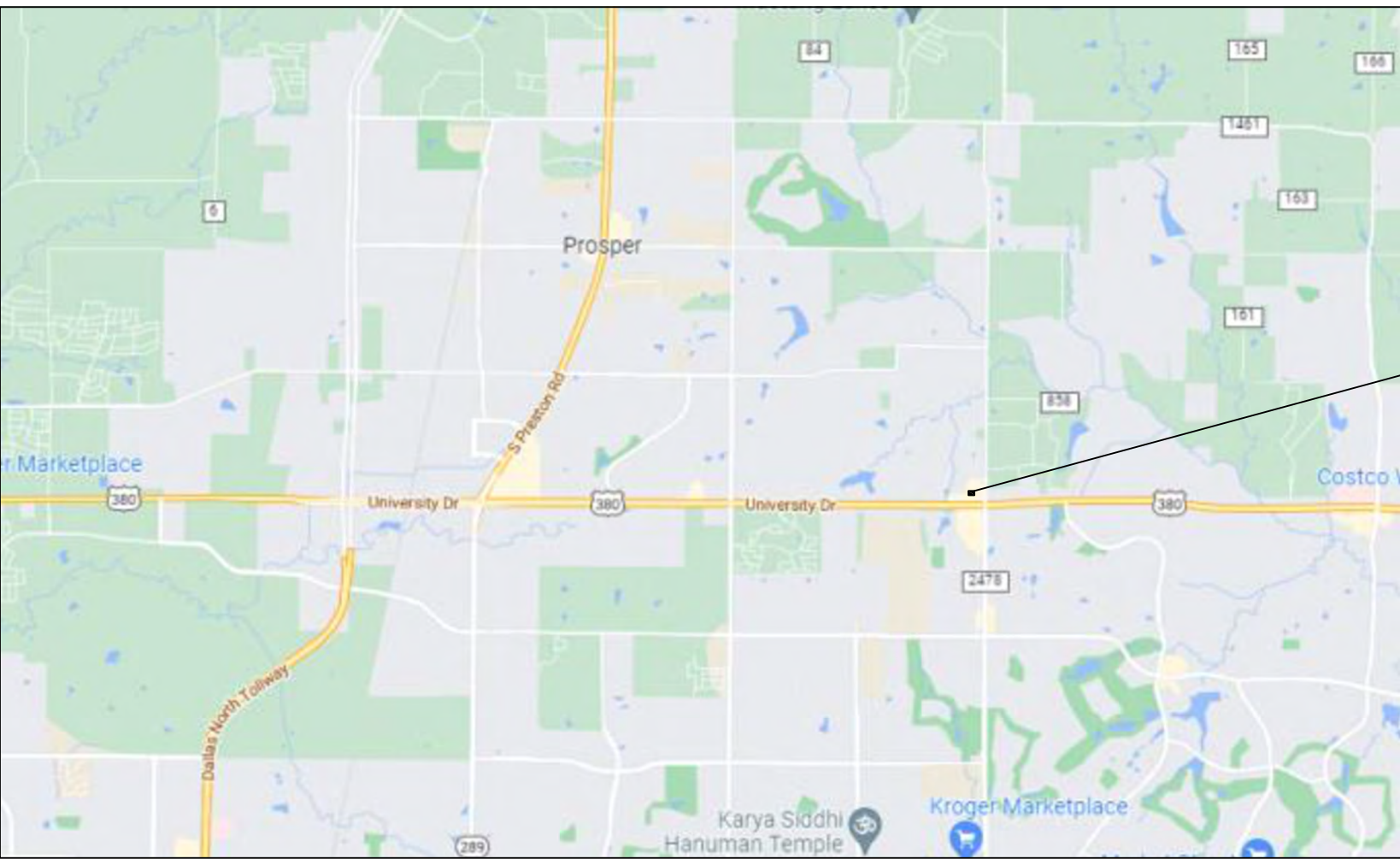


Schedule B Items	Schedule B Items (cont.)
<p>1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception): Volume 2009, Page 141, Real Property Records, Collin County, Texas; Volume 1910, Page 485, Real Property Records, Collin County, Texas; Volume 4189, Page 1135, Real Property Records, Collin County, Texas; under Clerk's File No. 2008060500084910, Real Property Records, Collin County, Texas; under Clerk's File No. 20160123000105770, Real Property Records, Collin County, Texas; as affected by First Amendment recorded under Clerk's File No. 2016052700064230, Real Property Records, Collin County, Texas; under Clerk's File No. 20081010001213250, Real Property Records, Collin County, Texas. (AFFECTS TRACT 2)</p> <p>Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.</p> <p>10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):</p> <p>a. Rights of parties in possession.</p> <p>b. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgage Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:</p> <p>Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.</p> <p>Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.</p> <p>c. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.</p> <p>d. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.</p> <p>e. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot:</p> <p>Purpose: 1) 24' fire line, access, drainage & utility easement; Purpose: 2) 10' drainage and utility easement; Purpose: 3) 10' sidewalk; Purpose: 4) 5' utility easement; Recording No: Volume 2009, Page 141, Real Property Records, Collin County, Texas</p> <p>f. Those items shown on plot recorded in Volume 2009, Page 141, Real Property Records, Collin County, Texas. (AFFECTS TRACT 2)</p> <p>g. Easement(s) and rights incidental thereto, as granted in a document: Granted to: North Texas Municipal Water District Purpose: As provided in said document Recording Date: May 13, 2004 Recording No: Volume 5668, Page 4738, Real Property Records, Collin County, Texas. (AFFECTS TRACT 2)</p> <p>h. Easement(s) and rights incidental thereto, as granted in a document: Granted to: North Texas Municipal Water District Purpose: As provided in said document Recording Date: August 27, 2004 Recording No: Volume 5741, Page 37, Real Property Records, Collin County, Texas. (AFFECTS AS SHOWN)</p> <p>i. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Denton County Electric Cooperative, Inc. d/b/a CoServ Electric Purpose: As provided in said document Recording Date: May 4, 2009 Recording No: under Clerk's File No. 20090504000525290, Real Property Records, Collin County, Texas. (AFFECTS TRACT 2)</p> <p>j. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, any including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in said document Recording Date: January 29, 2016 Recording No: under Clerk's File No. 20160129000105770, as affected by First Amendment recorded under Clerk's File No. 2016052700064230, Real Property Records, Collin County, Texas. (AFFECTS TRACT 1)</p> <p>k. Terms, provisions and conditions contained in that certain document Entitled: Amended and Restated Easements Covenants, Conditions and Restrictions Dated: January 28, 2016 Executed by: and between Rosebriar Prosper Plaza, LP, Lowe's Home Centers, LLC, POP Holdings, LP, Firebrand Properties, LP, LegacyTexas Bank, and Bridgestone Retail Operations, LLC Recording Date: January 29, 2016 Recording No: under Clerk's File No. 20160129000105770, as affected by First Amendment recorded under Clerk's File No. 2016052700064230, Real Property Records, Collin County, Texas. Reference is hereby made to said document for full particulars. (AFFECTS TRACT 2)</p> <p>l. