

Exhibit A-1: Written Metes and Bounds
ZONE-24-0013

120.525 ACRES

Collin County School Land Survey, Abstract No. 147
Town of Prosper, Collin County, Texas

DESCRIPTION, of a 120.525-acre (5,250,083-square-foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to Legacy Frontier, LLC recorded in Instrument No. 20150203000121210 of the Official Public Records of Collin County, Texas; said 120.525-acre-tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a point for corner at the intersection of the apparent centerline of Legacy Drive (a variable-width public right-of-way) and the south right-of-way line of Frontier Parkway (a variable-width public right-of-way); said point being the northwest corner of said Legacy Frontier tract and, the northeast corner of that certain tract of land described in Right-of-Way Warranty Deed to City of Celina recorded in Instrument No. 2022-24205 of the Official Records of Denton County, Texas, and the southeast corner of that certain tract of land described in Right-of-Way Dedication to the City of Celina recorded in Instrument No. 2008-9821 of said Official Records of Denton County;

THENCE, North 89 degrees 17 minutes 48 seconds East, departing the apparent centerline of said Legacy Drive and with the said south right-of-way line of Frontier Parkway, a distance of 1,507.92 feet to a point for corner; said point being a northeast corner of said Legacy Frontier tract and the northwest corner of a called 99.522-acre tract of land described as Tract 1 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records of Collin County;

THENCE, South 00 degrees 00 minutes 38 seconds East, departing the said south right-of-way line of Frontier Parkway and with a west line of said Tract 1, a distance of 1,155.80 feet to a point for corner; said point an interior corner of said Legacy Frontier tract and a southwest corner of said Tract 1;

THENCE, North 89 degrees 11 minutes 50 seconds East, with a south line of said Tract 1, a distance of 1,532.96 feet to a point for corner; said point being a northeast corner of said Legacy Frontier tract and an interior corner of said Tract 1;

THENCE, South 01 degrees 14 minutes 54 seconds East, with a west line of said Tract 1, a distance of 1,151.46 feet to a point for corner in the north line of a called 221.617-acre tract of land described in Special Warranty Deed to BGY Prosper 221 LLC in Instrument No. 20171121001544530 of said Official Public Records of Collin County; said point being the southeast corner of said Legacy Frontier tract and the southwest corner of said Tract 1;

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THENCE, South 89 degrees 13 minutes 16 seconds West, with the said north line of BGY Prosper 221 tract, a distance of 1,063.46 feet to a point for corner; said point being an angle point for said Legacy Frontier tract, the northwest corner of said BGY Prosper 221 tract, and the northeast corner of a called 37.554-acre tract of land described as Tract 2 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records of Collin County;

THENCE, South 89 degrees 44 minutes 50 seconds West, with the north line of said Tract 2 and the north line of that called 38.572-acre tract of land described in Special Warranty Deed to Prosper Independent School District recorded in Instrument No. 20200817001344070 of said Official Public Records of Collin County, at a distance of 645.55 feet passing a point for the northwest corner of said Tract 2 and the northeast corner of said Prosper Independent School District tract and continuing for a total distance of 2,022.01 feet to a point for corner in the said apparent centerline of Legacy Drive and in the east line of that called 26.822-acre tract described in Special Warranty Deed to Merritt Crossing Development LLC recorded in Instrument No. 213963 of said Official Records of Denton County; said point being the southwest corner of said Legacy Frontier tract and the northwest corner of said Prosper Independent School District tract;

THENCE, North 00 degrees 29 minutes 02 seconds East, with the said apparent centerline of Legacy Drive and the east line of said Merritt Crossing Development tract, a distance of 1,781.29 feet to a point for corner; said point being a northwest corner of said Legacy Frontier tract, the northeast corner of said Merritt Crossing Development tract, the southwest corner of that certain tract of land described in Right-of-Way Warranty Deed to the Town of Prosper recorded in 20100518000498080 of said Official Public Records of Collin County, and the southeast corner of that certain tract of land described in General Warranty Deed to Denton County, Texas recorded in Instrument No. 2010-62874 of said Official Records of Denton County;

THENCE, South 89 degrees 49 minutes 05 seconds East, departing the apparent centerline of said Legacy Drive and with the south line of said Town of Prosper tract, a distance of 40.90 feet to a point for corner; said point being an interior corner of said Legacy Frontier tract and the southeast corner of said Town of Prosper tract;

THENCE, North 00 degrees 10 minutes 55 seconds East, with the east line of said Town of Prosper tract, a distance of 320.00 feet to a point for corner; said point being an interior corner of said Legacy Frontier tract and the northeast corner of said Town of Prosper tract;

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THENCE, North 89 degrees 49 minutes 05 seconds West, with the north line of said Town of Prosper tract, a distance of 39.21 feet to a point for corner in the said apparent centerline of said Legacy Drive and in the east line of those certain tracts of land described in Special Warranty Deeds to Merritt/Thornton Farm Partnership, L.P. recorded in Instrument No. 99-096577, 99-096578, and 99-096579 of the Deed Records of Denton County, Texas;

THENCE, North 00 degrees 30 minutes 57 seconds East, with the apparent centerline of said Legacy Drive, the east line of said Merritt/Thornton Farm Partnership tract, a distance of 189.17 feet to the POINT OF BEGINNING and containing 120.525 acres or 5,250,083 square feet of land, more or less.

Bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone (4202), with an applied combined scale factor of 1.000152710. Distances and areas shown are surface values in U.S. Survey Feet.

