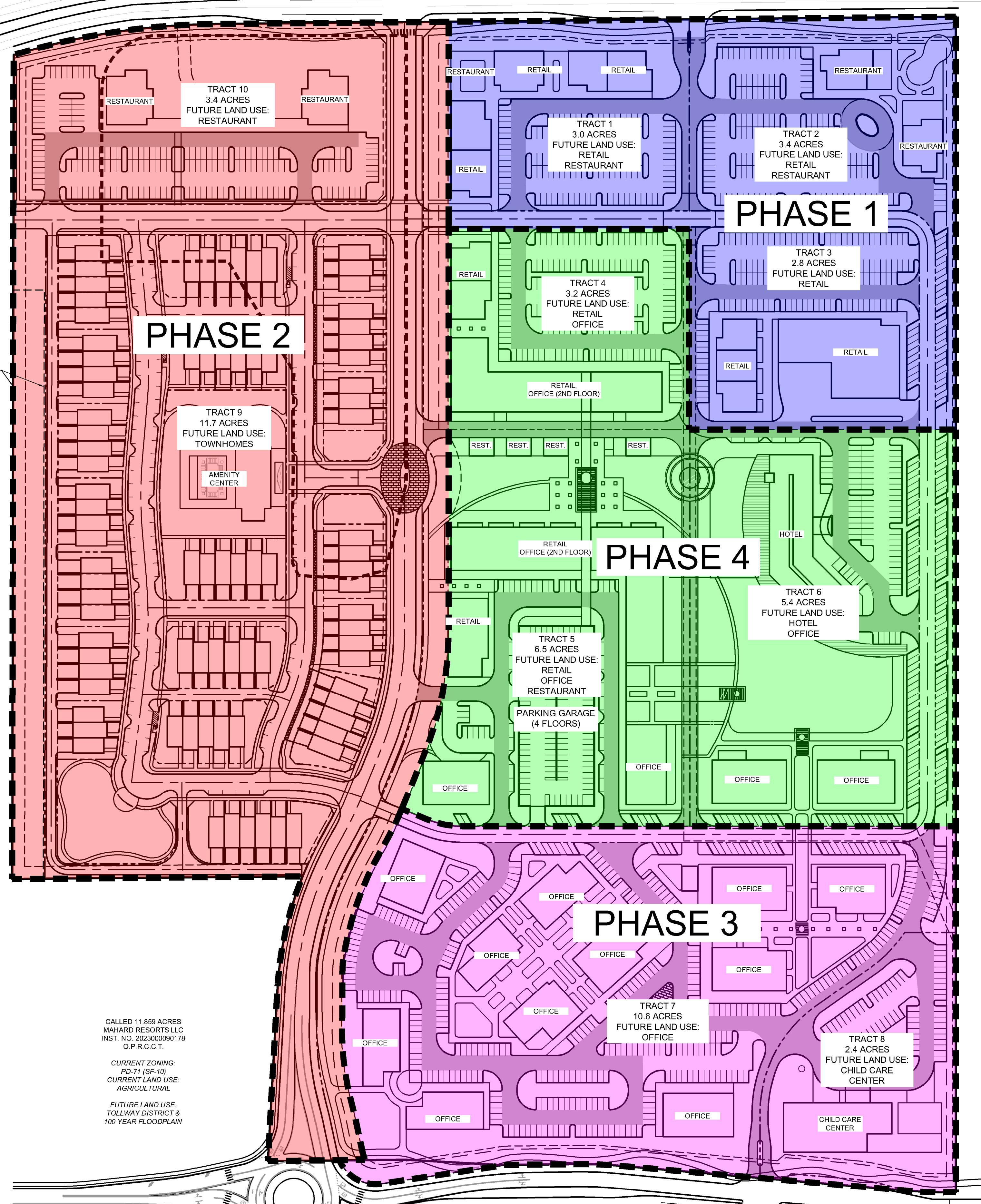


Plotted By: Nicholas Blake Date: June 01, 2026 06:43:24am File Path: \\K:\ERL_Civil\068303300-Prosper 60-Acre Tract\CAD_PlanSheets\C=PD_Simplified Phasing Exhibit_Dstion_1.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CALLED 78.483 ACRES
 LEGACY & FIRST LP
 INST. NO. 20200618000919920
 O.P.R.C.C.T.
 CURRENT ZONING:
 C
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN

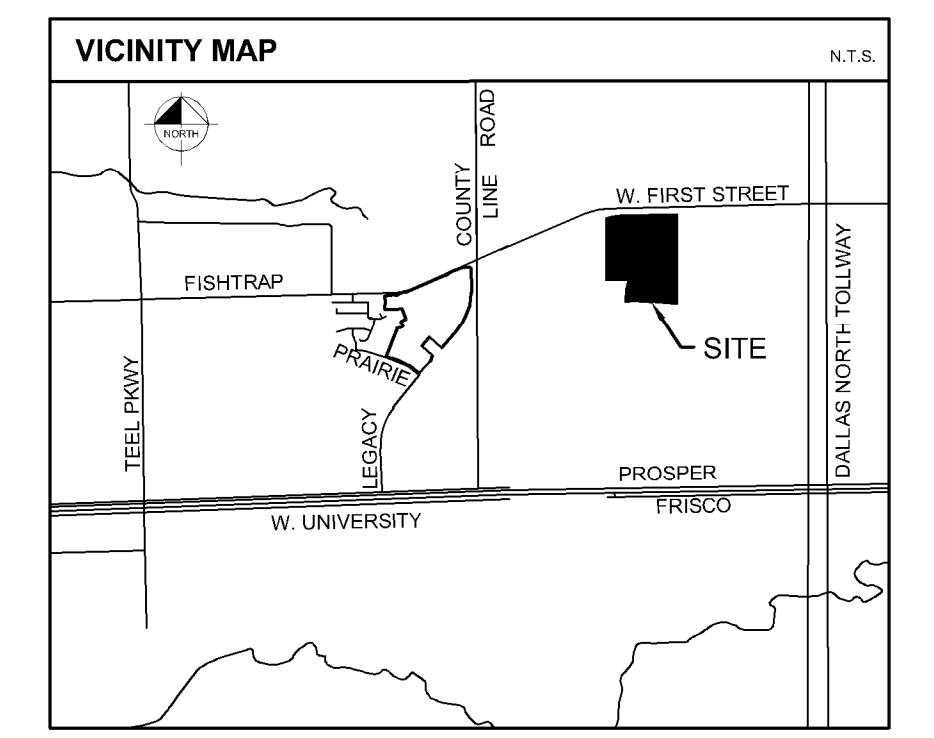
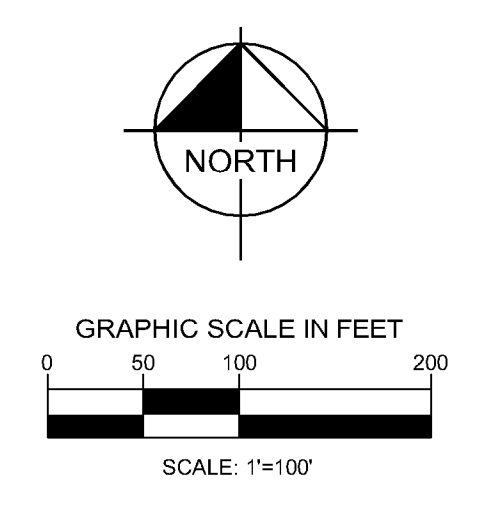
CALLED 11.859 ACRES
 MAHARD RESORTS LLC
 INST. NO. 2023000090178
 O.P.R.C.C.T.
 CURRENT ZONING:
 PD-71 (SF-10)
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN

CALLED 5.101 ACRES
 MAHARD AND LOVERS LLC.
 INST. NO. 2023000090206
 O.P.R.C.C.T.

CALLED 5.053 ACRES
 PRIME AT LOVERS LN LP.
 INST. NO. 2023000090218
 O.P.R.C.C.T.

DFW PROSPER LAND INVESTORS LLC.
 INST. NO. 2023000090225
 O.P.R.C.C.T.

