

LEGAL DESCRIPTION:

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being a portion of Lot 2, Block D of Prosper Center, Block D, Lots 2, 3 and 4, according to the Revised Conveyance Plat thereof recorded in Volume 2018, Page 308 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 2, Block D, common to the southeast corner of Lot 2, Block B of Prosper Center, Block B, Lots 1R and 2, according to the plat thereof recorded in Volume 2016, Page 400 of the Plat Records of Collin County, Texas, being on the westerly line of a called 20,000 acre tract of land described in a deed to MSW Prosper 380, LP, as recorded in Instrument No. 20131226001678930 of the Official Public Records of Collin County, Texas;

THENCE North 89°40'36" West, along the northerly line of said Lot 2, Block D and the southerly line of said Lot 2, Block B, a distance of 340.00 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE South 0°26'47" West, departing the northerly line of said Lot 2, Block D and the southerly line of said Lot 2, Block B, and crossing said Lot 2, Block D, a distance of 735.00 feet to a point for corner;

THENCE North 89°40'36" West, continuing across said Lot 2, Block D, a distance of 665.20 feet to a point for corner;

THENCE North 00°00'00" East, continuing across said Lot 2, Block D, a distance of 443.02 feet to a point for corner;

THENCE North 18°38'02" West, continuing across said Lot 2, Block D, a distance of 183.42 feet to a point for corner on the northerly line of said Lot 2, Block D and the southerly line of said Lot 2, Block B;

THENCE North 71°21'39" East, along the northerly line of said Lot 2, Block D and the southerly line of said Lot 2, Block B, a distance of 181.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 18°57'45", a radius of 1100.00 feet, a chord bearing and distance of North 80°50'32" East, 362.39 feet;

THENCE in a northeasterly direction with said curve to the right, continuing along the northerly line of said Lot 2, Block D and the southerly line of said Lot 2, Block B, an arc distance of 364.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 89°40'36" East, continuing along the northerly line of said Lot 2, Block D and the southerly line of said Lot 2, Block B, a distance of 200.21 feet to the **POINT OF BEGINNING** and containing 11.036 acres (480,728 square feet) of land, more or less.

This document was prepared under 22 TAC §663.21, 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.

PRELIMINARY

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

EXHIBIT A
11.036 ACRES (GROSS)
10.274 ACRES (NET)

PORTION OF LOT 2, BLOCK D OF PROSPER CENTER,
BLOCK D, LOTS 2, 3 AND 4

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
CASE NO. Z19-0005

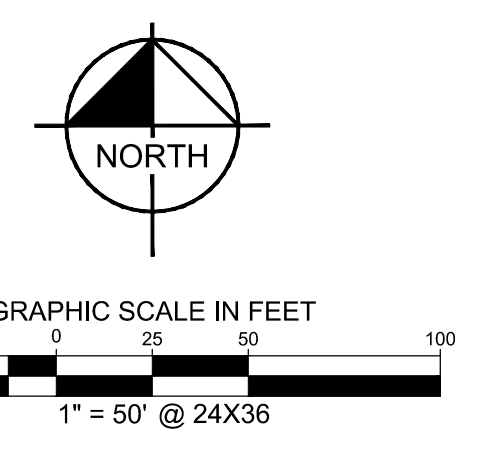
Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	KSL	KHA	MAY 2019	067252018	1 OF 1

OWNER:
Prosper Villages at Legacy LLC
10950 Research Road
Frisco, Texas 75033
Ph: 214.387.3993
Contact: Clint Richardson

ENGINEER:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph: 972.335.3580
Contact: Thomas Fletcher, P.E.



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IPF = IRON PIPE FOUND
INST. = INSTRUMENT
DOC. = DOCUMENT
NO. = NUMBER
VOL. = VOLUME
PG. = PAGE
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORD, DENTON COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORD, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
- According to Map No. 48121C0230J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration and Map No. 48085C0230J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone "X-Unshaded", which is not a special flood hazard area. If 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.
- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.

DWG NAME: K:\P\PLANS\2019\PROSPER CENTER\BLOCK D LOT 1 CONVEYANCE PLAT\97252018 ZONING SENSOR LIVING TRACT EXHIBIT A.DWG PLOTTED BY: GUNAWAN, SYLVIANA 07/26/2019 2:38 PM LAST SAVED: 07/26/2019 10:58 PM

Z19-0005

EXHIBIT B

STATEMENT OF INTENT AND PURPOSE

The Planned Development District provides the ability to develop a retirement housing community with multiple living options and amenities on a tract of land located near single family residential, medical facilities, and regional attractions and with proximity to prominent transportation corridors.

Z19-0005

EXHIBIT C

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 (Ordinance No. 05-20), as it exists or may be amended, and the Subdivision Ordinance (Ordinance No. 17-41), as it exists or may be amended, shall apply.

Except as noted below, the Tract shall develop in accordance with the Multifamily (MF) District, as it exists or may be amended.

1. Development Plans:
 - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
 - b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F.
 - c. Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G.
2. Uses. Uses shall be permitted in accordance with the Multifamily (MF) District with the exception of the following:
 - a. Limited to Retirement Housing for residents 55 years of age or older.
 - b. Attached – Multifamily Residential building as shown on the Concept Plan.
 - c. Villa – Two-Unit Residences as shown on the Concept Plan.
3. Regulations:
 - A. Maximum Permitted Density: 188 dwelling units.
 - B. Size of Yards
 1. Minimum Front Yard
 - Fifty (50) feet for one (1) or two (2) story structures
 - Seventy-five (75) feet for three (3) story structures.
 2. Minimum Side Yard
 - Adjacent to Nonresidential
 - Twenty-five (25) feet for one (1) or two (2) story structures.
 - Seventy-five (75) feet for three (3) story structures.
 - Adjacent to Residential
 - Thirty (30) feet for one (1) or two (2) story structures.
 - One hundred fifty (150) feet for three (3) story structures.
 3. Minimum Rear Yard
 - Twenty-five (25) feet for one (1) or two (2) story structures
 - Seventy-five (75) feet for three (3) story structures.
 4. Minimum Separation - Main structures constructed on the same lot shall maintain a minimum separation of twenty (20) feet.

C. Minimum Dwelling Area:

1. One (1) bedroom Attached dwelling unit - Six hundred and fifty (650) square feet.
2. Two (2) bedroom Attached dwelling unit - Nine hundred (900) square feet.
3. Two (2) bedroom Villa dwelling unit - One thousand (1,000) square feet.

D. Maximum Height:

1. Attached – Three (3) stories, no greater than fifty-five (55) feet, exclusive of chimneys and other architectural features which may extend a maximum of five (5) feet above maximum building height.
2. Villa – One (1) story, no greater than thirty (30) feet, exclusive of chimneys and other architectural features which may extend a maximum of five (5) feet above maximum building height.

E. Lot Coverage: Shall not exceed fifty (50) percent.

F. Open Space: Areas and amenities generally conforming to the Concept Plan (min. 20% open space required). Amenities include: dog park, pool, game area, vegetable garden, putting green, shade structure, landscaping, and sidewalks.

G. Parking:

1. Attached – one (1) space per dwelling unit of which a minimum of 10% shall be enclosed spaces within the attached residential building and 10% shall be enclosed spaces within detached garages.
2. Villa – one (1) space per dwelling unit.