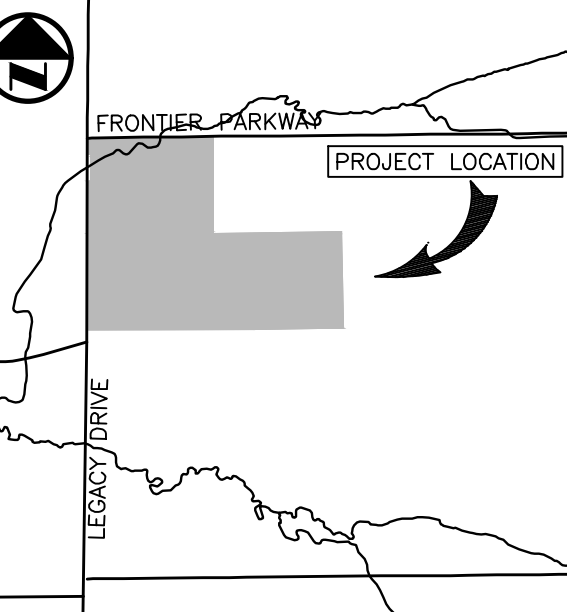
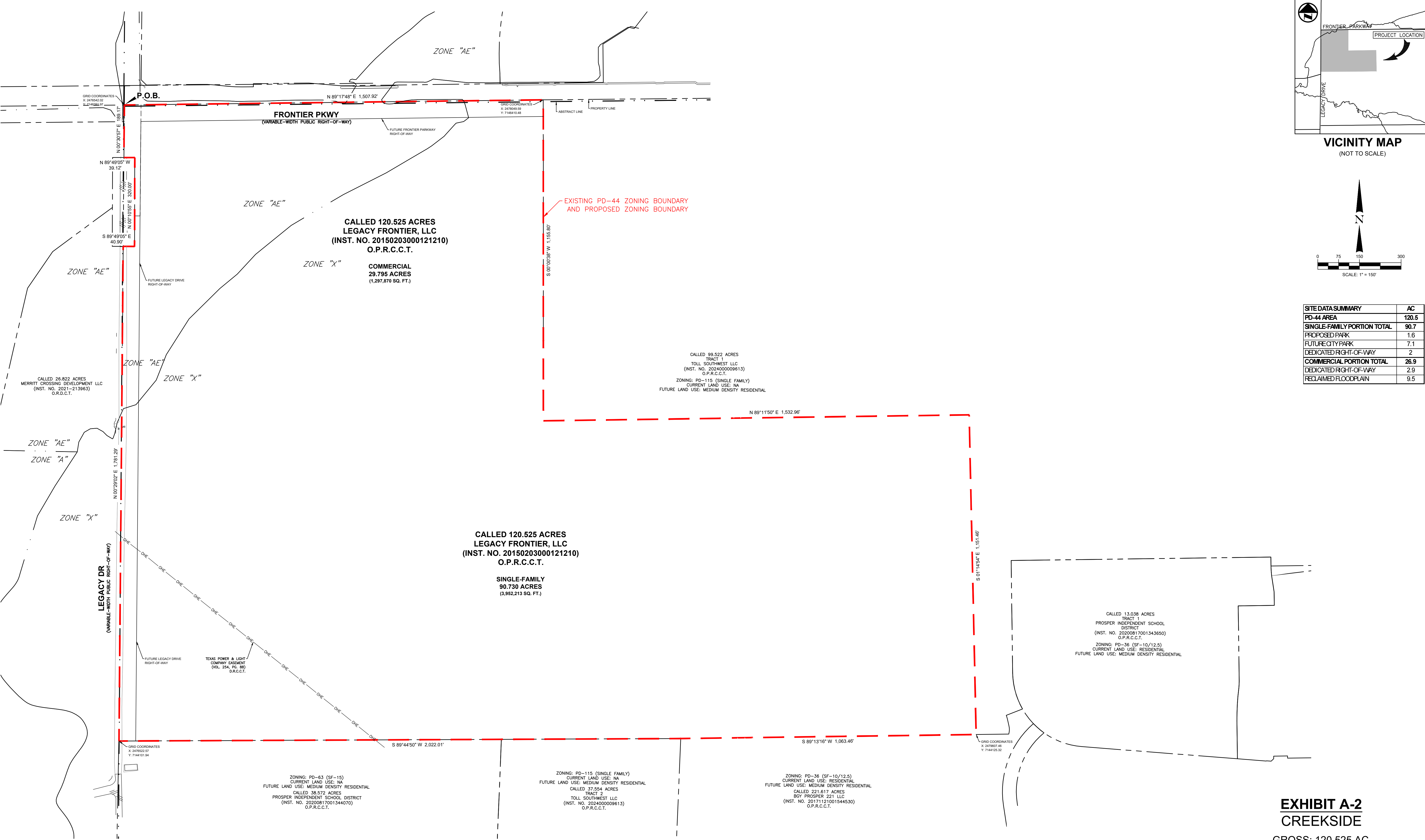
This document was prepared under 22 Texas Annotated Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 13th day of August, 2024.

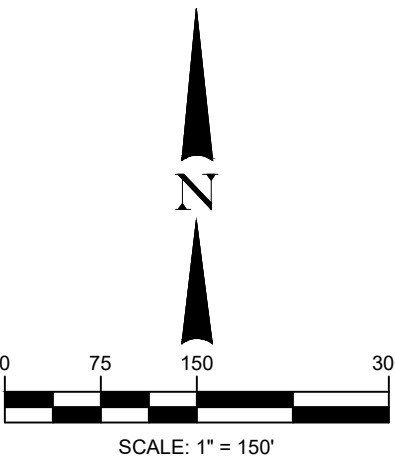


Gregory Mark Peace
RPLS No. 6608





VICINITY MAP
(NOT TO SCALE)



SITE DATA SUMMARY	
PD-44 AREA	120.5
SINGLE FAMILY PORTION TOTAL	90.7
PROPOSED PARK	1.6
FUTURE CITY PARK	7.1
DEDICATED RIGHT-OF-WAY	2
COMMERCIAL PORTION TOTAL	26.9
DEDICATED RIGHT-OF-WAY	2.9
RECLAIMED FLOODPLAIN	9.5

NOTES

1. THE THOROUGHFARE ALIGNMENTS 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. RESIDENTIAL PORTION OF PROPOSED PLANNED DEVELOPMENT ZONING WILL HAVE A POTENTIAL RESIDENTIAL DENSITY OF 3.14 LOTS PER ACRE.
3. BEARING SYSTEM IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), WITH AN APPLIED COMBINED SCALE FACTOR OF 1.000152710. DISTANCES AND AREAS ARE SURFACE VALUES IN U.S. SURVEY FEET.

