



NO 500 YEAR FLOOD PLAIN ON ETR

PROPERTY DESCRIPTION:
71.07 ACRES

BEING a tract or parcel of land situated in the Collin County School Survey, Abstract Number 147, City of Prosper, Collin County, Texas. Same being a portion of that certain tract described to Tomlin Properties, Trustees, by instrument of record in Volume 2949, Page 46, Deed Records, Collin County, Texas, said tract or parcel being more particularly described by metes and bounds as follows:

COMMENCING at a Railroad Splice found at the intersection of the centerline of County Road No. 4 and the West right-of-way line of the B.N.S.F. Railroad (a 100' right-of-way), said Railroad Splice also being the Northeast corner of the Hope Lumber tract

THENCE along the West right-of-way line of said railroad, South 11°57'00" West a distance of 1250.00 feet to THE PLACE OF BEGINNING;

THENCE continuing along said railroad, South 11°57'00" West a distance of 1445.64 feet to a 5/8" iron rod set for corner;

THENCE departing said railroad right-of-way line, North $89^{\circ}40'28''$ West a distance of 1428.45 feet to a 5/8" iron rod set for corner;

THENCE North 00°47'13" East a distance of 2629.91 feet to a 5/8" iron rod set for corner, said iron rod also being on the centerline of said County Road No. 4;

THENCE along centerline of County Road No. 4, South $89^{\circ}59'12''$ East, a distance of 850.39 feet to a $5/8''$ iron rod set for corner;

THENCE leaving said centerline of County Road No. 4, South $17^{\circ}56'26''$ West, a distance of 1249.84 feet to a $5/8''$ iron rod set for corner;

THENCE South 89°59'00" East a distance of 1099.88 feet to the west line of said railroad and the PLACE OF BEGINNING and CONTAINING 71.07 acres of land.

ZONING EXHIBIT "A"
COOK ADDITION ZONING
2.05 - 12

COLLIN COUNTY SCHOOL SURVEY
ABSTRACT NUMBER 147
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

EXISTING ZONING = SF-15
PROPOSED ZONING = PD-OFFICE

PREPARED BY:
LAND ADVISORS, LTD.
4265 KELLYWAY CIRCLE
ADDISON, TEXAS 75001
972-239-0707

ZONING EXHIBIT
FOR
ZONING CASE #Z05-12
PROSPER INDUSTRIAL 102 JV
CITY OF PROSPER, TEXAS

LAND ADVISORS, LTD.
405 KILBURN CIRCLE
ADDISON, TEXAS 75101
DIAL 800-275-2752

ZONE-24-0023

Exhibit “B”

Letter of Intent

The purpose of this amendment of Ordinance No. 17-85 (Planned Development-26) is to reduce the minimum side yard setback for the building on Prosper Business Park, Block B, Lot 9, adjacent to Technology Lane. The reduced setback will allow for increased screening of the storage yard to the east of the property.

ZONE-24-0023

Exhibit “C”

Development Standards

This tract shall develop under the regulations of Ordinance No. 17-85 (Planned Development-26) as it exists or may be amended with the following amendments:

1.0 Size of Yards

1.1 The setback requirements within this Planned Development District are amended as follows:

- Minimum Side Yard:
 - Twenty (20) feet adjacent to Technology Lane for the building constructed on Prosper Business Park, Block B, Lot 9.