H. Screening:

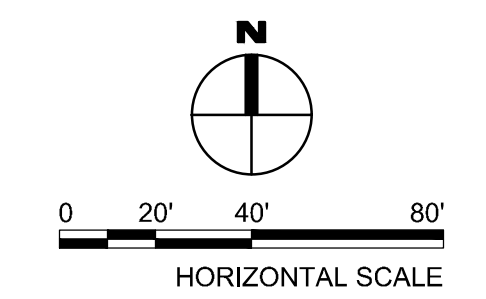
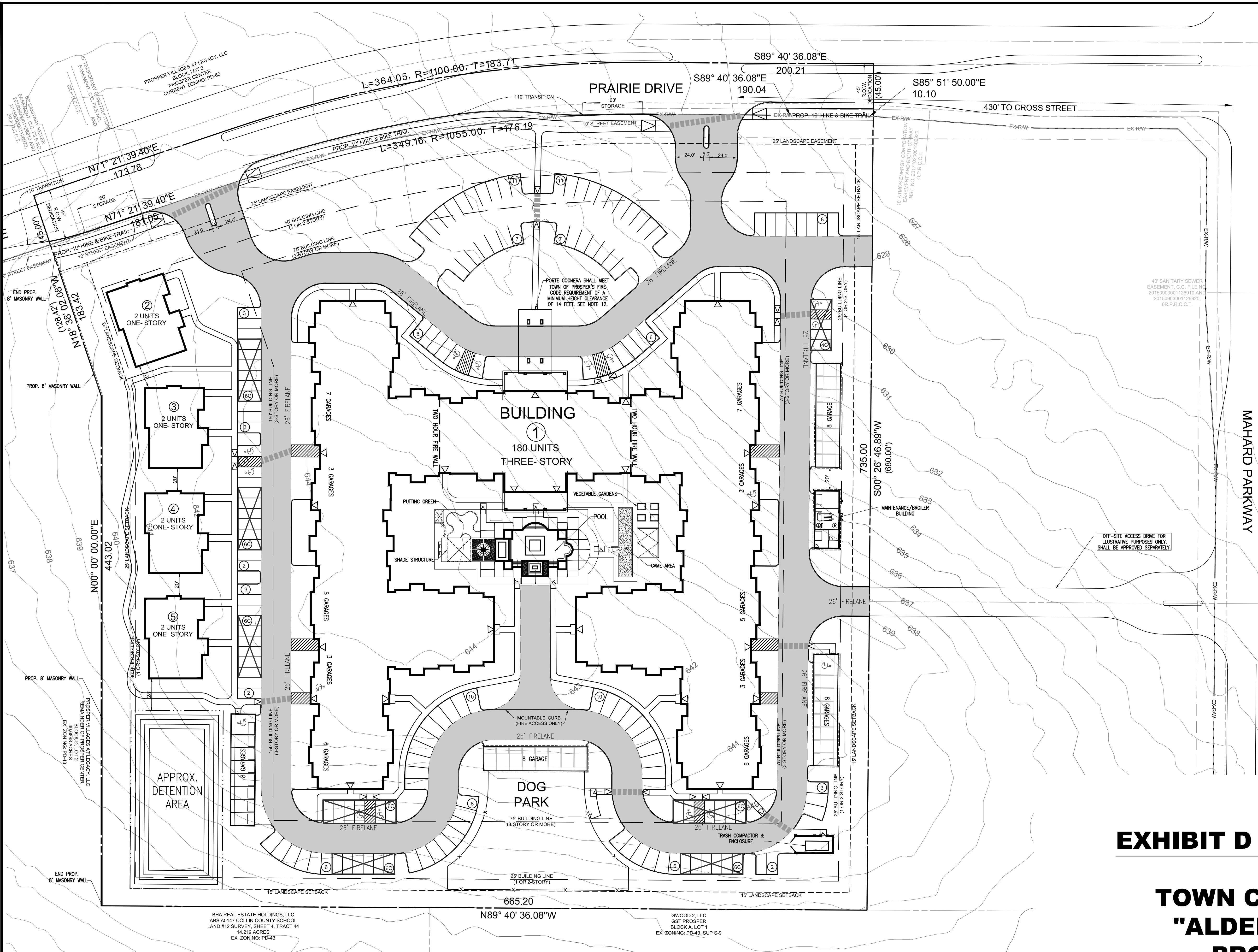
1. An eight (8) foot masonry wall shall be provided adjacent to the single family residential zoned property along the west property line as generally shown on Exhibit D.

I. Detention Facility:

1. The detention facility located within this property shall be allowed to be a dry basin.

J. Park Land Dedication:

1. The tract's Park Land Dedication requirement has been satisfied via the conveyance of the Community Park land and the payment of money in lieu of land as described in PD-65 (Ordinance No. 14-23).



SITE DATA

PROPOSED USE:	SENIOR INDEPENDENT LIVING	
TOTAL SITE AREA:	11.036	ACRES
R.O.W. DEDICATION:	0.762	ACRES
LOT AREA:	10.274	ACRES
LOT DENSITY:	18.30	UNITS/ACRE (188/10.274)
MAX NUMBER OF UNITS:	188	UNITS
MAX BUILDING HEIGHT (3-STORY):	55	FEET
MAX BUILDING HEIGHT (1-STORY):	30	FEET
LOT COVERAGE:	±2.48	24.1% ACRES
PAVING COVERAGE:	±2.83	27.5% ACRES
USABLE OPEN SPACE PROVIDED:	±2.44	23.8% ACRES
LANDSCAPE SETBACKS PROVIDED:	±1.09	10.6% ACRES
(NOT COUNTING DRIVEWAYS)		
OTHER GREEN SPACE PROVIDED:	±1.43	14.0% ACRES

PARKING REQUIRED PER PD:

S.I.L.
 180 - 1 SPACE PER UNIT (180 x 1.0) = 180 SPACES
 18 - TUCK UNDER GARAGES (10% MIN)
 18 - DETACHED GARAGES (10% MIN)
 TOTAL PARKING REQUIRED (S.I.L.) = ± 180 SPACES (1 SPACE/UNIT)

VILLAS:
 8 - 1 SPACE PER UNIT (8 x 1.0) = 8 SPACES
 TOTAL PARKING REQUIRED (VILLAS) = ± 8 SPACES

TOTAL PARKING REQUIRED FOR SITE = 188 SPACES

PARKING PROVIDED:

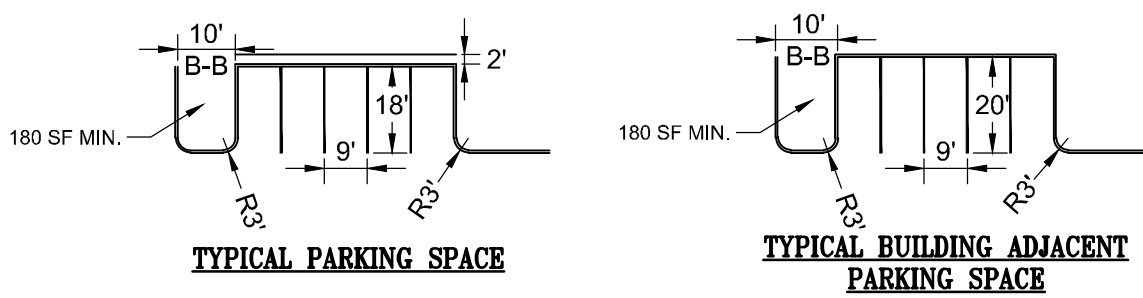
S.I.L.
 147 - SURFACE SPACES (OF WHICH 46 ARE COVERED)
 (OF WHICH 10 SPACES ARE HC ACCESSIBLE)
 48 - GARAGE SPACES (TUCK-UNDER)
 (OF WHICH 2 SPACES ARE HC ACCESSIBLE)
 32 - GARAGE SPACES (DETACHED)
 (OF WHICH 2 SPACES ARE HC ACCESSIBLE)
 TOTAL PARKING PROVIDED (S.I.L.) = 226 SPACES

VILLAS:
 16 - SURFACE SPACES (FOR VILLAS USE)
 (OF WHICH 2 SPACE IS HC ACCESSIBLE)
 TOTAL PARKING PROVIDED (VILLAS) = 16 SPACES

TOTAL PARKING PROVIDED FOR SITE = 243 SPACES

EXHIBIT D - CONCEPTUAL PLAN for TOWN CASE NO. Z19-0005 "ALDERS AT PROSPER" PROSPER, TEXAS

- GENERAL NOTES**
- DO NOT SCALE ANY DIMENSIONS.
 - ALL SITE SIGNAGE, TRANSFORMERS, AC CONDENSER AND SITE LIGHTING (E.G. LAMP MODEL, LOCATION, SIZE, HEIGHT, FOOT CANDLE LEVEL, & ORIENTATION) SHALL CONFORM TO THE TOWN OF PROSPER CODES.
 - ALL LANDSCAPING SHALL CONFORM TO THE TOWN OF PROSPER CODES.
 - THE BUILDING FOOTPRINTS SHOWN HEREON ARE THE EXTENTS OF THE FOUNDATIONS' CONCRETE SLABS. SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING SIZES.
 - APARTMENT BUILDING IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH THE TOWN OF PROSPER'S CURRENTLY APPROVED VERSION OF THE INTERNATIONAL FIRE CODE.
 - ALL SCREENING FOR TRASH COMPACTOR AREA SHALL BE MASONRY AND CONFORM TO THE TOWN OF PROSPER STANDARDS AND SPECIFICATIONS.
 - RIGHT-OF-WAY DEDICATION PER TOWN OF PROSPER STANDARDS.
 - FIRE LANE MINIMUM RADIUS OF THIRTY (30) FEET PER TOWN OF PROSPER FIRE CODE.
 - SITE WILL BE DEVELOPED IN ONE (1) PHASE.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
 - THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
 - PER AMENDED 2015 IFC ORD. SECTION 503.2.1, FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET.
 - SCREENING AROUND DETENTION POND SHALL BE PROVIDED PER TOWN CODE.



SURVEYOR:
KIMLEY-HORN
6160 WARREN PARKWAY, SUITE 120
FRISCO, TEXAS 75034
CONTACT: MARISSA VOLK, P.E.
PHONE: (469) 353-6055

ARCHITECT:
ARCHITECTURA, INC.
808 18TH STREET,
PLANO, TEXAS 75074
CONTACT: FRANK POLLACIA
PHONE: (972) 509-0088

APPLICANT:
ALDERS AT PROSPER, LLC
1625 CLARKE SPRINGS DRIVE
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469) 446-1276

OWNER:
PROSPER VILLAGES AT LEGACY, LLC
10950 RESEARCH RD.
FRISCO, TEXAS 75033
CONTACT: CLINT RICHARDSON
PHONE: (214) 387-3993

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 - 7705
TPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE, P.E.

Z19-0005

EXHIBIT E

DEVELOPMENT SCHEDULE

The timing of development will depend upon construction of thoroughfares and utilities serving the property and market trends/demands for the area. However, the project is anticipated to begin construction within 1 to 3 years after approval of the Planned Development ordinance.



PERCENTAGE	MATERIAL
41%	GRANBURY STONE
57%	'OLD TOWN' BRICK
2%	CEMENT FIBER BOARD

09 Elevation
SCALE: 3/32" = 1'-0"



PERCENTAGE	MATERIAL
43%	GRANBURY STONE
51%	'OLD TOWN' BRICK
6%	CEMENT FIBER BOARD

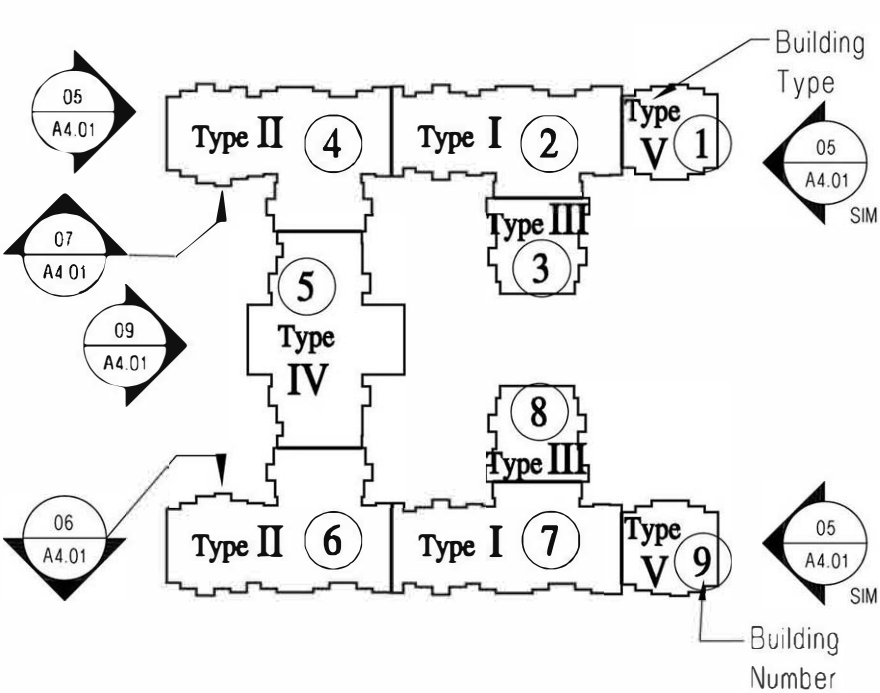
07 Elevation
SCALE: 3/32" = 1'-0"