OWNER

LEGACY FRONTIER, LLC
9111 Cypress Waters Blvd, Suite 300
Coppell, Texas 75019-4858
Contact: Sivaramaiah Kondru
Phone: 246-345-3818

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
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TBPELS Registration No. 10193953
Contact: Mark Peace, R.P.L.S.
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APPLICANT

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Tel: 972-464-4800 • www.bgeinc.com
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EXHIBIT A-2
CREEKSIDE

GROSS: 120.525 AC
SINGLE FAMILY: 90.730 AC
COMMERCIAL: 29.795 AC
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
PREPARED: AUG 28, 2024
PROJECT NO: ZONE-24-0013

ZONE-24-0013

EXHIBIT "B"

**CREEKSIDE
PLANNED DEVELOPMENT DISTRICT**

STATEMENT OF INTENT AND PURPOSE

The Planned Development District provides the ability to accommodate the development of both a unique commercial node and a desirable single family residential neighborhood at a gateway into the northwest portion of the Town of Prosper.

The residential portion of the Creekside development will be a high quality single family detached residential neighborhood including a neighborhood park and a community amenity park for outdoor recreation. This traditional residential neighborhood includes lots sized to accommodate higher end homes with deeper rear yards enabling private home amenities. The design elements facilitate connectivity with nearby parks, trails, and adjacent schools. Standards and criteria that follow are aimed at ensuring a high quality appearance and are also intended to create a community with timeless character. These standards and criteria will result in a community in which Creekside's residents are proud of owning a home.

The commercial center in the Creekside development will provide opportunities for restaurant, retail, and office uses and will be able to integrate the existing drainage through this area to provide a dynamic area that will serve both the needs of the residents in adjacent communities as well as those from neighboring areas.

ZONE-24-0013

EXHIBIT “C”

**CREEKSIDE
PLANNED DEVELOPMENT DISTRICT**

PLANNED DEVELOPMENT STANDARDS

Conformance with the Town’s Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town’s Zoning Ordinance (as it currently exists or may be amended) and Subdivision Ordinance (as it currently exists or may be amended) shall apply.

SINGLE FAMILY RESIDENTIAL (90.73 Acres)

1. **GENERAL DESCRIPTION:** The standards for Single Family-10 District (SF-10) as contained in the Town’s Zoning Ordinance as it exists or may be amended, except as otherwise set forth in the development standards below.
2. **AMENITIES AND PARKS:**
 - a. **General:** The Creekside Single Family Residential component will provide a package of amenity features and open areas. These elements will create a family friendly neighborhood. The neighborhood amenities that are addressed within these Standards are:
 1. Enhanced Entrance
 2. Community Amenity Park
 3. Neighborhood Park
 - b. **Enhanced Entrance:** The primary entry to the community from Legacy Road will include an enhanced divided entry drive and a landscaped corridor extending into the community and leading to the Community Amenity Park located in the heart of the community. This greenway corridor shall include a ten-foot (10') hike and bike trail along one side of the roadway and three inch (3") caliper shade trees planted at forty feet (40') intervals along each side of the roadway as generally depicted on Exhibit “G”.
 - c. **Community Amenity Park:** A Community Amenity Park shall be developed within the Single Family Residential portion of the Creekside development. The improvements shall be completed with the initial phase of residential development and will provide for a range of active, family-oriented activities. The Community Amenity Park will be located on a lot owned and maintained by the HOA. The program for the Community Amenity Park shall include a minimum of four (4) elements from the following list with at least one (1) of the elements identified with an asterisk:
 1. Tennis court / pickleball court*
 2. Neighborhood playground facility*
 3. Shade structure with seating
 4. Sand volleyball pit
 5. Open natural grass play areas (min of 15,000 SF)
 6. Gathering area with pavers, decomposed granite, and/or turf and seating (min 1,000 SF)
 7. Grill and picnic area
 8. Other amenities as approved by Director of Development Services
 - d. **Neighborhood Park:** The Creekside community’s design shall include a Neighborhood Park

in the eastern portion of the community near the elementary school as generally depicted on Exhibit "D". The land area to be dedicated to the Town of Prosper shall comply with the provisions of Chapter 10, Article 3, Division 6, Section 10.03.150 Dedication Requirements of the Subdivision Ordinance.

- e. **Pedestrian Connectivity:** Sidewalks located within HOA lots shall provide pedestrian corridors between blocks, pathways to the Neighborhood Park, and connection to the Town's hike and bike trail system as generally depicted on Exhibits "D" and "H".

3. **USES, DENSITIES AND REGULATIONS**

- a. **Permitted Uses:** Land uses allowed within the Single-Family Residential Tract are as follows: Uses followed by an **S** are permitted by Specific Use Permit. Uses followed by a **C** are permitted subject to conditional development standards. Conditional development standards are set forth in Chapter 14, Article 3, Division 1, Section 3.1.4 of the Town's Zoning Ordinance.
- Accessory Building
 - Construction Yard and Field Office, Temporary **C**
 - Homebuilder Marketing Center **C**
 - Home Occupation **C**
 - Model Home
 - Park or Playground
 - School, Public
 - Single Family Dwelling, Detached
 - Antenna and/or Antenna Support Structure, Non-Commercial **S**
 - House of Worship **S**
 - Private Recreation Center **S**
 - Private Street Development **S**
 - School, Private or Parochial **S**
- b. **Lot Yield:** The maximum number of single family detached units shall be two hundred twenty-one (221), subject to the limits per lot type specified below.
- c. **Lot Types:** The single family detached lots developed within the community shall be in accordance with the following two Lot Types that shall be located throughout the community:
1. **Type A Lots:** Minimum lot area shall be ten thousand five hundred square feet (10,500 sf) Lots. There shall be a maximum of fifty (50) Type A Lots.
 2. **Type B Lots:** Minimum lot area shall be eleven thousand square feet (11,000 sf) Lots.
 3. **Type C Lots:** Minimum lot area shall be twelve thousand square feet (12,000 sf) Lots. There shall be a minimum of fifty-five (55) Type C Lots.
- d. **Area and Building Regulations:** Should a discrepancy exist between the Town Zoning or Subdivision Ordinance and the standards within this PD, the language herein shall prevail. The area and building standards for the single-family lots are as follows:
1. **Typical Lot Size:** A typical lot shall be 76'x140' but may vary so long as the requirements provided below are accommodated.

