

## VICINITY MAP

N.T.S.

### LEGAL DESCRIPTION

BEING A 16.41 ACRE TRACT OF LAND OUT OF THE JAMES STONE SURVEY, ABSTRACT NUMBER 847, SITUATED IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED TRACT 1 - 16.406 ACRE TRACT OF LAND CONVEYED TO EUNOMIA PROSPER, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 20200717001114560 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CORWIN ENG" FOUND IN THE EAST RIGHT-OF-WAY LINE OF COIT ROAD (RIGHT-OF-WAY VARIES), BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, LAKEWOOD PRESERVE, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017-482 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF A CALLED 0.7038 ACRE TRACT OF LAND CONVEYED TO TOWN OF PROSPER, TEXAS, BY DEED OF RECORD IN DOCUMENT NUMBER 20111117001247370 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF SAID 16.406 ACRE TRACT AND HEREOF;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF COIT ROAD, BEING THE COMMON EAST LINE OF SAID 0.7038 ACRE TRACT, AND BEING THE COMMON WEST LINE OF SAID 16.406 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

2. N00°50'25"W, A DISTANCE OF 421.84 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;
2. N00°58'55"E, A DISTANCE OF 150.33 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;
3. N00°49'55"W, A DISTANCE OF 175.00 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET AT THE SOUTH END OF A CUTBACK LINE AT THE INTERSECTION OF THE WEST (RIGHT-OF-WAY LINE OF COYT ROAD) AND THE SOUTH RIGHT-OF-WAY LINE OF E. FIRST STREET (RIGHT-OF-WAY VARIES), BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 16.406 ACRES TRACT AND HEREOF;

THENCE, N44°17'12"E, LEAVING THE EAST RIGHT-OF-WAY LINE OF COIT ROAD, ALONG SAID CUTBACK LINE, BEING THE COMMON SOUTHEAST LINE OF SAID 0.7038 ACRE TRACT, AND BEING THE COMMON NORTHWEST LINE OF SAID 16.406 ACRE TRACT, A DISTANCE OF 35.28 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET IN THE SOUTH RIGHT-OF-WAY LINE OF E. FIRST STREET, BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 16.406 ACRE TRACT AND HEREOF;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF E. FIRST STREET, BEING THE COMMON SOUTH LINE OF SAID 0.7038 ACRE TRACT, AND BEING THE COMMON NORTH LINE OF SAID 16.406 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N89°24'19"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;
2. N85°3529"E, A DISTANCE OF 150.33 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;
3. N89°24'19"E, A DISTANCE OF 612.51 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET; THE WEST LINE OF A TRACT OF LAND CONVEYED TO 218 PROSPER, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 20070208000164370 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE SOUTHEAST CORNER OF SAID 0.7038 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID 16.406 ACRES BEARING S00°35'40"E, A DISTANCE OF 5.68' INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TMF FOUND BEARS NO0°35'40"E, A DISTANCE OF 1.96 FEET.

THENCE, S00°35'40"E, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF E. FIRST STREET, ALONG THE WEST LINE OF SAID 218 PROSPER, L.P. TRACT, BEING THE COMMON EAST LINE OF SAID 16.406 ACRE TRACT, A DISTANCE OF 781.87 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 1, BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID 218 PROSPER, L.P. TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 16.406 ACRE TRACT AND HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CORWIN ENG" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BEING AN INTERIOR ELL. CORNER OF SAID 218 PROSPER, L.P. BEARS N89°24'20"E, A DISTANCE OF 50.08 FEET;

THENCE, S89°24'20"W, ALONG THE NORTH LINE OF SAID LOT 1, BEING THE COMMON SOUTH LINE OF SAID 16.406 ACRE TRACT, A DISTANCE OF 919.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 16.41 ACRES (714,621 SQUARE FEET) OF LAND, MORE OR LESS.

