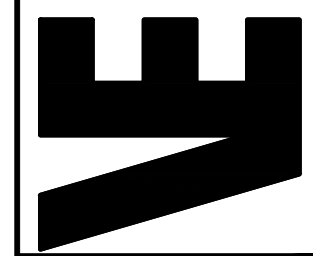


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 1919 S. Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Ph: 972-278-2948
 TX Registration # F-12286



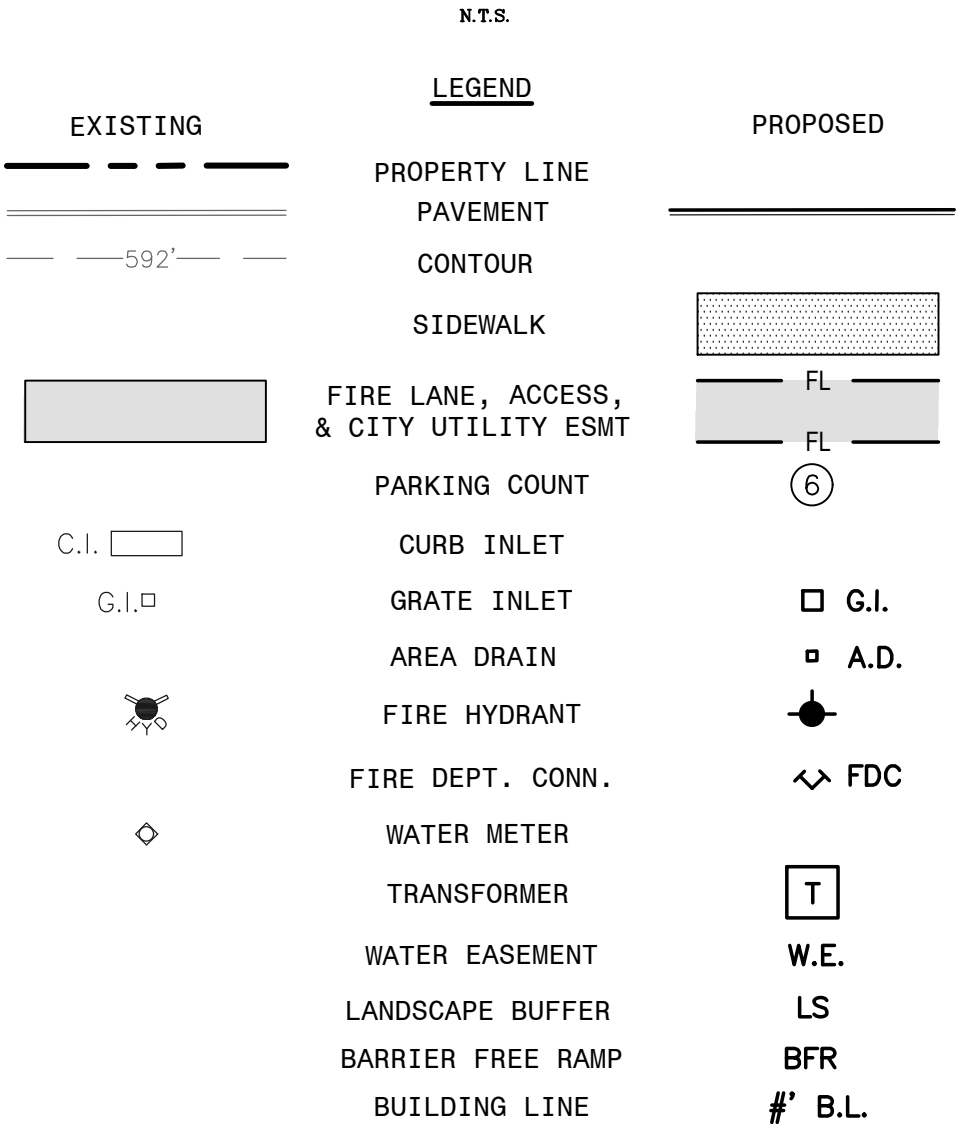
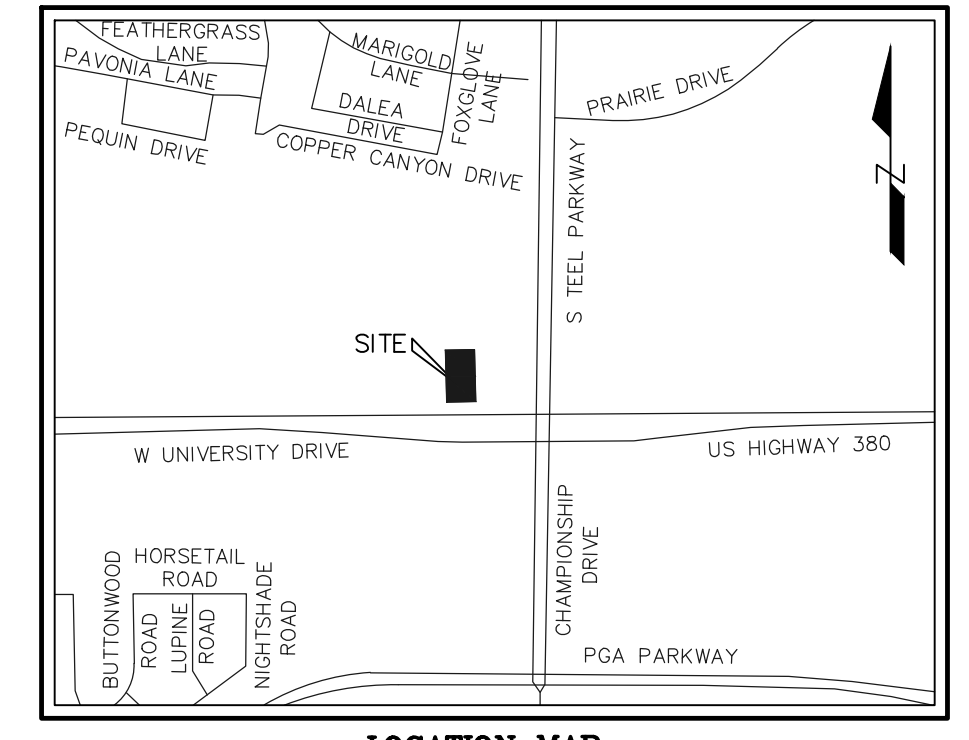
DEVELOPER
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 6179 E. BROADWAY BLVD
 TUCSON, AZ 85711