2. Minimum Lot Width: The minimum lot width shall be seventy-six feet (76'), except for lots located on a cul-de-sac, curve, or eyebrow which may have a minimum width of seventy feet (70') as measured at the front yard setback provided all other requirements of this section are met.
3. Minimum Lot Depth: The minimum lot depth shall be one hundred and twenty-five feet (125'), except for lots located on a cul-de-sac, curve, or eyebrow or backing to a turn lane which may have a minimum depth of one hundred and twenty feet (120').
4. Minimum Yard Setbacks:
 - a. Minimum Front Yard Setback: The minimum front yard setback shall be twenty-five feet (25'). The minimum front yard setbacks for all lots fronting onto the same street along a block shall be staggered such that roughly one-third of the lots have a front yard setback as defined herein, one-third of the lots have a front yard setback that is increased by five feet, and one-third of the lots have a front yard setback that is increased by ten feet. Not more than two lots in a row may incorporate the same front yard setback. In no case shall the front yard setback be less than twenty-five feet (25'). The front yard setbacks for each lot shall be established at the time of preliminary plat and shall be included on the final plat.
 - b. Minimum Side Yard Setbacks: The minimum side yard setbacks shall be eight feet (8'). For corner lots immediately adjacent to a side street right-of-way, the minimum side yard setbacks shall be fifteen feet (15').
 - c. Minimum Rear Yard Setback: The minimum rear yard setback shall be twenty five feet (25'). The lots with an increased front yard setback may also decrease the rear yard setback by five feet.
5. Minimum Dwelling Area: Each dwelling shall contain a minimum of two thousand four hundred square feet (2,400 sf) of floor space for Type A Lots, two thousand six hundred square feet (2,600 sf) of floor space for Type B lots, and two thousand eight hundred square feet (2,800 sf) of floor space for Type C Lots. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.
6. Maximum Height: The maximum height for a structure shall be two and a half (2 ½) stories, no greater than forty feet (40').
7. Permitted Encroachments: The minimum front yard setback may be reduced by ten feet (10') in the following circumstances. In no case shall the reduction cause the encroachment to be closer than fifteen feet (15') from front property line):
 - a. Swing-in garages provided that the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet by five feet (3'x5'). The swing-in garage that extends into the front yard shall be limited to one story in height but may have a second story dwelling area above it.

- b. Non-enclosed porch, stoop, or balcony, or an architectural feature, such as a bay window without floor area or chimney.
 - c. Fireplaces, awnings, overhang eaves, suspended planter or flower boxes, and box or bay windows may encroach up to three feet (3') into the side yard setbacks.
- 8. Front Porches: Dwellings located directly across from the Neighborhood Park and the Community Amenity Park as identified on the Exhibit "D" shall have a front porch.
 - a. The minimum porch depth shall be seven feet (7') when less than eighteen feet (18') wide, and no less than six feet (6') otherwise.
 - b. The minimum porch width shall be seven feet (7').
- 9. Driveways: Driveways shall be constructed of the following materials: concrete, brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.
- 10. Exterior Surfaces:
 - a. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, stucco, cementitious material, and architectural concrete block. The exterior facade of a main building or structure, excluding glass windows and doors, shall be constructed on one hundred percent (100%) masonry, subject to the following conditions:
 - 1. Stucco on structures shall be traditional 3-coat process cement plaster stucco.
 - 2. Cementitious materials may constitute up to twenty percent (20%) of the area for stories other than the first story.
 - 3. On side and rear elevations, cementitious materials may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story.
 - 4. Any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be one hundred percent (100%) masonry and cementitious fiber board may be used for up to twenty percent (20%).
 - 5. The exterior cladding of chimneys shall be brick, natural or manufactured stone, or stucco.
 - 6. Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Building Official.

- b. EIFS (exterior insulating and finish process) is not allowed on structures.

11. Roofing:

- a. Structures constructed on Lots shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.
- b. Metal roofs shall be non-reflective colors.
- c. A minimum of sixty five percent (65%) of the surface area of composition roofs shall maintain a minimum roof pitch of eight by twelve (8:12).
- d. A minimum of seventy-five percent (75%) of the surface area of clay tile, cement tile, slate or slate products, standing seam metal, or concrete tile shall maintain a minimum roof pitch of three by twelve (3:12).

12. Garages:

- a. Dwellings shall have a minimum of two (2) car garage bays totaling a minimum of four hundred square feet (400 sf).
- b. Where a home has three or more garage/enclosed parking spaces, no more than two single garage doors or one double garage door shall face the street, unless the garage door(s) are located behind the main structure.
- c. Side entry garages shall be permitted on corner lots.
- d. Garage doors directly facing a street shall be located no closer than twenty-five (25') from the property line.

13. Plate Height: Each structure shall have a minimum principal plate height of nine feet (9') on the first floor.

14. Fencing:

- a. All lots adjacent to open space shall have ornamental metal fencing, not to exceed six feet (6') in height, abutting to open space.
- b. Corner lots adjacent to a street shall have ornamental metal fencing, not to exceed six feet (6') in height, abutting the street.
- c. All fence returns shall consist of ornamental metal fencing, not to exceed six feet (6') in height.
- d. No wood fencing shall exceed eight feet (8') in height or six feet (6') in height if atop a two feet (2') or taller retaining wall.
- e. All permitted wood fencing shall conform to the Town's ordinances, as it exists or may be amended.

15. Air Conditioners: No window or wall air conditioning units will be permitted on structures on Lots. All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from public view. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.

16. Accessory Structures: Accessory structures shall be subject to the same exterior construction and architectural standards as the main dwelling. Accessory structures shall be separate from the main dwelling by a minimum of ten feet (10'), have a minimum rear yard setback of ten feet (10'), and a minimum side yard setback of eight feet (8').

17. Maximum Lot Coverage: Fifty percent (50%).

18. Landscaping:

- a. Required trees shall not be smaller than three (3) caliper inches. A minimum of two (2) - four (4) caliper inch trees shall be located in the front yard of all Lots. The total caliper inches shall be eleven (11) caliper inches. The remaining required trees may be placed in the front or rear of the Lots.
- b. The minimum of twenty (20) shrubs, each a minimum of three (3) gallon in size when planted, shall be planted in the front yard of all Lots.
- c. One hundred percent of all front, side, and rear yards not covered by hardscape / xeriscape or landscaped beds shall be irrigated and sodded.
- d. All foundations visible from street shall have flower beds or evergreen shrubs generally screening foundation.