PERCENTAGE	MATERIAL
43%	GRANBURY STONE
51%	'OLD TOWN' BRICK
6%	CEMENT FIBER BOARD

06 Elevation
SCALE: 3/32" = 1'-0"

PERCENTAGE	MATERIAL
20%	GRANBURY STONE
78%	'OLD TOWN' BRICK
2%	CEMENT FIBER BOARD

05 Elevation
SCALE: 3/32" = 1'-0"



Key Plan
No Scale

Exhibit F
Case No. Z19-0005

Alders at Prosper



PERCENTAGE	MATERIAL
16%	GRANBURY STONE
79%	'OLD TOWN' BRICK
5%	CEMENT FIBER BOARD

09 Elevation
SCALE: 3/32" = 1'-0"



PERCENTAGE	MATERIAL
20%	GRANBURY STONE
78%	'OLD TOWN' BRICK
2%	CEMENT FIBER BOARD

07 Elevation
SCALE: 3/32" = 1'-0"

PERCENTAGE	MATERIAL
18%	GRANBURY STONE
79%	'OLD TOWN' BRICK
3%	CEMENT FIBER BOARD

05 Elevation
SCALE: 3/32" = 1'-0"

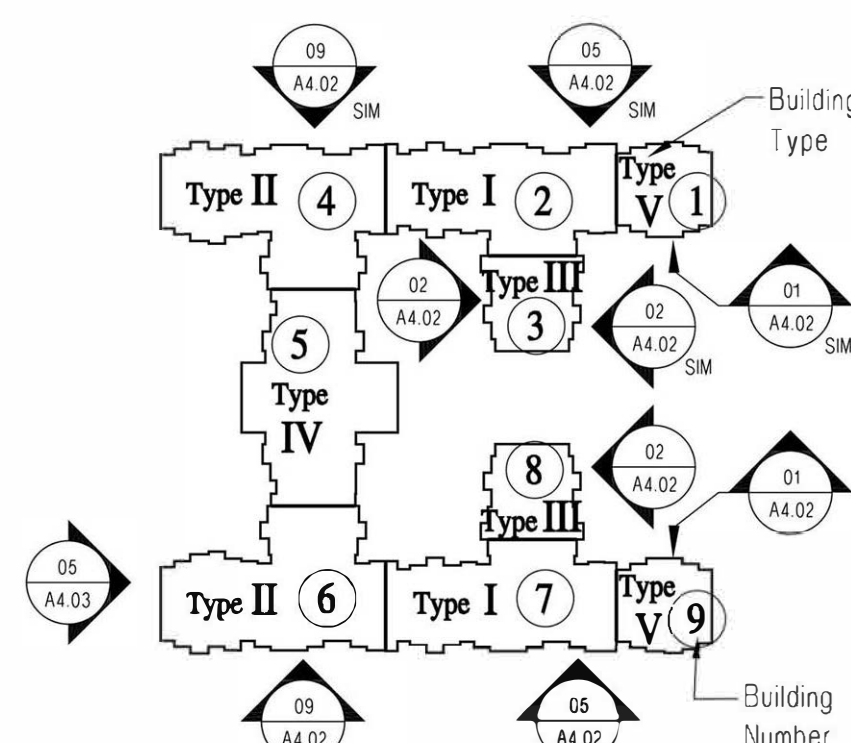


PERCENTAGE	MATERIAL
34%	GRANBURY STONE
65%	'OLD TOWN' BRICK
1%	CEMENT FIBER BOARD

02 Elevation
SCALE: 3/32" = 1'-0"

PERCENTAGE	MATERIAL
12%	GRANBURY STONE
79%	'OLD TOWN' BRICK
9%	CEMENT FIBER BOARD

01 Elevation
SCALE: 3/32" = 1'-0"



Key Plan
No Scale

Alders at Prosper



PERCENTAGE	MATERIAL
40%	GRANBURY STONE
59%	'OLD TOWN' BRICK
1%	CEMENT FIBER BOARD

11 Elevation
SCALE: 3/32" = 1'-0"



PERCENTAGE	MATERIAL
20%	GRANBURY STONE
78%	'OLD TOWN' BRICK
2%	CEMENT FIBER BOARD

09 Elevation
SCALE: 3/32" = 1'-0"



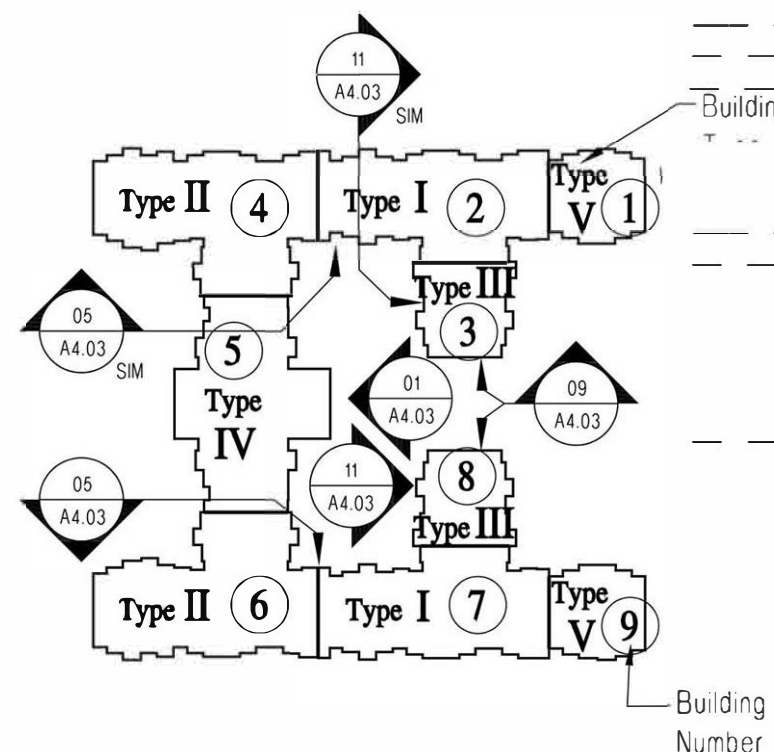
PERCENTAGE	MATERIAL
37%	GRANBURY STONE
59%	'OLD TOWN' BRICK
4%	CEMENT FIBER BOARD