PLOTTED BY: SANTIAGO DURAN
 PLOT DATE: 11/1/2024 9:51 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-054 CROSSLAND PHASE 6\CADD\SHEETS\SITE PLAN\SP-1 SITE PLAN (2 OF 2).DWG
 LAST SAVED: 11/1/2024 9:26 AM

- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- NO FENCE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
- OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS*, AND DETENTION POND *

BENCHMARKS:

NO. 1
"X-CUT AT THE TERMINUS OF THE EXISTING SIDEWALK ON THE WEST SIDE OF COOK LANE, +/- 1450' SOUTH OF THE CENTERLINE INTERSECTION OF COOK LANE AND PROSPER TRAIL.
ELEV: 635.56'

NO. 2
SQUARE CUT ON THE SOUTH END OF A HEADWALL, ON THE EAST SIDE OF COOK LANE, +/- 1050' SOUTH OF THE CENTERLINE INTERSECTION OF COOK LANE AND PROSPER TRAIL.
ELEV: 636.18'

GENERAL SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

WATER METER SCHEDULE

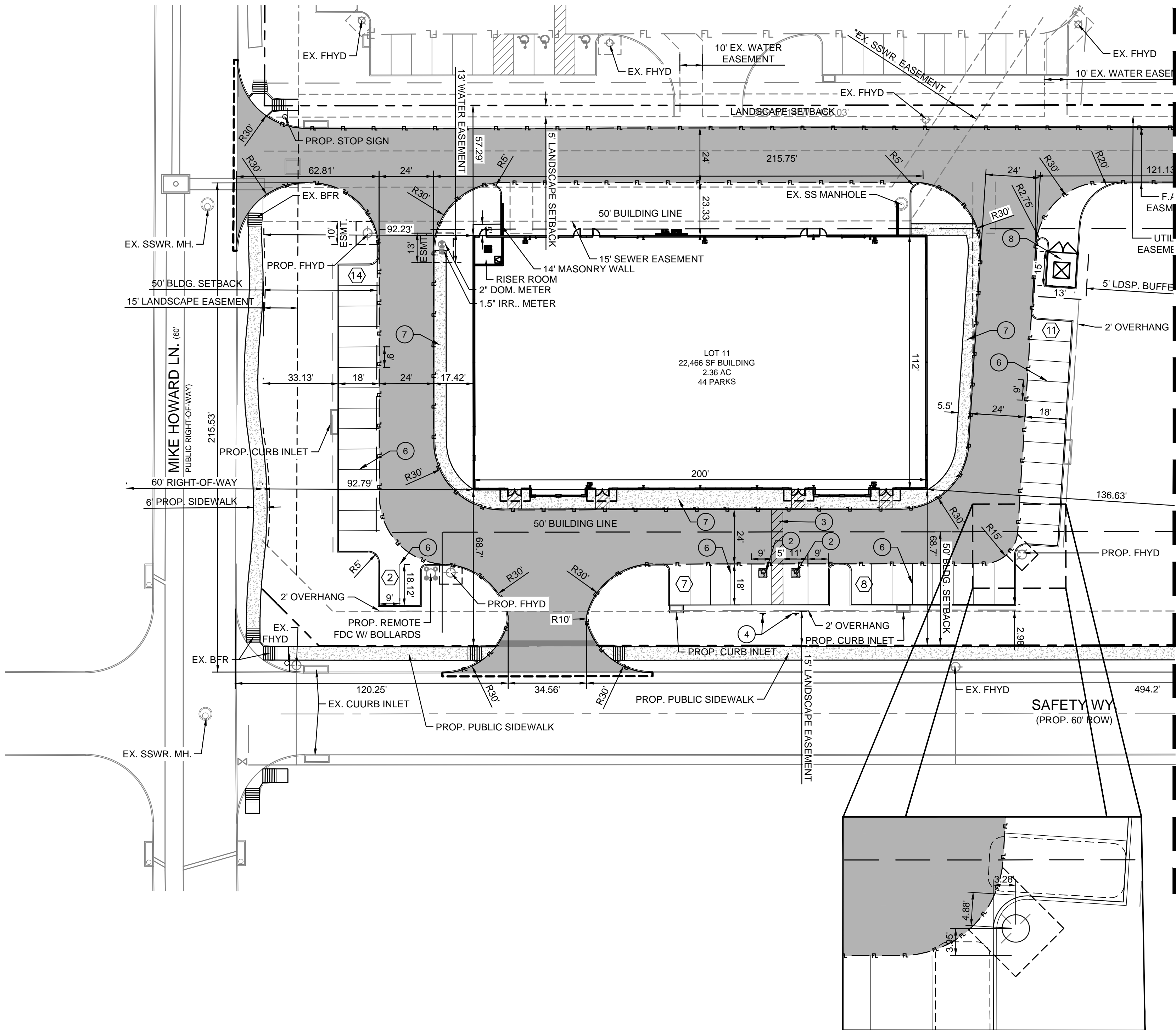
LOT 9	SYMBOL	TYPE	SIZE	NO.	WASTEWATER	REMARKS
		DOM.	2"	1	6"	PROPOSED
		IRR.	1.5"	1		PROPOSED