RETAIL (29.80 Gross Acres)

1. **GENERAL DESCRIPTION:** This tract shall conform with the standards for Retail District (R) as contained in the Town's Zoning Ordinance as it exists or may be amended, except as otherwise set forth in the development standards below.
2. **AMENITIES:**
 - a. **General:** The Creekside Retail/Office area shall provide the opportunity for area residents to live, work, and shop in the same community. The development will integrate the natural drainage through the area into the design of the development.
 - b. **Creek Area:** The Creek Area shall be improved to provide a natural area within the heart of the development as shown on Exhibit D. This Creek Area shall be located on a separate lot to be owned and maintained by a Property Owners Association (POA). Elements within the Creek Area shall include:
 1. Walking path meandering in / around the Creek Area spanning between Legacy Drive and Frontier Parkway and with pedestrian connections to adjacent buildings
 2. Shaded pedestrian congregation areas
3. **USES AND REGULATIONS**
 - a. **Permitted Uses:** Land uses allowed within the Retail/Office Tract are as follows: Uses followed by an **S** are permitted by Specific Use Permit. Uses followed by a **C** are permitted subject to conditional development standards. Conditional development standards are set forth in Chapter 14, Article 3, Division 1, Section 3.1.3 of the Town's Zoning Ordinance.
 - Administrative, Medical, or Professional Office
 - Antique Shop
 - Artisan's Workshop
 - Bank, Savings and Loan, or Credit Union
 - Beauty Salon/Barber Shop
 - Building Material and Hardware Sales, Minor
 - Business Service
 - Construction Yard and Field Office, Temporary **C**
 - Dry Cleaning, Minor
 - Furniture, Home Furnishings and Appliance Store
 - Governmental Office
 - Gymnastics/Dance Studio
 - Health/Fitness Center
 - House of Worship
 - Insurance Office
 - Locksmith/Security System Company
 - Museum/Art Gallery
 - Nursery, Minor
 - Pet Day Care **C**
 - Print Shop, Minor
 - Private Recreation Center
 - Restaurant **C**
 - Retail Stores and Shops (less than 40,000 SF per building)
 - Retail/Service Incidental
 - School, Private or Parochial
 - School, Public

- Theater, Neighborhood
- Veterinarian Clinic and/or Kennel, Indoor
- Antenna and/or Antenna Support Structure, Commercial **S**
- Assisted Care or Living Facility **S**
- Big Box (greater than 40,000 SF) **S**
- Child Care Center, Licensed **S**
- Child Care Center, Incidental **S**
- Commercial Amusement, Indoor **S**
- Community Center **S**
- Convenience Store with Gas Pump **S**
- Convenience Store without Gas Pump **S**
- Day Care Center, Adult **S**
- Gas Pumps **S**
- Massage Therapy, Licensed **S**
- Meeting/Banquet/Reception Facility **S**
- Restaurant, Drive-In **S**
- Restaurant with Drive-Through **S**
- Stealth Antenna, Commercial **S**

b. **Development Regulations:**

a. **Size of Yards:**

1. Minimum Front Yard – Thirty (30) feet.
2. Minimum Side Yard
 - a. Fifteen (15) feet adjacent to nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on approved site plan.
 - b. Thirty (30) feet for a one (1) story building adjacent to a residential district and sixty (60) feet for a two (2) story building adjacent to a residential district.
 - c. Thirty (30) feet adjacent to a street.
 - d. No Side Yard required adjacent to the Creek Area
3. Minimum Rear Yard
 - a. Fifteen (15) feet adjacent to nonresidential district.
 - b. Thirty (30) feet for a one (1) story building adjacent to a residential district and sixty (60) feet for a two (2) story building adjacent to a residential district.
 - c. No Rear Yard required adjacent to the Creek Area

b. **Size of Lots:**

1. Minimum Lot Area – Ten thousand (10,000) square feet.
2. Minimum Lot Width – One hundred (100) feet.
3. Minimum Lot Depth – One hundred (100) feet.

c. Maximum Height – Two stories, no greater than forty (40) feet.

d. Maximum Lot Coverage – Forty (40) percent.

e. Floor Area Ratio: Maximum 0.4:1.

f. **Exterior Surfaces/Building Materials:**

1. Permitted primary exterior materials are clay fired brick, natural, precast, and manufactured stone, granite, and marble. Architectural concrete block, split face concrete

masonry unit, and architecturally finished concrete tilt wall may be used for big box uses.