05 Elevation
SCALE: 3/32" = 1'-0"



PERCENTAGE	MATERIAL
41%	GRANBURY STONE
57%	'OLD TOWN' BRICK
2%	CEMENT FIBER BOARD

01 Elevation
SCALE: 3/32" = 1'-0"



Key Plan
No Scale

Alders at Prosper



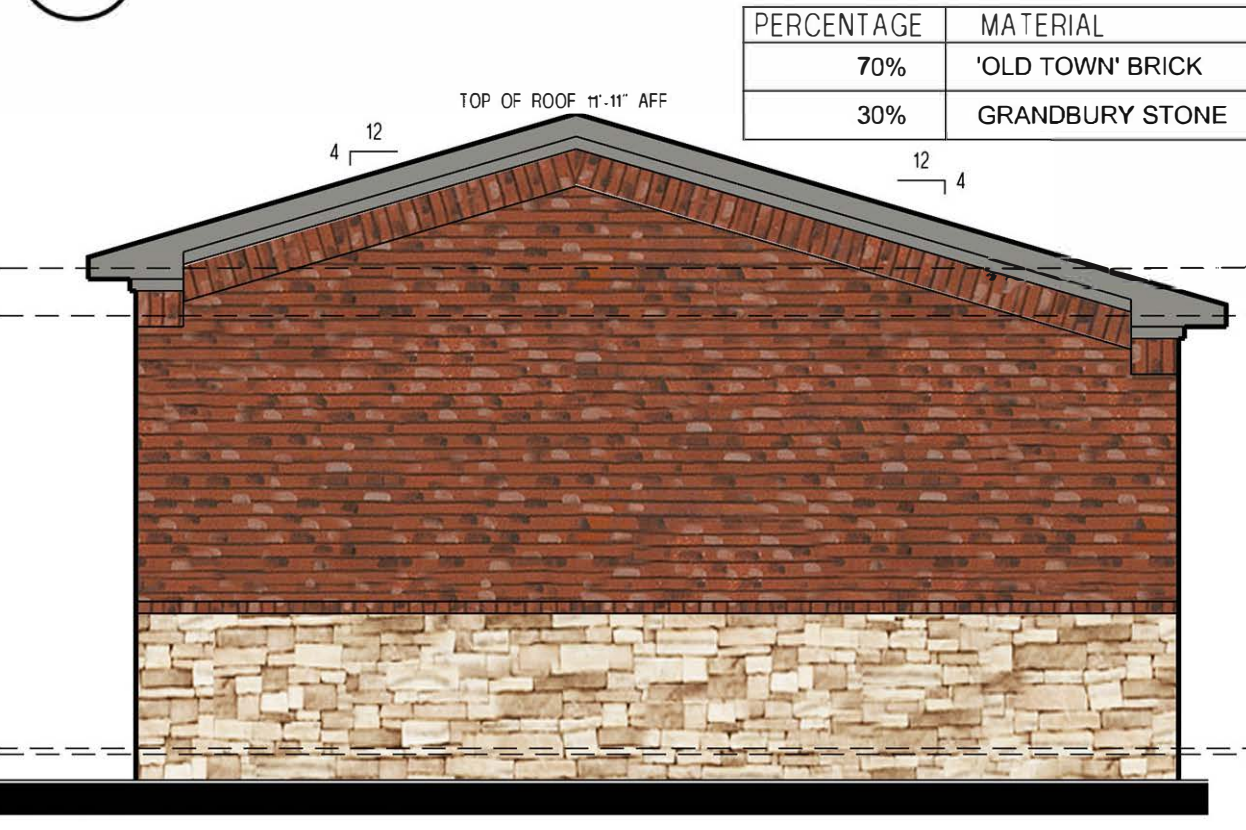
16 Detached Garage Elevation - With HC Bay
SCALE: 3/8" = 1'-0"

PERCENTAGE	MATERIAL
78%	'OLD TOWN' BRICK
22%	GRANDBURY STONE



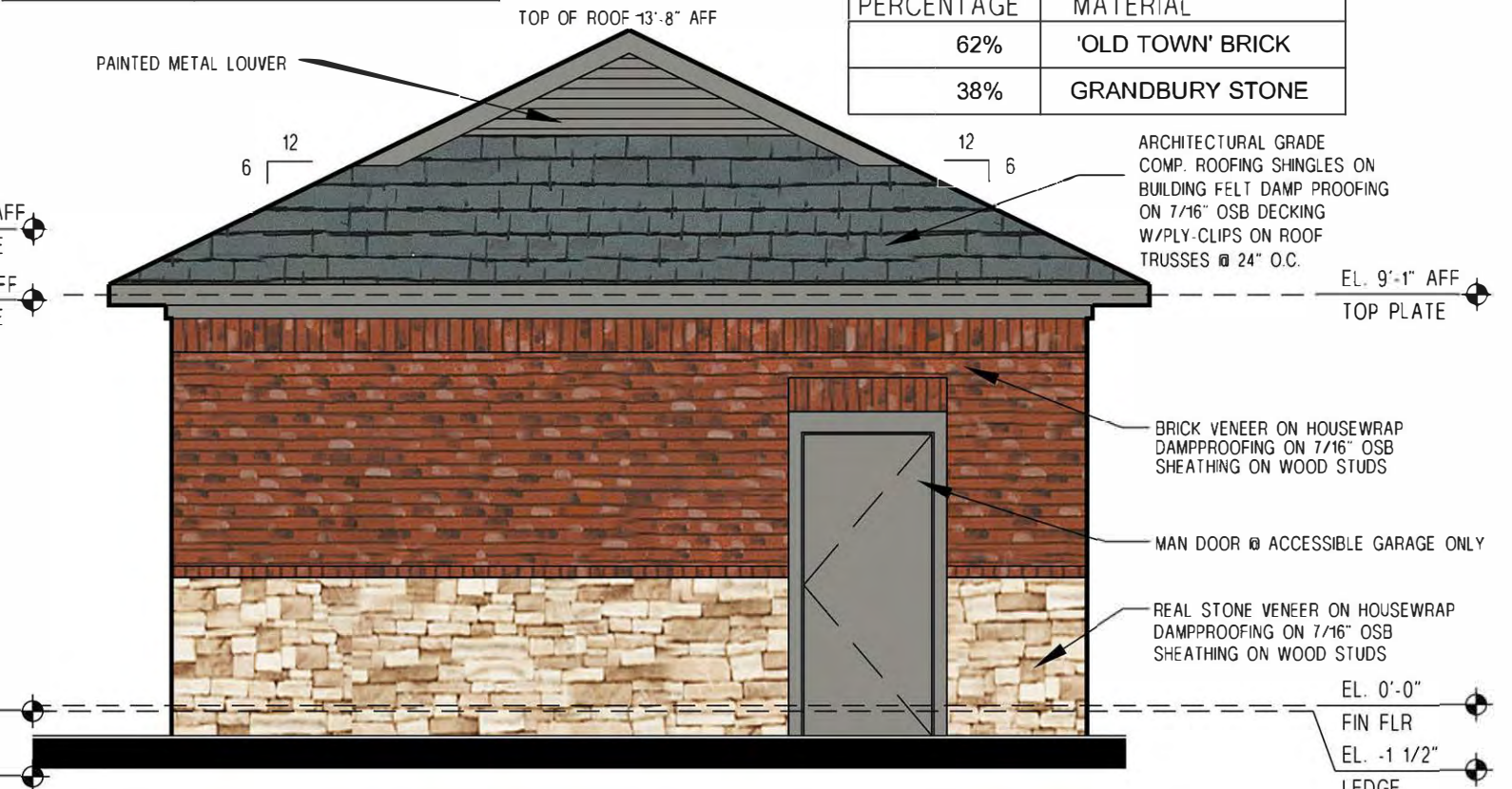
13 Detached Garage Elevation
SCALE: 3/8" = 1'-0"

