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# Rutherford Creek

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Planned Development-114

TOWN OF PROSPER, TEXAS

JUNE 2022

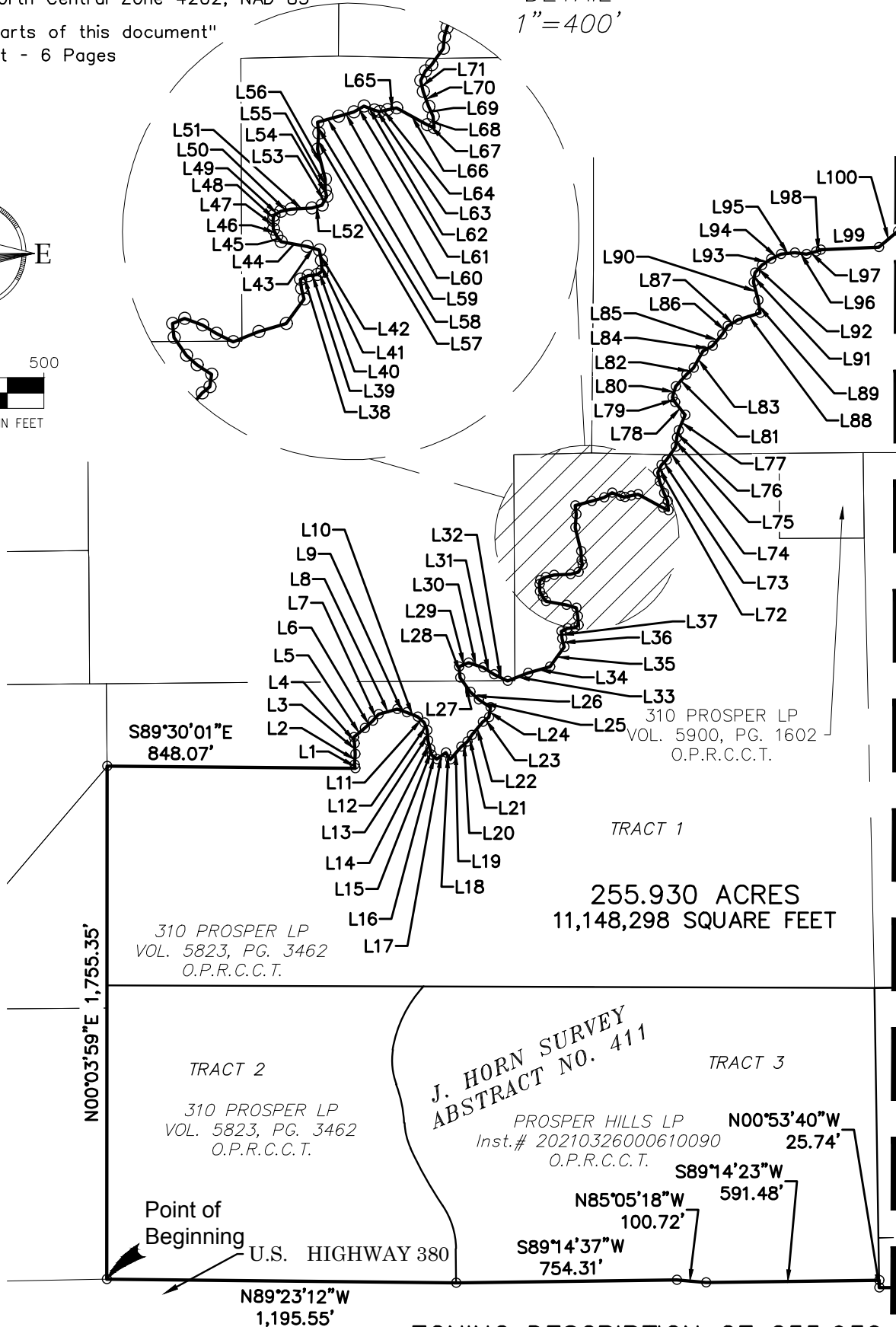
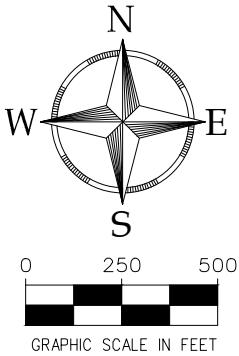
Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

"Integral parts of this document"

1. Exhibit - 6 Pages

# EXHIBIT A

DETAIL  
1"=400'



## ZONING DESCRIPTION OF 255.930 ACRES

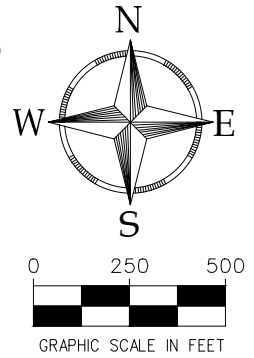
J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

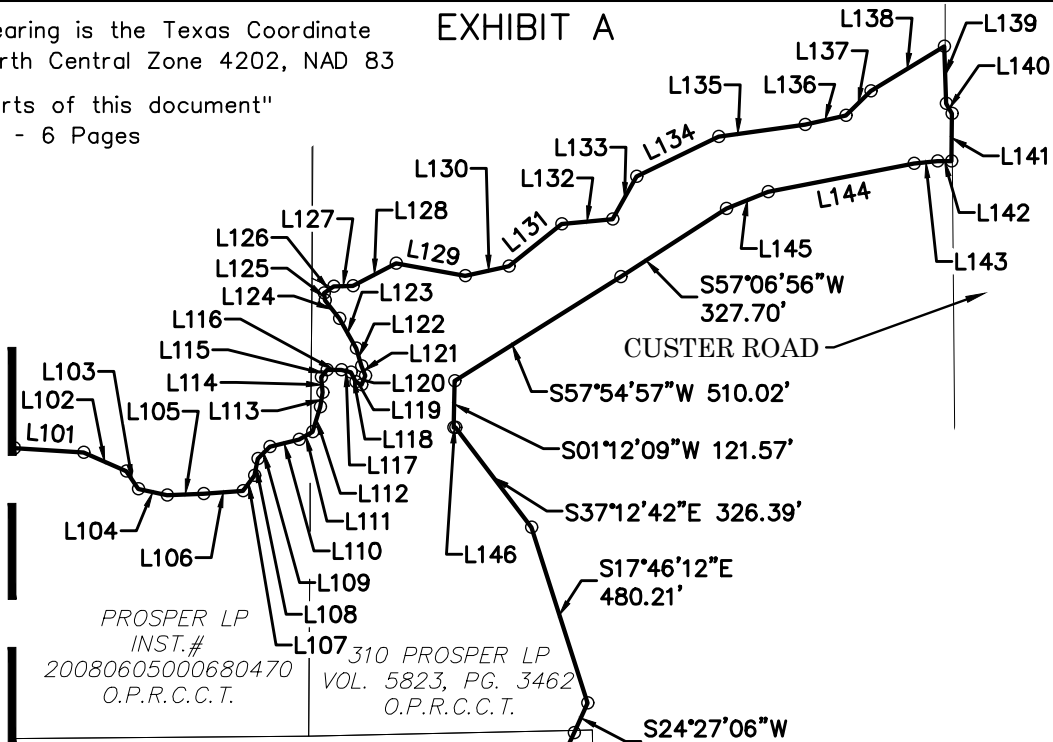
"Integral parts of this document"

1. Exhibit - 6 Pages

# EXHIBIT A



MATCH SHEET 1



255.930 ACRES  
11,148,298 SQUARE FEET

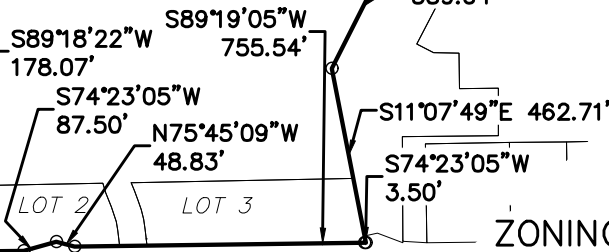
104 PROSPER LP  
INST.# 20120111000035080  
O.P.R.C.C.T.

J. HORN SURVEY  
ABSTRACT NO. 411

TRACT 1

LOTS 1, 2, & 3, BLOCK A  
BROOKHOLLOW APARTMENTS  
Inst.# 20210727010002730  
O.P.R.C.C.T.

LOT 1 TRACT 4



ZONING DESCRIPTION OF 255.930 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

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1. Exhibit - 6 Pages

LINE TABLE		
NO.	BEARING	LENGTH
L1	N14°11'08"W	12.02'
L2	N04°31'39"E	36.55'
L3	N03°38'49"W	36.55'
L4	N06°41'14"W	20.99'
L5	N48°41'25"E	48.88'
L6	N48°18'46"E	36.88'
L7	N43°42'54"E	30.40'
L8	N74°11'08"E	65.12'
L9	S71°49'16"E	34.18'
L10	S67°05'15"E	40.87'
L11	S49°45'51"E	30.51'
L12	S21°22'05"E	28.05'
L13	S03°47'52"E	35.25'
L14	S14°49'12"E	29.69'
L15	S14°29'47"E	20.21'
L16	S46°51'38"E	23.04'
L17	N53°34'49"E	39.07'
L18	S33°15'33"E	28.17'
L19	N39°55'22"E	57.35'
L20	N51°21'23"E	26.85'
L21	N34°08'23"E	28.17'
L22	N39°55'22"E	57.35'
L23	N51°21'23"E	26.85'
L24	N09°11'23"E	34.25'
L25	N56°44'26"W	48.04'
L26	N47°17'46"W	38.72'
L27	N35°41'20"W	59.64'
L28	N05°28'05"W	37.96'
L29	N66°41'54"E	35.57'
L30	S70°40'48"E	52.30'

