

ZONE-25-0008

EXHIBIT A-1: WRITTEN METES AND BOUNDS

WHEREAS, PEACH TREE GROUP OF INVESTMENT INC. is the sole owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of those certain tracts of land conveyed to Peach Tree Group of Investment Inc., a Texas corporation, by Special Warranty Deed recorded in Instrument Number 20220329000498590, Official Public Records, Collin County, Texas, Correction Special Warranty Deed recorded in Instrument Number 2022000101825, Official Public Records, Collin County, Texas, Special Warranty Deed recorded in Instrument Number 2022000072416, Official Public Records, Collin County, Texas, and Special Warranty Deed recorded in Instrument Number 20220000152235, Official Public Records, Collin County, Texas, and being all of Block A, Lot 1, MSW Prosper 380 Addition, an addition to the Town of Prosper, by plat recorded in Instrument Number 2023-837, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the southeast corner of said Lot 1, same being the northeast corner of Lot 2, Block A, MSW of MSW Prosper 380 Addition, an addition to the Town of Prosper, by plat recorded in Instrument Number 2023-839, Official Public Records, Collin County, Texas, same being in the west line of Lot 3, said Block A of MSW Prosper 380 Addition (Instrument Number 2023-837);

THENCE along the common line of said Lot 1 and said Lot 2 as follows:

North 89 deg. 33 min. 00 sec. West, a distance of 567.07 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the beginning of a curve to the left having a radius of 65.00 feet, a delta angle of 45 deg. 32 min. 43 sec., and a chord bearing and distance of South 67 deg. 40 min. 39 sec. West, 50.32 feet;

In a southwesterly direction, and along said curve to the left, an arc distance of 51.67 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the beginning of a reverse curve to the right having a radius of 65.00 feet, a delta angle of 45 deg. 01 min. 37 sec., and a chord bearing and distance of South 67 deg. 25 min. 06 sec. West, 49.78 feet;

In a southwesterly direction, and along said reverse curve to the right, an arc distance of 51.08 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the end of said curve;

North 89 deg. 33 min. 13 sec. West, a distance of 38.23 feet to an 'X' cut found in concrete for the southwest corner of said Lot 1, same being the northwest corner of said Lot 2, same being in the east right-of-way line of Mahard Parkway (a 130 foot right-of-way);

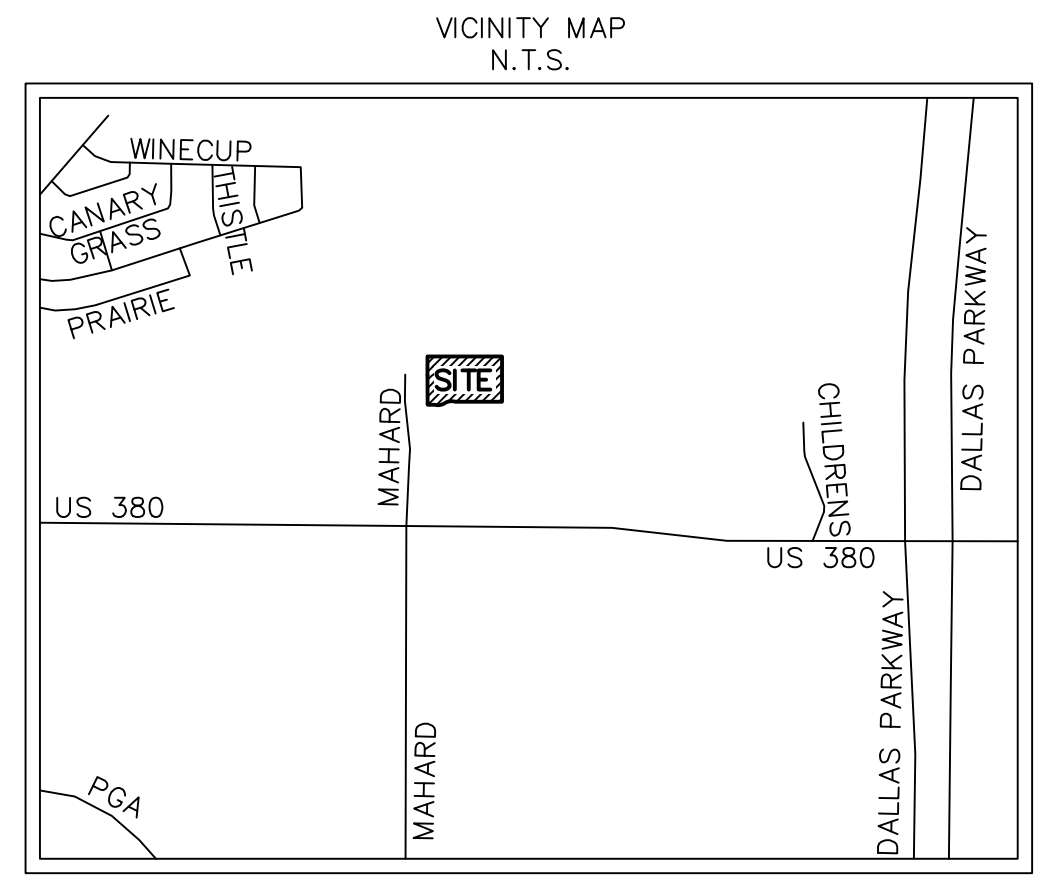
THENCE North 00 deg. 26 min. 47 sec. East, along the common line of said Lot 1 and the east right-of-way line of said Mahard Parkway, a distance of 403.95 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the northwest corner of said Lot 1, same being the most westerly southwest corner of aforesaid Lot 3;

THENCE South 89 deg. 33 min. 00 sec. East, along the common line of said Lot 1, and said Lot 3, a distance of 697.52 feet to a 1/2 inch iron rod with red "Peiser & Mankin" cap found (previously set) for the northeast corner of said Lot 1, same being in internal corner of said Lot 3;

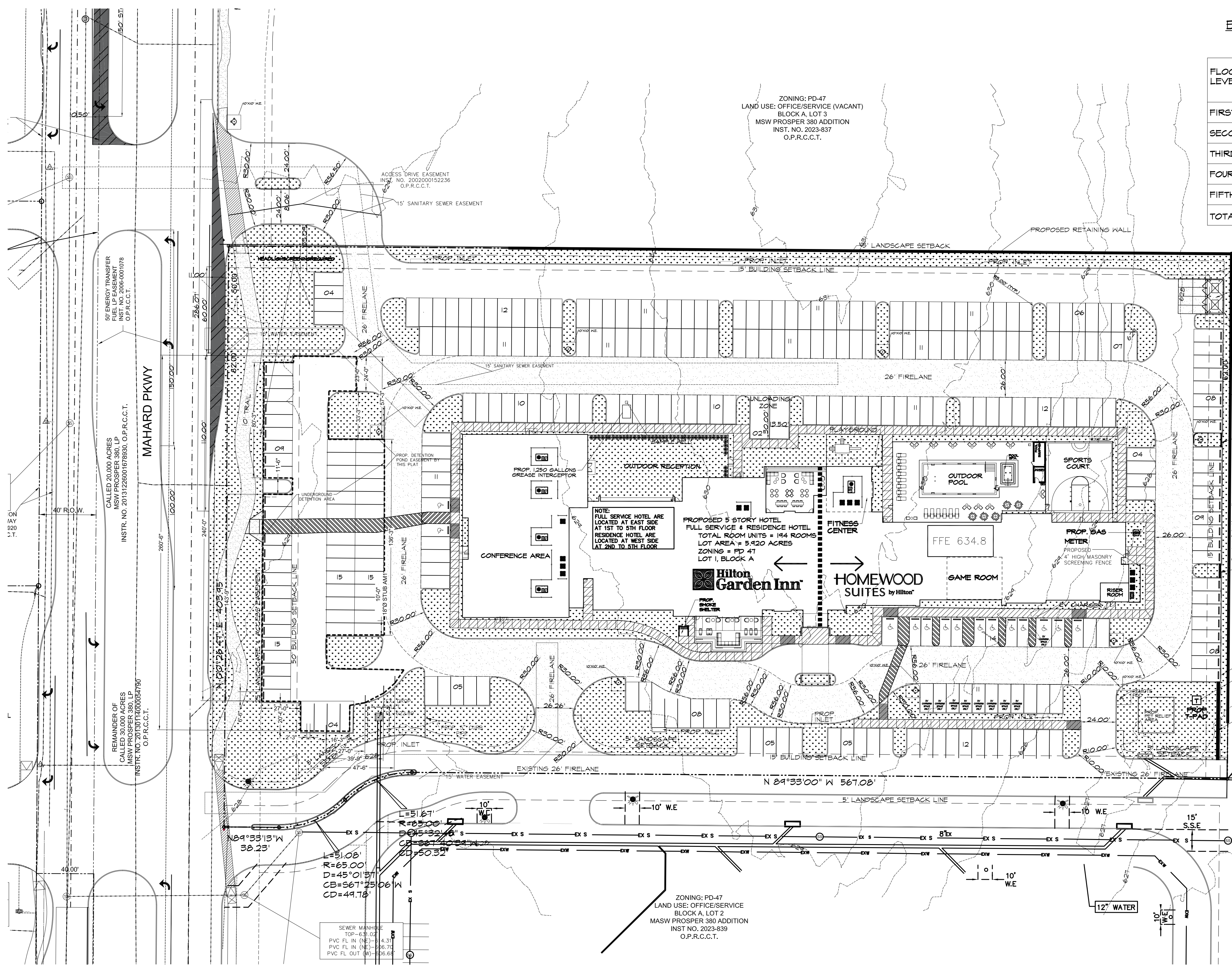
THENCE South 00 deg. 27 min. 00 sec. West, continuing along the common line of said Lot 1, and said Lot 3, a distance of 365.00 feet to the POINT OF BEGINNING and containing 257,863 square feet or 5.920 acres of computed land, more or less.