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Memorandum of Amended and Restated Outdoor Advertising Sign or Ground Lease Lessor: LegacyBank Texas Lessee: Primary Media, Ltd., a Texas limited partnership Recording Date: May 9, 2017 Recording No: under Clerk's File No. 20170509000594530, Real Property Records, Collin County, Texas (AFFECTS TRACT 1)</p>	<p>m. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 5, 1938, recorded August 23, 1938 at Volume 319, Page 1326 as affected by Waiver of Surface Rights recorded under Clerk's File No. 20070423000540650, of the Official Records of Collin County, Texas, which document contains the following language "...1/4 interest of all the oil, gas, and other minerals...", et al". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>n. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated July 1, 1997, recorded October 31, 1997 at Volume 4031, Page 1326 as affected by Waiver of Surface Rights recorded under Clerk's File No. 20070423000540650, of the Official Records of Collin County, Texas, which document contains the following language "...all the oil, gas, hydrocarbons and all other minerals...", et al". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>o. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated January 11, 1978, recorded January 13, 1978 at Volume 1089, Page 673 as affected by Waiver of Surface Rights recorded under Clerk's File No. 20070423000540640, of the Official Records of Collin County, Texas, which document contains the following language "...1/2 interest in and to all oil, gas, and other minerals...", Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>p. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated February 8, 1980, recorded February 22, 1980 at Volume 1236, Page 445 as affected by Waiver of Surface Rights recorded under Clerk's File No. 20070423000540630, of the Official Records of Collin County, Texas, which document contains the following language "...an undivided 1/8 interest in and to all of the oil, gas, and other minerals...", Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>q. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 30, 2005, recorded September 2, 2005 at Volume 5295, Page 855 as affected by Waiver of Surface Rights recorded under Clerk's File No. 20070423000540630, of the Official Records of Collin County, Texas, which document contains the following language "...an undivided 1/8 interest in and to all of the oil, gas, and other minerals...", Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>r. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 30, 2005, recorded September 2, 2005 at Volume 5295, Page 7329 of the Official Records of Collin County, Texas, which document contains the following language "...all subsurface water, oil, gas, and other minerals ...". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>s. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated January 4, 1984, recorded January 16, 1984 at Volume 1810, Page 485 of the Official Records of Collin County, Texas, which document contains the following language "...an undivided 1/2 interest in the oil, gas, and other minerals...", Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>t. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated October 10, 2008, recorded October 10, 2008 at under Clerk's File No. 20081010001213260, and re-filed under Clerk's File No. 20090414000454650 of the Official Records of Collin County, Texas, which document contains the following language "...all the oil, gas, hydrocarbons and other minerals... Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>u. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:</p> <p>Owner and Loan Policy(es): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.</p> <p>Owner Policy(es) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or this policy.</p> <p>Loan Policy(es) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.</p>