LINE TABLE		
NO.	BEARING	LENGTH
L31	S57°44'29"E	44.45'
L32	S64°17'24"E	51.85'
L33	N67°54'16"E	74.73'
L34	N74°06'35"E	78.71'
L35	N35°53'00"E	83.10'
L36	N14°49'13"W	29.69'
L37	N05°34'14"W	24.87'
L38	N63°53'00"E	23.30'
L39	N84°26'00"E	24.88'
L40	N55°27'29"E	15.90'
L41	N04°31'53"W	30.06'
L42	N09°52'05"W	29.11'
L43	N74°29'47"W	35.07'
L44	N79°27'13"W	71.89'
L45	N36°08'34"W	19.68'
L46	N28°03'50"W	20.30'
L47	N03°08'14"W	24.52'
L48	N10°56'07"E	14.00'
L49	N60°11'34"E	21.25'
L50	N76°24'32"E	29.43'
L51	N87°20'50"E	56.69'
L52	N75°11'25"E	29.07'
L53	N27°28'46"E	28.04'
L54	N14°02'05"W	16.32'
L55	N00°29'58"W	31.10'
L56	N14°20'34"W	83.59'
L57	N04°20'32"E	44.96'
L58	N06°26'38"W	29.78'
L59	N74°21'51"E	58.91'
L60	N73°29'27"E	43.71'

LINE TABLE		
NO.	BEARING	LENGTH
L61	N60°15'27"E	32.45'
L62	S66°52'24"E	30.40'
L63	S76°41'21"E	15.83'
L64	N76°44'17"E	21.52'
L65	N77°32'14"E	25.11'
L66	S61°17'45"E	95.88'
L67	S66°10'55"E	20.60'
L68	N05°16'20"W	30.81'
L69	N23°01'35"W	29.52'
L70	N20°44'53"W	43.84'
L71	N12°11'51"W	30.37'
L72	N25°13'23"E	29.26'
L73	N45°27'02"E	24.57'
L74	N35°10'44"E	54.72'
L75	N05°58'11"E	31.83'
L76	N14°12'21"E	25.78'
L77	N24°11'46"E	56.83'
L78	N38°06'00"W	56.57'
L79	N31°50'41"W	18.42'
L80	N17°22'25"E	39.40'
L81	N41°43'09"E	53.43'
L82	N47°21'35"E	34.79'
L83	N29°13'43"E	66.38'
L84	N62°08'53"E	36.31'
L85	N39°40'34"E	51.84'
L86	N33°21'18"E	33.19'
L87	N58°19'29"E	41.62'
L88	N72°34'03"E	80.10'
L89	N08°08'47"W	43.92'
L90	N15°24'29"W	63.03'

## ZONING DESCRIPTION OF 255.930 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS



Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

"Integral parts of this document"

1. Exhibit - 6 Pages

LINE TABLE		
NO.	BEARING	LENGTH
L91	N08°58'27"E	33.14'
L92	N40°45'52"E	35.47'
L93	N56°45'35"E	38.42'
L94	N64°26'42"E	37.39'
L95	N84°32'10"E	47.80'
L96	S82°34'52"E	40.47'
L97	N74°41'40"E	33.22'
L98	N65°06'07"E	17.23'
L99	N87°26'35"E	199.76'
L100	N50°27'49"E	84.89'
L101	S86°14'01"E	180.77'
L102	S66°06'30"E	121.23'
L103	S33°51'22"E	55.86'
L104	S78°33'36"E	76.96'
L105	N87°53'47"E	94.52'
L106	N85°46'30"E	103.17'
L107	N36°50'04"E	49.51'
L108	N11°13'42"E	44.84'
L109	N45°27'02"E	44.51'
L110	N76°24'32"E	77.87'
L111	N59°59'01"E	41.38'
L112	N16°38'06"E	67.72'
L113	N09°54'22"E	38.28'
L114	N05°34'15"W	40.08'
L115	N38°19'31"E	23.92'
L116	S89°33'35"E	37.77'
L117	S75°31'42"E	25.96'
L118	S26°07'59"E	28.15'
L119	S66°22'07"E	15.98'
L120	N24°53'31"E	25.35'

LINE TABLE		
NO.	BEARING	LENGTH
L121	N22°11'13"W	27.27'
L122	N17°12'57"W	48.43'
L123	N29°08'47"W	89.25'
L124	N38°51'33"W	59.64'
L125	N05°54'08"W	19.00'
L126	N52°28'24"E	30.26'
L127	N88°47'41"E	50.09'
L128	N62°23'29"E	127.31'
L129	S79°34'54"E	183.33'
L130	N77°42'52"E	116.34'
L131	N51°13'24"E	176.18'
L132	N84°21'34"E	133.19'
L133	N29°25'35"E	126.77'
L134	N64°02'03"E	237.53'
L135	N82°05'51"E	226.80'
L136	N77°07'09"E	109.07'
L137	N45°32'03"E	91.02'
L138	N58°52'55"E	224.11'
L139	S01°33'27"E	149.18'
L140	S30°40'25"E	30.00'
L141	S00°22'57"W	124.21'
L142	S89°57'33"W	36.30'
L143	S84°54'09"W	61.31'
L144	S78°56'45"W	386.85'
L145	S68°20'48"W	117.72'
L146	S88°43'37"E	4.85'

## ZONING DESCRIPTION OF 255.930 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS



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BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. HORN SURVEY, ABSTRACT NO. 411, COLLIN COUNTY, TEXAS, AND BEING PART OF THOSE TRACTS OF LAND TO 104 PROSPER LP RECORDED IN INSTRUMENT NUMBER 20120111000035080, 310 PROSPER LP RECORDED IN VOLUME 5823, PAGE 3462 HEREIN AFTER REFERRED TO AS TRACT 1 AND VOLUME 5900, PAGE 1602 HEREIN AFTER REFERRED TO AS TRACT 2, PROSPER LP RECORDED IN INSTRUMENT NUMBER 20080605000680470 HEREIN AFTER REFERRED TO AS TRACT 3, PROSPER HILLS LP RECORDED IN INSTRUMENT NUMBER 20210326000610090 HEREIN AFTER REFERRED TO AS TRACT 4, 104 PROSPER LP RECORDED IN INSTRUMENT NUMBER 20120111000035080 HEREIN AFTER REFERRED TO AS TRACT 5, AND BROOKHOLLOW APARTMENTS RECORDED IN INSTRUMENT NUMBER 20210727010002730, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE N 00° 03' 59" E, 1755.35 FEET;

THENCE S 89° 30' 01" E, 848.07 FEET;

THENCE FOLLOWING ALONG THE CENTER OF RUTHERFORD BRANCH CREEK THE FOLLOWING BEARINGS AND DISTANCES:

N 14° 11' 08" W, 12.02 FEET;  
 N 04° 31' 39" E, 36.55 FEET;  
 N 03° 38' 49" W, 36.55 FEET;  
 N 06° 41' 14" W, 20.99 FEET;  
 N 48° 41' 25" E, 48.88 FEET;  
 N 48° 18' 46" E, 36.88 FEET;  
 N 43° 42' 54" E, 30.40 FEET;  
 N 74° 11' 08" E, 65.12 FEET;  
 S 71° 49' 16" E, 34.18 FEET;  
 S 67° 05' 15" E, 40.87 FEET;  
 S 49° 45' 51" E, 30.51 FEET;  
 S 21° 22' 05" E, 28.05 FEET;  
 S 03° 47' 52" E, 35.25 FEET;  
 S 14° 49' 12" E, 29.69 FEET;  
 S 14° 29' 47" E, 20.21 FEET;  
 S 46° 51' 38" E, 23.04 FEET;  
 N 53° 34' 49" E, 39.07 FEET;  
 S 33° 15' 33" E, 28.17 FEET;  
 N 39° 55' 22" E, 57.35 FEET;  
 N 51° 21' 23" E, 26.85 FEET;  
 N 34° 08' 23" E, 28.17 FEET;  
 N 39° 55' 22" E, 57.35 FEET;  
 N 51° 21' 23" E, 26.85 FEET;  
 N 09° 11' 23" E, 34.25 FEET;  
 N 56° 44' 26" W, 48.04 FEET;  
 N 47° 17' 46" W, 38.72 FEET;  
 N 35° 41' 20" W, 59.64 FEET;  
 N 05° 28' 05" W, 37.96 FEET;  
 N 66° 41' 54" E, 35.57 FEET;  
 S 70° 40' 48" E, 52.30 FEET;  
 S 57° 44' 29" E, 44.45 FEET;  
 S 64° 17' 24" E, 51.85 FEET;  
 N 67° 54' 16" E, 74.73 FEET;  
 N 74° 06' 35" E, 78.71 FEET;  
 N 35° 53' 00" E, 83.10 FEET;  
 N 14° 49' 13" W, 29.69 FEET;  
 N 05° 34' 14" W, 24.87 FEET;  
 N 63° 53' 00" E, 23.30 FEET;

CONTINUING (1)

CONTINUED (1)

N 84° 26' 00" E, 24.88 FEET;  
 N 55° 27' 29" E, 15.90 FEET;  
 N 04° 31' 53" W, 30.06 FEET;  
 N 09° 52' 05" W, 29.11 FEET;  
 N 74° 29' 47" W, 35.07 FEET;  
 N 79° 27' 13" W, 71.89 FEET;  
 N 36° 08' 34" W, 19.68 FEET;  
 N 28° 03' 50" W, 20.30 FEET;  
 N 03° 08' 14" W, 24.52 FEET;  
 N 10° 56' 07" E, 14.00 FEET;  
 N 60° 11' 34" E, 21.25 FEET;  
 N 76° 24' 32" E, 29.43 FEET;  
 N 87° 20' 50" E, 56.69 FEET;  
 N 75° 11' 25" E, 29.07 FEET;  
 N 27° 28' 46" E, 28.04 FEET;  
 N 14° 02' 05" W, 16.32 FEET;  
 N 00° 29' 58" W, 31.10 FEET;  
 N 14° 20' 34" W, 83.59 FEET;  
 N 04° 20' 32" E, 44.96 FEET;  
 N 06° 26' 38" W, 29.78 FEET;  
 N 74° 21' 51" E, 58.91 FEET;  
 N 73° 29' 27" E, 43.71 FEET;  
 N 60° 15' 27" E, 32.45 FEET;  
 S 66° 52' 24" E, 30.40 FEET;  
 S 76° 41' 21" E, 15.83 FEET;  
 N 76° 44' 17" E, 21.52 FEET;  
 N 77° 32' 14" E, 25.11 FEET;  
 S 61° 17' 45" E, 95.88 FEET;  
 S 66° 10' 55" E, 20.60 FEET;  
 N 05° 16' 20" W, 30.81 FEET;  
 N 23° 01' 35" W, 29.52 FEET;  
 N 20° 44' 53" W, 43.84 FEET;  
 N 12° 11' 51" W, 30.37 FEET;  
 N 25° 13' 23" E, 29.26 FEET;  
 N 45° 27' 02" E, 24.57 FEET;  
 N 35° 10' 44" E, 54.72 FEET;  
 N 05° 58' 11" E, 31.83 FEET;  
 N 14° 12' 21" E, 25.78 FEET;  
 N 24° 11' 46" E, 56.83 FEET;  
 N 38° 06' 00" W, 56.57 FEET;  
 N 31° 50' 41" W, 18.42 FEET;  
 N 17° 22' 25" E, 39.40 FEET;  
 N 41° 43' 09" E, 53.43 FEET;  
 N 47° 21' 35" E, 34.79 FEET;  
 N 29° 13' 43" E, 66.38 FEET;  
 N 62° 08' 53" E, 36.31 FEET;  
 N 39° 40' 34" E, 51.84 FEET;  
 N 33° 21' 18" E, 33.19 FEET;  
 N 58° 19' 29" E, 41.62 FEET;  
 N 72° 34' 03" E, 80.10 FEET;