CASE #:			S22-0008		
VENKAT PROSPER					
EXHIBIT A					
DEVELOPER:					
PROSPER SE FIRST & COIT LLC 2904 LOFTSMOOR LANE PLANO, TX 75025-4190 EMAIL: MKILARU@HOTMAIL.COM      CONTACT NAME: MOHAN KILARU					
APPLICANT:					
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572      CONTACT NAME: MATT MOORE					
SURVEYOR:					
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE #104 DENTON, TX 76201 PH: 940.222.3009      CONTACT NAME: MATTHEW RAABE					
LEGAL DESCRIPTION:					
BEING A 16.41 ACRE TRACT OF LAND OUT OF THE JAMES STONE SURVEY, ABSTRACT NUMBER 847, SITUATED IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED TRACT 1 - 16.406 ACRE TRACT OF LAND CONVEYED TO EUNOMIA PROSPER, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 20200717001114560 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.					
CITY:			STATE:		
PROSPER			TEXAS		
COUNTY	SURVEY:			ABSTRACT NO.	
COLLIN	JAMES STONE SURVEY			847	

TEXAS REGISTRATION #14199

**CLAYMOORE**

**ENGINEERING**

PHONE: 817-261-0572  
WWW.CLAYMOORENS.COM

103 CENTRAL DRIVE, SUITE #406  
DORFORD, TX 76021

**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  
R.E. No. 95813 Date 7/29/2022

**VENKAT PROSPER**  
**1ST STREET & COIT ROAD**  
**PROSPER, TEXAS**

No.	DATE	REVISION	BY			

# EXHIBIT A

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	06/20/2022

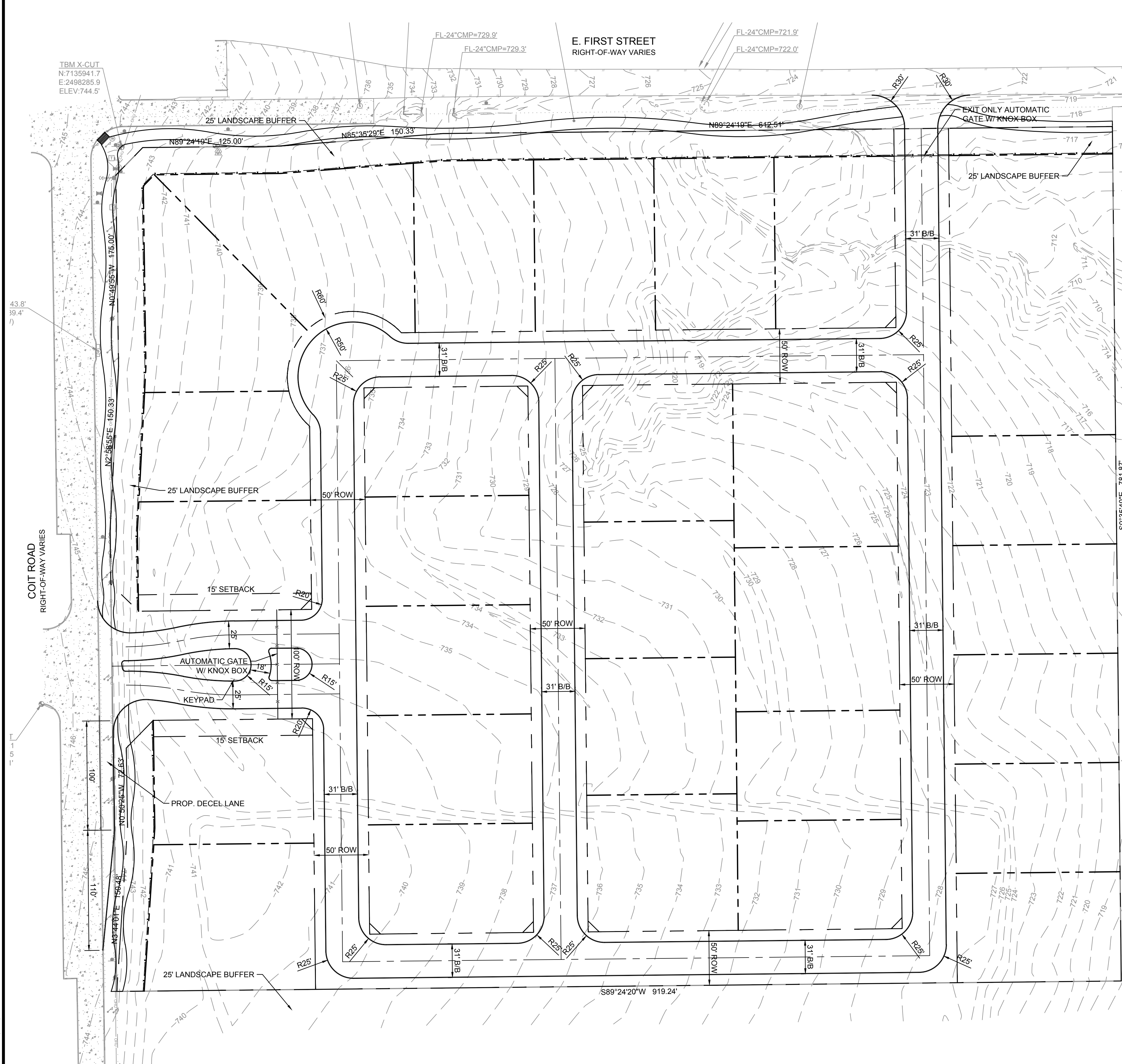
SHEET

A

File No. 2022-064

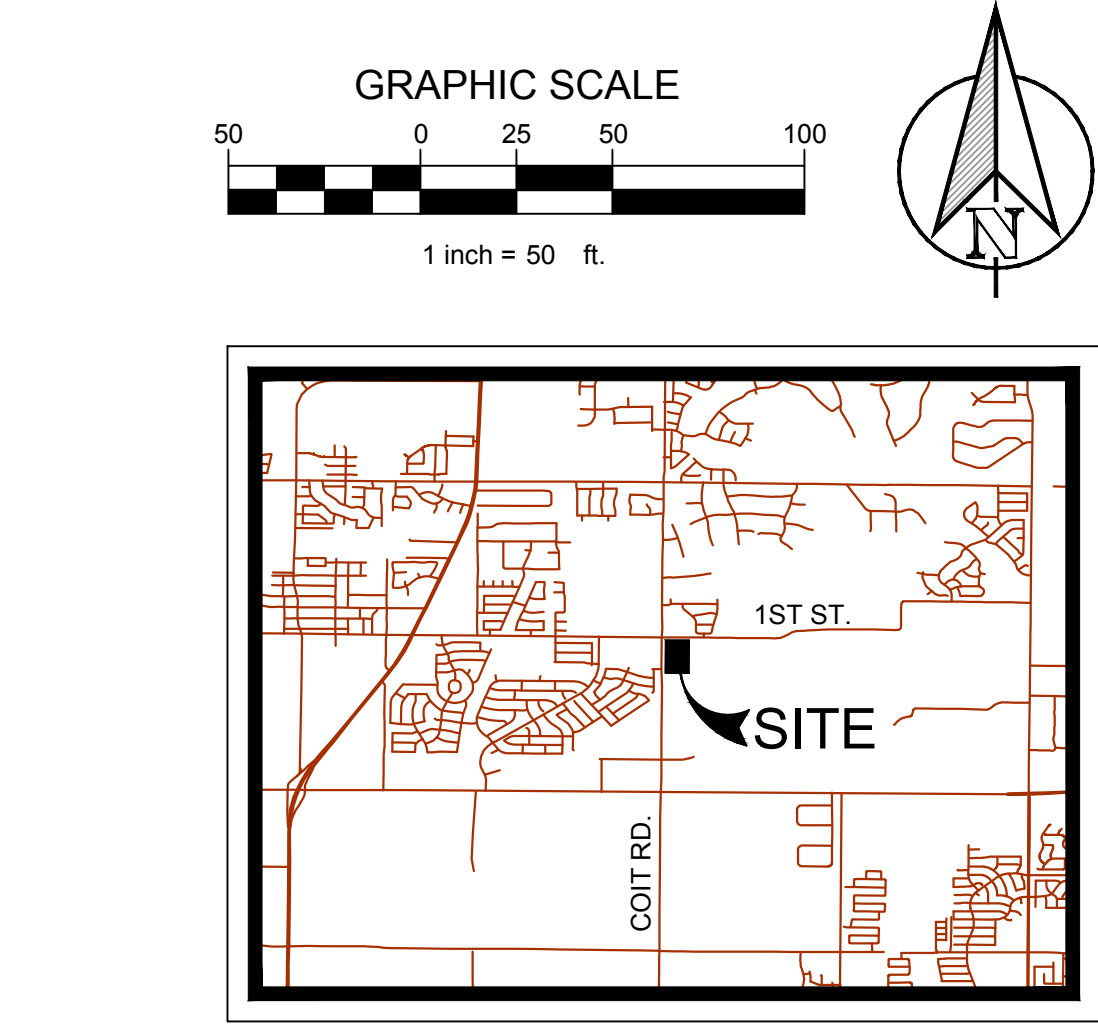


PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 7/29/2022 11:34 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-064 VENKAT PROSPER FIRST-COIT\CADD\SHEETS\EXHIBIT D.DWG  
