

LEGAL DESCRIPTION

BEING an 11.29 acre tract of land out of the Collin County School Land Survey, Abstract Number 147, situated in the Town of Prosper, Collin County, Texas, being all of a called 11.296 acre tract of land conveyed to Coleman Street 11 Acre Partners, LLC, by deed of record in Document Number 20191007001251960 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK Nail found in Coleman Street (right-of-way varies), being the Northeast corner of a called 9.2956 acre tract of land conveyed to James E. Rowland by deed of record in Volume 3402, Page 451 of said Official Public Records, also being the Southeast corner of said 11.296 acre tract and hereof;

THENCE, S89°57'38"W, leaving Coleman Street, along the South line of said 11.296 acre tract, being in part, the common North line of said 9.2956 acre tract, and in part, the common North line of a called 4.00 acre tract of land conveyed to Dairy Manufacturers, Inc. by deed of record in Volume 3510, Page 179 of said Official Public Records, a distance of 1028.72 feet to a 3/8 inch iron rod found in the East right-of-way line of the Burlington Northern Santa Fe Railroad (100-foot right-of-way), being the Northwest corner of said 4.00 acre tract, also being the Southwest corner of said 11.296 acre tract and hereof;

THENCE, N11°24'21"E, along the East right-of-way line of said Burlington Northern Santa Fe Railroad and the common West line of said 11.296 acre tract, a distance of 509.85 feet to a 1/2 inch iron rod found at the Southwest corner of Lot 3, Block A of Eagles Crossing Addition, a subdivision of record in Volume 2011, Page 245 of the Plat Records of Collin County, Texas, being the Northwest corner of said 11.296 acre tract and hereof;

THENCE, N89°54'48"E, leaving the East right-of-way line of said Burlington Northern Santa Fe Railroad, along the North line of said 11.296 acre tract, being in part, the common South line of said Lot 3, and in part, the common South line of Lot 2 of said Block A, passing at a distance of 891.93 feet a 1/2 inch iron rod with red plastic cap stamped "GEER 4117" found at the Southeast corner of said Lot 2, and continuing for a total distance of 937.81 feet to a PK Nail found in Coleman Street, being the Northeast corner of said 11.296 acre tract and hereof;

THENCE, along Coleman Street and the East line of said 11.296 acre tract, the following two (2) courses and distances:

1. S00°16'52"W, a distance of 23.04 feet to a PK Nail found;
2. S01°10'33"W, a distance of 477.56 feet to the **POINT OF BEGINNING**, and containing an area of 11.29 acres (491,797 square feet) of land, more or less.



EAGLE SURVEYING, LLC
210 S. ELM STREET
SUITE: 104
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

Matthew Raabe

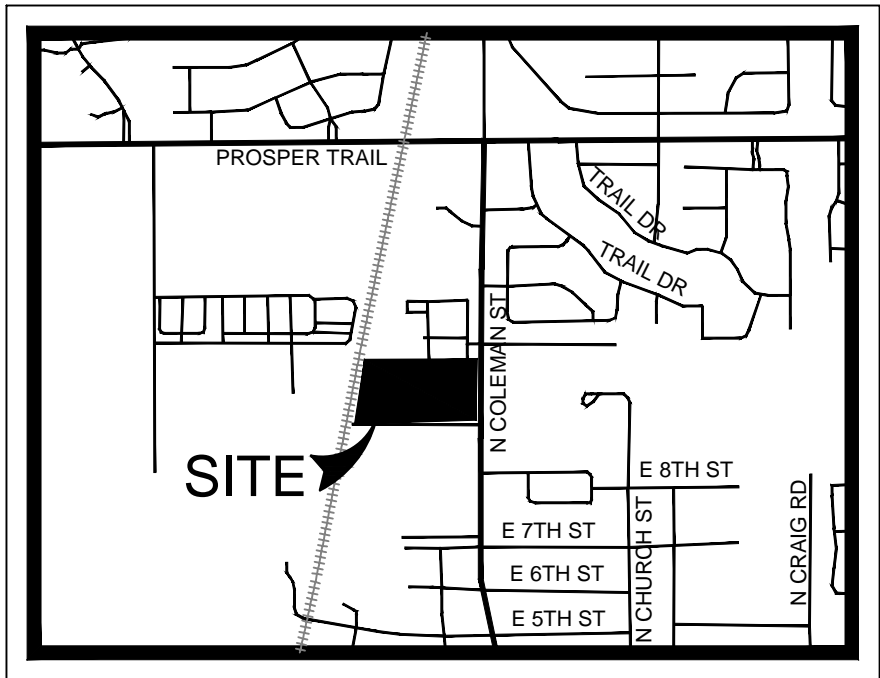
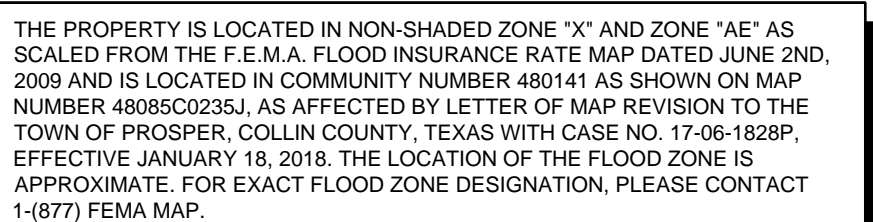
Matthew Raabe
R.P.L.S. # 6402