CONTINUING (2)

## ZONING DESCRIPTION OF 255.930 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
 CITY OF PROSPER  
 COLLIN COUNTY, TEXAS



JOB #: LPD22001

DRAWN BY: MYOST

CHECKED BY: SRAMSEY

DATE: 4/13/2022

PAGE #: 5 OF 6

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

"Integral parts of this document"

1. Exhibit - 6 Pages

## CONTINUED (2)

N 08° 08' 47" W, 43.92 FEET;  
 N 15° 24' 29" W, 63.03 FEET;  
 N 08° 58' 27" E, 33.14 FEET;  
 N 40° 45' 52" E, 35.47 FEET;  
 N 56° 45' 35" E, 38.42 FEET;  
 N 64° 26' 42" E, 37.39 FEET;  
 N 84° 32' 10" E, 47.80 FEET;  
 S 82° 34' 52" E, 40.47 FEET;  
 N 74° 41' 40" E, 33.22 FEET;  
 N 65° 06' 07" E, 17.23 FEET;  
 N 87° 26' 35" E, 199.76 FEET;  
 N 50° 27' 49" E, 84.89 FEET;  
 S 86° 14' 01" E, 180.77 FEET;  
 S 66° 06' 30" E, 121.23 FEET;  
 S 33° 51' 22" E, 55.86 FEET;  
 S 78° 33' 36" E, 76.96 FEET;  
 N 87° 53' 47" E, 94.52 FEET;  
 N 85° 46' 30" E, 103.17 FEET;  
 N 36° 50' 04" E, 49.51 FEET;  
 N 11° 13' 42" E, 44.84 FEET;  
 N 45° 27' 02" E, 44.51 FEET;  
 N 76° 24' 32" E, 77.87 FEET;  
 N 59° 59' 01" E, 41.38 FEET;  
 N 16° 38' 06" E, 67.72 FEET;  
 N 09° 54' 22" E, 38.28 FEET;  
 N 05° 34' 15" W, 40.08 FEET;  
 N 38° 19' 31" E, 23.92 FEET;  
 S 89° 33' 35" E, 37.77 FEET;  
 S 75° 31' 42" E, 25.96 FEET;  
 S 26° 07' 59" E, 28.15 FEET;  
 S 66° 22' 07" E, 15.98 FEET;  
 N 24° 53' 31" E, 25.35 FEET;  
 N 22° 11' 13" W, 27.27 FEET;  
 N 17° 12' 57" W, 48.43 FEET;  
 N 29° 08' 47" W, 89.25 FEET;  
 N 38° 51' 33" W, 59.64 FEET;  
 N 05° 54' 08" W, 19.00 FEET;  
 N 52° 28' 24" E, 30.26 FEET;  
 N 88° 47' 41" E, 50.09 FEET;  
 N 62° 23' 29" E, 127.31 FEET;  
 S 79° 34' 54" E, 183.33 FEET;  
 N 77° 42' 52" E, 116.34 FEET;  
 N 51° 13' 24" E, 176.18 FEET;  
 N 84° 21' 34" E, 133.19 FEET;  
 N 29° 25' 35" E, 126.77 FEET;  
 N 64° 02' 03" E, 237.53 FEET;  
 N 82° 05' 51" E, 226.80 FEET;  
 N 77° 07' 09" E, 109.07 FEET;  
 N 45° 32' 03" E, 91.02 FEET;  
 N 58° 52' 55" E, 224.11 FEET TO THE WEST  
 RIGHT-OF-WAY LINE OF CUSTER ROAD (A VARIABLE WIDTH  
 RIGHT-OF-WAY);

THENCE S 01° 33' 27" E, 149.18 FEET DEPARTING SAID  
 WEST RIGHT-OF-WAY LINE;  
 THENCE S 30° 40' 25" E, 30.00 FEET;  
 THENCE S 00° 22' 57" W, 124.21 FEET;  
 THENCE S 89° 57' 33" W, 36.30 FEET;  
 THENCE S 84° 54' 09" W, 61.31 FEET;  
 THENCE S 78° 56' 45" W, 386.85 FEET;  
 THENCE S 68° 20' 48" W, 117.72 FEET;  
 THENCE S 57° 06' 56" W, 327.70 FEET;  
 THENCE S 57° 54' 57" W, 510.02 FEET;  
 THENCE S 01° 12' 09" W, 121.57 FEET;  
 THENCE S 88° 43' 37" E, 4.85 FEET;  
 THENCE S 37° 12' 42" E, 326.39 FEET;  
 THENCE S 17° 46' 12" E, 480.21 FEET;  
 THENCE S 24° 27' 06" W, 85.13 FEET;  
 THENCE S 24° 43' 38" W, 418.79 FEET;  
 THENCE S 02° 14' 15" E, 293.83 FEET;  
 THENCE S 12° 39' 33" W, 87.80 FEET;  
 THENCE S 89° 20' 24" W, 110.24 FEET;  
 THENCE S 19° 06' 04" W, 236.78 FEET;  
 THENCE S 05° 48' 40" W, 165.13 FEET;  
 THENCE S 16° 25' 36" E, 275.59 FEET;  
 THENCE S 01° 43' 37" W, 192.92 FEET;  
 THENCE S 07° 47' 37" W, 96.29 FEET;  
 THENCE S 07° 39' 08" W, 128.25 FEET;  
 THENCE S 07° 52' 00" W, 248.46 FEET;  
 THENCE S 26° 57' 16" W, 359.64 FEET;  
 THENCE S 11° 07' 49" E, 462.71 FEET;  
 THENCE S 74° 23' 05" W, 3.50 FEET TO SAID NORTH  
 RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380;  
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID U.S.  
 HIGHWAY 380 THE FOLLOWING BEARINGS AND DISTANCES:  
 S 89° 19' 05" W, 755.54 FEET;  
 N 75° 45' 09" W, 48.83 FEET;  
 S 74° 23' 05" W, 87.50 FEET;  
 S 89° 18' 42" W, 178.07 FEET;  
 N 00° 53' 40" W, 25.74 FEET;  
 S 89° 14' 23" W, 591.48 FEET;  
 N 85° 05' 18" W, 100.72 FEET;  
 S 89° 14' 37" W, 754.31 FEET;  
 N 89° 23' 12" W, 1,195.55 FEET;  
 THENCE N 89° 59' 03" W, 3709.42 FEET TO THE POINT OF  
 BEGINNING AND CONTAINING 11,148,298 SQUARE FEET OR  
 255.930 ACRES MORE OR LESS.

"This document was prepared under 22 Texas  
 Administrative Code 138.95, 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."

## ZONING DESCRIPTION OF 255.930 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
 CITY OF PROSPER  
 COLLIN COUNTY, TEXAS