PERCENTAGE	MATERIAL
82%	'OLD TOWN' BRICK
18%	GRANDBURY STONE



12 Side Elevation - Boiler / Maint.
SCALE: 3/8" = 1'-0"

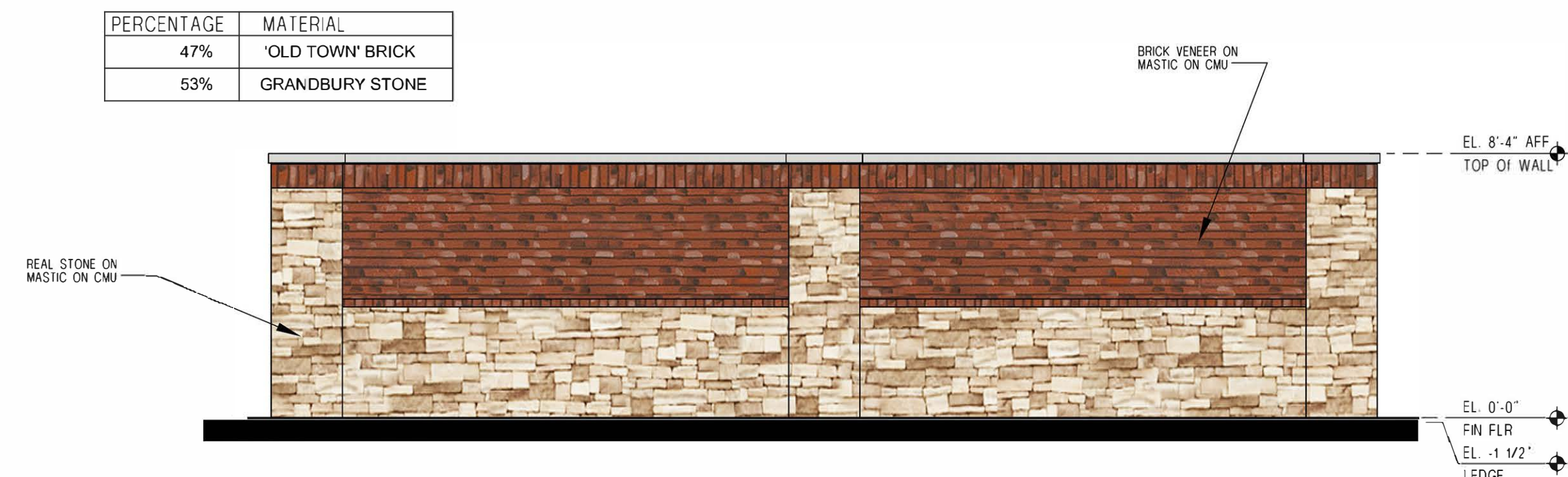
PERCENTAGE	MATERIAL
70%	'OLD TOWN' BRICK
30%	GRANDBURY STONE



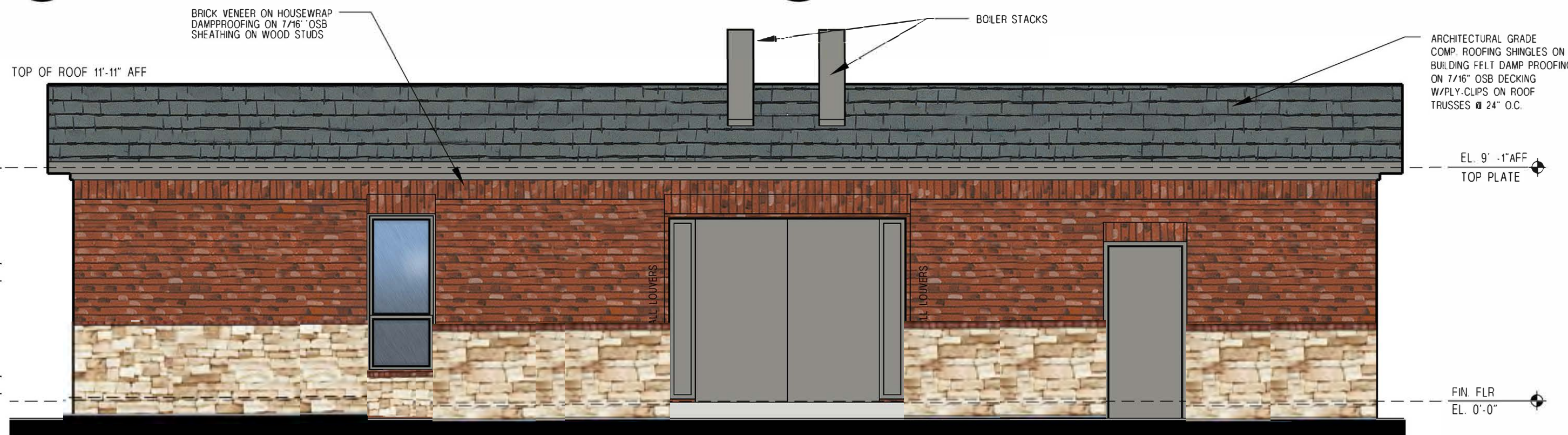
11 Typ. Detached Garage Elevation - Side
SCALE: 3/8" = 1'-0"