VICINITY MAP

Scale: NTS

OWNER:
WS Residential Investments LLC
170 Westcott
Houston, TX 77007
Phone (281) 816-6550
Eric Walker

APPLICANT:
Identity Architects
111 Travis St
Houston, TX 77002
Phone (713) 565-2191
William Kalkman

SURVEYOR:
Landpoint
6410 Southwest Blvd Ste 127
Fort Worth, TX 76109
Phone (817) 554-1805
Robert Maloy

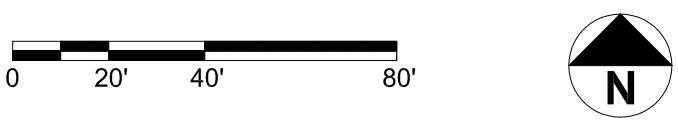
EXHIBIT A

PROSPER PLAZA
TRACT 1 LOT 2 BLOCK A
VOLUME 2009, PAGE 140 O.P.R.C.C.T
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
1.121 ACRES

SITE PLAN

Scale: 1" = 40'-0"

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111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.595.2150

January 14, 2022

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND

BEING a tract of land situated in the City of Prosper, Collin County, Texas out of the Jeremiah Horn Survey, Abstract No. 411 and being all of Lot 2, Block A, Prosper Plaza, according to the revised plat thereof recorded in Volume 2008, Page 564, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the north right of way line of U.S. Highway 380 (variable-width right of way), the southwest corner of said Lot 2, the southeast corner of Lot 3, of said Block A;