JOB #: LPD22001

DRAWN BY: MYOST

CHECKED BY: SRAMSEY

DATE: 4/13/2022

PAGE #: 6 OF 6

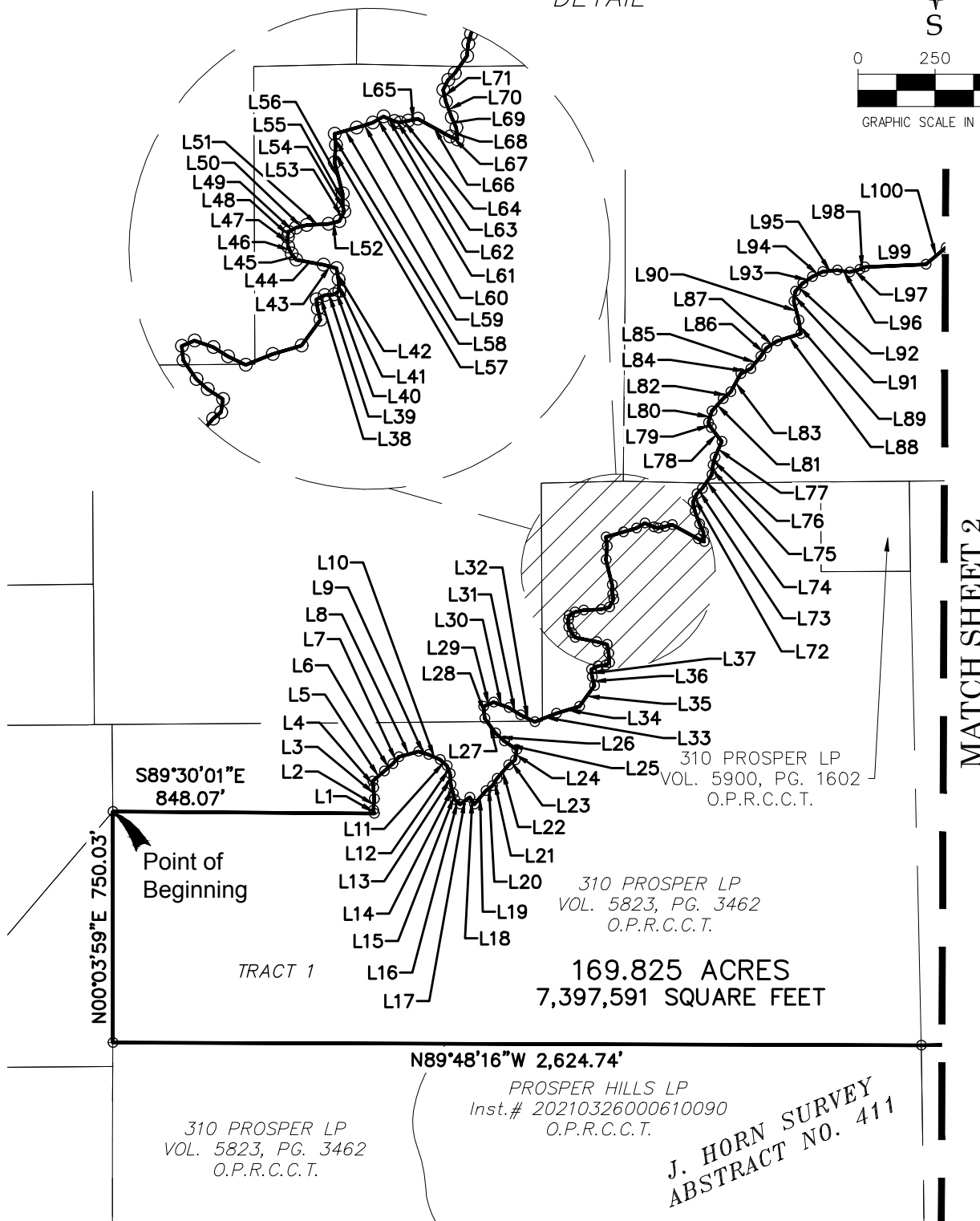
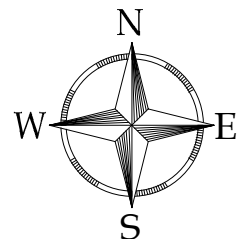
Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

"Integral parts of this document"

1. Exhibit - 6 Pages

1"=400'  
DETAIL



MATCH SHEET 2

TRACT 1  
ZONING DESCRIPTION OF 169.825 ACRES  
J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS

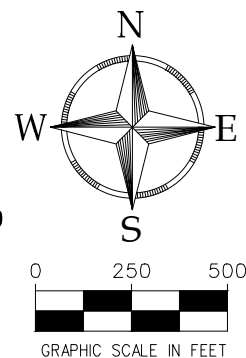


Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

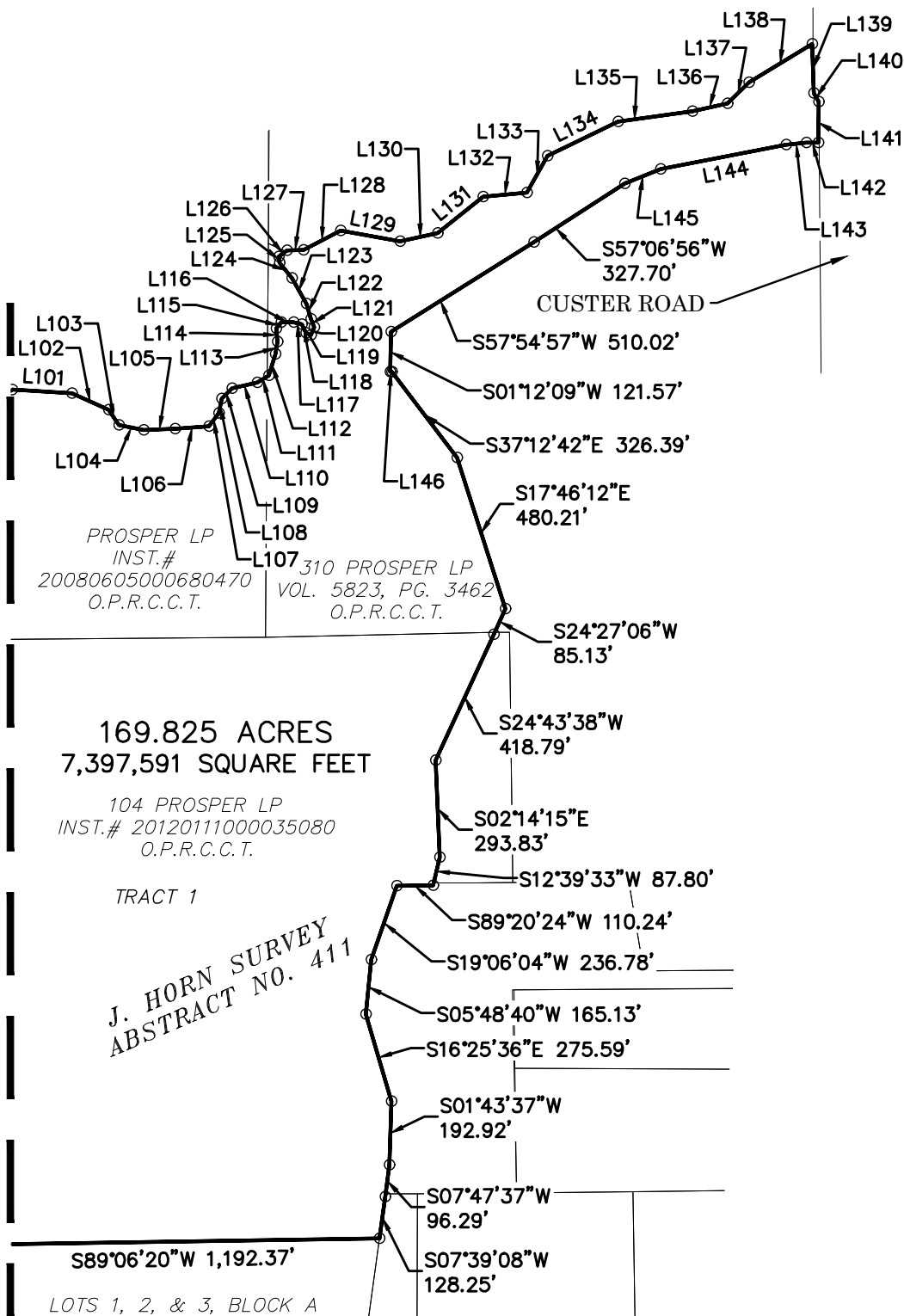
# EXHIBIT A

"Integral parts of this document"

1. Exhibit - 6 Pages



MATCH SHEET 1



**TRACT 1**  
**ZONING DESCRIPTION OF 169.825 ACRES**  
J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N14°11'08"W	12.02'
L2	N04°31'39"E	36.55'
L3	N03°38'49"W	36.55'
L4	N06°41'14"W	20.99'
L5	N48°41'25"E	48.88'
L6	N48°18'46"E	36.88'
L7	N43°42'54"E	30.40'
L8	N74°11'08"E	65.12'
L9	S71°49'16"E	34.18'
L10	S67°05'15"E	40.87'
L11	S49°45'51"E	30.51'
L12	S21°22'05"E	28.05'
L13	S03°47'52"E	35.25'
L14	S14°49'12"E	29.69'
L15	S14°29'47"E	20.21'
L16	S46°51'38"E	23.04'
L17	N53°34'49"E	39.07'
L18	S33°15'33"E	28.17'
L19	N39°55'22"E	57.35'
L20	N51°21'23"E	26.85'
L21	N34°08'23"E	28.17'
L22	N39°55'22"E	57.35'
L23	N51°21'23"E	26.85'
L24	N09°11'23"E	34.25'
L25	N56°44'26"W	48.04'
L26	N47°17'46"W	38.72'
L27	N35°41'20"W	59.64'
L28	N05°28'05"W	37.96'
L29	N66°41'54"E	35.57'
L30	S70°40'48"E	52.30'

LINE TABLE		
NO.	BEARING	LENGTH
L31	S57°44'29"E	44.45'
L32	S64°17'24"E	51.85'
L33	N67°54'16"E	74.73'
L34	N74°06'35"E	78.71'
L35	N35°53'00"E	83.10'
L36	N14°49'13"W	29.69'
L37	N05°34'14"W	24.87'
L38	N63°53'00"E	23.30'
L39	N84°26'00"E	24.88'
L40	N55°27'29"E	15.90'
L41	N04°31'53"W	30.06'
L42	N09°52'05"W	29.11'
L43	N74°29'47"W	35.07'
L44	N79°27'13"W	71.89'
L45	N36°08'34"W	19.68'
L46	N28°03'50"W	20.30'
L47	N03°08'14"W	24.52'
L48	N10°56'07"E	14.00'
L49	N60°11'34"E	21.25'
L50	N76°24'32"E	29.43'
L51	N87°20'50"E	56.69'
L52	N75°11'25"E	29.07'
L53	N27°28'46"E	28.04'
L54	N14°02'05"W	16.32'
L55	N00°29'58"W	31.10'
L56	N14°20'34"W	83.59'
L57	N04°20'32"E	44.96'
L58	N06°26'38"W	29.78'
L59	N74°21'51"E	58.91'
L60	N73°29'27"E	43.71'

LINE TABLE		
NO.	BEARING	LENGTH
L61	N60°15'27"E	32.45'
L62	S66°52'24"E	30.40'
L63	S76°41'21"E	15.83'
L64	N76°44'17"E	21.52'
L65	N77°32'14"E	25.11'
L66	S61°17'45"E	95.88'
L67	S66°10'55"E	20.60'
L68	N05°16'20"W	30.81'
L69	N23°01'35"W	29.52'
L70	N20°44'53"W	43.84'
L71	N12°11'51"W	30.37'
L72	N25°13'23"E	29.26'
L73	N45°27'02"E	24.57'
L74	N35°10'44"E	54.72'
L75	N05°58'11"E	31.83'
L76	N14°12'21"E	25.78'
L77	N24°11'46"E	56.83'
L78	N38°06'00"W	56.57'
L79	N31°50'41"W	18.42'
L80	N17°22'25"E	39.40'
L81	N41°43'09"E	53.43'
L82	N47°21'35"E	34.79'
L83	N29°13'43"E	66.38'
L84	N62°08'53"E	36.31'
L85	N39°40'34"E	51.84'
L86	N33°21'18"E	33.19'
L87	N58°19'29"E	41.62'
L88	N72°34'03"E	80.10'
L89	N08°08'47"W	43.92'
L90	N15°24'29"W	63.03'

