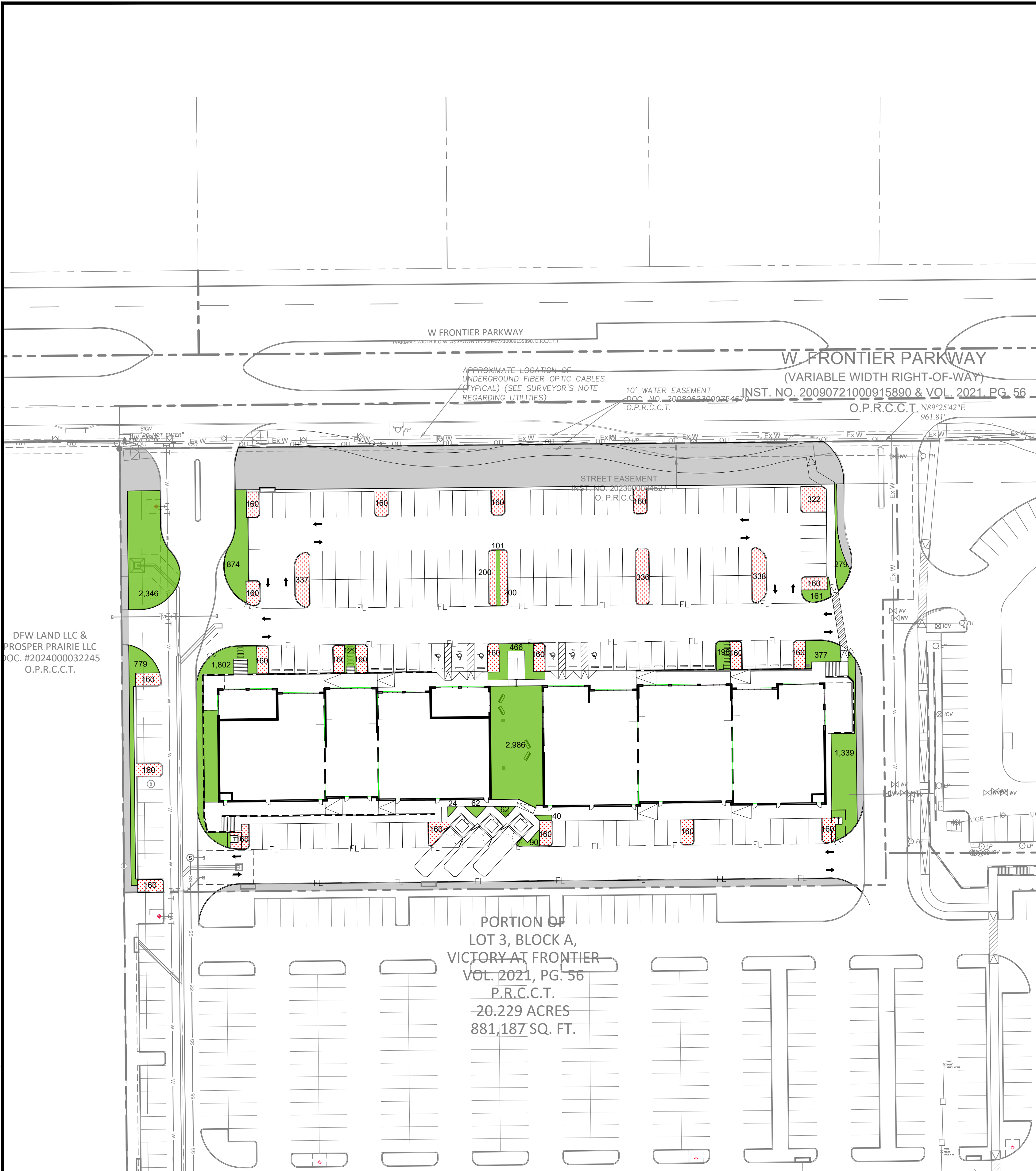
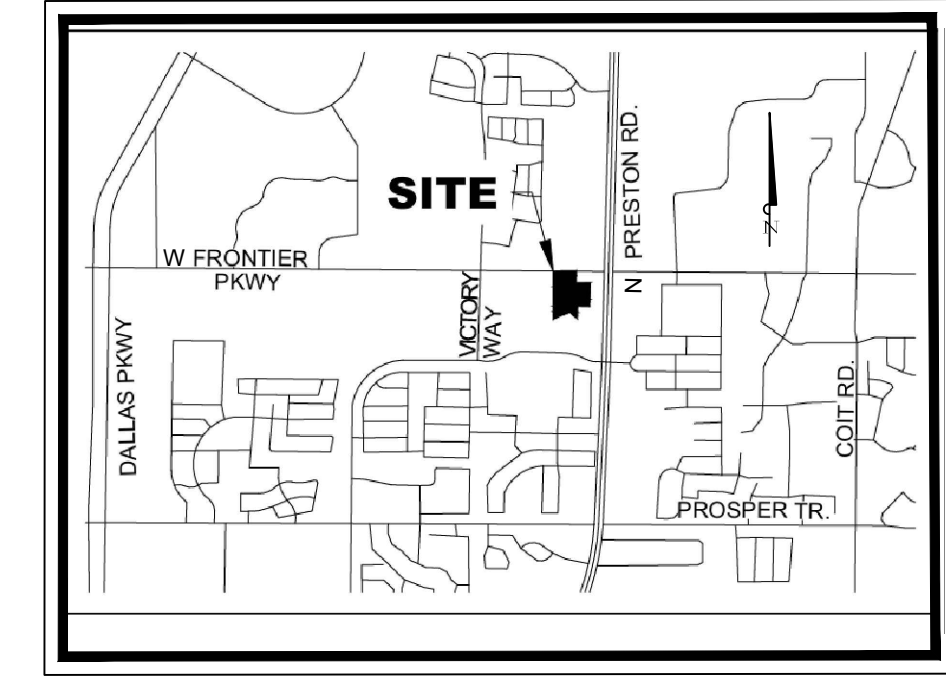
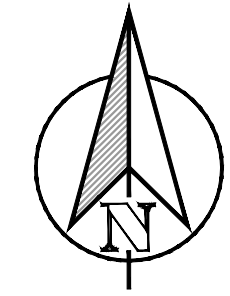
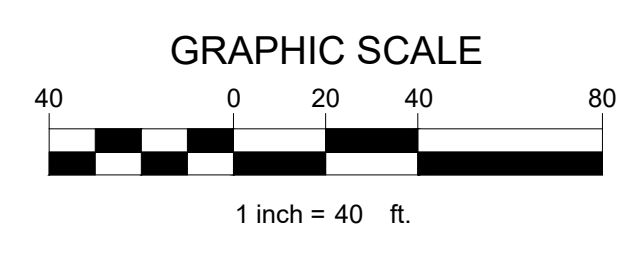