THENCE, departing said north right of way line, along the west line of said Lot 2, the east line of said Lot 3, North 00 degrees, 49 minutes, 56 seconds West, a distance of 258.14 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the northwest corner of said Lot 2, lying in the south line of Lot 5 of said Block, A;

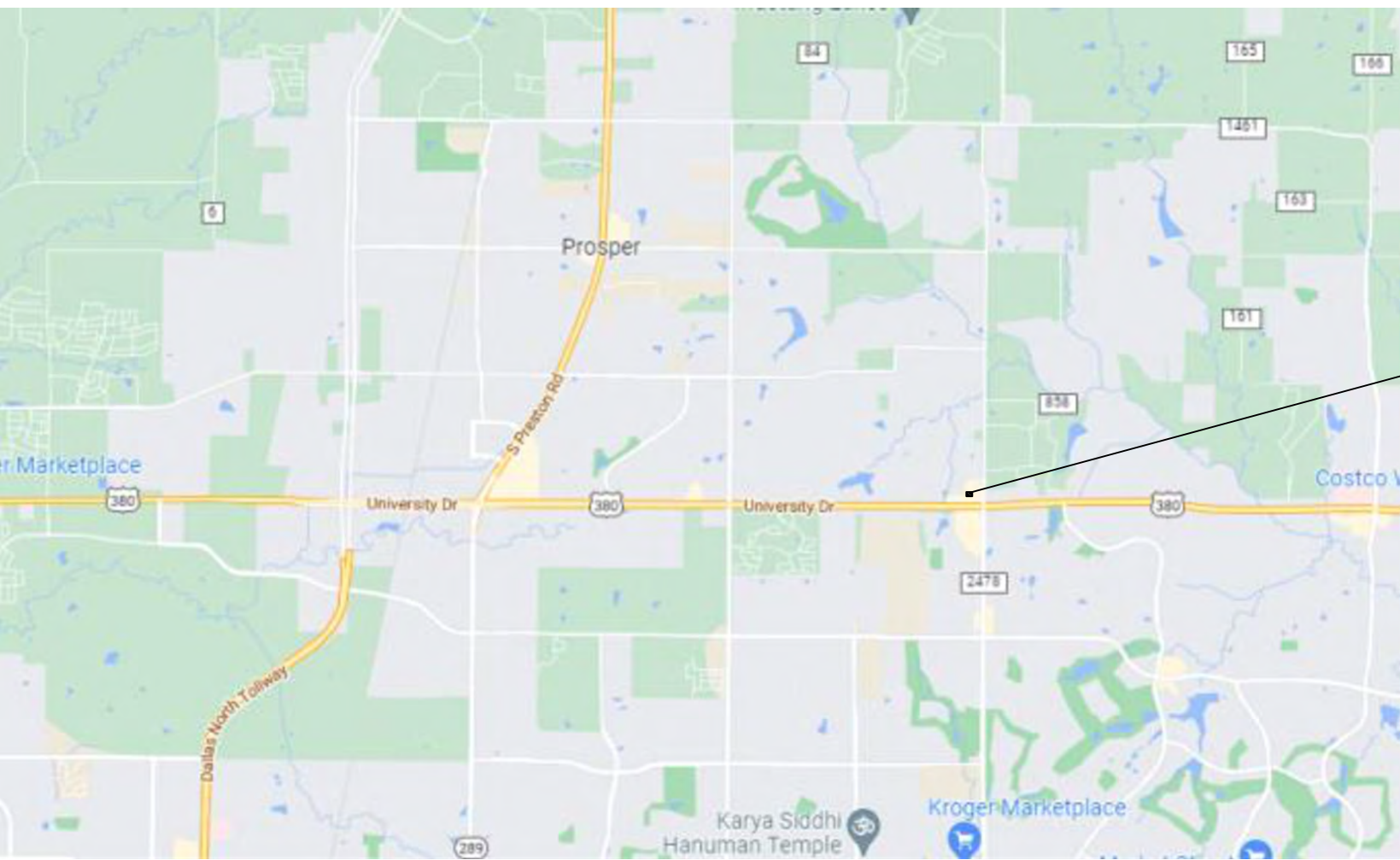
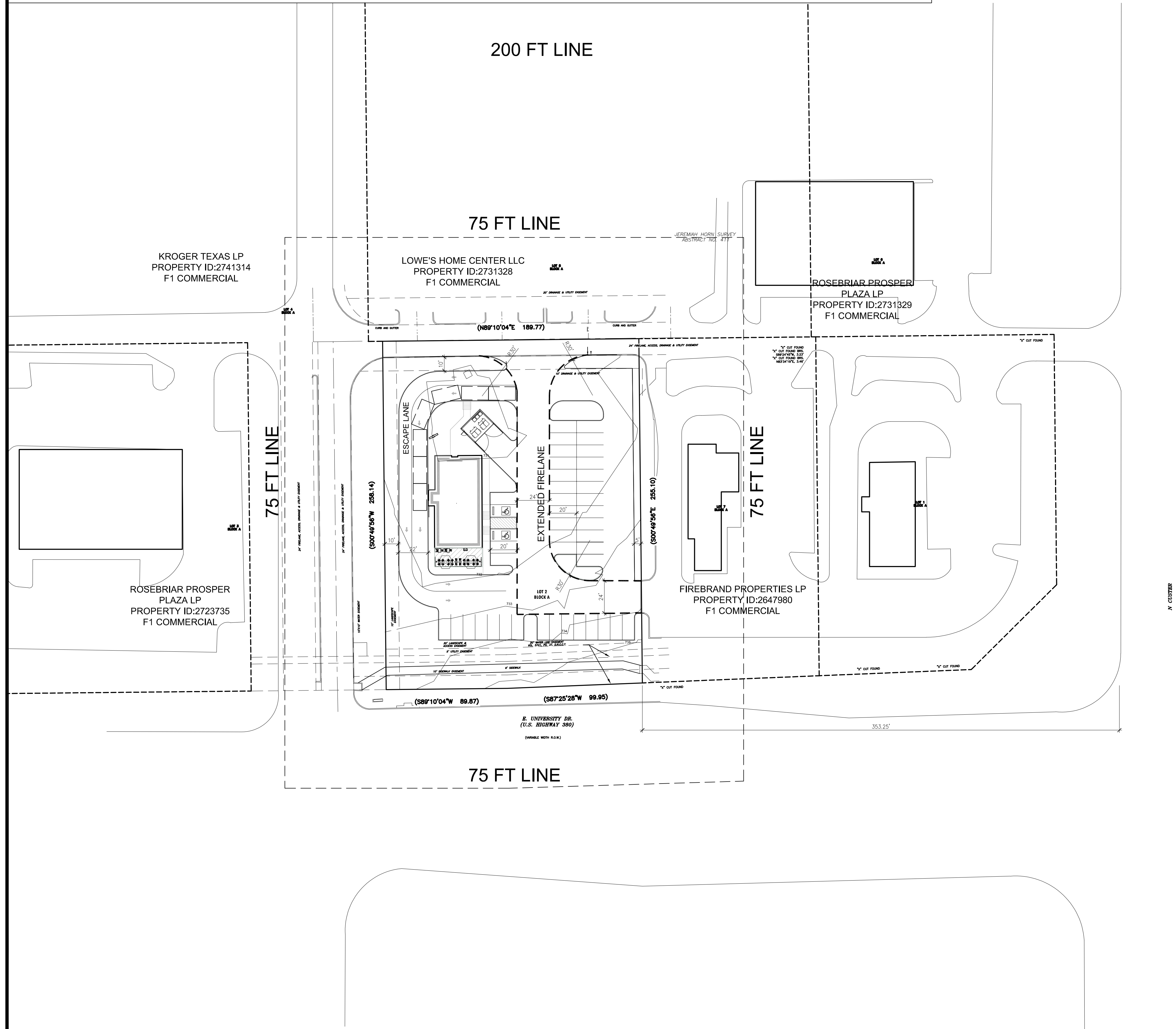
THENCE, along the north line of said Lot 2, the south line of said Lot 5, North 89 degrees, 10 minutes, 04 seconds East, a distance of 189.77 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