## TRACT 1

## ZONING DESCRIPTION OF 169.825 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS



JOB #: LPD22001

DRAWN BY: MYOST

CHECKED BY: SRAMSEY

DATE: 4/13/2022

PAGE #: 3 OF 6

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

"Integral parts of this document"

1. Exhibit - 6 Pages

LINE TABLE		
NO.	BEARING	LENGTH
L91	N08°58'27"E	33.14'
L92	N40°45'52"E	35.47'
L93	N56°45'35"E	38.42'
L94	N64°26'42"E	37.39'
L95	N84°32'10"E	47.80'
L96	S82°34'52"E	40.47'
L97	N74°41'40"E	33.22'
L98	N65°06'07"E	17.23'
L99	N87°26'35"E	199.76'
L100	N50°27'49"E	84.89'
L101	S86°14'01"E	180.77'
L102	S66°06'30"E	121.23'
L103	S33°51'22"E	55.86'
L104	S78°33'36"E	76.96'
L105	N87°53'47"E	94.52'
L106	N85°46'30"E	103.17'
L107	N36°50'04"E	49.51'
L108	N11°13'42"E	44.84'
L109	N45°27'02"E	44.51'
L110	N76°24'32"E	77.87'
L111	N59°59'01"E	41.38'
L112	N16°38'06"E	67.72'
L113	N09°54'22"E	38.28'
L114	N05°34'15"W	40.08'
L115	N38°19'31"E	23.92'
L116	S89°33'35"E	37.77'
L117	S75°31'42"E	25.96'
L118	S26°07'59"E	28.15'
L119	S66°22'07"E	15.98'
L120	N24°53'31"E	25.35'

LINE TABLE		
NO.	BEARING	LENGTH
L121	N22°11'13"W	27.27'
L122	N17°12'57"W	48.43'
L123	N29°08'47"W	89.25'
L124	N38°51'33"W	59.64'
L125	N05°54'08"W	19.00'
L126	N52°28'24"E	30.26'
L127	N88°47'41"E	50.09'
L128	N62°23'29"E	127.31'
L129	S79°34'54"E	183.33'
L130	N77°42'52"E	116.34'
L131	N51°13'24"E	176.18'
L132	N84°21'34"E	133.19'
L133	N29°25'35"E	126.77'
L134	N64°02'03"E	237.53'
L135	N82°05'51"E	226.80'
L136	N77°07'09"E	109.07'
L137	N45°32'03"E	91.02'
L138	N58°52'55"E	224.11'
L139	S01°33'27"E	149.18'
L140	S30°40'25"E	30.00'
L141	S00°22'57"W	124.21'
L142	S89°57'33"W	36.30'
L143	S84°54'09"W	61.31'
L144	S78°56'45"W	386.85'
L145	S68°20'48"W	117.72'
L146	S88°43'37"E	4.85'

## TRACT 1 ZONING DESCRIPTION OF 169.825 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS



Basis of Bearing is the Texas Coordinate  
System, North Central Zone 4202, NAD 83

## EXHIBIT A

"Integral parts of this document"

### 1. Exhibit - 6 Pages

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. HORN SURVEY, ABSTRACT NO. 411, COLLIN COUNTY, TEXAS, AND BEING PART OF THOSE TRACTS OF LAND TO 104 PROSPER LP RECORDED IN INSTRUMENT NUMBER 20120111000035080, 310 PROSPER LP RECORDED IN VOLUME 5823, PAGE 3462 HEREIN AFTER REFERRED TO AS TRACT 1 AND VOLUME 5900, PAGE 1602 HEREIN AFTER REFERRED TO AS TRACT 2, PROSPER LP RECORDED IN INSTRUMENT NUMBER 20080605000680470 REFERRED TO AS TRACT 3 AND 104 PROSPER LP RECORDED IN INSTRUMENT NUMBER 20120111000035080 HEREIN AFTER REFERRED TO AS TRACT 4, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1 AND BEING IN EAST LINE OF A TRACT OF LAND TO PROSPER ISD RECORDED IN INSTRUMENT NUMBER 20200306000329040 OF SAID COUNTY RECORDS:

THENCE S 89° 30' 01" E, 848.07 FEET;

THENCE FOLLOWING ALONG THE CENTER OF RUTHERFORD BRANCH CREEK THE FOLLOWING BEARINGS AND DISTANCES:

N 14° 11' 08" W, 12.02 FEET;  
N 04° 31' 39" E, 36.55 FEET;  
N 03° 38' 49" W, 36.55 FEET;  
N 06° 41' 14" W, 20.99 FEET;  
N 48° 41' 25" E, 48.88 FEET;  
N 48° 18' 46" E, 36.88 FEET;  
N 43° 42' 54" E, 30.40 FEET;  
N 74° 11' 08" E, 65.12 FEET;  
S 71° 49' 16" E, 34.18 FEET;  
S 67° 05' 15" E, 40.87 FEET;  
S 49° 45' 51" E, 30.51 FEET;  
S 21° 22' 05" E, 28.05 FEET;  
S 03° 47' 52" E, 35.25 FEET;  
S 14° 49' 12" E, 29.69 FEET;  
S 14° 29' 47" E, 20.21 FEET;  
S 46° 51' 38" E, 23.04 FEET;  
N 53° 34' 49" E, 39.07 FEET;  
S 33° 15' 33" E, 28.17 FEET;  
N 39° 55' 22" E, 57.35 FEET;  
N 51° 21' 23" E, 26.85 FEET;  
N 34° 08' 23" E, 28.17 FEET;  
N 39° 55' 22" E, 57.35 FEET;  
N 51° 21' 23" E, 26.85 FEET;  
N 09° 11' 23" E, 34.25 FEET;  
N 56° 44' 26" W, 48.04 FEET;  
N 47° 17' 46" W, 38.72 FEET;  
N 35° 41' 20" W, 59.64 FEET;  
N 05° 28' 05" W, 37.96 FEET;  
N 66° 41' 54" E, 35.57 FEET;  
S 70° 40' 48" E, 52.30 FEET;  
S 57° 44' 29" E, 44.45 FEET;  
S 64° 17' 24" E, 51.85 FEET;  
N 67° 54' 16" E, 74.73 FEET;  
N 74° 06' 35" E, 78.71 FEET;  
N 35° 53' 00" E, 83.10 FEET;  
N 14° 49' 13" W, 29.69 FEET;  
N 05° 34' 14" W, 24.87 FEET;  
N 63° 53' 00" E, 23.30 FEET;  
N 84° 26' 00" E, 24.88 FEET;  
N 55° 27' 29" E, 15.90 FEET;  
N 04° 31' 53" W, 30.06 FEET;

CONTINUING (1)

CONTINUED (1)

N 09° 52' 05" W, 29.11 FEET;  
N 74° 29' 47" W, 35.07 FEET;  
N 79° 27' 13" W, 71.89 FEET;  
N 36° 08' 34" W, 19.68 FEET;  
N 28° 03' 50" W, 20.30 FEET;  
N 03° 08' 14" W, 24.52 FEET;  
N 10° 56' 07" E, 14.00 FEET;  
N 60° 11' 34" E, 21.25 FEET;  
N 76° 24' 32" E, 29.43 FEET;  
N 87° 20' 50" E, 56.69 FEET;  
N 75° 11' 25" E, 29.07 FEET;  
N 27° 28' 46" E, 28.04 FEET;  
N 14° 02' 05" W, 16.32 FEET;  
N 00° 29' 58" W, 31.10 FEET;  
N 14° 20' 34" W, 83.59 FEET;  
N 04° 20' 32" E, 44.96 FEET;  
N 06° 26' 38" W, 29.78 FEET;  
N 74° 21' 51" E, 58.91 FEET;  
N 73° 29' 27" E, 43.71 FEET;  
N 60° 15' 27" E, 32.45 FEET;  
S 66° 52' 24" E, 30.40 FEET;  
S 76° 41' 21" E, 15.83 FEET;  
N 76° 44' 17" E, 21.52 FEET;  
N 77° 32' 14" E, 25.11 FEET;  
S 61° 17' 45" E, 95.88 FEET;  
S 66° 10' 55" E, 20.60 FEET;  
N 05° 16' 20" W, 30.81 FEET;  
N 23° 01' 35" W, 29.52 FEET;  
N 20° 44' 53" W, 43.84 FEET;  
N 12° 11' 51" W, 30.37 FEET;  
N 25° 13' 23" E, 29.26 FEET;  
N 45° 27' 02" E, 24.57 FEET;  
N 35° 10' 44" E, 54.72 FEET;  
N 05° 58' 11" E, 31.83 FEET;  
N 14° 12' 21" E, 25.78 FEET;  
N 24° 11' 46" E, 56.83 FEET;  
N 38° 06' 00" W, 56.57 FEET;  
N 31° 50' 41" W, 18.42 FEET;  
N 17° 22' 25" E, 39.40 FEET;  
N 41° 43' 09" E, 53.43 FEET;  
N 47° 21' 35" E, 34.79 FEET;  
N 29° 13' 43" E, 66.38 FEET;  
N 62° 08' 53" E, 36.31 FEET;  
N 39° 40' 34" E, 51.84 FEET;  
N 33° 21' 18" E, 33.19 FEET;  
N 58° 19' 29" E, 41.62 FEET;  
N 72° 34' 03" E, 80.10 FEET;  
N 08° 08' 47" W, 43.92 FEET;  
N 15° 24' 29" W, 63.03 FEET;

CONTINUING (2)