Timothy R. Mankin
Registered Professional Land Surveyor No. 6122



JOB NO.: 22-0105_2E		PEISER & MANKIN SURVEYING, LLC		SHEET		
DATE: 7/8/2025		www.peisersurveying.com				
FIELD DATE: 2/11/2025		 1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76082 817-461-1806 (O)		 Texas Society of Professional Surveyors		1
SCALE: 1" = 40'						OF
DRAWN: J.D.H.						1
CHECKED: T.R.M.						
tmankin@peisersurveying.com		FIRM No. 100999-00		Member Since 1977		



BUILDING BREAKDOWN INFORMATION:

FLOOR LEVEL	HILTON GARDEN INN						
	KING ROOM	H/V KING ROOM	ADA KING ROOM	DQ ROOM	H/V DQ ROOM	ADA DQ ROOM	TOTAL NO. OF ROOMS
FIRST							
SECOND	11	1	1	10	1	1	25
THIRD	11	1	1	10	1	1	25
FOURTH	11	1	1	10	1	1	25
FIFTH	11	1	1	10	1	1	25
TOTAL	44	4	4	40	4	4	100

FLOOR LEVEL	HOMEWOOD SUITES									
	KING STUDIO SUITE	H/V KING STUDIO SUITE	DQ STUDIO SUITE	ADA KING STUDIO SUITE	EFFICIENCY SUITE	H/V EFFICIENCY SUITE	ADA KING SUITE R.I.S.	EXTENDED DQ STUDIO SUITE	TOTAL NO. OF ROOMS	BUILDING FLOOR AREA (SQ. FT.)
FIRST	2				3		1		6	31,153.0 S.F.
SECOND	5	1	5	1	8	1		1	22	24,232.0 S.F.
THIRD	5	1	5	1	8	1		1	22	24,232.0 S.F.
FOURTH	5	1	5	1	8	1		1	22	24,232.0 S.F.
FIFTH	5	1	5	1	8	1		1	22	24,232.0 S.F.
TOTAL	22	4	20	4	35	4	1	4	94	134,681.0 S.F.

TOWN OF PROSPER GENERAL 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. *

FIRE VARIANCE NUMBER: FIRE 25-0103

- THE BUILDING WILL BE INSTALLED WITH NFPA 13 FIRE SPRINKLER SYSTEM.
- THE BUILDING WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM.
- WEST AND EAST STAIRWELLS WILL HAVE STANDPIPE CONNECTIONS AT EACH LANDING.
- THE WEST AND EAST STAIRWELL WILL TERMINATE AT ROOF LEVEL FOR ROOF ACCESS.
- THE STANDPIPES WILL CONTINUE TO ROOF LEVEL, 2 FDC PORTS WILL BE AVAILABLE AT ROOF LEVEL.
- ALL LUMBER USED WITHIN 2 FT. OF THE BUILDING PERIMETER SHALL BE (FRT LUMBER) FIRE RETARDANT - TREATED.

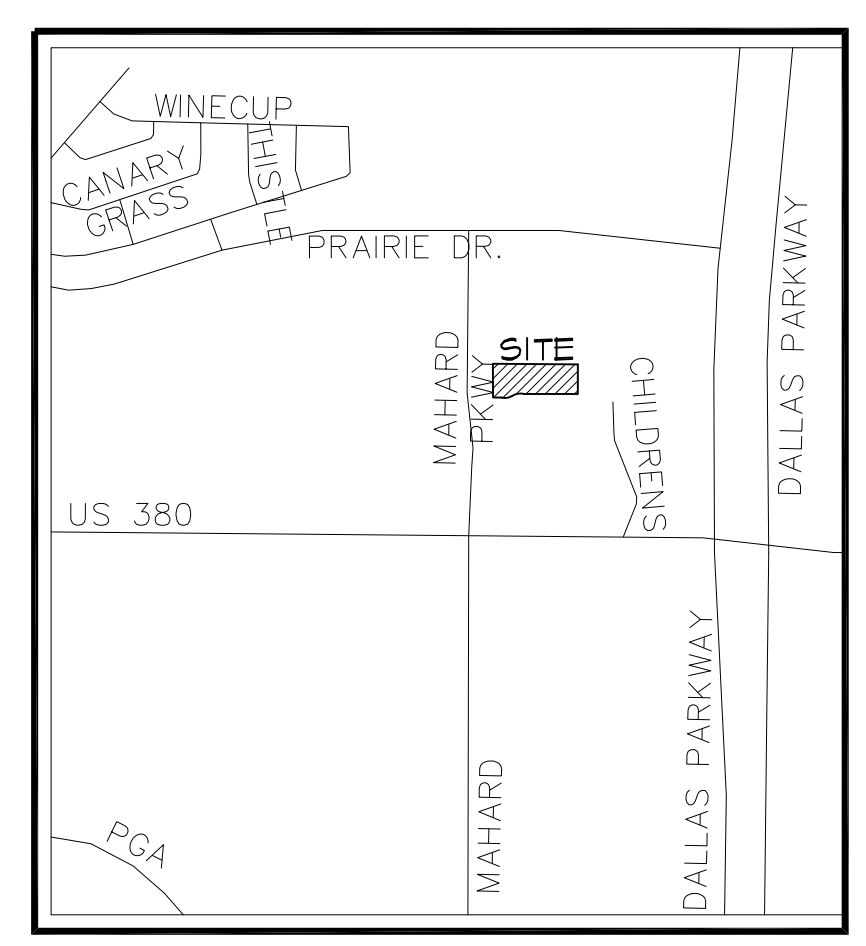
SITE PLAN
SCALE: 1" = 40'-0"

GRAPHIC SCALE
0 40 80
20

LIST OF AMINITIES:
OUTDOOR POOL
PLAYGROUND
FITNESS CENTER
SPORTS COURT
GAME ROOM

PARKING REQUIREMENTS									
ZONING: PD 47	PROPOSED 5 STORY DUAL BRAND HOTEL (RESIDENCE HOTEL & FULL SERVICE HOTEL) (HILTON GARDEN INN AND HOMEWOOD SUITES)								
LOT AREA	5.920 ACRES								
TOTAL BLDG. AREA	134,681.0 S.F.								
PARKING REQUIRED	1 SP/ ROOM (144 ROOMS) WITH 10,000.0 S.F. CONFERENCE CENTER (1 SP/200 S.F.) RESTAURANT AREA (12,950.56 S.F.) = 275 PARKING SPACES								
PARKING FURNISHED	308 SPACES								
HG PARKING REQUIRED	15 PARKING SPACES								
HG PARKING PROVIDED	14 PARKING SPACES								

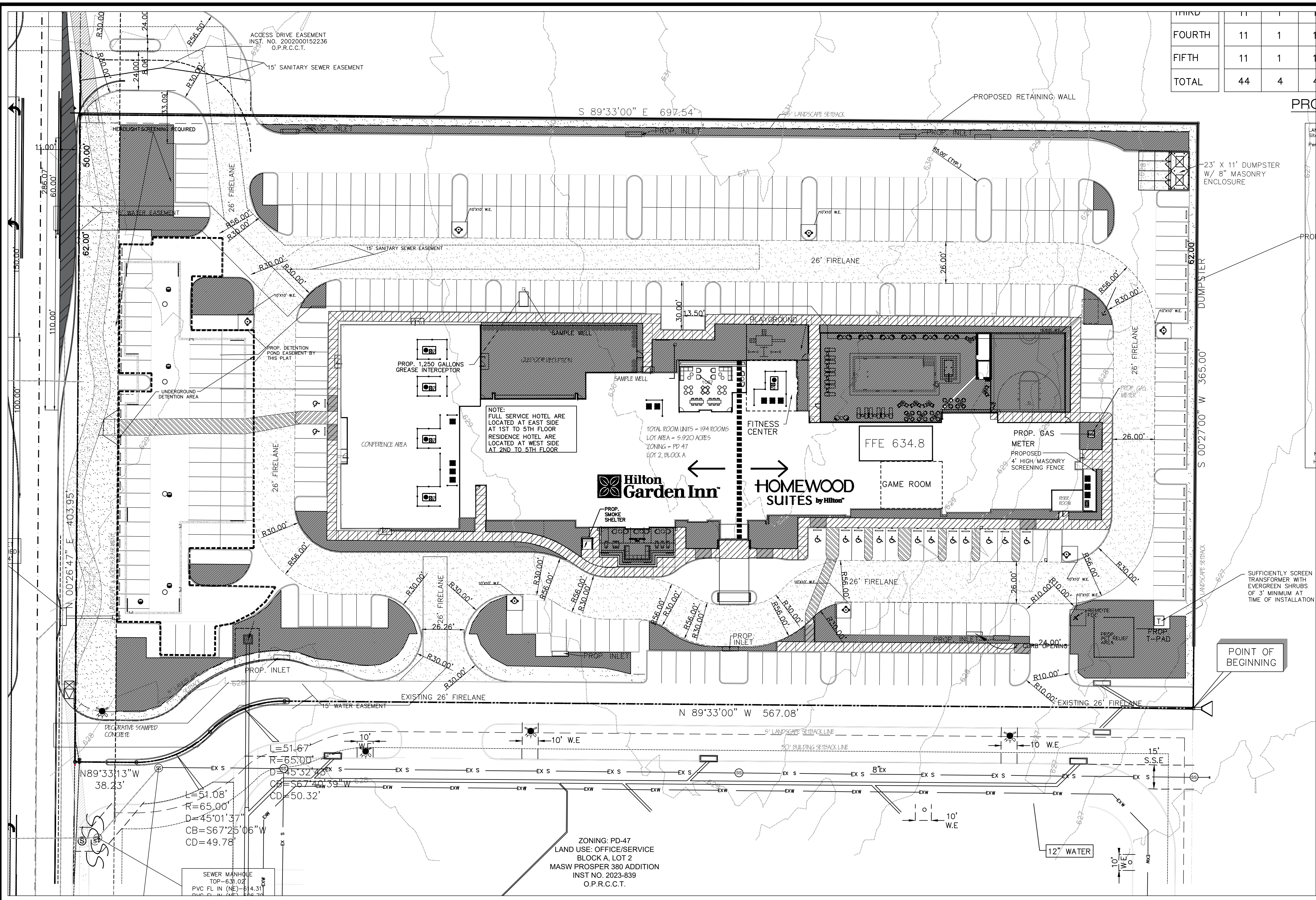
SITE BENCHMARKS									
BM11X' CUT SET ON SEC. OF SIDEWALK, WEST SIDE OF MAHARD SW INTERSECTION OF MAHARD AND PRAIRIE DRIVE ELEVATION = 624.01'									
BM52X' SET ON THE NORTH EAST CORNER OF A DROP INLET, LOCATED 1000' NORTH OF HIGHWAY 380 (UNIVERSITY DRIVE) AND 175' WEST OF THE WEST CURB LINE OF MAHARD PARKWAY. ELEVATION = 630.84'									
OUTDOOR POOL SPORTS COURT OUTDOOR RECEPTION OUTDOOR SITTING OPEN SPACE TOTAL AREA 5,792.0 S.F. 2,304.0 S.F. 3,966.0 S.F. 2,243.0 S.F. 24,455.0 S.F. 38,700.0 PERCENTAGE TO OPEN SPACE REQUIREMENT 14.77% 5.94% 10.22% 5.78% 63.24% 100%									



OWNER/DEVELOPER: PEACH TREE GROUP OF INVESTMENT INC
1043 ELK HOUND DRIVE
FRIEDLAND, TX 75033
PHONE: 602 253 0266
EMAIL: peachtree@gmail.com

ARCHITECT: ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PHONE: 972-262-1333 FAX: 214-272-2987
E-Mail: admin@adrdesigns.com
POR: JOHN C. SARGENT