PERCENTAGE	MATERIAL
62%	'OLD TOWN' BRICK
38%	GRANDBURY STONE

PERCENTAGE	MATERIAL
47%	'OLD TOWN' BRICK
53%	GRANDBURY STONE

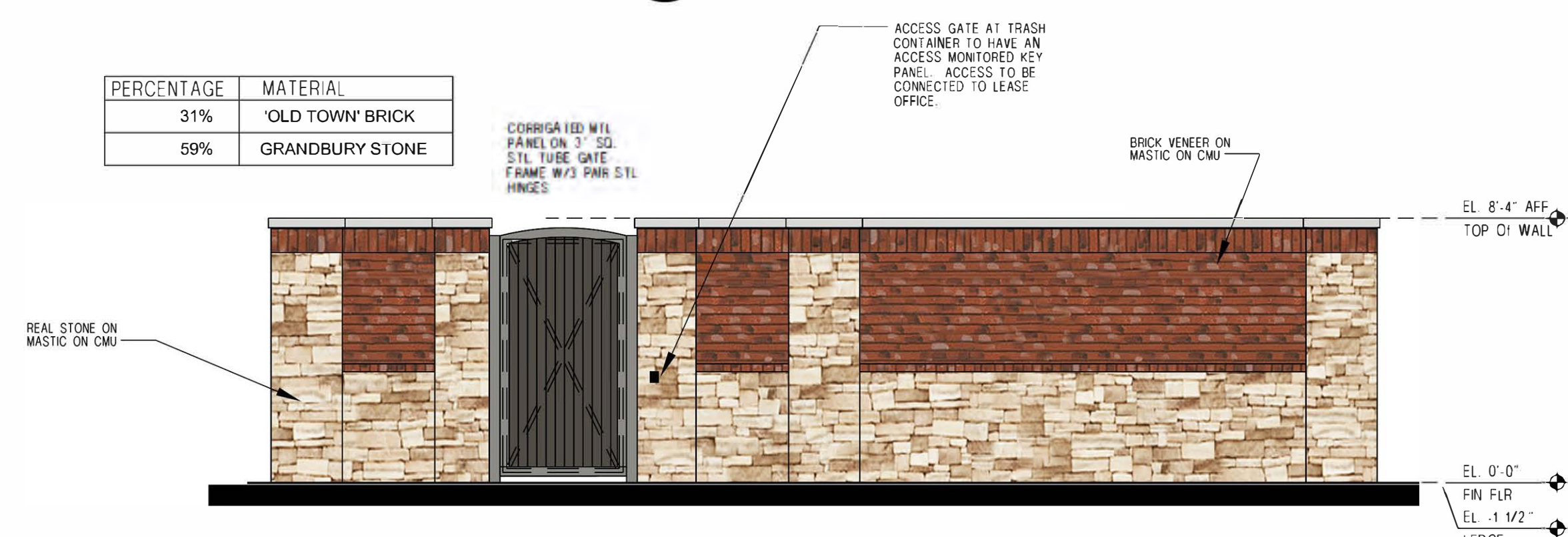


09 Elevation Side - Trash
SCALE: 3/8" = 1'-0"



07 Rear Elevation - Boiler / Maint.
SCALE: 3/8" = 1'-0"

PERCENTAGE	MATERIAL
100%	'OLD TOWN' BRICK
0%	GRANDBURY STONE



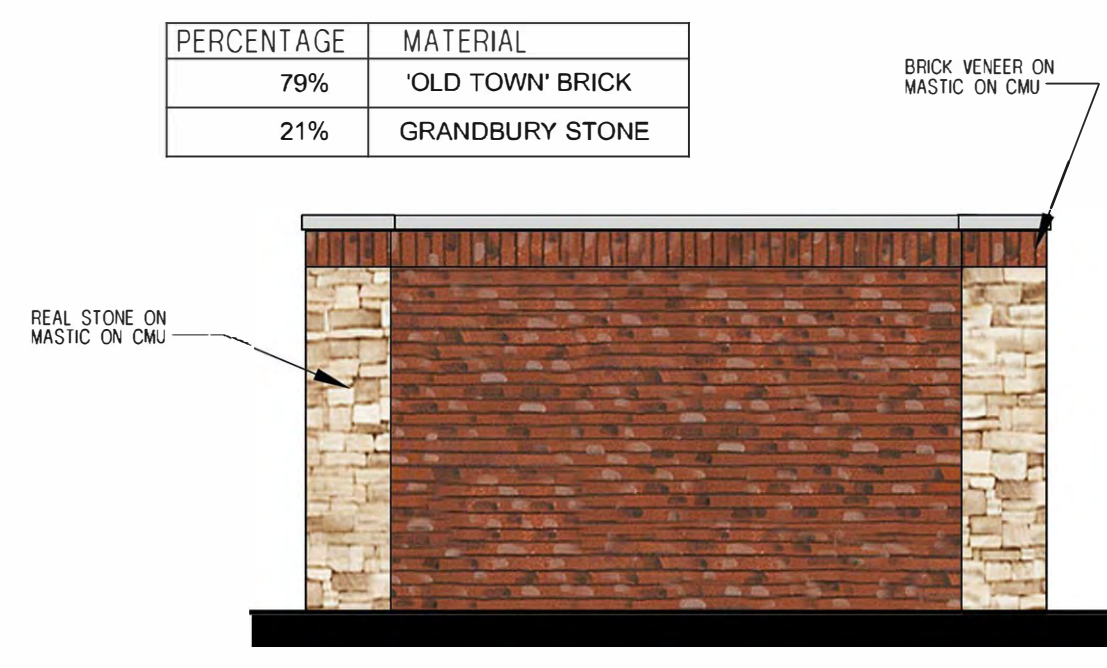
PERCENTAGE	MATERIAL
31%	'OLD TOWN' BRICK
59%	GRANDBURY STONE

05 Elevation Entry Side
SCALE: 3/8" = 1'-0"



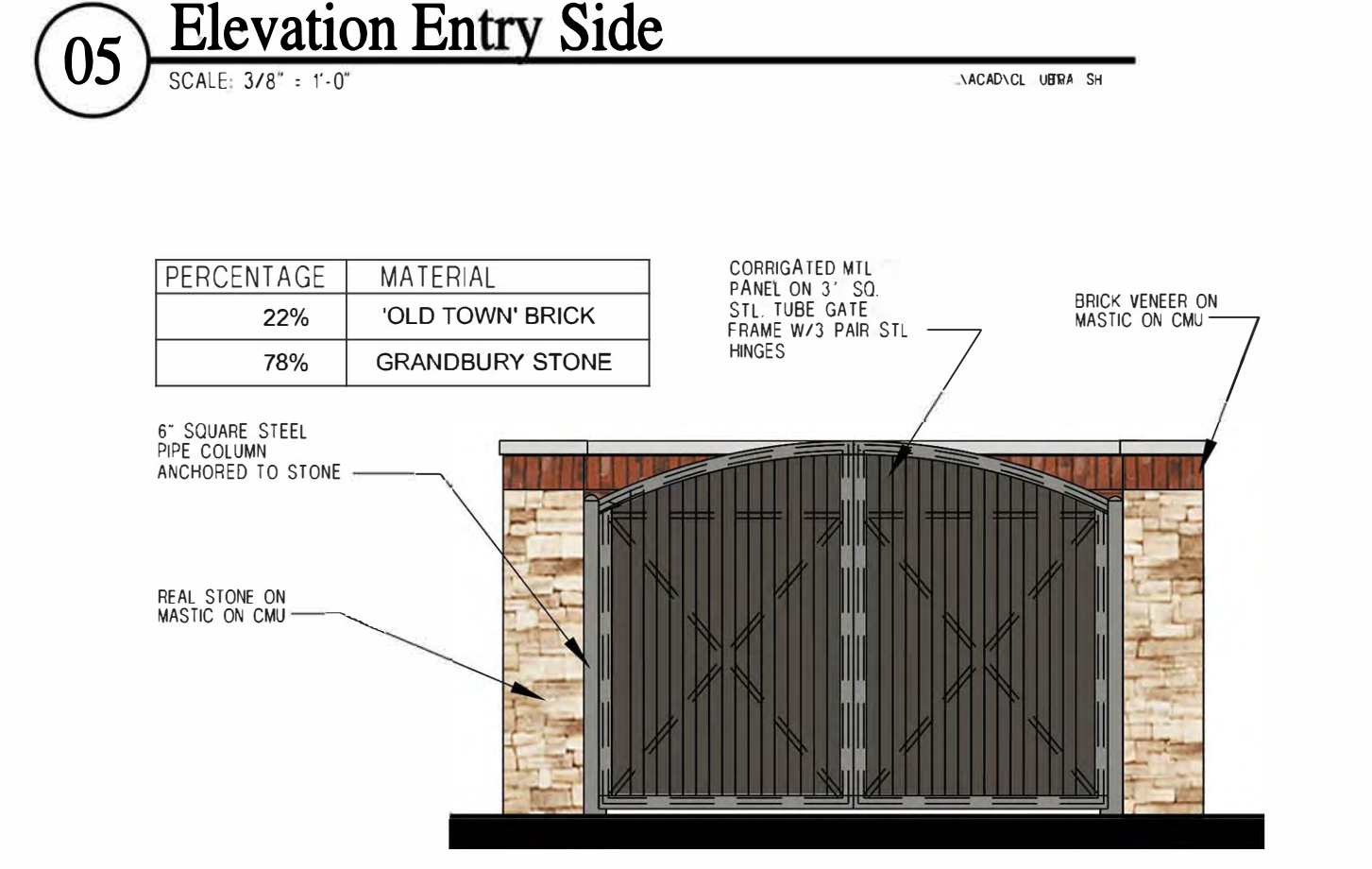
03 Front Elevation Boiler / Maint
SCALE: 3/8" = 1'-0"