### TRACT 1

## ZONING DESCRIPTION OF 169.825 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS



JOB #: LPD22001

DRAWN BY: MYOST

CHECKED BY: SRAMSEY

DATE: 4/13/2022

PAGE #: 5 OF 6

# EXHIBIT A

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

"Integral parts of this document"

1. Exhibit - 6 Pages

## CONTINUED (2)

N 08° 58' 27" E, 33.14 FEET;  
 N 40° 45' 52" E, 35.47 FEET;  
 N 56° 45' 35" E, 38.42 FEET;  
 N 64° 26' 42" E, 37.39 FEET;  
 N 84° 32' 10" E, 47.80 FEET;  
 S 82° 34' 52" E, 40.47 FEET;  
 N 74° 41' 40" E, 33.22 FEET;  
 N 65° 06' 07" E, 17.23 FEET;  
 N 87° 26' 35" E, 199.76 FEET;  
 N 50° 27' 49" E, 84.89 FEET;  
 S 86° 14' 01" E, 180.77 FEET;  
 S 66° 06' 30" E, 121.23 FEET;  
 S 33° 51' 22" E, 55.86 FEET;  
 S 78° 33' 36" E, 76.96 FEET;  
 N 87° 53' 47" E, 94.52 FEET;  
 N 85° 46' 30" E, 103.17 FEET;  
 N 36° 50' 04" E, 49.51 FEET;  
 N 11° 13' 42" E, 44.84 FEET;  
 N 45° 27' 02" E, 44.51 FEET;  
 N 76° 24' 32" E, 77.87 FEET;  
 N 59° 59' 01" E, 41.38 FEET;  
 N 16° 38' 06" E, 67.72 FEET;  
 N 09° 54' 22" E, 38.28 FEET;  
 N 05° 34' 15" W, 40.08 FEET;  
 N 38° 19' 31" E, 23.92 FEET;  
 S 89° 33' 35" E, 37.77 FEET;  
 S 75° 31' 42" E, 25.96 FEET;  
 S 26° 07' 59" E, 28.15 FEET;  
 S 66° 22' 07" E, 15.98 FEET;  
 N 24° 53' 31" E, 25.35 FEET;  
 N 22° 11' 13" W, 27.27 FEET;  
 N 17° 12' 57" W, 48.43 FEET;  
 N 29° 08' 47" W, 89.25 FEET;  
 N 38° 51' 33" W, 59.64 FEET;  
 N 05° 54' 08" W, 19.00 FEET;  
 N 52° 28' 24" E, 30.26 FEET;  
 N 88° 47' 41" E, 50.09 FEET;  
 N 62° 23' 29" E, 127.31 FEET;  
 S 79° 34' 54" E, 183.33 FEET;  
 N 77° 42' 52" E, 116.34 FEET;  
 N 51° 13' 24" E, 176.18 FEET;  
 N 84° 21' 34" E, 133.19 FEET;  
 N 29° 25' 35" E, 126.77 FEET;  
 N 64° 02' 03" E, 237.53 FEET;  
 N 82° 05' 51" E, 226.80 FEET;  
 N 77° 07' 09" E, 109.07 FEET;  
 N 45° 32' 03" E, 91.02 FEET;  
 N 58° 52' 55" E, 224.11 FEET TO THE WEST RIGHT-OF-WAY LINE  
 OF CUSTER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);  
 THENCE S 01° 33' 27" E, 149.18 FEET;  
 THENCE S 30° 40' 25" E, 30.00 FEET;  
 CONTINUING (3)

## CONTINUED (3)

THENCE S 00° 22' 57" W, 124.21 FEET;  
 THENCE S 89° 57' 33" W, 36.30 FEET;  
 THENCE S 84° 54' 09" W, 61.31 FEET;  
 THENCE S 78° 56' 45" W, 386.85 FEET;  
 THENCE S 68° 20' 48" W, 117.72 FEET;  
 THENCE S 57° 06' 56" W, 327.70 FEET;  
 THENCE S 57° 54' 57" W, 510.02 FEET;  
 THENCE S 01° 12' 09" W, 121.57 FEET;  
 THENCE S 88° 43' 37" E, 4.85 FEET;  
 THENCE S 37° 12' 42" E, 326.39 FEET;  
 THENCE S 17° 46' 12" E, 480.21 FEET;  
 THENCE S 24° 27' 06" W, 85.13 FEET;  
 THENCE S 24° 43' 38" W, 418.79 FEET;  
 THENCE S 02° 14' 15" E, 293.83 FEET;  
 THENCE S 12° 39' 33" W, 87.80 FEET;  
 THENCE S 89° 20' 24" W, 110.24 FEET;  
 THENCE S 19° 06' 04" W, 236.78 FEET;  
 THENCE S 05° 48' 40" W, 165.13 FEET;  
 THENCE S 16° 25' 36" E, 275.59 FEET;  
 THENCE S 01° 43' 37" W, 192.92 FEET;  
 THENCE S 07° 47' 37" W, 96.29 FEET;  
 THENCE S 07° 39' 08" W, 128.25 FEET;  
 THENCE S 89° 06' 20" W, 1192.37 FEET;  
 THENCE N 89° 48' 16" W, 2624.74 FEET;  
 THENCE N 00° 03' 59" E, 750.03 FEET TO THE POINT OF BEGINNING  
 AND CONTAINING 7,397,591 SQUARE FEET OR 169.825 ACRES MORE OR  
 LESS.

"This document was prepared under 22 Texas Administrative Code 138.95, 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."

## TRACT 1 ZONING DESCRIPTION OF 169.825 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
 CITY OF PROSPER  
 COLLIN COUNTY, TEXAS



JOB #: LPD22001

DRAWN BY: MYOST

CHECKED BY: SRAMSEY

DATE: 4/13/2022

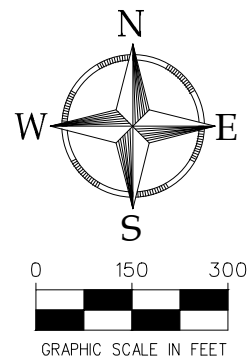
PAGE #: 6 OF 6

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

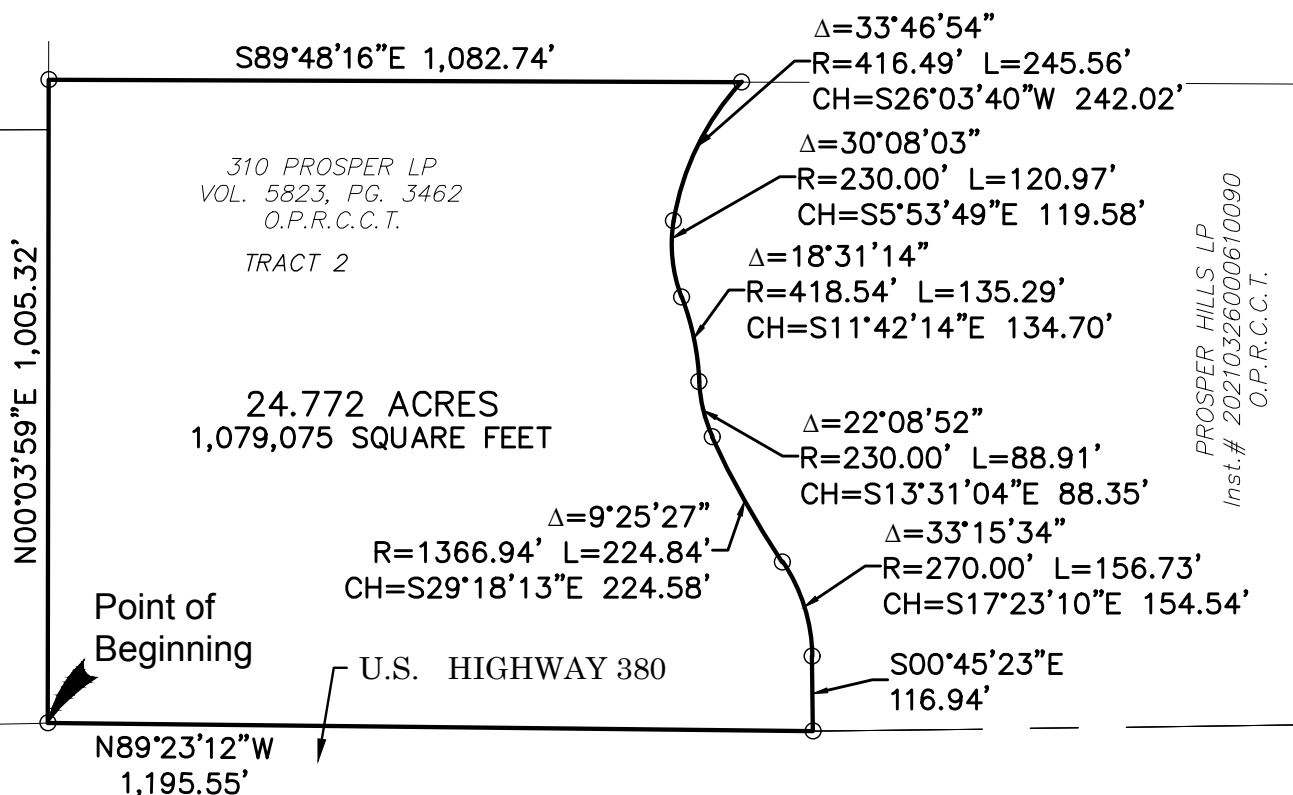
"Integral parts of this document"

1. Exhibit - 2 Pages



310 PROSPER LP  
VOL. 5823, PG. 3462  
O.P.R.C.C.T.

J. HORN SURVEY  
ABSTRACT NO. 411



PROSPER HILLS LP  
Inst. # 20210326000610090  
O.P.R.C.C.T.