#	REVISION DATE	ZONE-25-0008		
		Exhibit B: (Site Plan)		
		PARMAR ADDITION BLOCK A, LOT 1 FACILITY # HGI PROSPER 58965 MAHARD PARKWAY TOWN OF PROSPER, TEXAS DATE PREPARED: 09/30/24		
		SHEET NUMBER SP		

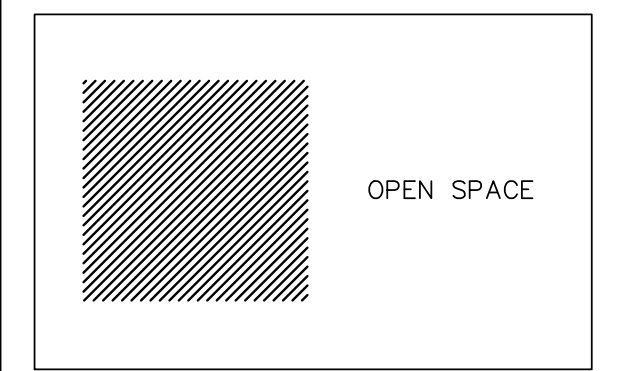


THIRD	11	1	1
FOURTH	11	1	1
FIFTH	11	1	1
TOTAL	44	4	4

PROSPER LANDSCAPE ORDINANCE

LANDSCAPING REQUIREMENTS:
Site: 257,875 sq. ft.
Perimeter Requirements:
Landscaped Areas from property line to R.O.W.
Maynard Parkway: 30 ft. buffer @ 378 1/2" (1) tree every 30 ft. & (15) shrubs every 30 ft.
Trees Required: 13
Shrubs Required: 189
Shrubs Provided: 201
Landscape Area Required: 5,640 s.f.
Landscape Area Provided: 6,108 s.f.
Non-residential development next to non-residential development
North Property Line - 5 ft. wide landscape area
Area Required: 5 ft.
Area Provided: 10 ft. 7 in.
East Property Line - 5 ft. wide landscape area
Area Required: 5 ft.
Area Provided: 5 ft.
South Property Line - 5 ft. wide landscape area
Area Required: N/A
Area Provided: N/A
Interior Parking Requirements:
15 s.f. of landscaping for each parking space @ 336 spaces & 1 tree per 10 spaces
Landscape Area Required: 3,330 s.f.
Landscape Area Provided: 10,760 s.f.
Trees Required: 34
Trees Provided: 41
Landscape Islands required at terminus of each parking row @ 22 terminuses
Parking Islands Required: 22
Parking Islands Provided: 24
One large tree within 150 ft. of every parking space is required
Building Landscaping:
Building larger than 100,000 s.f. @ 132,365 s.f. requires -
(1) Large tree or (5) ornamental trees/10,000 s.f. located within 30 ft. of building face
Trees Required: 13 (BT - BUILDING TREE)
Trees Provided: 12 large & 6 ornamental
Irrigation Requirements:
a. Irrigation lines shall be placed a min. of 2 1/2' from a town sidewalk.
b. Trees and shrubs shall be irrigated by bubblers only.
c. Rain/freeze and wind detectors shall be installed on all irrigation lines.
Median Planting Requirements:
N/A
Open Space Requirements:
257,875 s.f. @ 15%
Required: 38,681 s.f.
Provided: 38,700 s.f. or 15%
No existing trees on site
Headlight screening is provided along Maynard Parkway

OPEN SPACE KEY



* Open Space Requirements:
257,875 s.f. @ 15%
Required: 38,681 s.f.
Provided: 38,700 s.f. or 15%

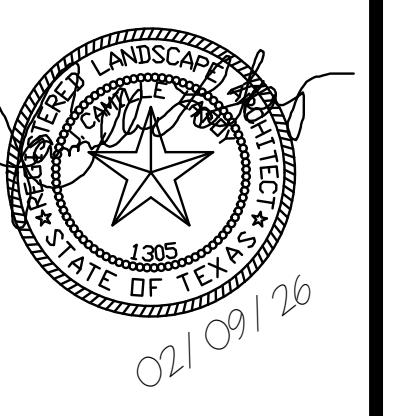
01 OPEN SPACE PLAN
SCALE: 1" = 30'-0"
TRUE NORTH

PROJECT STATUS: FINAL
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 040922
REVISION DATE: 111825

PEACH TREE GROUP OF INVESTMENT INC
1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarvs@gmail.com

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1915 NORTH TEXAS ROAD
ALBUQUERQUE, NM 87104
248-8848

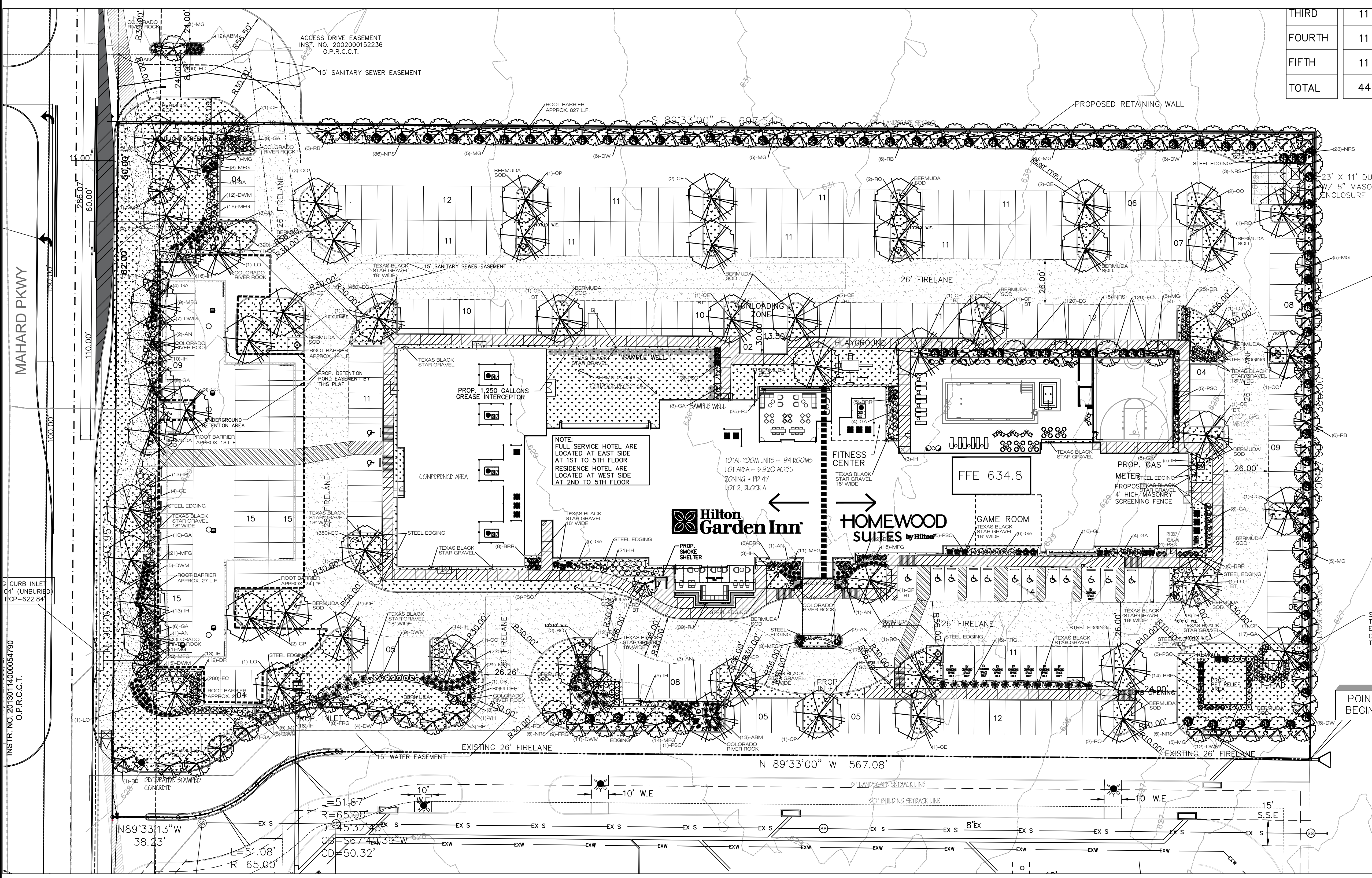
Hilton Garden Inn HOMewood Suites by Hilton
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
PROSPER, TEXAS



ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: address@adrdesigns.com
POR: JOHN C. SARGENT

JOB NUMBER:
PTG - 22706

SHEET NUMBER
L1.00



THIRD	11
FOURTH	11
FIFTH	11
TOTAL	44

PROSPER LANDSCAPE ORDINANCE

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- Shrubs Provided: 201
- Landscape Area Required: 5,640 s.f.
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Non-residential development next to non-residential development

North Property Line - 5 ft. wide landscape area

Area Required: 5 ft.

Area Provided: 10 ft. 7 in.

East Property Line - 5 ft. wide landscape area

Area Required: 5 ft.

Area Provided: 5 ft.

South Property Line - 5 ft. wide landscape area

Area Required: N/A

Area Provided: N/A

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(1) Large tree or (5) ornamental trees/10,000 s.f. located within 30 ft. of building face

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a. Irrigation lines shall be placed a min. of 2 1/2' from a town sidewalk.

b. Trees and shrubs shall be irrigated by bubblers only.

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N/A

Median Planting Requirements:

N/A

Open Space Requirements:

257,875 s.f. @ 15%

Required: 38,681 s.f.

Provided: 38,700 s.f. or 15%

No existing trees on site

Headlight screening is provided along Maynard Parkway

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	10	QUERCUS SHUMARDII RED OAK	3" CAL., MIN. 4' SPD., MIN. 10' HT.
LO	5	QUERCUS VIRGINIANA LIVE OAK	3" CAL., MIN. 4' SPD., MIN. 10' HT.
CE	20	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL., MIN. 4' SPD., MIN. 10' HT.
CP	12	PISTACIA CHINENSIS CHINESE PISTACHE	3" CAL., MIN. 4' SPD., MIN. 10' HT.
CO	11	QUERCUS MUELENBURGII CHINKAPIN OAK	3" CAL., MIN. 4' SPD., MIN. 10' HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
DW	22	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	30	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	30 GAL., 8' HT., 3' SPREAD
MG	46	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	30 GAL., 8' HT., MIN. 3 CANES
YH	1	ILEX VOMITORIA 'FEMALE' YAUPOH HOLLY	30 GAL., 8' HT., 3' SPREAD, MIN. 3 CANES
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
DWM	76	MYRTICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
DR	49	ROSA X 'NOVAROSPOP' POPCORN DRIFT ROSE	5 GAL., MIN. 20" HT., 24" O.C.
GA	100	ABELIA GRANDIFLORA GLOSSY ABELIA	7 GAL., MIN. 36" HT., 36" O.C.
IH	160	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	19	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	3 GAL., MIN. 15" HT., A.S.
BRR	53	BARBERY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	27	SCUTELLARIA SUFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	88	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	20 GAL., 4' HT., 3' SPREAD
DS	2	DASYLIRON TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RJ	64	JUNIPERUS HORIZONTALIS 'WILTONII' RUG JUNIPER	3 GAL., MIN. 8" HT.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	2,120	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	22	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	25	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
FRG	32	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	3 GAL., FULL PLANT 36" O.C.
MFG	120	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.
KEY	QUANTITY	ANNUAL COLOR DESCRIPTION	SIZE
SC	175	SEASONAL COLOR SELECTED BY OWNER	4" POT, FULL PLANT 8" O.C.