12-14-21
Date



JOB NUMBER	DRAWN BY	DATE
2110.068-02	MJR	12/02/2021

PLOTTED BY: SANTIAGO DURAN
 PLOT DATE: 7/19/2022 8:34 AM
 LOCATION: \\CM-FS01\PUBLIC\
 LAST SAVED: 4/11/2022 11:19 AM



LEGAL DESCRIPTION

THENCE, along Coleman Street and the East line of said 11.296 acre tract, the following two (2) courses and distances:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

Matthew Raabe
R.P.L.S. # 6402 12-14-21
Date



CASE #: Z22-0008

EXHIBIT A

NAME
000 ADDRESS
CITY , ST 0000
PH: 000.000.0000

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

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET, SUITE #104
DENTON, TX 76201
PH: 940.222.3009

CONTACT NAME: MATTHEW RAABE

LEGAL DESCRIPTION:
11.296 ACRE TRACT OF LAND CONVEYED TO
COLEMAN STREET 11 ACRE PARTNERS, LLC
BY DEED OF RECORD DOC. # 20191007001251960
OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

CITY: PROSPER STATE: TEXAS

<u>COUNTY</u>	<u>SURVEY:</u>	<u>ABSTRACT NO</u>
COLLIN	COLLIN CO SCHOOL LAND SURVEY	147

P R E L I M I N A R Y

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer MATT MOORE
P.E. No. 95813 Date JUNE 2022

No.	DATE	REVISION	BY

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAM
DATE:	7/19/2022

EXH-A

File No. 2021-217

CASE # Z 22-0008

Prosper Coleman Maker Space / Luxury Warehouses / Artisan Suites

EXHIBIT B

Statement of Intent and Purpose

The Intent and Purpose of the Proposed Planned Development District is to add two uses that normally require an SUP to the approved uses under the existing Commercial Zoning and to add restrictions to the additional proposed use further defined as Luxury Office / Warehouse spaces to be constructed within the Proposed Planned Development District.

CASE # Z 22-0008

Prosper Coleman Maker Space / Luxury Warehouses / Artisan Suites

EXHIBIT C

PLANNED DEVELOPMENT STANDARDS

The proposed development will conform to the development standards of the Commercial District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