LOT 10	SYMBOL	TYPE	SIZE	NO.	WASTEWATER	REMARKS
		DOM.	2"	1	6"	PROPOSED
		IRR.	1.5"	1		PROPOSED

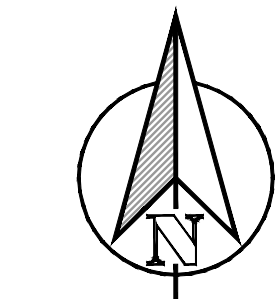
LOT 11	SYMBOL	TYPE	SIZE	NO.	WASTEWATER	REMARKS
		DOM.	2"	1	6"	PROPOSED
		IRR.	1.5"	1		PROPOSED

SITE DATA SUMMARY

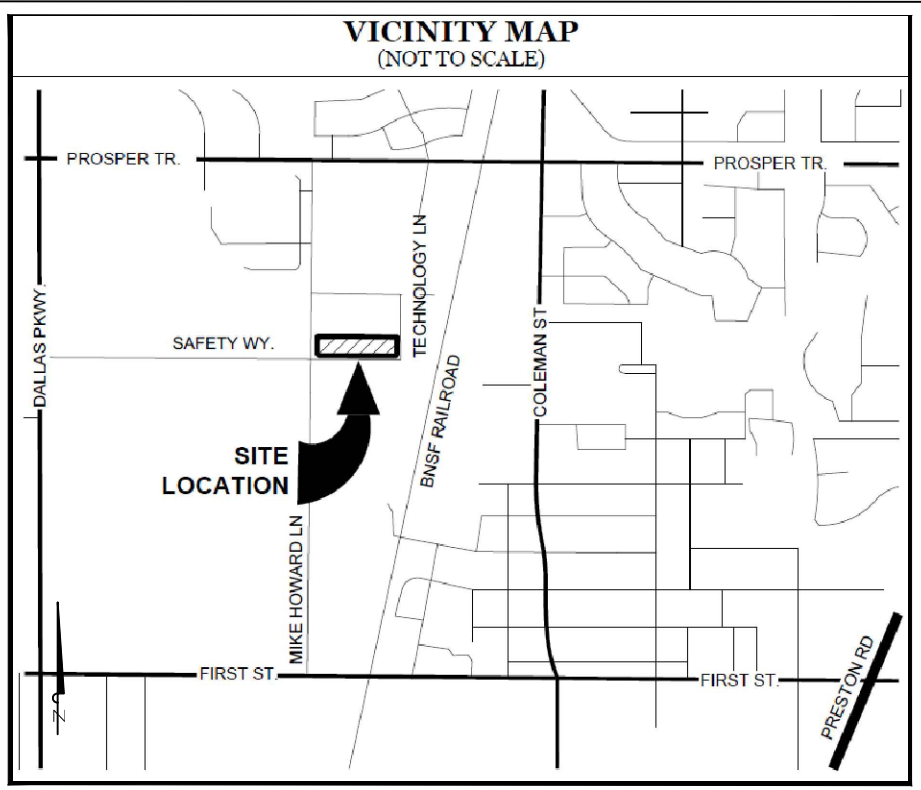
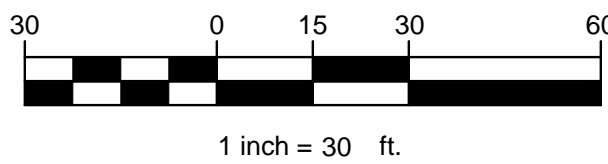
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT-# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	PARKING LOT LANDSCAPING		OPEN SPACE		INTERIOR LANDSCAPING	
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ. (15 SF PER SPACE)	PROV.	REQ. (7% SITE AREA, SQ. FT.)	PROV. (SQ. FT.)	REQ. (15 SF PER PKNG. SPACE)	PROV.
9	PD-26	OFFICE (6,012 SF)/ WAREHOUSE (14,027 SF)	1.47	63,938	20,039	26' - 1 STORY	50% MAX	31.3%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1 SPACE / 1000 SF (Warehouse)	33	33	2	2	59,889	94%	495	1,704	4,476	2,345	495	7,497
10	PD-26	OFFICE (8,428 SF)/ WAREHOUSE (19,664 SF)	1.87	81,618	28,092	26' - 1 STORY	50% MAX	34.4%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1 SPACE / 1000 SF (Warehouse)	45	46	2	2	77,369	95%	690	1,860	5,713	2,389	690	7,306
11	PD-26	OFFICE (6,740 SF)/ WAREHOUSE (15,726 SF)	2.36	102,684	22,466	26' - 1 STORY	50% MAX	21.9%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1 SPACE / 1000 SF (Warehouse)	36	42	2	2	80,222	78%	630	1,465	7,188	20,997	660	28,240