Town of Prosper landscape general notes

Standard language and/or notations, as follows:

- Plant material shall be measured and sized according to the latest edition of the American Standard for Nursery Stock (ANSI Z60.1)
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- 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 all structures. Single-trunk trees shall have a single, straight leader, and all trees shall be full, with balanced canopy. Major damage to trunk(s), or branches, will be cause for denial.
- All root flares shall be set at three (3) to four (4) inches above surrounding grade
- The tree pit shall be backfilled with native topsoil free of rock and other debris
- Burlap, twine, and wire baskets shall be removed and removed from the top of the root ball.
- 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 including, but not limited to: topping or other non symmetrical trimming of trees, damage from a backhoe, or use of fire or poison. Follow the American Standard for Nursery Stock (ANSI Z60.1) guidelines on pruning and maintenance.

Topsoil shall be a minimum of eight (8) inches in depth in planting areas. Soil shall be free of stones, roots, and clogs 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 branch height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear branch 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 grade of the uphill slope.
- All areas of less than three (3) feet in width shall be grass, groundcover, or some type of Decorative river rock, pavers, or concrete.
- 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 at all times including, but not limited to, moving, edging, pruning, fertilizing, watering, de-weeding, and trash removal.
- Plant material that is damaged, destroyed, or removed shall be replaced with Plants meeting minimum specifications per landscape plan. All turf/ground cover areas are to be established prior to receipt of Certificate of Occupancy, unless otherwise approved by the Town.
- An automatic irrigation system shall be provided to irrigate all landscape areas into streets, sidewalks, or alleys.
- No planting areas shall exceed 3:1 slope (3 ft Horizontal to 1 ft Vertical).
- Earthen berms shall not include construction debris.
- All walkways shall meet ADA and TAS requirements.
- Landscape installation must comply with approved landscape plans, and as-built plans submitted to Parks and Recreation, 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 appliances being accessible, adjusted to grade, and to the Town of Prosper Public Works Department standards.
- IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

Exhibit C: LANDSCAPE PLAN

ZONE-25-0008

PROJECT STATUS:
CONST. DOC.

PROJECT MANAGER:
DBR

DESIGN MANAGER:
RCM

PROJECT DATE:
040922

REVISION DATE:
111825

PEACH TREE
GROUP OF INVESTMENT INC

1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarw@gmail.com

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1915 NORTH TEXAS ROAD
FALLS CHURCH, VA 22046
703-946-7868

Hilton
Garden Inn
HOMWOOD
SUITES by Hilton

FACILITY # HG1 PROSPER 58965
MAHARD PARKWAY
PROSPER, TEXAS

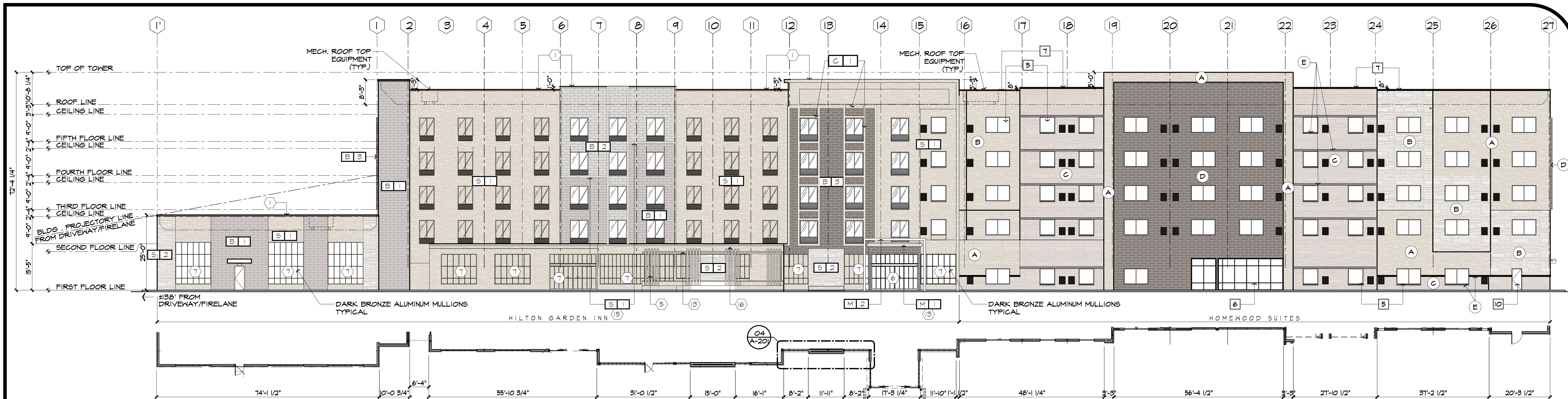
SEAL OF THE
TOWN OF PROSPER
COUNTY OF TARRANT
STATE OF TEXAS
2021 09 26

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS

601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: address@adrdesigns.com
POR: JOHN C. SARGENT

JOB NUMBER:
PTG - 22706

SHEET NUMBER
L1.01



- WINDOW ARTICULATIONS:
- DETAILED/PATTERNED MULLIONS
 - GLASS DEPTH FROM WALL MIN. EIGHT INCHES
 - WATER TABLE IN LIEU OF FLOOR TO CEILING GLASS
 - ARTICULATED LINTEL (I.E. SOLDIER COURSE IN BRICK OR MATERIAL CHANGE EIFS OR CAST STONE WITH MIN. 1/2" PROJECTION)
 - ARTICULATED SILL (I.E. SOLDIER COURSE IN BRICK OR MATERIAL CHANGE EIFS OR CAST STONE WITH MIN. 1/2" PROJECTION)
 - CAST STONE SURROUNDS ON ENTIRE WINDOW

HILTON GARDEN INN	
FINISH KEY:	
STONE:	- AUSTINE WHITE STONE
STONE:	- CORONADO STONE PRO-LEDGE WHITE
BRICK VENEER:	- CORONADO STONE WIRECUT BRICK GLACIER
BRICK VENEER:	- CORONADO STONE WIRECUT BRICK ICEBERG
BRICK VENEER:	- CORONADO STONE WIRECUT BRICK WOLF GREY
METAL:	- METAL FINISH COLOR: BONE WHITE
METAL:	- METAL FINISH COLOR: CITY SCAP
STONE:	- CAST STONE COLOR: WHITE

HOMWOOD SUITES	
EXTERIOR MATERIAL LEGEND:	
A	AUSTINE WHITE STONE
B	CORONADO STONE PRO-LEDGE WHITE
C	CORONADO STONE SAKTOOTH LEDGE SILVER ASH
D	CORONADO STONE WIRECUT BRICK WOLF GREY
E	WATER TABLE/SILL & LINTEL ROWLOCK BRICK CORONADO STONE WIRECUT BRICK WOLF GREY
NOTE:	
WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTION OF 10 PERCENT.	

- KEY NOTES:
- 1 KYNAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM -- COLOR TO MATCH ADJACENT MATERIAL
 - 2 NOT USED
 - 3 GRADE LEVEL
 - 4 PRE-FINISHED ALUMINUM AND GLASS DOOR W/ SIDELITE
 - 5 PRE-FINISHED ALUMINUM AND GLASS DOOR
 - 6 PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.
 - 7 PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
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 - 9 HOLLOW METAL INSULATED DOOR AND FRAME
 - 10 LIGHT FIXTURE
 - 11 REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION -- PROVIDE 3/4" FRT PLND. BACKING FOR SIGNAGE MTG.
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 - 16 DRYER VENT LOUVER

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- 1 EMERGENCY OVERFLOW ROOF SCUPPER
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 - 6 ALUMINUM STOREFRONT
 - 7 PARAPET
 - 8 AUTOMATIC SLIDING DOORS
 - 9 PORTE COCHERE CLEARANCE SIGN
 - 10 INSULATED HOLLOW METAL DOOR AND FRAME
 - 11 COVERED SECONDARY ENTRY
 - 12 EXTERIOR WALL SCONGE
 - 13 DRYER VENT

01 FRONT (SOUTH) ELEVATION
SCALE: 1/16"=1'-0"

GENERAL NOTES:

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WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.

ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

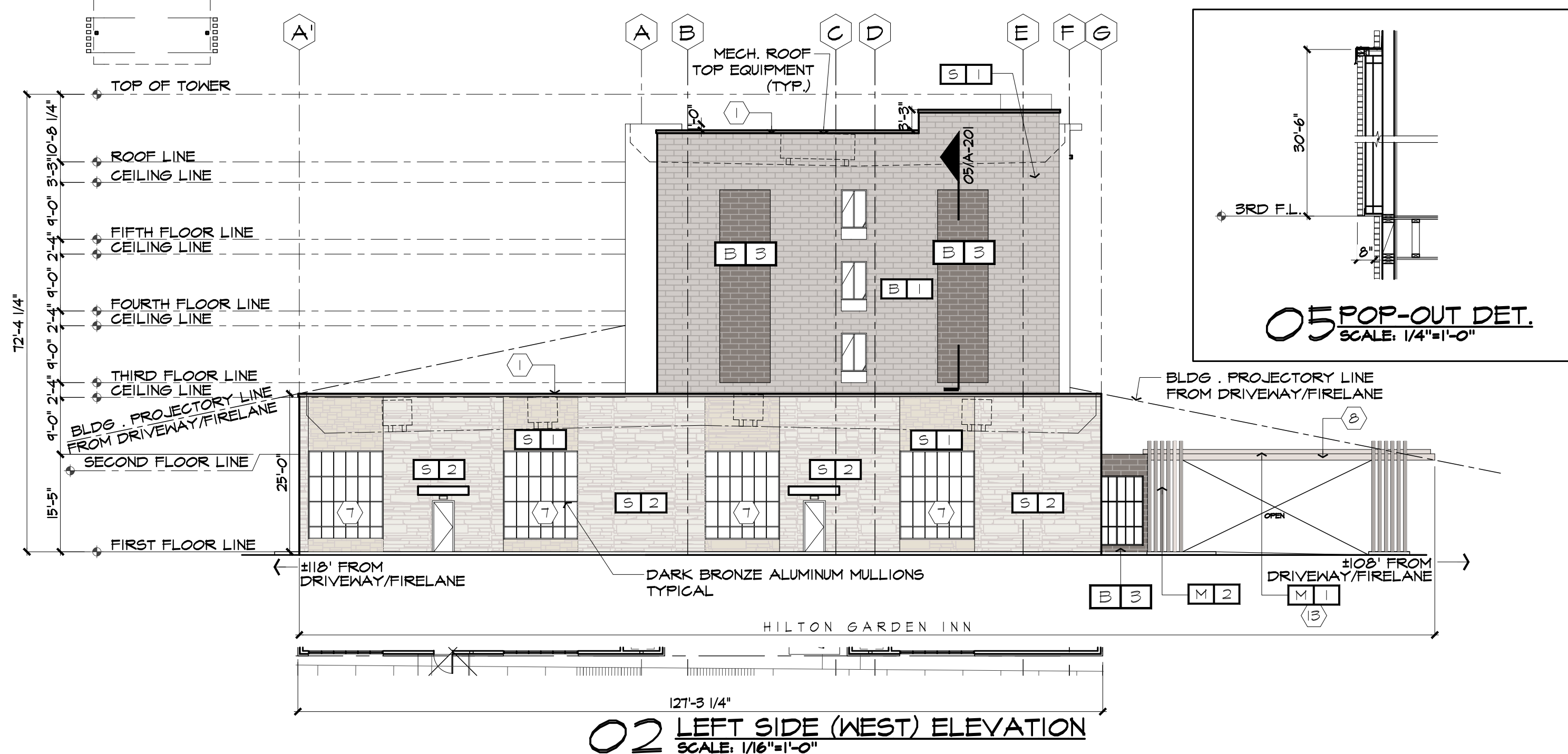
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FIRE PROTECTION NOTES:

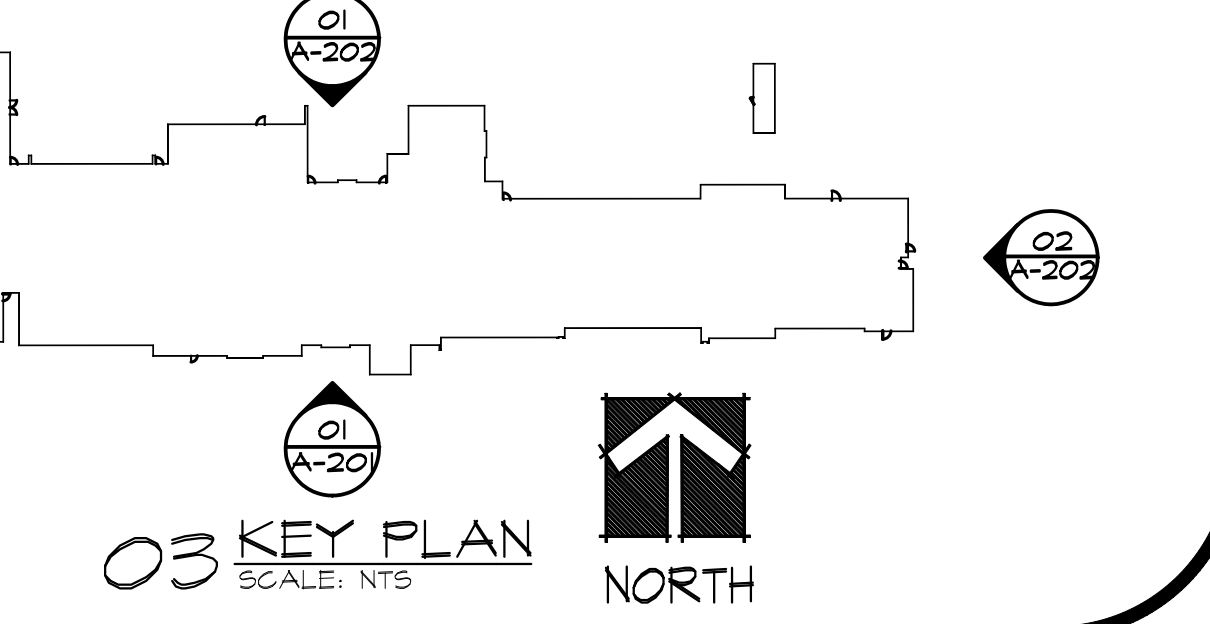
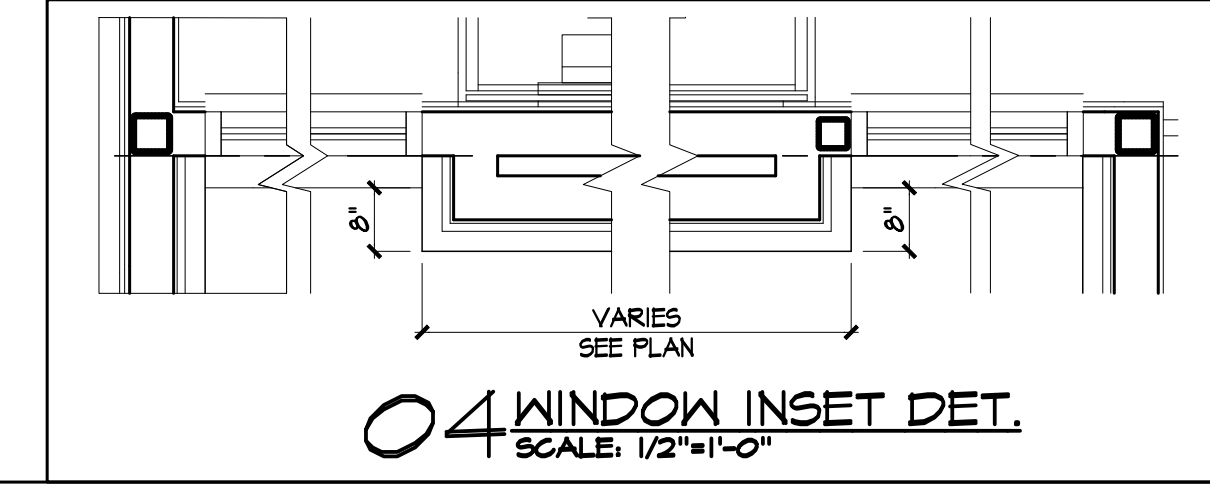
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IN CAVITIES OR HARD TO REACH SURFACES USE - 3M FIRE DAM SPRAY 200 OR APPROVED EQUAL.

MATERIAL CALCULATIONS PERCENTAGES				
	FRONT (SOUTH)	LEFT SIDE (WEST)	REAR (NORTH)	RIGHT SIDE (EAST)
MASONRY:				
- BRICK	6,419 SQ. FT. (30%)	2,394 SQ. FT. (50%)	6,464 SQ. FT. (29%)	-
- STONE	15,421 SQ. FT. (70%)	1,774 SQ. FT. (50%)	15,618 SQ. FT. (71%)	3,972 SQ. FT. (100%)
NET	21,840 SQ. FT. (100%)	2,407 SQ. FT. (100%)	22,082 SQ. FT. (100%)	3,972 SQ. FT. (100%)
DOORS & WINDOWS:				
- GLAZING	6,226 SQ. FT. (99%)	828 SQ. FT. (94%)	5,356 SQ. FT. (97%)	503 SQ. FT. (93%)
- METAL	56 SQ. FT. (1%)	56 SQ. FT. (6%)	140 SQ. FT. (3%)	24 SQ. FT. (7%)
NET	6,282 SQ. FT. (100%)	884 SQ. FT. (100%)	5,496 SQ. FT. (100%)	527 SQ. FT. (100%)
SUMMARY:				
- MASONRY	21,840 SQ. FT. (78%)	4,801 SQ. FT. (84%)	22,082 SQ. FT. (80%)	3,972 SQ. FT. (92%)
- DOORS & WINDOWS	6,282 SQ. FT. (22%)	884 SQ. FT. (16%)	5,496 SQ. FT. (20%)	527 SQ. FT. (8%)
TOTAL	28,122 SQ. FT. (100%)	5,685 SQ. FT. (100%)	27,578 SQ. FT. (100%)	4,499 SQ. FT. (100%)



02 LEFT SIDE (WEST) ELEVATION
SCALE: 1/16"=1'-0"



PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DBR
DESIGN MANAGER:
RCM
PROJECT DATE:
082521
REVISION DATE:
020626

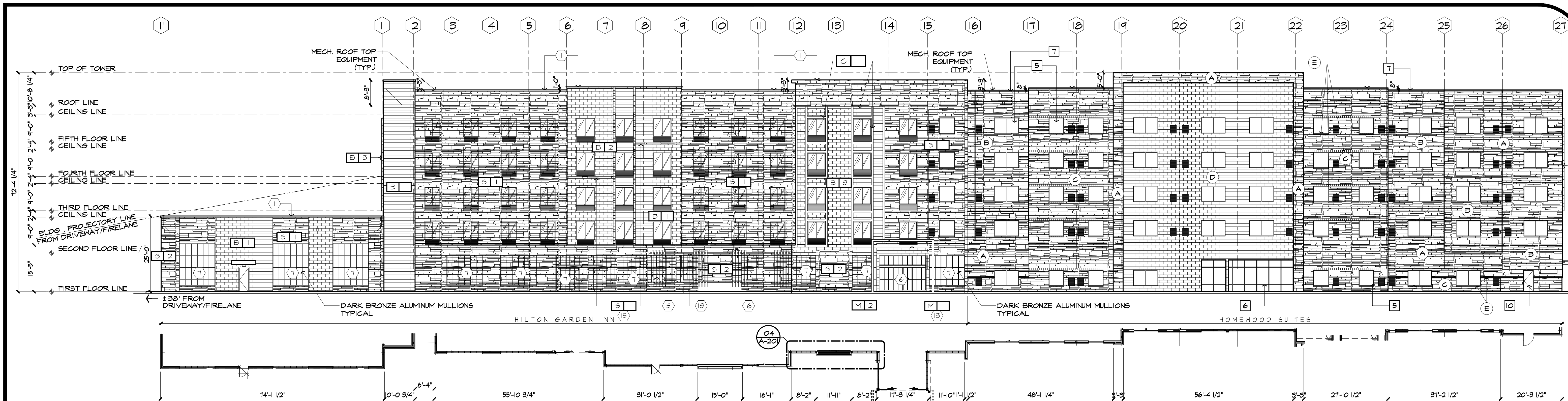
PEACH TREE GROUP
OF INVESTMENT INC
1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarw@gmail.com