SITE PLAN
 BRAKE MASTERS
 BLOCK A, LOT 1B
 TEEL 380 ADDITION
 TOWN OF PROSPER, TEXAS

OWNER
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 FRISCO, TX 75034
 CONTACT: SHIVA KONDRU
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LOT 1B - SUMMARY TABLE	
ZONING:	PD-40, WINDSONG ROBACH
PROPOSED USE:	AUTOMOTIVE REPAIR, MINOR
LOT AREA	1.093 ACRES = (47,632 S.F.)
BUILDING AREA (GROSS SQUARE FOOTAGE)	5,400 S.F.
BUILDING HEIGHT	1-STORY 30'
LOT COVERAGE	11.33%
F.A.R. (FLOOR AREA RATIO) (5,400 SF / 47,632 SF)	1:0.11
TOTAL PARKING REQD (1 / EMP - MAX SHIFT (5))	5
TOTAL PARKING REQUIRED (1 / BAY) (8 BAYS)	8
TOTAL PARKING PROVIDED	13
TOTAL HANDICAP PARKING REQUIRED	2
TOTAL HANDICAP PARKING PROVIDED	2
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	32,722 S.F.
USABLE OPEN SPACE REQUIRED (7% MIN)	3,334 S.F.
USABLE OPEN SPACE PROVIDED (16.1%)	7,679 S.F.