MATCH SHEET SP-2



GRAPHIC SCALE



CONSTRUCTION SCHEDULE

②	PROPOSED HANDICAP SYMBOL
③	PROPOSED PAVEMENT STRIPING
④	PROPOSED HANDICAP SIGN
⑤	PROPOSED CURB STOP
⑥	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑦	PROPOSED CONCRETE SIDEWALK
⑧	DUMPSTER WITH 8 FT MASONRY ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

**SITE PLAN
CASE#: DEVAPP-23-0138**

PROSPER BUSINESS PARK, BLOCK B, LOTS 9-11

OWNER:

CROSSLAND TEXAS INDUSTRIAL
861 N. COLEMAN ST
PROSPER, TX 75078
PH: 972.347.5659
CONTACT NAME: ROCKY HUSSMAN

APPLICANT/ENGINEER:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

ARCHITECT

ALLIANCE ARCHITECTS
1600 N. COLLINS BLVD. STE #1000
RICHARDSON, TX 75080
PH: 972.233.0400
CONTACT NAME: ZACH WELDY

LEGAL DESCRIPTION:

PROSPER BUSINESS PARK, BLOCK B, LOTS 9-11

CITY: TOWN OF PROSPER

STATE: TEXAS

COUNTY: COLLIN

SURVEY: COLLIN COUNTY SCHOOL

ABSTRACT NO. 147

DESIGN: RS
DRAWN: CWP
CHECKED: ASD
DATE: 10/31/2024

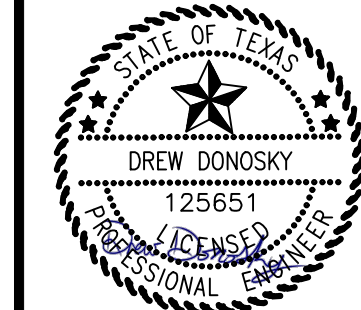
SHEET

SP-1

CM File No: 2023-054

SITE PLAN (1 OF 2)