HOMWOOD
SUITES
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Hilton
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FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
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PH: 972-262-1333 FAX: 214-272-2987
E-Mail: addressignsllc@addressigns.com

JOB NUMBER:
PTG - 22706

SHEET NUMBER
A-201



FRONT (SOUTH) ELEVATION
SCALE: 1/16"=1'-0"

- WINDOW ARTICULATIONS:
- DETAILED/PATTERNED MULLIONS
 - GLASS DEPTH FROM WALL MIN. EIGHT INCHES
 - WATER TABLE IN LIEU OF FLOOR TO CEILING GLASS
 - ARTICULATED LINTEL (I.E. SOLDIER COURSE IN BRICK OR MATERIAL CHANGE EIFS OR CAST STONE WITH MIN. 1/2" PROJECTION)
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HILTON GARDEN INN	
FINISH KEY:	
[S 1] STONE:	- AUSTINE WHITE STONE
[S 2] STONE:	- CORONADO STONE PRO-LEDGE WHITE
[B 1] BRICK VENEER:	- CORONADO STONE WIRECUT BRICK GLACIER
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[B 3] BRICK VENEER:	- CORONADO STONE WIRECUT BRICK WOLF GREY
[M 1] METAL:	- METAL FINISH COLOR: BONE WHITE
[M 2] METAL:	- METAL FINISH COLOR: CITY SCAP
[C 1] STONE:	- CAST STONE COLOR: WHITE

HOMWOOD SUITES	
EXTERIOR MATERIAL LEGEND:	
[A] AUSTINE WHITE STONE	
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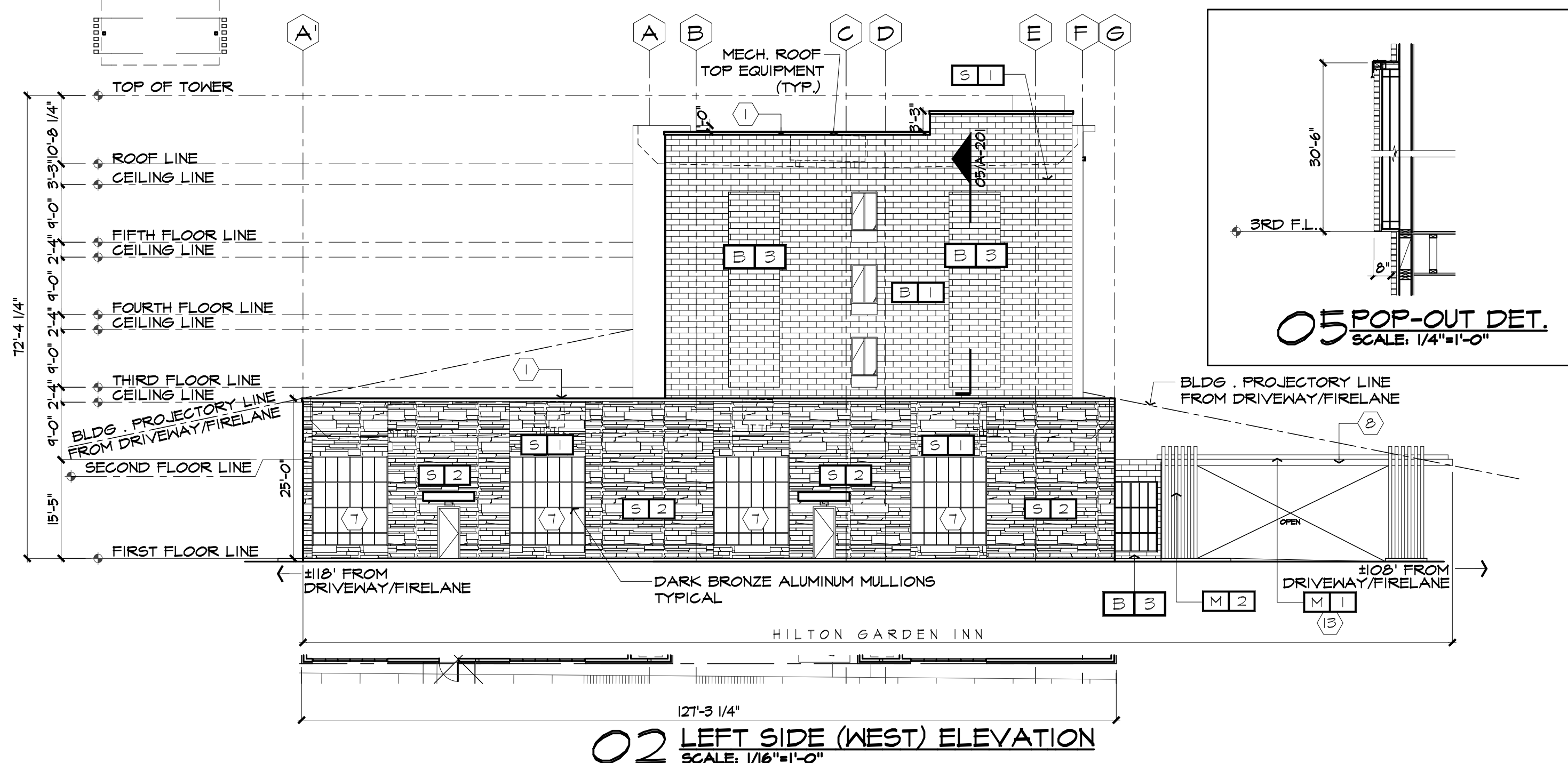
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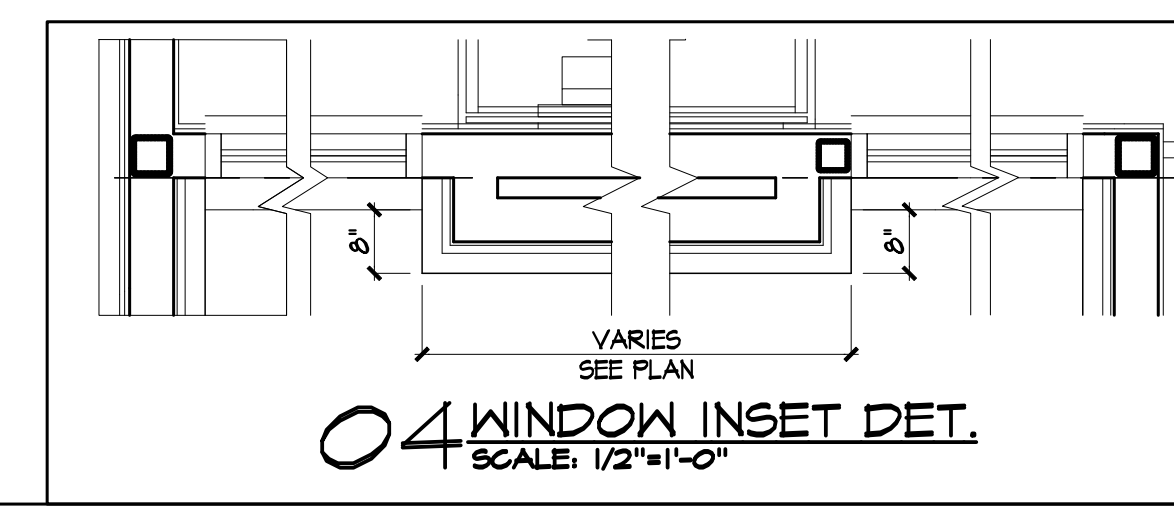
MATERIAL CALCULATIONS PERCENTAGES				
	FRONT (SOUTH)	LEFT SIDE (WEST)	REAR (NORTH)	RIGHT SIDE (EAST)
MASONRY:				
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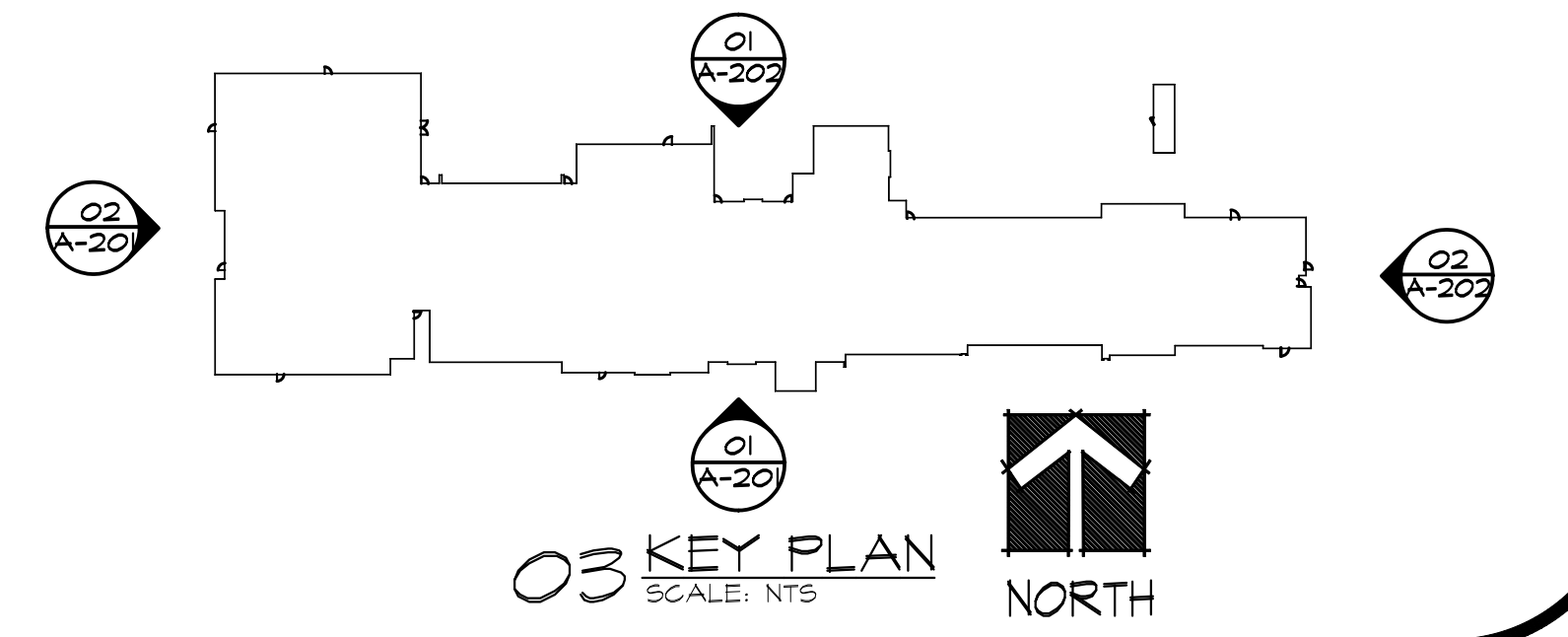
LEFT SIDE (WEST) ELEVATION
SCALE: 1/16"=1'-0"