PLOTTED BY: DAN CABALLERO  
 PLOT DATE: 2/26/2026 4:26 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2025-011 VICTORY GROUP RETAIL 7 & 8 PROSPER\CADD\SHEETS\SP-2 OPEN SPACE PLAN.DWG  
 LAST SAVED: 2/6/2026 10:54 AM



DFW LAND LLC &  
 PROSPER PRAIRIE LLC  
 O.C. #202400032245  
 O.P.R.C.C.T.

PORTION OF  
 LOT 3, BLOCK A,  
 VICTORY AT FRONTIER  
 VOL. 2021, PG. 56  
 P.R.C.C.T.  
 20.229 ACRES  
 881,187 SQ. FT.



VICINITY MAP  
N.T.S.

LEGEND	
	OPEN SPACE
	LANDSCAPE BUFFERS
	INTERIOR LANDSCAPE

**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.  
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

**OPEN SPACE NOTE:**  
 7% OF NET LOT AREA IS REQUIRED TO BE PROVIDED AS OPEN SPACE. THE FOLLOWING SHALL NOT BE INCLUDED: VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION PONDS.

**SITE PLAN NOTES:**

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

**FLOODPLAIN INFORMATION**

According to FIRM Map No. 4808500120L, effective June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A" which is defined as "Special Flood Hazard Areas inundated by 100-Year Flood, no base flood elevations determined and Zone "X" unshaded, which is defined as "Areas determined to be outside 500-year floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**OPEN SPACE SUMMARY TABLE**

LOT	LANDSCAPING		OPEN SPACE		
	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% NET SITE AREA), SQ FT	PROVIDED	%
LOT 8	2,805	5,179	11,904	12,115	7.1%

**BENCHMARKS**

**SITE BENCHMARKS**  
 1) THE SITE BENCHMARK IS AN "X" CUT IN THE MEDIAN NOSE ON THE NORTH SIDE OF THE INTERSECTION OF PRESTON ROAD WITH FRONTIER PARKWAY ELEVATION = 730.04' (NAVD 88)  
 2) THE SITE BENCHMARK IS AN "X" CUT IN THE TOP OF THE CURB ON THE WEST SIDE OF A MEDIAN OF THE NORTH ENTRYWAY TO THE BUILDING AT 1921 N. PRESTON ROAD. ELEVATION = 717.70' (NAVD 88)  
**REFERENCE BENCHMARK**  
 TOWN OF PROSPER STATION NO 5: BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE SOUTHWEST CORNER OF A CURB INLET LYING ON THE SOUTH SIDE OF N. COLEMAN STREET - 425' WEST OF THE INTERSECTION OF N. COLEMAN STREET AND N. PRESTON ROAD. ELEVATION = 704.95'

PREPARATION DATE: 2/26/2026

**DEVAPP-25-0110**

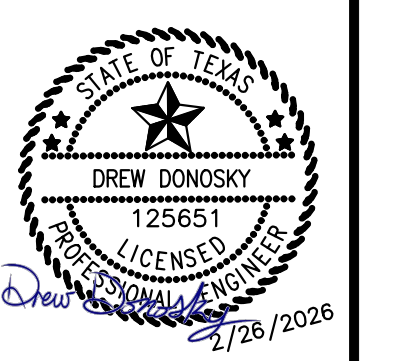
**OWNER:**  
 VICTORY AT FRONTIER, LLC  
 211 W FRONTIER PARKWAY  
 PROSPER, TX 75078  
 PH: 972.707.9555 CONTACT NAME: BOBBY MENDOZA

**APPLICANT/ENGINEER:**  
 CLAYMOORE ENGINEERING, INC.  
 3231 HARWOOD ROAD  
 BEDFORD, TX 76021  
 PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

**LEGAL DESCRIPTION:**  
 VICTORY AT FRONTIER, BLOCK A, LOT 8  
 TRACT SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 ZONING: PLANNED DEVELOPMENT-10 R

CITY: TOWN OF PROSPER STATE: TEXAS  
 COUNTY: COLLIN SURVEY: SPENCER RICE ABSTRACT NO.: 787

TEXAS REGISTRATION #141199  
**CLAYMOORE ENGINEERING**  
 3231 HARWOOD ROAD  
 BEDFORD, TX 76021  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENGINEERING.COM



**VICTORY AT FRONTIER  
 LOT 8, BLOCK A  
 TOWN OF PROSPER, TEXAS**

No.	DATE	REVISION	BY

**OPEN SPACE PLAN**

DESIGN: ASD  
 DRAWN: DC  
 CHECKED: ASD  
 DATE: 2/26/2026  
 SHEET  
**SP-2**  
 CASE NO. 2025-011