## TRACT 2 ZONING DESCRIPTION OF 24.772 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS



Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

"Integral parts of this document"

1. Exhibit - 2 Pages

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. HORN SURVEY, ABSTRACT NO. 411, COLLIN COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND TO 310 PROSPER LP RECORDED IN VOLUME 5823, PAGE 3462, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID 310 PROSPER LP TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 00° 03' 59" E, 1005.32 FEET;

THENCE S 89° 48' 16" E, 1082.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 245.56 FEET, THROUGH A CENTRAL ANGLE OF 33° 46' 54", HAVING A RADIUS OF 416.49 FEET, AND A LONG CHORD WHICH BEARS S 26° 03' 40" W, 242.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 120.97 FEET, THROUGH A CENTRAL ANGLE OF 30° 08' 03", HAVING A RADIUS OF 230.00 FEET, AND A LONG CHORD WHICH BEARS S 05° 53' 49" E, 119.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 135.29 FEET, THROUGH A CENTRAL ANGLE OF 18° 31' 14", HAVING A RADIUS OF 418.54 FEET, AND A LONG CHORD WHICH BEARS S 11° 42' 14" E, 134.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 88.91 FEET, THROUGH A CENTRAL ANGLE OF 22° 08' 52", HAVING A RADIUS OF 230.00 FEET, AND A LONG CHORD WHICH BEARS S 13° 31' 04" E, 88.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 224.84 FEET, THROUGH A CENTRAL ANGLE OF 09° 25' 27", HAVING A RADIUS OF 1366.94 FEET, AND A LONG CHORD WHICH BEARS S 29° 18' 13" E, 224.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 156.73 FEET, THROUGH A CENTRAL ANGLE OF 33° 15' 34", HAVING A RADIUS OF 270.00 FEET, AND A LONG CHORD WHICH BEARS S 17° 23' 10" E, 154.54 FEET;

THENCE S 00° 45' 23" E, 116.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380;

THENCE N 89° 23' 12" W, 1195.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,079,075 SQUARE FEET OR 24.772 ACRES MORE OR LESS.

"This document was prepared under 22 Texas Administrative Code 138.95, 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."

## TRACT 2 ZONING DESCRIPTION OF 24.772 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS



JOB #: LPD22001

DRAWN BY: MYOST

CHECKED BY: SRAMSEY

DATE: 4/13/2022

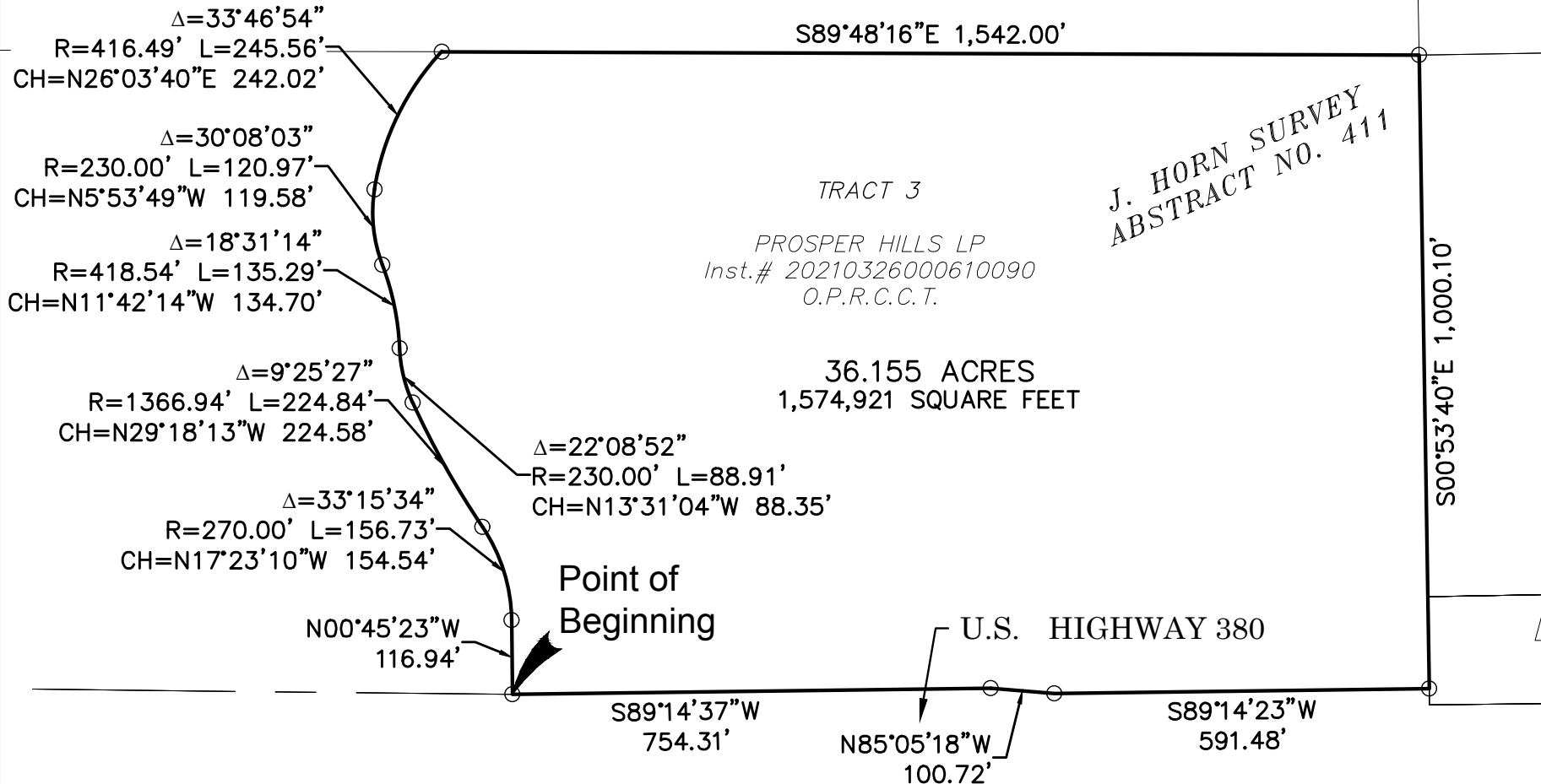
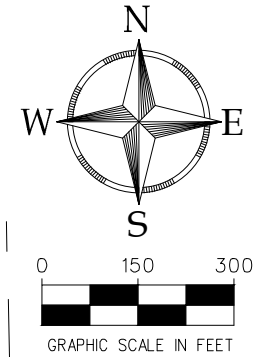
PAGE #: 2 OF 2

Basis of Bearing is the Texas Coordinate  
System, North Central Zone 4202, NAD 83

## EXHIBIT A

"Integral parts of this document"

1. Exhibit - 2 Pages



PAGE # 1 OF 2  
PLOT DATE: 4/14/2022

DATE: 4/14/2022

CHECKED BY: SRAMSEY

DRAWN BY: MYOST

JOB #: LPD22001

DWG NAME: J:\JOB\LPD22001\UTRUTHERFORD\_CREEK\2-SRVY\LPD22001\_ZN3.DWG



Basis of Bearing is the Texas Coordinate  
System, North Central Zone 4202, NAD 83

## EXHIBIT A

"Integral parts of this document"

1. Exhibit - 2 Pages

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. HORN SURVEY, ABSTRACT NO. 411, COLLIN COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND TO PROSPER HILLS LP RECORDED IN INSTRUMENT NUMBER 20210326000610090, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PROSPER HILLS TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 00° 45' 23" W, 116.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 156.73 FEET, THROUGH A CENTRAL ANGLE OF 33° 15' 34", HAVING A RADIUS OF 270.00 FEET, AND A LONG CHORD WHICH BEARS N 17° 23' 10" W, 154.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 224.84 FEET, THROUGH A CENTRAL ANGLE OF 09° 25' 27", HAVING A RADIUS OF 1366.94 FEET, AND A LONG CHORD WHICH BEARS N 29° 18' 13" W, 224.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 88.91 FEET, THROUGH A CENTRAL ANGLE OF 22° 08' 52", HAVING A RADIUS OF 230.00 FEET, AND A LONG CHORD WHICH BEARS N 13° 31' 04" W, 88.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 135.29 FEET, THROUGH A CENTRAL ANGLE OF 18° 31' 14", HAVING A RADIUS OF 418.54 FEET, AND A LONG CHORD WHICH BEARS N 11° 42' 14" W, 134.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 120.97 FEET, THROUGH A CENTRAL ANGLE OF 30° 08' 03", HAVING A RADIUS OF 230.00 FEET, AND A LONG CHORD WHICH BEARS N 05° 53' 49" W, 119.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 245.56 FEET, THROUGH A CENTRAL ANGLE OF 33° 46' 54", HAVING A RADIUS OF 416.49 FEET, AND A LONG CHORD WHICH BEARS N 26° 03' 40" E, 242.02 FEET;

THENCE S 89° 48' 16" E, 1542.00 FEET;

THENCE S 00° 53' 40" E, 1000.10 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380;

THENCE S 89° 14' 23" W, 591.48 FEET;

THENCE N 85° 05' 18" W, 100.72 FEET;

THENCE S 89° 14' 37" W, 754.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,574,921 SQUARE FEET OR 36.155 ACRES MORE OR LESS.