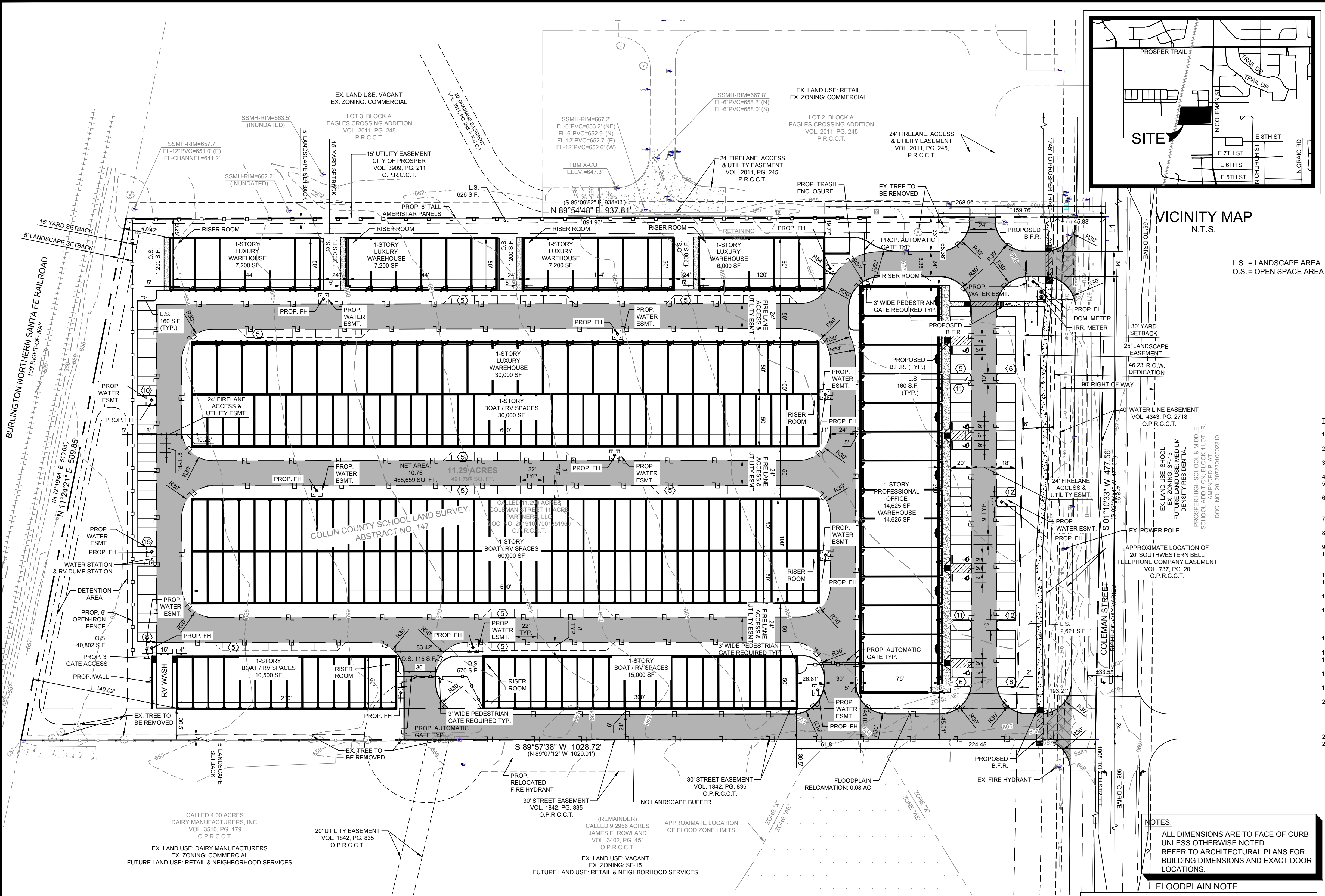
- 1) Except as noted below, the Tract shall develop in accordance with the Commercial District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.
- 2) Development Plans
 - a) Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
 - b) Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.
 - c) Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G.
- 3) Uses. Uses shall be permitted in accordance with the Commercial District with the following additions:
 - a) Automobile Storage
 - b) Recreational Vehicle / Truck Parking Lot or Garage (RV Parking)
 - c) Luxury Office / Warehouse to be defined as:
 - i) Individual Office / Warehouse Suites to be located within the interior of the development
 - ii) No Suite shall exceed two stories in height, and no greater than thirty feet (30.0' above final grade level.