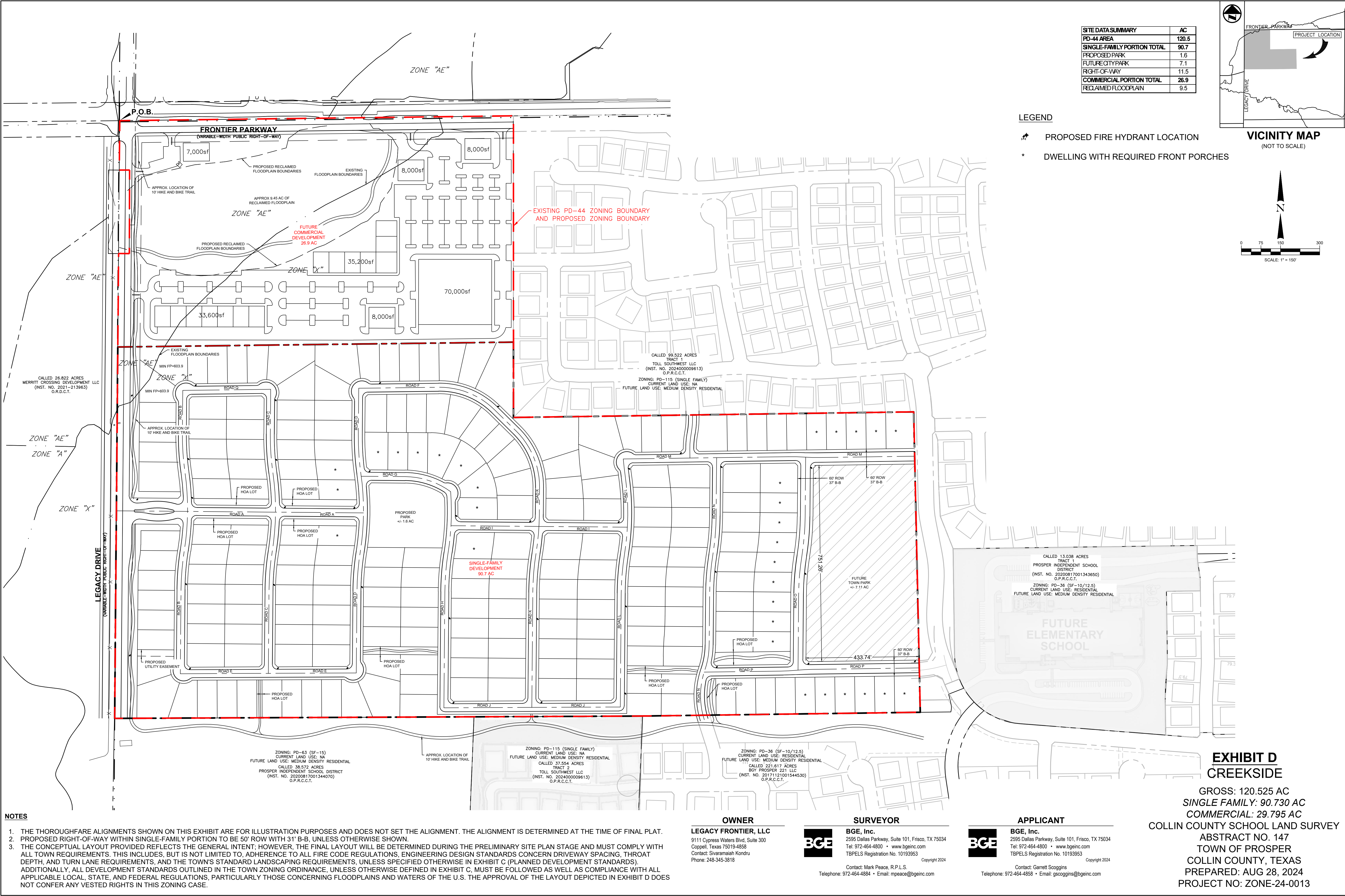
2. Secondary materials used on the façade of a building are those that comprise a total of ten (10) percent or less of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, cedar or similar quality decorative wood, stucco, and high impact exterior insulation and finish systems (EIFS). Stucco and EIFS are only permitted a minimum of nine (9) feet above grade.

4. **ADDITIONAL STANDARDS:** Retail development shall employ the following additional measures:

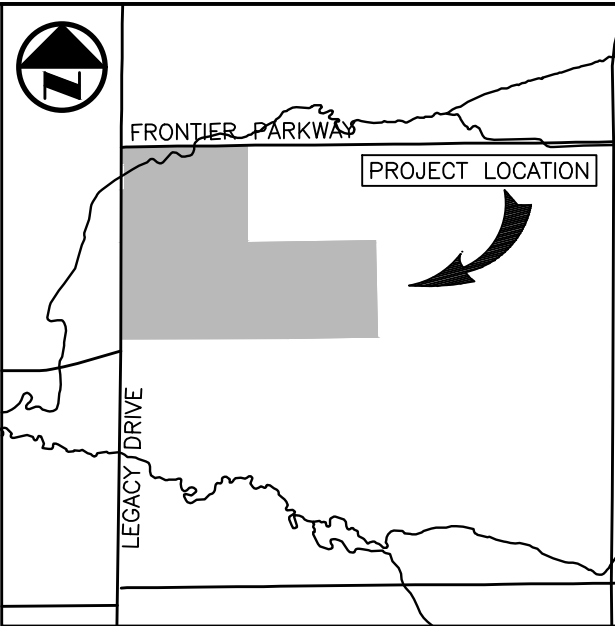
- a. An eight-foot (8') masonry screening wall shall be constructed along the boundary of the Retail parcel where adjacent to residential areas. The screening wall along the shared boundary between the Single Family Residential and Retail parcels shall be built with the first property to develop. A Wall Maintenance Easement shall be granted along each side of the screening wall.
- b. Development along the boundary of the Retail portion where adjacent to residential areas shall be office use (medical or professional) only.
- c. Development along the boundary of the Retail portion where adjacent to residential areas shall only have one (1) multi-tenant building.
- d. Larger buildings shall be located closer to Frontier Parkway, away from the boundary of the Retail portion adjacent to residential areas.
- e. All site and façade plans in the Retail portion require Town Council approval.

GENERAL REQUIREMENTS

1. Development Plan: A Conceptual Development Plan is hereby attached (Exhibit "D") and made a part of these development standards. It establishes the most general guidelines by identifying the project boundaries, land use types, approximate thoroughfare locations, R.O.W. dedication and roads.
2. Maintenance of Facilities: The Developers shall establish a Homeowner's Association ("HOA") for Single Family Residential property and a Property Owner's Association ("POA") for Retail property, in which membership is mandatory for each lot, and that will be responsible for operation and maintenance of all common areas and/or common facilities contained within the area of the respective Single Family Residential or Retail development or adjacent Right-of-Way ("ROW"). The HOA and POA documents shall be reviewed and approved by the Director of Development Services.

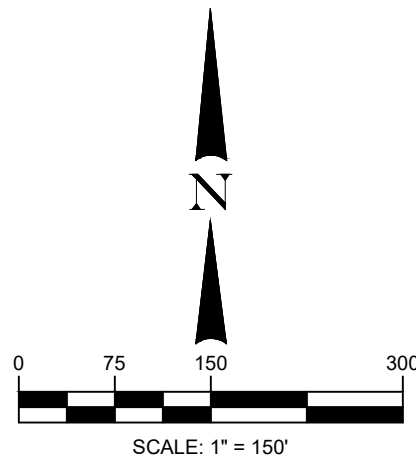


SITE DATA SUMMARY	AC
PD-44 AREA	120.5
SINGLE-FAMILY PORTION TOTAL	90.7
PROPOSED PARK	1.6
FUTURE CITY PARK	7.1
RIGHT-OF-WAY	11.5
COMMERCIAL PORTION TOTAL	26.9
RECLAIMED FLOODPLAIN	9.5



- LEGEND
- PROPOSED FIRE HYDRANT LOCATION
 - DWELLING WITH REQUIRED FRONT PORCHES

VICINITY MAP
(NOT TO SCALE)



NOTES

1. THE THOROUGHFARE ALIGNMENTS 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. PROPOSED RIGHT-OF-WAY WITHIN SINGLE-FAMILY PORTION TO BE 50' ROW WITH 31' B-B, UNLESS OTHERWISE SHOWN.