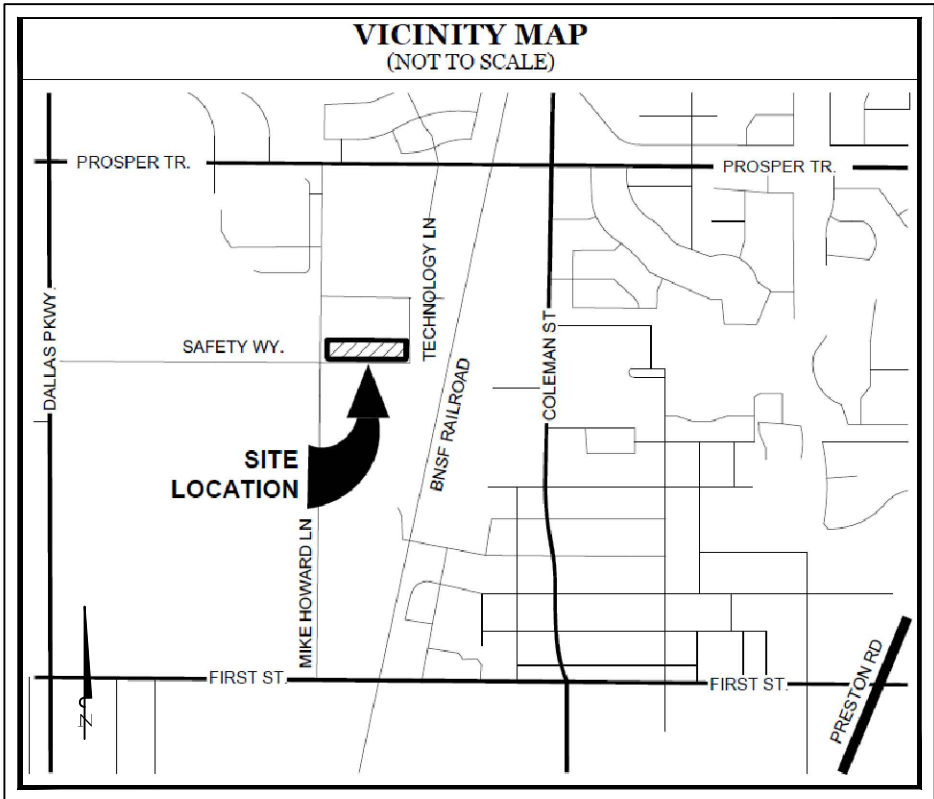
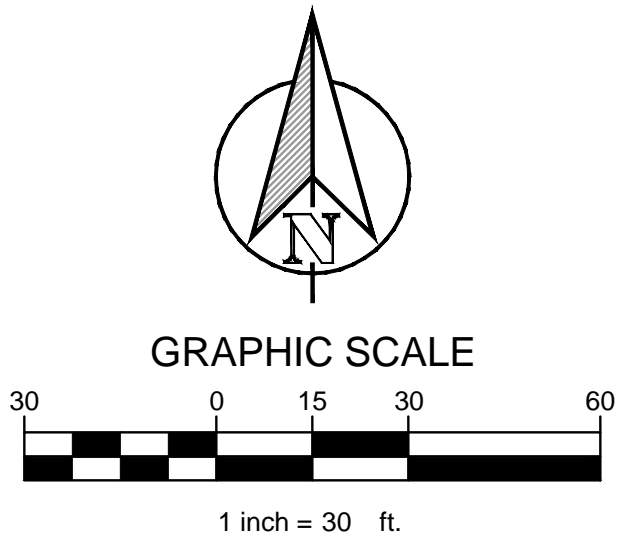