CASE # Z 22-0008

Prosper Coleman Maker Space / Luxury Warehouses / Artisan Suites

- v) Roof-mounted mechanical equipment, if utilized, shall be screened in a manner such that no equipment is visible from Coleman Street.
 - vi) Luxury Office / Warehouse suites may be utilized to conduct business in the form of Personal Office uses by the Tenants. Storefront retail uses will not be permitted within the Luxury Office / Warehouse Suites and is constrained to buildings Directly facing Coleman Street and/or Buildings fronting on to the Mutual Access Easement along the southern portion of the property.
 - vii) No portion of the Property may be used for residential purposes.
- 4) Regulations:
- a) All Luxury Office / Warehouse spaces to be subject to typical Commercial Occupancy Requirements, including no overnight stays or habitation.
 - b) No further subdivision of enclosed RV Parking in to smaller Storage units to be permitted
 - c) All Buildings to be constructed of Metal with Masonry Veneers as applicable under the approved elevations and Concept Plan.
 - d) Auctions: Auctions related to the sale of private property held in Storage Units and / or Luxury Office / Warehouse Suites for the purposes of recovering unpaid units as authorized by law shall be permitted to be held on-site no more than two (2) times per calendar year subject to an application to the Town of Prosper for a Temporary Use / Special Event Permit.
 - e) No landscape setback required along Southern property line.
 - f) Automobile storage, recreational vehicle/ truck parking lot or garage (RV parking) will be enclosed within a building.

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 8/6/2022 10:39 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-217 BEATTY COLEMAN PROSPER\CADD\PROJECTS\EXH-D EXHIBIT D.DWG
 LAST SAVED: 7/27/2022 10:41 AM



GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

LEGEND	
	FIRE LANE PER TOWN OF PROSPER STANDARDS
	CONCRETE PER TOWN OF PROSPER STANDARDS
	PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET ####
	PROPOSED PUBLIC SIDEWALK PER TOWN STANDARDS
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPPING

L.S. = LANDSCAPE AREA
 O.S. = OPEN SPACE AREA

- TOWN OF PROSPER SITE PLAN GENERAL NOTES:
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - 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.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 - 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 CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

CASE #: 222-0008

PREMIUM GARAGES

EXHIBIT D

OWNER:

AMR PROSPER PREMIUM STORAGE LLC
 200 CRESCENT COURT, SUITE 1820
 DALLAS, TX 75201

CONTACT NAME: JENNA ALAME

APPLICANT:

CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021

CONTACT NAME: MATT MOORE

SURVEYOR:

EAGLE SURVEYING, LLC
 210 SOUTH ELM STREET, SUITE #104
 DENTON, TX 76201

CONTACT NAME: MATTHEW RAABE

LEGAL DESCRIPTION:

11.296 ACRE TRACT OF LAND CONVEYED TO COLEMAN STREET 11 ACRE PARTNERS, LLC BY DEED OF RECORD DOC. # 20191007001251980 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

CITY: PROSPER STATE: TEXAS

COUNTY: COLLIN SURVEY: COLLIN CO SCHOOL LAND SURVEY ABSTRACT NO. 147

SITE DATA SUMMARY														
LOT	EX. ZONING / PROPOSED ZONING	PROPOSED USE	LOT SIZE (ACRES)	NET LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	NET LOT SIZE (SQ. FT.)	BOAT / RV SPACES BLDG AREA	BLDG HGT. (FT)	LOT COVERAGE			PARKING		
									REQ.	PROV.	MAX	REQ.	PROV.	MAX
COLEMAN STREET 11 AC PARTNERS, LLC	C / PLANNED DEVELOPMENT	BOAT & RV SPACES / LUXURY WAREHOUSE / PROFESSIONAL OFFICE	11.29	10.76	491,797	468,659	115,500	1 STORY	50% MAX	40.1%	0.33 MAX	4 PER COMPLEX	16	17
		LUXURY WAREHOUSE BLDG AREA					72,226					REQ.	PROV.	
		PROFESSIONAL OFFICE					14,625					REQ.	PROV.	
		TOTAL BLDG. AREA (SQ. FT.)					202,350					REQ.	PROV.	
												1/1000 SF	73	73
												PROFESSIONAL OFFICE REQ. RATIO	42	59
												1/350 SF	42	59
												TOTAL PARKING	149	149

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1108 CREEK SPRINGER RD. SUITE #1
 COLLEVILLE, TX 76034

PHONE: 817.281.0572
 WWW.CLAYMOOREENR.COM

PRELIMINARY

FOR REVIEW ONLY
 Not for construction purposes.

CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANT

Engineer: **MATT MOORE**
 P.E. No. 95813 Date: **JUNE 2022**

**PREMIUM GARAGES
COLEMAN STREET
TOWN OF PROSPER, TX**

NO.	DATE	REVISION	BY

EXHIBIT D

DESIGN: JEV
 DRAWN: JEV
 CHECKED: MAM
 DATE: 8/9/2022

SHEET

EXH-D

File No. 2021-217



Exhibit E – Premier Storage Development Schedule

Below is an anticipated project schedule for the proposed storage development located along Coleman. This schedule is conceptual and subject to change based on permitting/entitlements. Once obtained, then the permitting approvals will start with the Town.

Zoning Submittal to Town – March 2022

Zoning Approval from Town – September 2022

Start Construction – December 2022

Construction Complete – December 2023

Thank you and please call if you have any comments or need additional information.

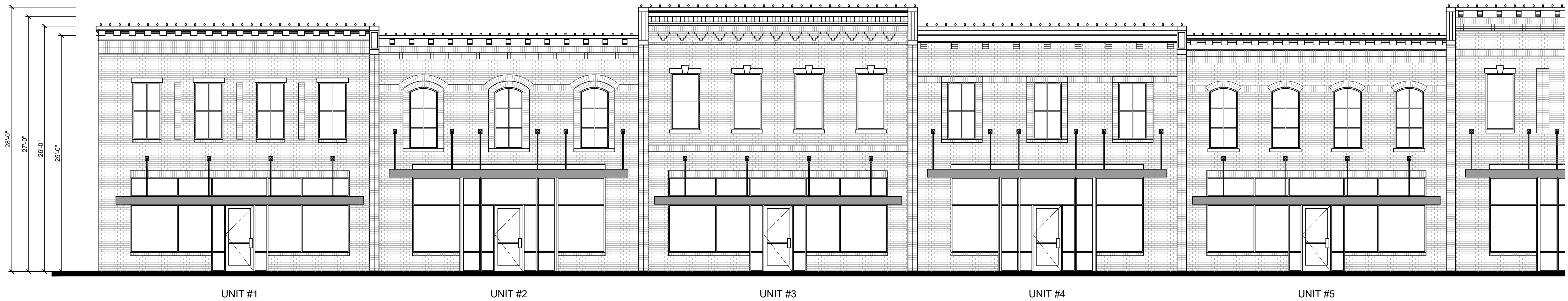
Sincerely,

A handwritten signature in black ink, appearing to read "Drew Donosky". The signature is stylized with a large, looped "D" and a cursive "Donosky".

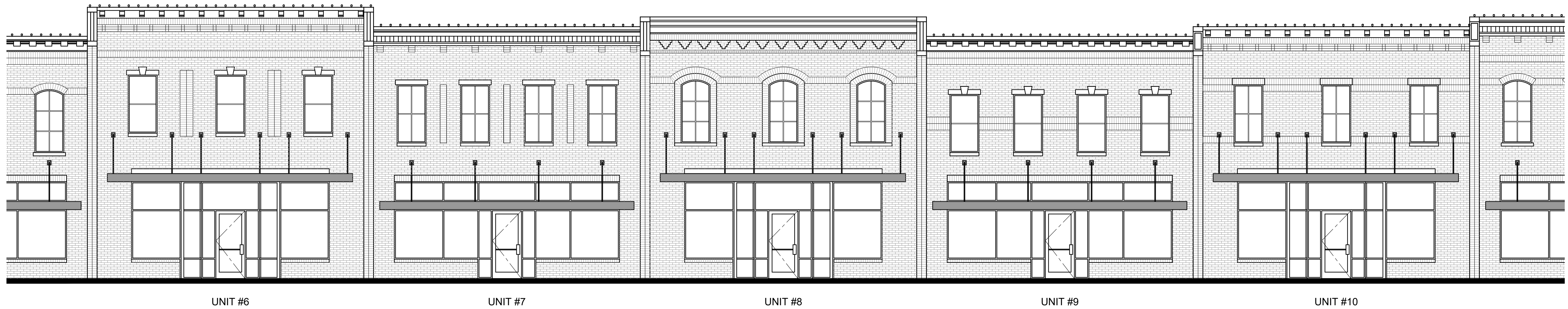
Drew Donosky, P.E.