THENCE, departing said common line, South 00 degrees, 49 minutes, 56 seconds East, a distance of 255.10 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in said north right of way line;

THENCE, along said north right of way line, the south line of said Lot 2, South 87 degrees, 25 minutes, 28 seconds West, a distance of 99.95 feet to a 5/8" iron rod found;

THENCE, continuing along said common line South 89 degrees, 10 minutes, 04 seconds West, a distance of 89.87 feet to the POINT OF BEGINNING, and containing 48,835 square feet, or 1.1211 acres of land, more or less.

S22-0002 SPECIFIC USE PERMIT (SITE PLAN)



VICINITY MAP

Scale: NTS

STANDARD NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GRATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSABILITY SHALL CONFORM TO THE AMERICANS WIT HDISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
11. ALL SIGNAGE IS SUBJECT T BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL E SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM THE THE APPROVED FACADE PLAN.
14. SIDEWALKS OF NOT LESS THAN SIC (6") FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDERDS.
15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
20. 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 CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
21. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

ZONING:	COMMERCIAL
PROPOSED USE:	RESTAURANT
LOT AREA:	48,835 SF 1.121 ACRES
BUILDING AREA (GROSS):	2,400 SF
BUILDING HEIGHT:	19 FT 4 IN
LOT COVERAGE:(%):	4.9%
FLOOR AREA RATIO:	0.05:1
TOTAL PARKING REQUIRED (W/RATIO):	29 PS
PATIO 1PS/100SF	5 PS
RESTAURANT 1 PS/100 SF	24 PS
TOTAL PARKING PROVIDED:	42 PS
NUMBER OF HANDICAPPED SPACES REQUIRED:	2 PS
NUMBER OF HANDICAP SPACES PROVIDED:	2 PS
PERCENTAGE OF LANDSCAPE REQUIRED (% AND SF):	10% 4,884 SF
PERCENTAGE OF LANDSCAPE PROVIDED (% AND SF):	27% 13,207 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE:	35,628 SF

OWNER:
WS Residential Investments LLC
170 Westcott
Houston, TX 77007
Phone (281) 616-6550
Eric Walker

APPLICANT:
Identity Architects
111 Travis St
Houston, TX 77002
Phone (713) 595-2191
William Kalkman

SURVEYOR:
Landpoint
6410 Southwest Blvd Ste 127
Fort Worth, TX 76109
Phone (817) 554-1805
Robert Maloy

SITE PLAN

Scale: 1" = 40'-0"

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

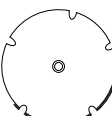








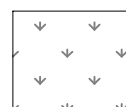
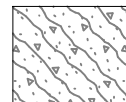
EXHIBIT B

PROSPER PLAZA
TRACT 1 LOT 2 BLOCK A
VOLUME 2009, PAGE 140 O.P.R.C.C.T
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
1.121 ACRES

May 10, 2022

C:\Users\QWELA\Desktop\QWELA\Drawings\QWELA\Team Folder\124-Identity Architects\124-22-157 Landscape Base 4.dwg plotted by QWELA on 2022-05-10 at 12:21 PM