REMAINDER OF
 CALLED 188.635 ACRES
 M.A.H.G. PARTNERSHIP
 INST. NO. 20100901000545080
 O.P.R.C.C.T.
 CURRENT ZONING:
 PD-41
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN



SITE DATA SUMMARY TABLE						
PHASE 1						
TRACT	ACREAGE	LAND USES	TOTAL BUILDING SQUARE FOOTAGE	REQ. PARKING	PROVIDED PARKING	
TRACT 1**	3.0 ACRES	RETAIL RESTAURANT	13,500 SF 9,400 SF	1 SPACE / 250 SF 1 SPACE / 75 SF	54 SPACES 126 SPACES	24 SPACES 100 SPACES
TRACT 2**	3.4 ACRES	RESTAURANT	9,200 SF	1 SPACE / 75 SF	123 SPACES	149 SPACES
TRACT 3**	2.8 ACRES	RETAIL	28,850 SF	1 SPACE / 250 SF	116 SPACES	178 SPACES
STREET E-E RIGHT-OF-WAY DEDICATION	1.6 ACRES					
PHASE 1 TOTAL ACREAGE	10.8 ACRES					
PHASE 2						
TRACT 9	9.6 ACRES	TOWNHOMES	86 UNITS			172 GARAGE SPACES 73 ONSTREET SPACES
TRACT 10	3.4 ACRES	RESTAURANT	9,000 SF	1 SPACE / 75 SF	120 SPACES	165 SPACES
TOWN HOME STREET DEDICATION	5.5 ACRES					
MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES					
PHASE 2 TOTAL ACREAGE	21.2 ACRES					
PHASE 3						
TRACT 7***	10.6 ACRES	OFFICE	81,610 SF	1 SPACE / 300 SF	273 SPACES	369 SPACES
TRACT 8	2.4 ACRES	CHILD CARE CENTER	12,800 SF	1 SPACE / 10 STUDENT 1 SPACE/TEACHER	43 SPACES	60 SPACES
PHASE 3 TOTAL ACREAGE	13.0 ACRES					
PHASE 4						
TRACT 4***	3.2 ACRES	RETAIL, RESTAURANT, OFFICE	24,345 SF 7,500 SF 24,345 SF	1 SPACE / 250 SF 1 SPACE / 75 SF 1 SPACE / 300 SF	98 SPACES 100 SPACES 82 SPACES	81 SPACES 80 SPACES 0 SPACES
TRACT 5***	6.5 ACRES	RETAIL, RESTAURANT, OFFICE	39,811 SF 47,665 SF 4,800 SF	1 SPACE / 250 SF 1 SPACE / 300 SF 1 SPACE / 75 SF	160 SPACES 159 SPACES 64 SPACES	48 SPACES 0 SPACES 0 SPACES
TRACT 6***	5.4 ACRES	HOTEL OFFICE	139 ROOMS 34,300 SF	1 SPACE / ROOM 1 SPACE / 300 SF	139 SPACES 115 SPACES	129 SPACES 63 SPACES
PHASE 4 TOTAL ACREAGE	15.1 ACRES					
TOTAL ACREAGE	60.1 ACRES					

NOTES:
 * 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.

** A SHARED PARKING AGREEMENT WILL BE REQUIRED BETWEEN TRACT 1, 2, AND 3 AT TIME OF SITE PLAN PHASE.

*** A SHARED PARKING AGREEMENT WILL BE REQUIRED BETWEEN TRACT 4, 5, 6, AND 7 AT TIME OF SITE PLAN PHASE.

Kimley»Horn
 CONCEPT PLAN
 ZONE-24-0025

OWNER
 PTP RETAIL HOLDINGS LLC
 8105 RASOR BLVD., SUITE 299
 PLANO, TEXAS 75024
 PHONE (469) 982-4300
 CONTACT: NASEEM SHAIK

61.743 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: 06/01/2026

APPLICANT
 DAAKE LAW
 322 W. WALNUT STREET, SUITE 210
 CELINA, TX 75009
 PHONE (469) 989-7285
 CONTACT: ALEXA KNIGHT

ARCHITECT
 GFF ARCHITECTS
 300 NOWITZKI WAY, SUITE 400
 DALLAS, TX 75219
 PHONE (214) 303-1500
 FAX (214) 303-1512
 CONTACT: BRIAN MOORE

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210
 FRISCO, TX 75034
 PHONE (972) 335-3580
 FAX (972) 335-3779
 CONTACT: DAVID UPTON, P.E.

No.	REVISIONS	DATE

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 Engineer: DAVID UPTON
 P.E. No. 145298 Date: 06/01/2026

SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		DCU	DCU	CAK

BELLA PROSPER
 PHASING PLAN EXHIBIT

BELLA PROSPER
 TOWN OF PROSPER, TEXAS

DATE	PROJECT NO.	SHEET NUMBER
06/01/2026	068303300	1 OF 1