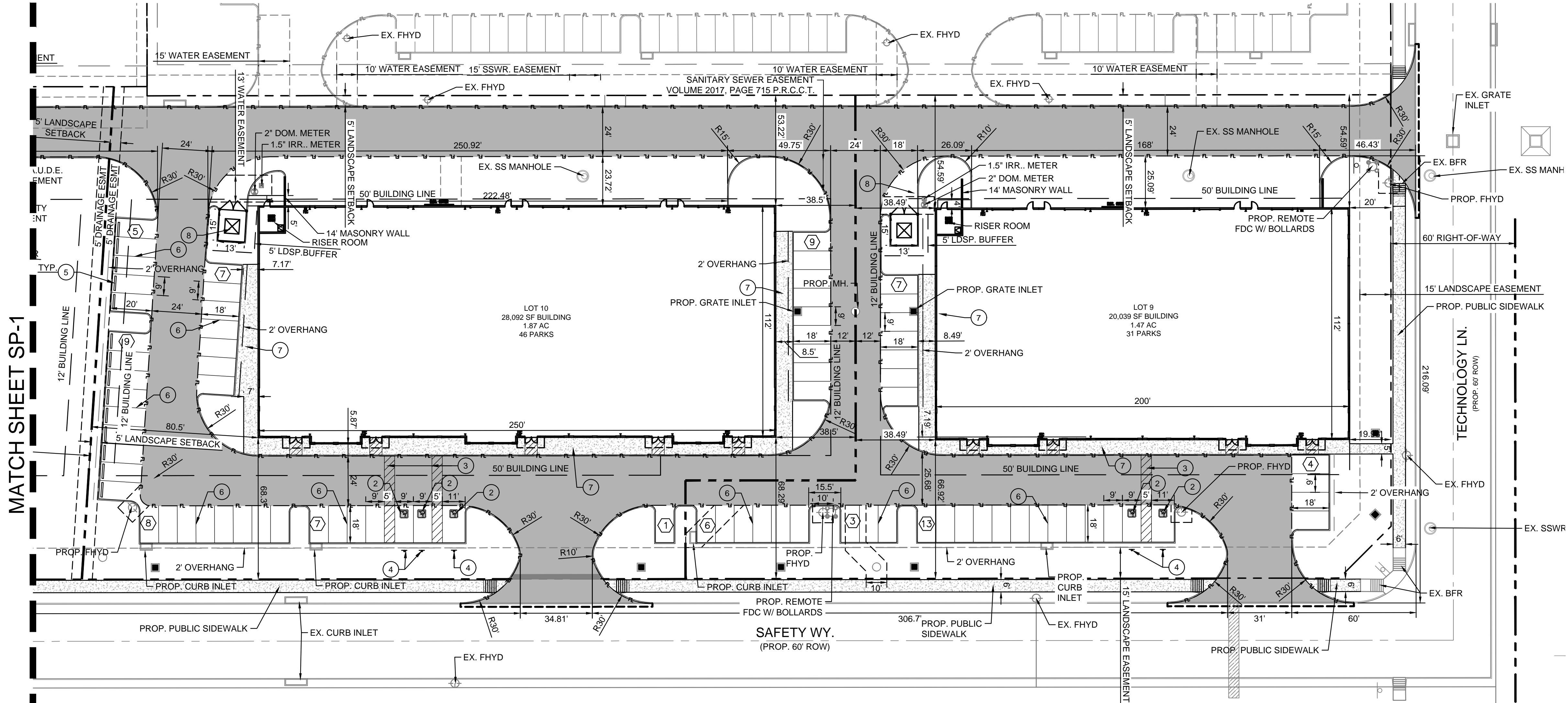
PROSPER BUSINESS PARK
PHASE 6
PROSPER, TX