1 LUXURY OFFICE / WAREHOUSE OVERALL STREET ELEVATION
A1.3 1/16"=1'-0"



2 LUXURY OFFICE / WAREHOUSE 1 THRU 5 STREET ELEVATION
A1.3 3/16"=1'-0"



3 LUXURY OFFICE / WAREHOUSE 6 THRU 10 STREET ELEVATION
A1.3 3/16"=1'-0"

Laurie Murphy Architect
3073 Damsel Sauvage Ln, Lewisville, TX 75066
lmurphy@lauriemurphyarchitect.com
www.lauriemurphyarchitect.com



AMR PREMIUM STORAGE
COLEMAN STREET
PROSPER, TEXAS 75078

Project Name:	AMR PREM.
Project No:	2291-000
Date:	02/24/2022
Drawn By:	LM
Checked By:	LM

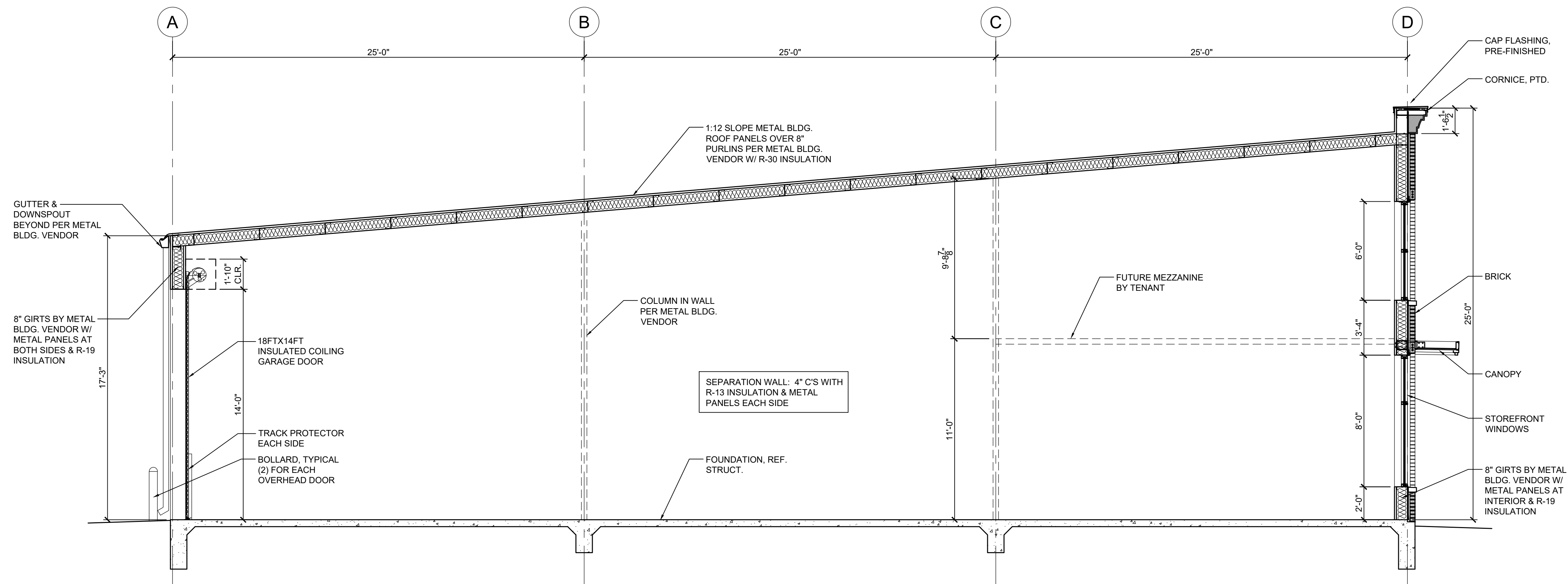
SHEET
A1.3



UNIT #11 UNIT #12 UNIT #13 UNIT #14

1
A1.4 3/16"=1'-0"

LUXURY OFFICE / WAREHOUSE 11 THRU 14 STREET ELEVATION



2
A1.4 1/4"=1'-0"

LUXURY OFFICE / WAREHOUSE TYPICAL BUILDING SECTION