- KEY NOTES:
- 1 KYNAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM -- COLOR TO MATCH ADJACENT MATERIAL
 - 2 NOT USED
 - 3 GRADE LEVEL
 - 4 PRE-FINISHED ALUMINUM AND GLASS DOOR W/ SIDELITE
 - 5 PRE-FINISHED ALUMINUM AND GLASS DOOR
 - 6 PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.
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 - 8 CLEARANCE SIGNAGE
 - 9 HOLLOW METAL INSULATED DOOR AND FRAME
 - 10 LIGHT FIXTURE
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- KEY NOTES:
- 1 EMERGENCY OVERFLOW ROOF SCUPPER
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 - 9 PORTE COCHERE CLEARANCE SIGN
 - 10 INSULATED HOLLOW METAL DOOR AND FRAME
 - 11 COVERED SECONDARY ENTRY
 - 12 EXTERIOR WALL SCONGE
 - 13 DRYER VENT



WINDOW INSET DET.
SCALE: 1/2"=1'-0"



KEY PLAN
SCALE: NTS

PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DBR
DESIGN MANAGER:
RCM
PROJECT DATE:
082521
REVISION DATE:
021026

PEACH TREE GROUP
OF INVESTMENT INC
1043 ELK MOUND DRIVE
FRISCO, TX 75033
PHONE: 620 253 0286
EMAIL: parmarws@gmail.com

HOMWOOD
SUITES
by Hilton
Hilton
Garden Inn
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
PROSPER, TEXAS

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesignsllc@adrdesigns.com

JOB NUMBER:
PTG - 22706

SHEET NUMBER
A-201



- WINDOW ARTICULATIONS:
- DETAILED/PATTERNED MULLIONS
 - GLASS DEPTH FROM WALL MIN. EIGHT INCHES
 - WATER TABLE IN LIEU OF FLOOR TO CEILING GLASS
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HILTON GARDEN INN		HOMEWOOD SUITES	
FINISH KEY:		EXTERIOR MATERIAL LEGEND:	
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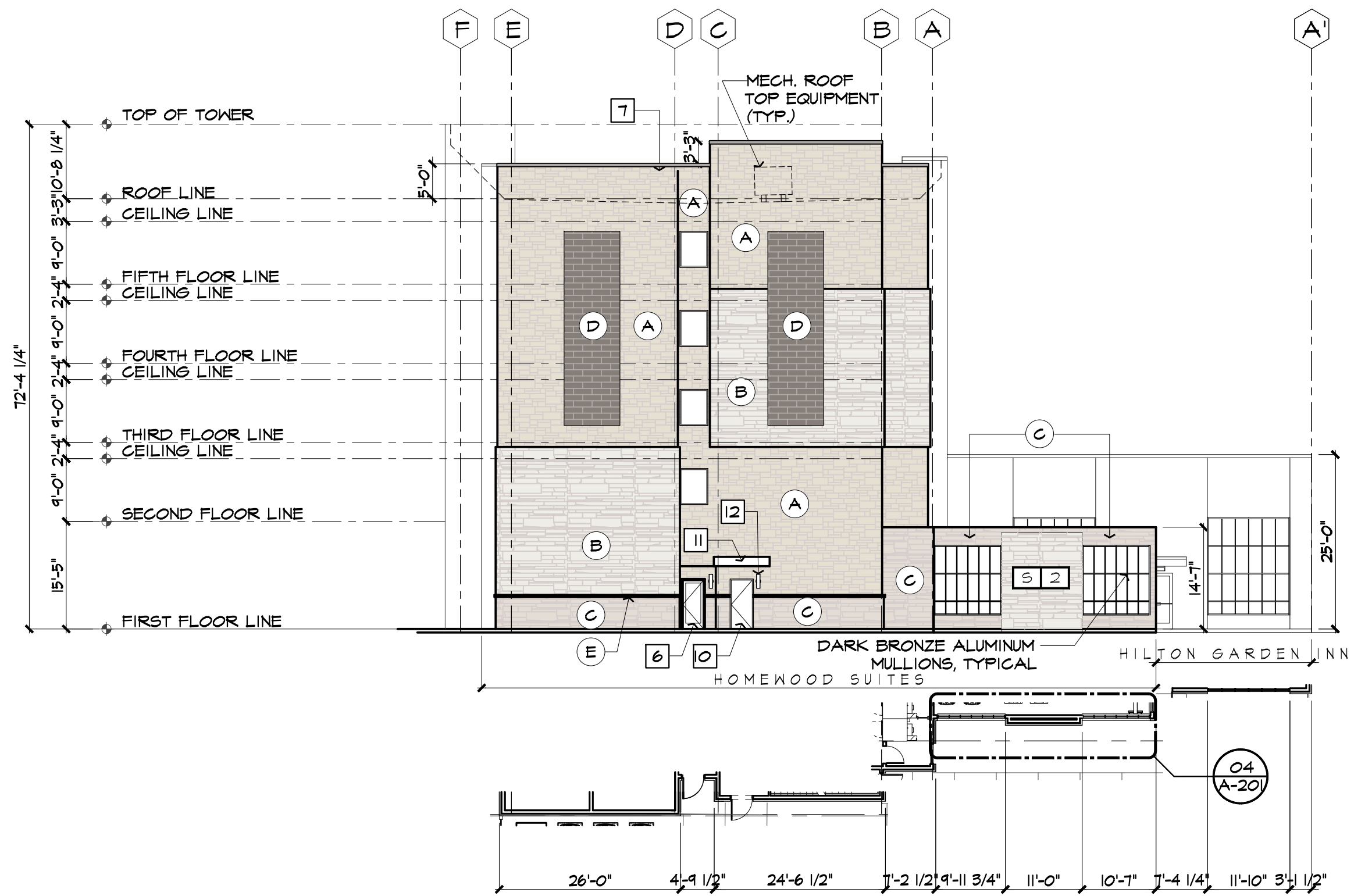
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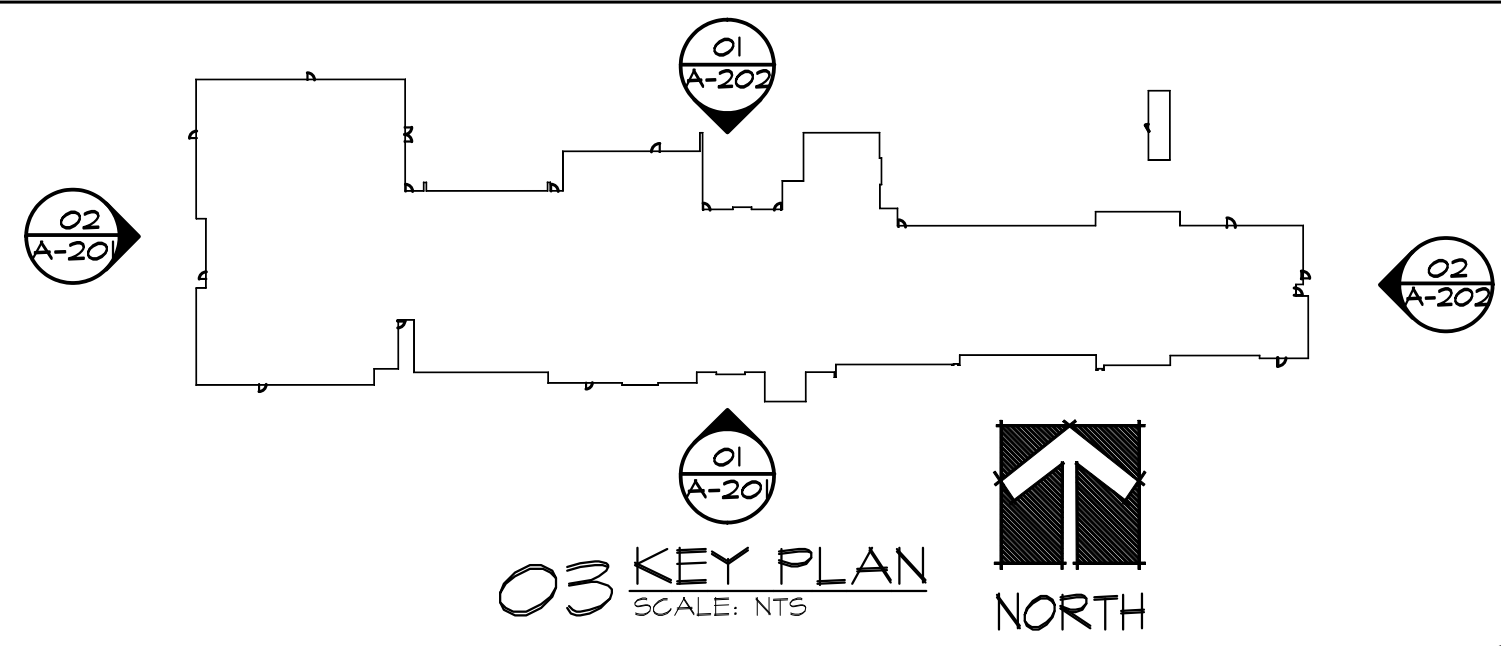
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02 RIGHT SIDE (EAST) ELEVATION
SCALE: 1/16\"/>



PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DBR
DESIGN MANAGER:
RCM
PROJECT DATE:
082521
REVISION DATE:
021026

PEACH TREE GROUP
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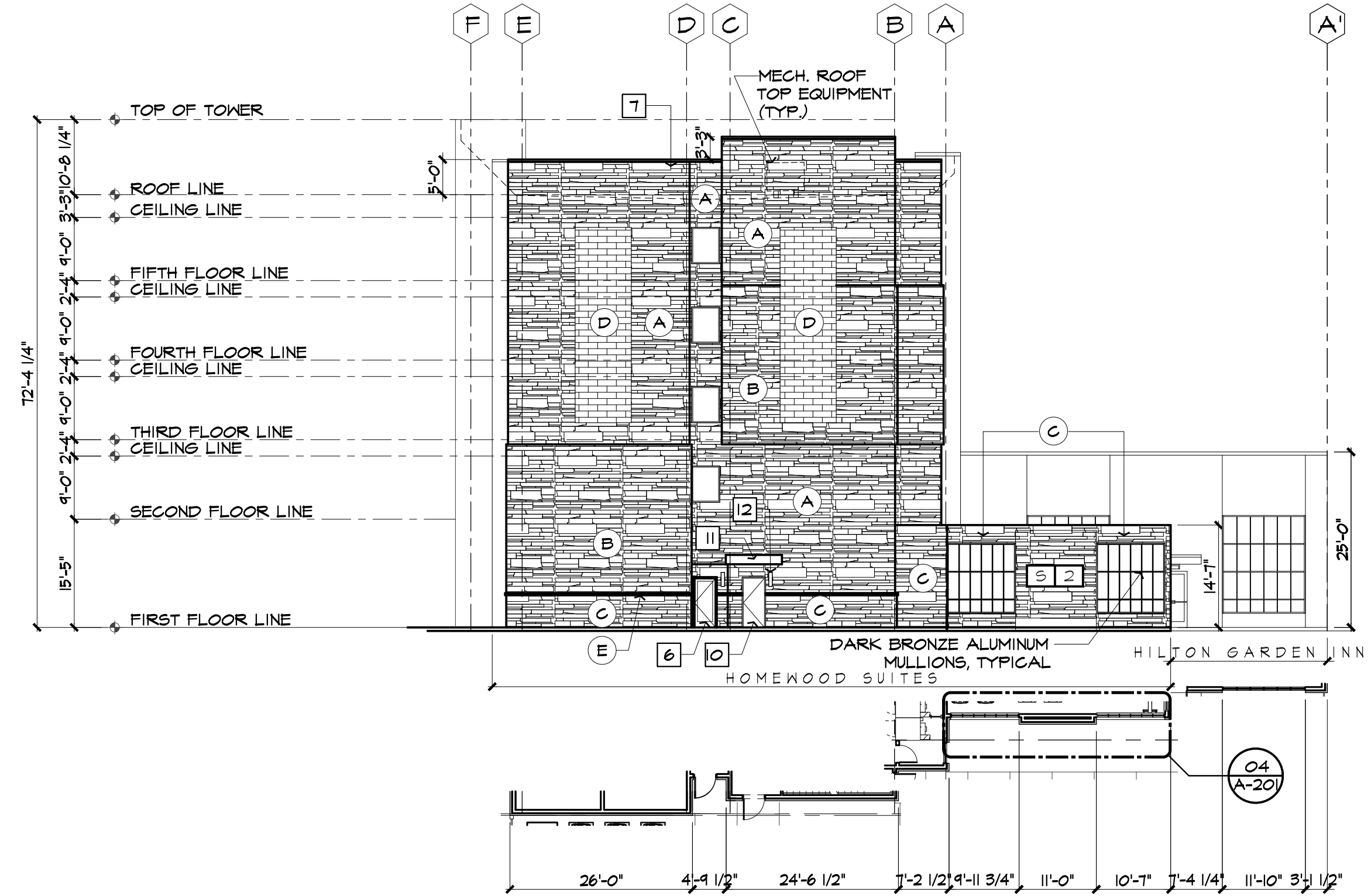
JOB NUMBER:
PTG - 22706

SHEET NUMBER
A-202



- WINDOW ARTICULATIONS:
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 - GLASS DEPTH FROM WALL MIN. EIGHT INCHES
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 - CAST STONE SURROUNDS ON ENTIRE WINDOW

01 REAR (NORTH) ELEVATION
SCALE: 1/16"=1'-0"



02 RIGHT SIDE (EAST) ELEVATION
SCALE: 1/16"=1'-0"

HILTON GARDEN INN		HOMEWOOD SUITES	
FINISH KEY:		EXTERIOR MATERIAL LEGEND:	
[S 1] STONE:	- AUSTINE WHITE STONE	[A] AUSTINE WHITE STONE	
[S 2] STONE:	- CORONADO STONE PRO-LEDGE WHITE	[B] CORONADO STONE PRO-LEDGE WHITE	
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KEY NOTES:		KEY NOTES:	
①	KYNAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM -- COLOR TO MATCH ADJACENT MATERIAL	①	EMERGENCY OVERFLOW ROOF SCUPPER
②	NOT USED	②	NOT USED
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⑤	PRE-FINISHED ALUMINUM AND GLASS DOOR	⑤	PRE-FINISHED ALUMINUM WINDOWS
⑥	PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.	⑥	ALUMINUM STOREFRONT
⑦	PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM	⑦	PARAPET
⑧	CLEARANCE SIGNAGE	⑧	AUTOMATIC SLIDING DOORS
⑨	HOLLOW METAL INSULATED DOOR AND FRAME	⑨	PORTE COCHERE CLEARANCE SIGN
⑩	LIGHT FIXTURE	⑩	INSULATED HOLLOW METAL DOOR AND FRAME
⑪	REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION -- PROVIDE 3/4" FRT PLND. BACKING FOR SIGNAGE MTG.	⑪	COVERED SECONDARY ENTRY
⑫	ROOF EAVE, SOFFIT, FASCIA & GROWN TRIM -- FINISH TO MATCH ADJACENT MATERIAL.	⑫	EXTERIOR WALL SCONGE
⑬	STEEL FRAME GATES W/STAINED WOOD SLATS -- PAINT STEEL TO MATCH.	⑬	DRYER VENT
⑭	PRONOUNCED "ACCENT" LEDGE		
⑮	THRU-WALL OVERFLOW ROOF DRAIN DOWNSPOUT NOZZLE		
⑯	DRYER VENT LOUVER		

GENERAL NOTES:

THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL MEET THE SPECIFICATIONS OF 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 THE BUILDING INSPECTION DIVISION.

WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.

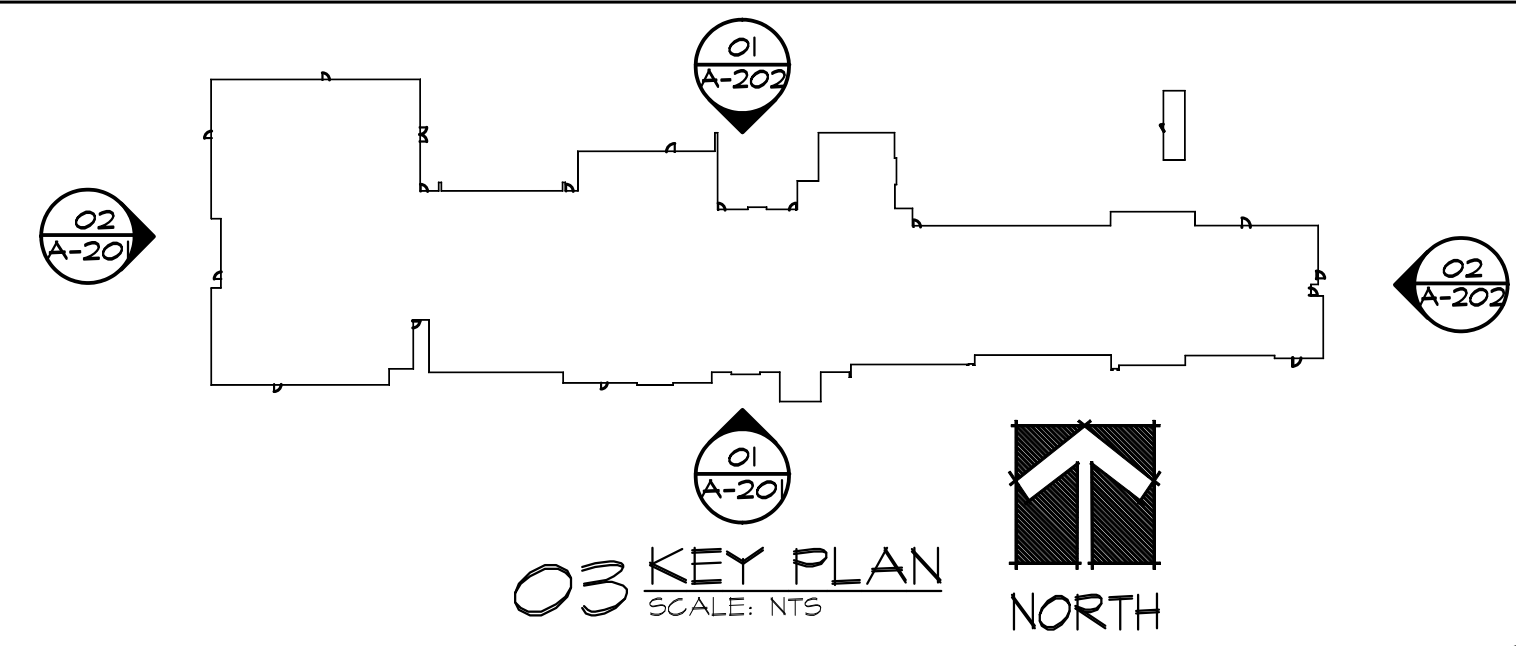
MECHANICAL EQUIPMENT WILL BE 12 INCHES LOWER THAN THE PARAPET WALL AND WILL NOT BE VISIBLE FROM ADJACENT STREETS.

FIRE PROTECTION NOTES:

CONSTRUCTION TYPE IIIA BUILDING WITHIN ENVELOPE ALL LUMBER USE 2 FT. OF EXTERIOR WALL SHALL BE FRT LUMBER.

IN CAVITIES OR HARD TO REACH SURFACES, USE - 3M FIRE DAM SPRAY 200 OR APPROVED EQUAL.

MATERIAL CALCULATIONS PERCENTAGES				
	FRONT (SOUTH)	LEFT SIDE (WEST)	REAR (NORTH)	RIGHT SIDE (EAST)
MASONRY:				
- BRICK	6,419 SQ. FT. (30%)	2,394 SQ. FT. (50%)	6,464 SQ. FT. (29%)	-
- STONE	15,421 SQ. FT. (70%)	1,774 SQ. FT. (50%)	15,618 SQ. FT. (71%)	3,972 SQ. FT. (100%)
NET	21,840 SQ. FT. (100%)	2,407 SQ. FT. (100%)	22,082 SQ. FT. (100%)	3,972 SQ. FT. (100%)
DOORS & WINDOWS:				
- GLAZING	6,226 SQ. FT. (99%)	828 SQ. FT. (94%)	5,356 SQ. FT. (97%)	303 SQ. FT. (93%)
- METAL	56 SQ. FT. (1%)	56 SQ. FT. (6%)	140 SQ. FT. (3%)	24 SQ. FT. (7%)
NET	6,282 SQ. FT. (100%)	884 SQ. FT. (100%)	5,496 SQ. FT. (100%)	327 SQ. FT. (100%)
SUMMARY:				
- MASONRY	21,840 SQ. FT. (78%)	4,801 SQ. FT. (84%)	22,082 SQ. FT. (80%)	3,972 SQ. FT. (92%)
- DOORS & WINDOWS	6,282 SQ. FT. (22%)	884 SQ. FT. (16%)	5,496 SQ. FT. (20%)	327 SQ. FT. (8%)
TOTAL	28,122 SQ. FT. (100%)	5,685 SQ. FT. (100%)	27,578 SQ. FT. (100%)	4,299 SQ. FT. (100%)



03 KEY PLAN
SCALE: NTS

PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DBR
DESIGN MANAGER:
RCM
PROJECT DATE:
082521
REVISION DATE:
021026

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