11/1/2024

TEXAS FIRM #14190
CLAYMOORE
ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOORE.COM

PLOTTED BY: SANTAGO DURAN
 PLOT DATE: 11/1/2024 9:52 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-054 CROSSLAND PHASE 6\CADD\SHEETS\SITE PLAN\SP-1 SITE PLAN (2 OF 2).DWG
 LAST SAVED: 11/1/2024 9:26 AM



CONSTRUCTION SCHEDULE	
2	PROPOSED HANDICAP SYMBOL
3	PROPOSED PAVEMENT STRIPING
4	PROPOSED HANDICAP SIGN
5	PROPOSED CURB STOP
6	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
7	PROPOSED CONCRETE SIDEWALK
8	DUMPSTER WITH 8 FT MASONRY ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

BENCHMARKS:

NO. 1
 'X' CUT AT THE TERMINUS OF THE EXISTING SIDEWALK ON THE WEST SIDE OF COOK LANE, +/- 1450' SOUTH OF THE CENTERLINE INTERSECTION OF COOK LANE AND PROSPER TRAIL.
 ELEV: 635.56'

NO. 2
 SQUARE CUT ON THE SOUTH END OF A HEADWALL, ON THE EAST SIDE OF COOK LANE, +/- 1050' SOUTH OF THE CENTERLINE INTERSECTION OF COOK LANE AND PROSPER TRAIL.
 ELEV: 636.18'

GENERAL SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

SITE PLAN CASE#: DEVAPP-23-0138

PROSPER BUSINESS PARK, BLOCK B, LOTS 9-11	
OWNER:	
CROSSLAND TEXAS INDUSTRIAL 861 N. COLEMAN ST PROSPER, TX 75078 PH: 972.347.5659	CONTACT NAME: ROCKY HUSSMAN
APPLICANT/ENGINEER:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	CONTACT NAME: DREW DONOSKY
ARCHITECT	
ALLIANCE ARCHITECTS 1600 N. COLLINS BLVD. STE #1000 RICHARDSON, TX 75080 PH: 972.233.0400	CONTACT NAME: ZACH WELDY

LEGAL DESCRIPTION:		
PROSPER BUSINESS PARK, BLOCK B, LOTS 9-11		
CITY:	STATE:	
TOWN OF PROSPER	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	COLLIN COUNTY SCHOOL	147

DESIGN:	RS
DRAWN:	CWP
CHECKED:	ASD
DATE:	10/31/2024
SHEET	
SP-1	

CM File No: 2023-054

WATER METER SCHEDULE						
LOT 9	SYMBOL	TYPE	SIZE	NO.	WASTEWATER	REMARKS
		DOM.	2"	1	6"	PROPOSED
LOT 10	SYMBOL	TYPE	SIZE	NO.	WASTEWATER	REMARKS
		IRR.	1.5"	1		PROPOSED
LOT 11	SYMBOL	TYPE	SIZE	NO.	WASTEWATER	REMARKS
		DOM.	2"	1	6"	PROPOSED
LOT 11	SYMBOL	TYPE	SIZE	NO.	WASTEWATER	REMARKS
		IRR.	1.5"	1		PROPOSED

- NOTES:**
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
 - OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS", AND DETENTION POND "

SITE DATA SUMMARY																								
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT-# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	PARKING LOT LANDSCAPING		OPEN SPACE		INTERIOR LANDSCAPING			
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO		REQ.	PROV.	REQ.		PROV.	REQ. (15 SF PER SPACE)	PROV.	REQ. (7% SITE AREA), SQ. FT.	PROV. (SQ. FT.)	REQ. (15 SF PER PKNG. SPACE)	PROV.	
9	PD-26	OFFICE (6,012 SF)/ WAREHOUSE (14,027 SF)	1.47	63,938	20,039	26' - 1 STORY	50% MAX	31.3%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1SPACE / 1000 SF(Warehouse)		33	33	2	2	59,889	94%	495	1,704	4,476	2,345	495	7,497
10	PD-26	OFFICE (8,428 SF)/ WAREHOUSE (19,664 SF)	1.87	81,618	28,092	26' - 1 STORY	50% MAX	34.4%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1SPACE / 1000 SF(Warehouse)		45	46	2	2	77,369	95%	690	1,860	5,713	2,389	690	7,306
11	PD-26	OFFICE (6,740 SF)/ WAREHOUSE (15,726 SF)	2.36	102,684	22,466	26' - 1 STORY	50% MAX	21.9%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1SPACE / 1000 SF(Warehouse)		36	42	2	2	80,222	78%	630	1,465	7,188	20,997	660	28,240