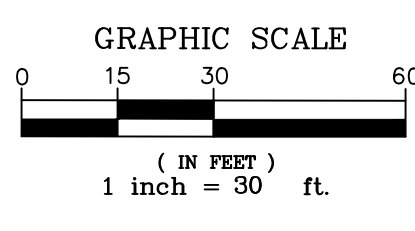
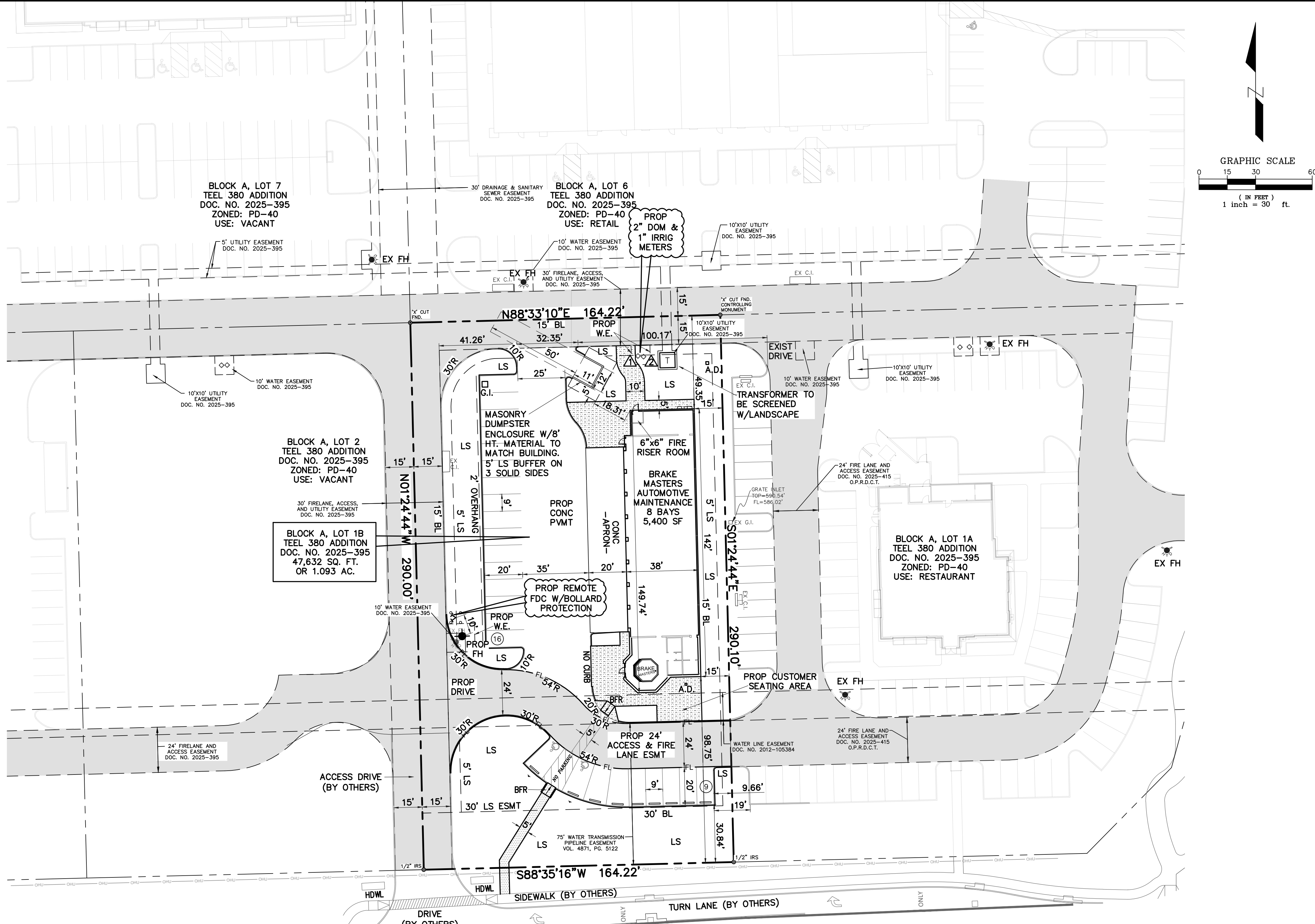
INTERIOR PARKING LOT LANDSCAPE	
REQUIRED	PROVIDED
375 S.F. LANDSCAPE	951 S.F. LANDSCAPE
3 (3' CAL) TREES	3 S.F. LANDSCAPE

WATER METER SCHEDULE				
I.D.	TYPE	SIZE	NO.	SAN. SEWER
△	DOMESTIC	2"	1	1-6"
△	IRRIGATION	1"	1	N/A

TOWN CASE NO: DEVAPP-26-0032
 & CIVIL-26-0017
 SITE PLAN
 BLOCK A, LOT 1B
 TEEL 380 ADDITION
 1.093 ACRES, OR 47,632 S.F.
 TOWN OF PROSPER,
 DENTON COUNTY, TEXAS
 MAY 29, 2026

Scale: 1" = 30'
 Designed by: JUV
 Drawn by: DRS
 Checked by: JUV
 T:\06\devapp\site plan.dwg
 Date: 05/29/2026

SHEET
SP1



- NOTES:
- TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC., DATED 02-05-2026.
 - NO TREES LOCATED ON SITE.
 - ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48121C0430G DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THIS PROPERTY IS IN ZONE X (UNSHADED) AND IS OUTSIDE SPECIAL FLOOD HAZARD AREA.
 - HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 - STORMWATER RUNOFF TREATED BY MECHANICAL SEPARATOR (CDS)

- TOWN 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 AMERICAN 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*.

CITY OF IRVING NOTE:
 NO STAGING OR STORAGE OF MATERIALS OR EQUIPMENT WITHIN IRVING'S EASEMENT WILL BE ALLOWED WITHOUT CONSENT FROM IRVING. IRVING'S APPURTENANCES WILL ALSO NEED TO BE PROTECTED DURING CONSTRUCTION.

APPROXIMATE LOCATION OF CITY LIMITS LINE
 TOWN OF PROSPER
 CITY OF FRISCO

APPROXIMATE LOCATION OF STREET CENTERLINE