PLANT SCHEDULE

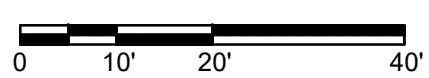
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	19	Ilex vomitoria Yaupon Holly	30 gal.	
	21	Lagerstroemia indica x fauriei 'Tuscarora' Tuscarora Crape Myrtle	30 gal.	
	7	Quercus virginiana Live Oak	3" Cal.	
	10	Taxodium distichum Bald Cypress	3" Cal.	
	12	Vitex agnus-castus Chaste Tree	30 gal.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	19	Cleyera japonica Cleyera	3 gal.	
	48	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	5 gal.	
	15	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 gal.	
	198	Miscanthus sinensis 'Little Kitten' Dwarf Maiden Grass	5 gal.	
	51	Myrica pusilla Dwarf Wax Myrtle	5 gal.	
	50	Plumbago auriculata Plumbago	3 gal.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	17,523 sf	Cynodon dactylon '419 Hybrid' Bermuda Grass	sod	
	281	Liriope muscari 'Big Blue' Big Blue Lilyturf	1 gal.	18" o.c.

Town of Prosper landscape general notes

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and/or other healthy root growth.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the "trunk flare".
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of eight (8) inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of three (3) inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of fourteen (14) feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed thirty (30) inches in height, and trees shall have a minimum clear trunk height of nine (9) feet.
- Trees planted on a slope shall have the tree well at the average grad of slope.
- No shrubs shall be permitted within areas less than three (3) feet in width. All beds less than three (3) feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within thirty (30) days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the Building Inspection Division is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope (3 ft Horizontal to 1 ft Vertical).
- Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grad of the berm prior to acceptance.
- All walkways shall meet ADA and TAS requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 569-1160 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, the contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

identityARCHITECTS

111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.595.2150



Scale: 1" = 20'-0"

KROGER TEXAS LP
PROPERTY ID:2741314
F1 COMMERCIAL

ROSEBRIAR PROSPER
PLAZA LP
PROPERTY ID:2723735
F1 COMMERCIAL

LOWE'S HOME CENTER LLC
PROPERTY ID:2731328
F1 COMMERCIAL

JEREMIAH HORN SURVEY
ABSTRACT NO. 41

FIREBRAND PROPERTIES LP
PROPERTY ID:2647980
F1 COMMERCIAL

EXHIBIT C LANDSCAPE PLAN

May 10, 2022

US-380 & CUSTER RD.
PROSPER, TX
124-22-157 Landscape Base 4

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TOTAL PARKING REQUIRED (W/RATIO):	29 PS
PATIO 1PS/100SF	5 PS
RESTAURANT 1 PS/100 SF	24 PS
TOTAL PARKING PROVIDED:	42 PS
NUMBER OF HANDICAPPED SPACES REQUIRED:	2 PS
NUMBER OF HANDICAP SPACES PROVIDED:	2 PS
PARKING LANDSCAPE AREA REQUIRED 45 X15 = 630 SF	
PARKING LANDSCAPE PROVIDED = 1341 SF	
PERCENTAGE OF LANDSCAPE REQUIRED (% AND SF):	10% 4,884 SF
PERCENTAGE OF LANDSCAPE PROVIDED (% AND SF):	27% 13,207 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE:	35,628 SF

ONE 3" CAL TREE / 30 LF ROADWAY = UNIVERSITY 190 / 30 = 7 TREES REQUIRED
7 3" LIVE OAK PROVIDED
15 5 GAL SHRUBS FOR EVERY STREET TREE REQUIRED 7 X 15 = 95 SHRUBS REQUIRED
95 SHRUBS PROVIDED
ONE SMALL TREE, ONE 5 GAL SHRUB EVERY 15 LF PERIMETER LANDSCAPING
EAST PROPERTY LINE 255'/15 = 17 TREES & 17 SHRUBS REQUIRED
17 TREES & 49 SHRUBS PROVIDED
WEST PROPERTY LINE 258'/15 = 17 TREES & 17 SHRUBS REQUIRED
17 TREES & 49 SHRUBS PROVIDED
NORTH PROPERTY LINE 190'/15 = 13 TREES & 13 SHRUBS REQUIRED
15 TREES & 31 SHRUBS PROVIDED

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