3. THE CONCEPTUAL LAYOUT PROVIDED REFLECTS THE GENERAL INTENT; HOWEVER, THE FINAL LAYOUT WILL BE DETERMINED DURING THE PRELIMINARY SITE PLAN STAGE AND MUST COMPLY WITH ALL TOWN REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, ADHERENCE TO ALL FIRE CODE REGULATIONS, ENGINEERING DESIGN STANDARDS CONCERN DRIVEWAY SPACING, THROAT DEPTH, AND TURN LANE REQUIREMENTS, AND THE TOWN'S STANDARD LANDSCAPING REQUIREMENTS, UNLESS SPECIFIED OTHERWISE IN EXHIBIT C (PLANNED DEVELOPMENT STANDARDS). ADDITIONALLY, ALL DEVELOPMENT STANDARDS OUTLINED IN THE TOWN ZONING ORDINANCE, UNLESS OTHERWISE DEFINED IN EXHIBIT C, MUST BE FOLLOWED AS WELL AS COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, PARTICULARLY THOSE CONCERNING FLOODPLAINS AND WATERS OF THE U.S. THE APPROVAL OF THE LAYOUT DEPICTED IN EXHIBIT D DOES NOT CONFER ANY VESTED RIGHTS IN THIS ZONING CASE.

OWNER

LEGACY FRONTIER, LLC

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Phone: 214-345-3818

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TBPELS Registration No. 10193953

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APPLICANT

BGE, Inc.

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TBPELS Registration No. 10193953

Contact: Garrett Scoggins
Telephone: 972-464-4858 • Email: gscoggins@bgeinc.com

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EXHIBIT D
CREEKSIDE

GROSS: 120.525 AC
SINGLE FAMILY: 90.730 AC
COMMERCIAL: 29.795 AC
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
PREPARED: AUG 28, 2024
PROJECT NO: ZONE-24-0013

ZONE-24-0013

EXHIBIT "E"

**CREEKSIDE
PLANNED DEVELOPMENT DISTRICT**

DEVELOPMENT SCHEDULE

It is anticipated that the development of the Creekside development will begin within 1 to 2 years after approval of the zoning ordinance, dependent upon construction of area thoroughfares and utilities benefitting the property.

The Single Family Residential portion of the Creekside project is planned for development in one or two phases depending on market trends/demands. The initial phase of Single Family Residential is anticipated to begin on the western portion of the property fronting along Legacy. This initial phase will construct improvements to Legacy at that time. If phasing is utilized, the second phase will complete the remaining residential development, including dedication of the park at that time.

The Retail/Office development should follow shortly after the Single Family Residential component assuming continued growth of the immediate and local marketplace.

It is anticipated that the development of Creekside, excluding total construction of all structures, will be completed within 5 to 10 years.

This schedule is subject to change due to various factors beyond the control of the developer such as housing and commercial market conditions, construction materials and labor availability and acts of nature, among others.





