 LAST SAVED: 7/18/2022 4:40 PM



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.
- 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 FAÇADE 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 RAMP 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.



VICINITY MAP  
N.T.S.

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THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF COIT ROAD, BEING THE COMMON EAST LINE OF SAID 0.7038 ACRE TRACT, AND BEING THE COMMON WEST LINE OF SAID 16.406 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

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- N02°58'55"E, A DISTANCE OF 150.33 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;
- N00°49'55"W, A DISTANCE OF 175.00 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET AT THE SOUTH END OF A CUTBACK LINE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF COIT ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF E. FIRST STREET (RIGHT-OF-WAY VARIES), BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 16.406 ACRE TRACT AND HEREOF;

THENCE, N44°17'12"E, LEAVING THE EAST RIGHT-OF-WAY LINE OF COIT ROAD, ALONG SAID CUTBACK LINE, BEING THE COMMON SOUTHEAST LINE OF SAID 0.7038 ACRE TRACT, AND BEING THE COMMON NORTHWEST LINE OF SAID 16.406 ACRE TRACT, A DISTANCE OF 35.25 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET IN THE SOUTH RIGHT-OF-WAY LINE OF E. FIRST STREET, BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 16.406 ACRE TRACT AND HEREOF;

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THENCE, S00°35'40"E, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF E. FIRST STREET, ALONG THE WEST LINE OF SAID 218 PROSPER, L.P. TRACT, BEING THE COMMON EAST LINE OF SAID 16.406 ACRE TRACT, A DISTANCE OF 781.87 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 1, BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID 218 PROSPER, L.P. TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 16.406 ACRE TRACT AND HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CORWIN ENG" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BEING AN INTERIOR ELASTIC CORNER OF SAID 218 PROSPER, L.P. BEARS N89°24'20"E, A DISTANCE OF 50.08 FEET;

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CASE # S22-0008

VENKAT PROSPER

EXHIBIT B

DEVELOPER:

PROSPER SE FIRST & COIT LLC  
2904 LOFTSMOOR LANE  
PLANO, TX 75025-4190  
EMAIL: MKILARU@HOTMAIL.COM CONTACT NAME: MOHAN KILARU

APPLICANT:

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

SURVEYOR:

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

LEGAL DESCRIPTION:

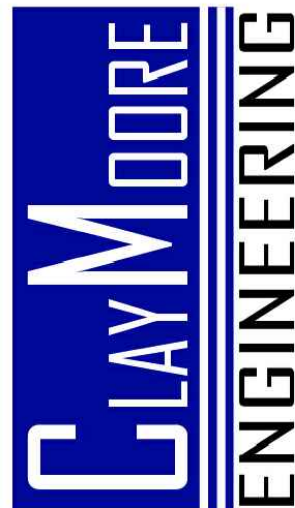
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CITY: PROSPER		STATE: TEXAS
COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	JAMES STONE SURVEY	847

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

TEXAS REGISTRATION #14190



PRELIMINARY

FOR REVIEW ONLY  
Not for construction purposes.

CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING CONSULTANTS

Engineer: MATT MOORE  
P.E. No. 95813 Date: 7/29/2022

VENKAT PROSPER  
1ST STREET & COIT ROAD  
PROSPER, TEXAS

No.	DATE	REVISION	BY

EXHIBIT B

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	06/20/2022

SHEET

B

File No. 2022-064