PERCENTAGE	MATERIAL
76%	'OLD TOWN' BRICK
24%	GRANDBURY STONE



PERCENTAGE	MATERIAL
79%	'OLD TOWN' BRICK
21%	GRANDBURY STONE

02 Rear Elevation
SCALE: 3/8" = 1'-0"



PERCENTAGE	MATERIAL
22%	'OLD TOWN' BRICK
78%	GRANDBURY STONE

01 Front Gate
SCALE: 3/8" = 1'-0"



PERCENTAGE	MATERIAL
43%	GRANBURY STONE
1%	WOOD SIDING
0.1%	HARDIE PANEL
55.9%	"OLD TOWN" BRICK

04 Side Elevation
SCALE 1/8" = 1'-0"



PERCENTAGE	MATERIAL
43%	GRANBURY STONE
1%	WOOD SIDING
0.1%	HARDIE PANEL
55.9%	"OLD TOWN" BRICK

03 Side Elevation
SCALE 1/8" = 1'-0"

EL. 19'-8 3/4"
TOP OF RIDGE

EL. 9'-1" AFF
TOP PLATE

EL. 6'-8"
WINDOW HEAD

EL. 0'-0"
FIN FLR

EL. -1 1/2"
BRICK LEDGE



PERCENTAGE	MATERIAL
39.7%	GRANBURY STONE
0%	WOOD SIDING
0.1%	HARDIE PANEL
60.2%	"OLD TOWN" BRICK

02 Elevation
SCALE 1/8" = 1'-0"



PERCENTAGE	MATERIAL
40.4%	GRANBURY STONE
0%	WOOD SIDING
0.1%	HARDIE PANEL
59.5%	"OLD TOWN" BRICK

01 Rear
SCALE 1/8" = 1'-0"

EL. 19'-8 3/4"
TOP OF RIDGE

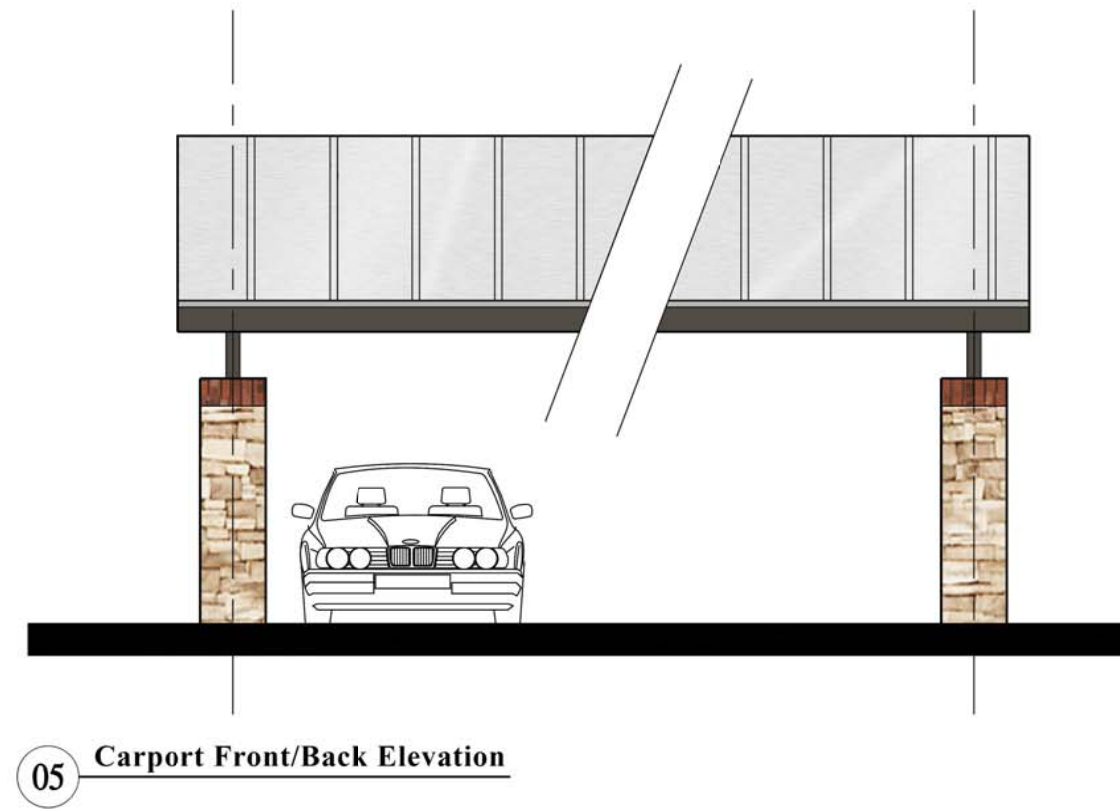
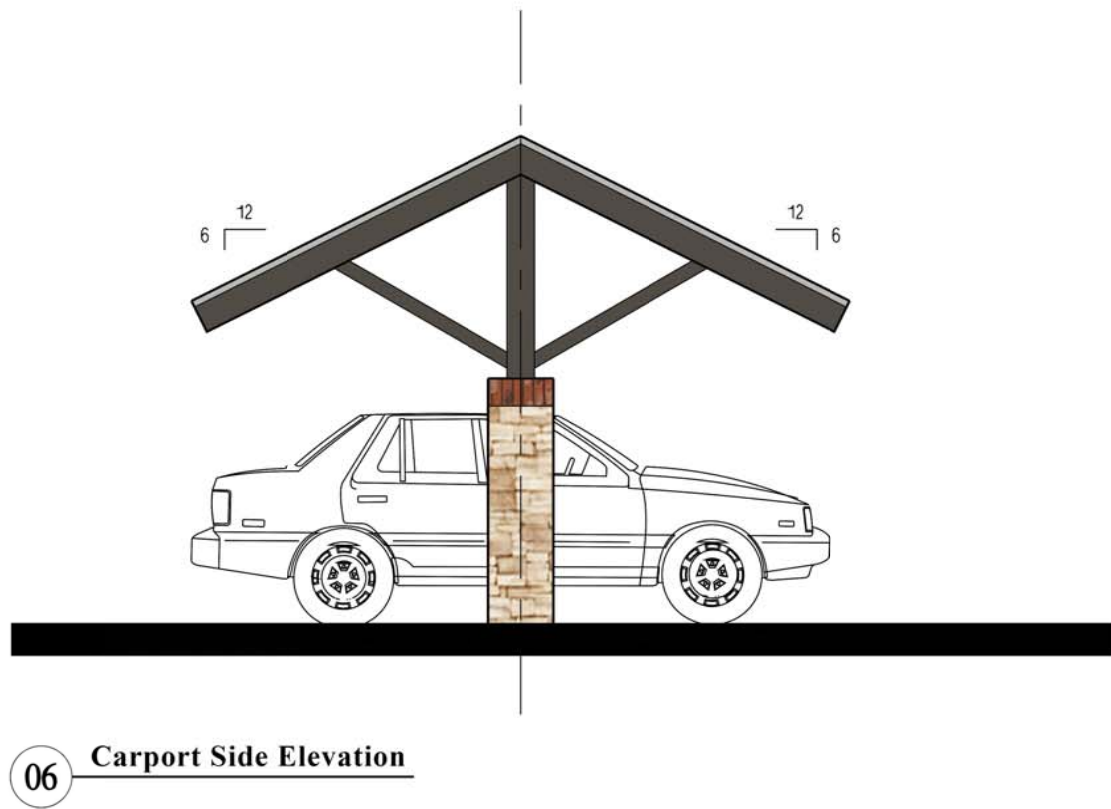
EL. 9'-1" AFF
TOP PLATE

EL. 6'-8"
WINDOW HEAD

EL. 0'-0"
FIN FLR

EL. -1 1/2"
BRICK LEDGE

Alders at Prosper



Alders at Prosper