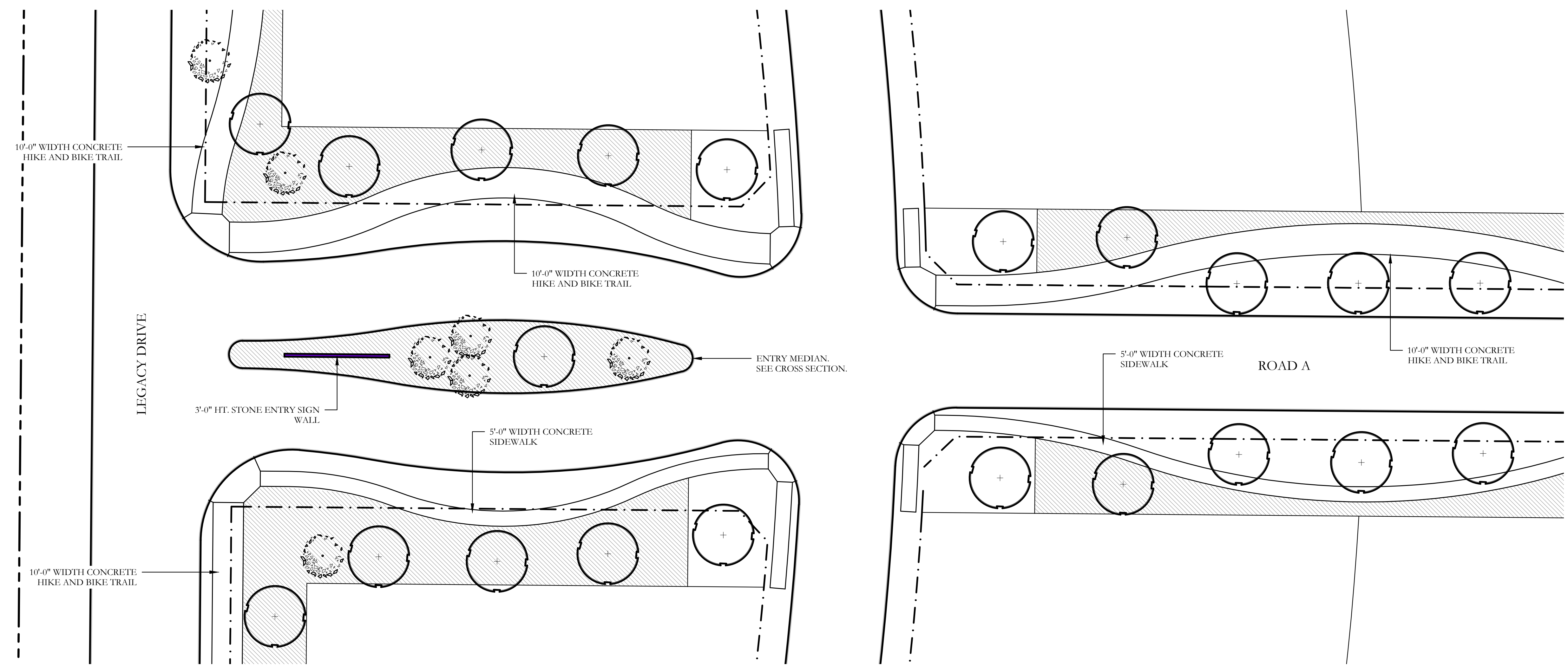






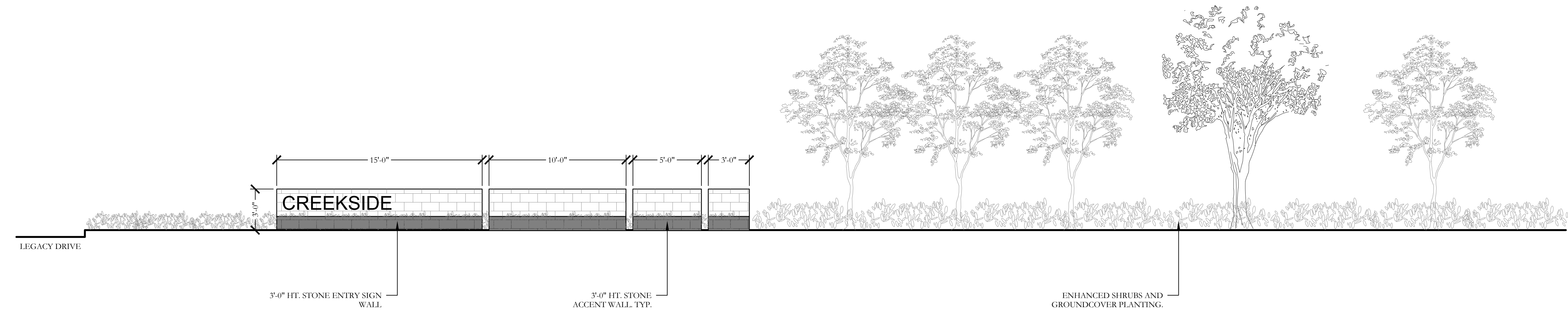






MAIN ENTRY SIGNAGE AND SCREENING
PLAN

SCALE: 1" = 20'-0"



ENTRY MEDIAN
ELEVATION/SECTION

SCALE: 1/4" = 1'-0"

CREEKSIDE / EXHIBIT G

Town of Prosper, Denton County, Texas

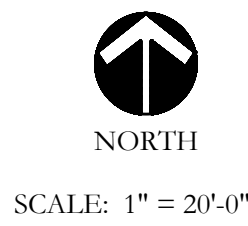
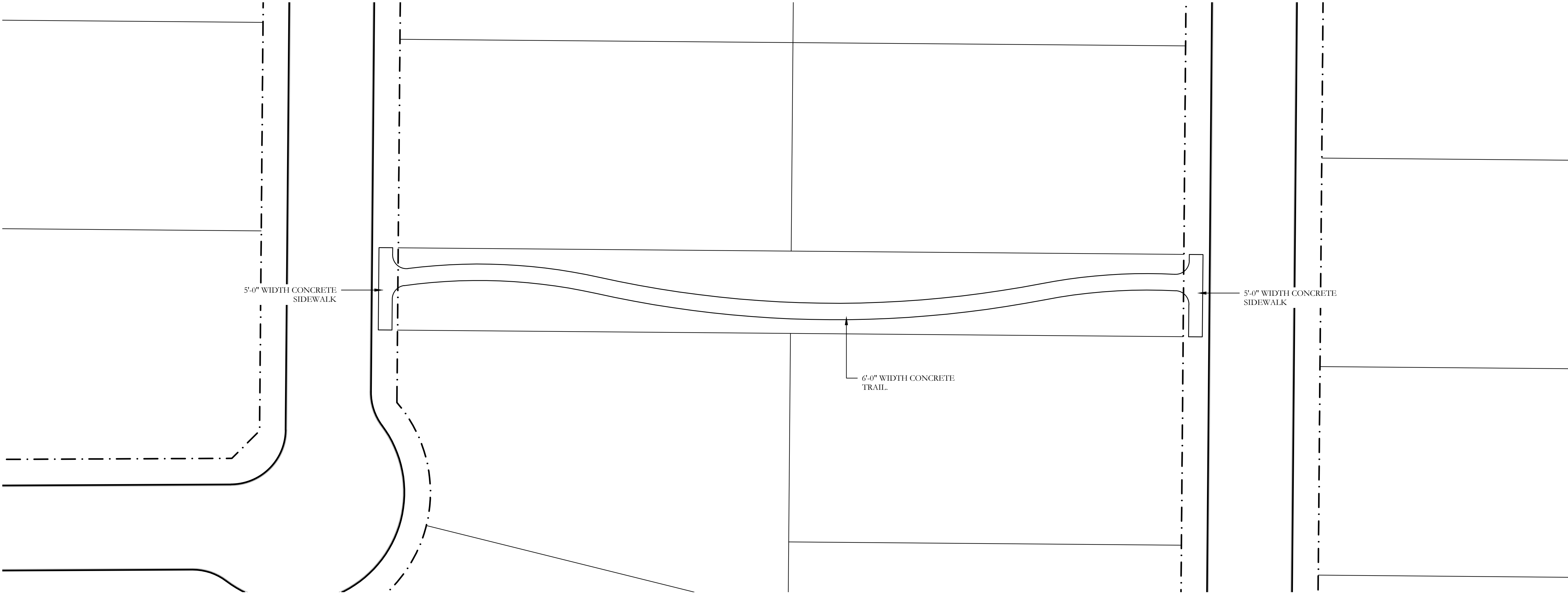


EXHIBIT G



TYPICAL HOA TRAIL AREA
PLAN

SCALE: 1" = 20'-0"



NORTH

SCALE: 1" = 20'-0"

CREEKSIDE / EXHIBIT H

Town of Prosper, Denton County, Texas

EXHIBIT H