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### TRACT 3 ZONING DESCRIPTION OF 36.155 ACRES

J. HORN SURVEY, ABSTRACT NO. 411

CITY OF PROSPER  
COLLIN COUNTY, TEXAS

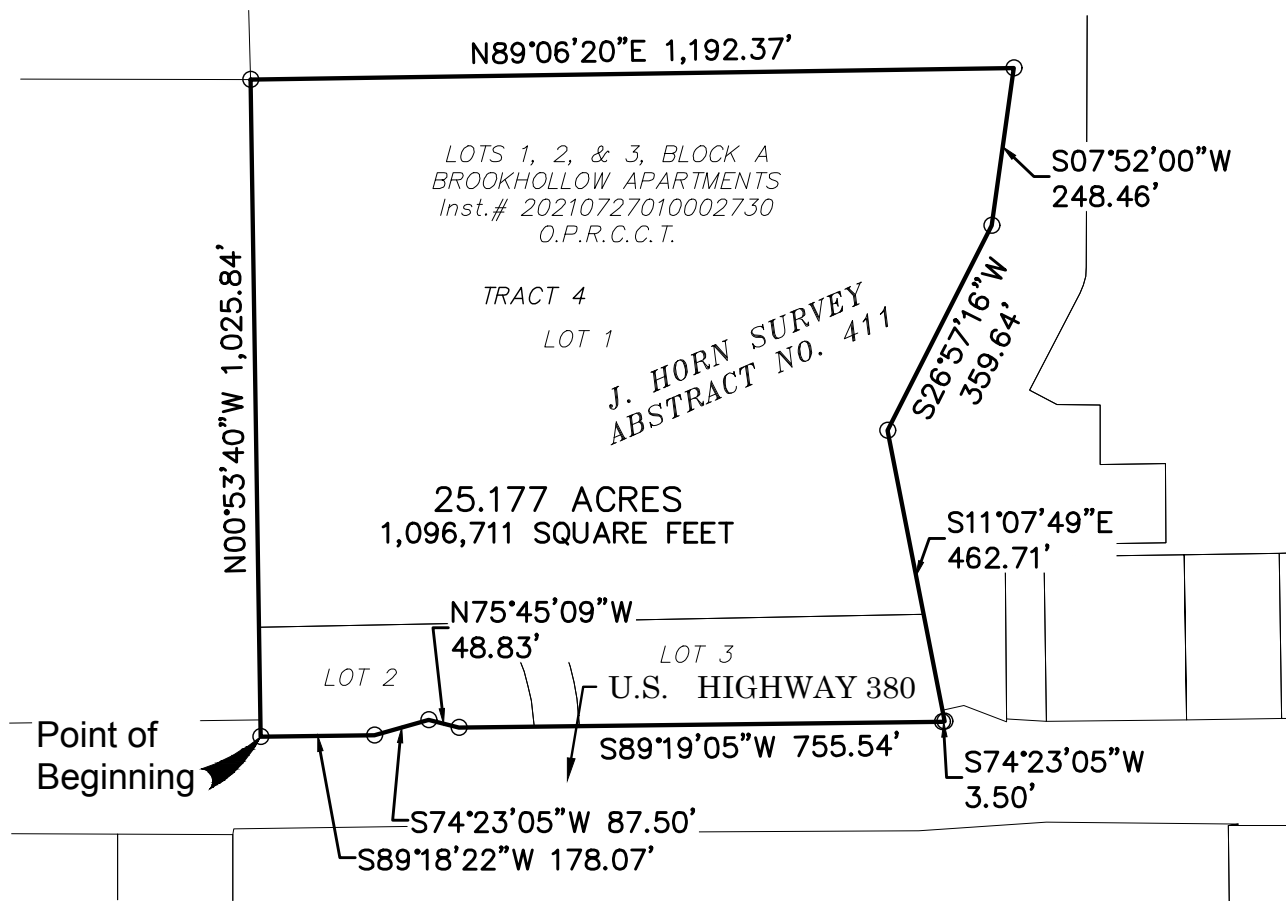
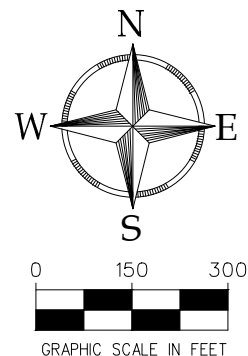
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Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

"Integral parts of this document"

1. Exhibit - 2 Pages



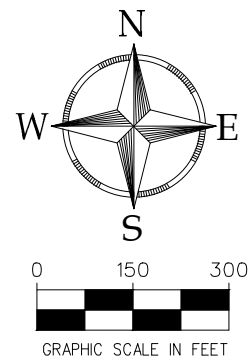
TRACT 4  
ZONING DESCRIPTION OF 25.177 ACRES  
J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

# EXHIBIT A

"Integral parts of this document"

1. Exhibit - 2 Pages



BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. HORN SURVEY, ABSTRACT NO. 411, COLLIN COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND TO BROOKHOLLOW APARTMENTS RECORDED IN INSTRUMENT NUMBER 20210727010002730, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BROOKHOLLOW APARTMENTS TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 00° 53' 40" W, 1025.84 FEET;

THENCE N 89° 06' 20" E, 1192.37 FEET;

THENCE S 07° 52' 00" W, 248.46 FEET;

THENCE S 26° 57' 16" W, 359.64 FEET;

THENCE S 11° 07' 49" E, 462.71 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380;

THENCE S 74° 23' 05" W, 3.50 FEET;

THENCE S 89° 19' 05" W, 755.54 FEET;

THENCE N 75° 45' 09" W, 48.83 FEET;

THENCE S 74° 23' 05" W, 87.50 FEET;

THENCE S 89° 18' 22" W, 178.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,096,711 SQUARE FEET OR 25.177 ACRES MORE OR LESS.

"This document was prepared under 22 Texas Administrative Code 138.95, 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."

## TRACT 4 ZONING DESCRIPTION OF 25.177 ACRES

J. HORN SURVEY, ABSTRACT NO. 411  
CITY OF PROSPER  
COLLIN COUNTY, TEXAS



## **EXHIBIT “B”**

### **STATEMENT OF INTENT AND PURPOSE**

The purpose of this submittal is to rezone the remaining single-family components of PD-86 to accommodate a high-quality, gated, single-family neighborhood with a design that takes advantage of the trees, creeks, and rolling topography. The subdivision design utilizes a spine road to define the boundary between custom homes on the larger lots and upper end production homes located on smaller lots. The PD also restates the development standards for the mixed-use component of PD-86 while prohibiting certain deed restricted uses. While a vast majority of the base development standards contained within PD-86 have been carried over to this new PD, modifications include:

#### **Residential (Tract 1)**

- Redistributing and redefining the residential density and lot sizes currently permitted in PD-86 by restricting the existing minimum lot sizes of 7,000 square feet and 9,000 square feet to the production home area located south and east of the spine road and requiring the lots in the custom home area located north and west of the spine road to be a minimum of at least 15,000 square feet;
- Establishing two levels of architectural design standards – one for the production home area located east of the spine road and one for the custom home area located west of the spine road;
- Allowing lots to back to Rutherford Branch in accordance with the concept plan; and
- Restating all current applicable development standards.

#### **Mixed-Use (Tracts 2, 3, and 4)**

- Creating three mixed-use tracts that are reflective of current property ownership;
- Restating all current applicable development standards applicable to Tracts 2, 3, and 4;
- Prohibiting the development of multi-family residential and single-family residential uses in Tract 3 (townhomes and commercial uses remain as permitted uses) to be consistent with deed restrictions; and
- Prohibiting the development of townhome and single-family residential uses in Tract 4 (multi-family and commercial uses remain as permitted uses) to be consistent with deed restrictions.

## **EXHIBIT “C”**

### **DEVELOPMENT STANDARDS**

#### **Single-Family Residential Tract 1 (169.8+ acres)**

1. General Description. The development standards set forth for the Single-Family Residential Tract of this Planned Development District are intended to guide the development of a gated neighborhood with private streets containing custom single-family residential homes on the west side of the spine road and upper end production homes on the east side of the spine road. Development standards for these housing types are outlined below. Unless otherwise specified below, the Single-Family Residential Tract shall develop under the standards contained in the Town’s Zoning Ordinance, as it exists or may be amended.
2. Allowed Uses. Land uses permitted within the Single-Family Residential Tract 1 are as follows:
  - a. Accessory buildings incidental to the allowed use and constructed of the same materials as the main structure.
  - b. Churches / rectories
  - c. Civic facilities
  - d. Electronic security facilities, including gatehouses and control counter
  - e. Fire stations and public safety facilities
  - f. Gated communities with private streets (developed to Town Standards)
  - g. Private Recreation Center/Amenity Center
  - h. Public or Private Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts, to be stated on plat
  - i. Single family residential uses as described herein
  - j. Schools – public or private
  - k. Golf Course for Country Club (including clubhouse, maintenance facilities, on- course food and beverage structure, and on course restroom facilities.)
  - l. Temporary real estate sales offices for each builder during the development and marketing of the Planned Development which shall be removed no later than 30 days following the final issuance of the last Certificate of Occupancy (CO) on the last lot owned by that builder.
  - m. Temporary buildings of the builders and uses incidental to construction work on the premises, which shall be removed upon completion of such work.
  - n. Utility distribution lines and facilities.
  - o. Other uses as permitted in the SF-10 District.
3. Lot Types. Type A, B, and C lots may be developed within the Single-Family Residential Tract. The development standards for the Type A, B, and C lots are listed below.

	<b><u>Type A</u></b>	<b><u>Type B</u></b>	<b><u>Type C</u></b>
Minimum Lot Area (sq ft)	15,000	9,000	7,000
Maximum Lot/Building Coverage (%)	50	50	60

Minimum Lot Width (ft)	80	70	55
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Note: The minimum width of any lot shall not be less than as shown in the following table as measured at the front building line of the lot, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may reduce the minimum width by 10 feet as measured along the arc at the front building line; provided all other requirements of this section are fulfilled.

Minimum Lot Depth (ft)	125	125	125
Minimum Front Yard (ft)	25	20	20

Note: The minimum front yard may be reduced by ten feet in the following circumstances provided the minimum front yard is no less than 15 feet.

1. For an outside swing-in garage provided the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet by five feet and the height of the garage does not exceed one story; or
2. For a non-enclosed porch, stoop, or balcony, or an architectural feature, such as bay window without floor area or chimney; or
3. For a non-enclosed porch and the main structure provided:
  - a. The height of the main structure does not exceed one story;
  - b. The porch has a minimum dimension of seven feet in depth measured from stud to the front edge of the porch floor and a minimum width of 20 feet; and
  - c. The minimum front yard for a front entry garage is increased one foot for every one foot the minimum front yard for the main structure is reduced.

Note: Staggered lot setbacks are not required.

Minimum Side Yard (ft)	7	7	5
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Note: The side yard for all corner lots shall be a minimum of 15 feet. Single-family detached lots shall not side to First Street or Custer Road.

Minimum Rear Yard (ft)	20	20	20
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Note: The minimum depth of the rear yard shall be twenty feet for all lots, except that lots with "C-shaped" houses, such house configurations enclosing a courtyard space, may have a rear yard of ten feet.

Maximum Building Height	2½ stories not to exceed 45 feet		
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Note: Chimneys, antennas and other such architectural projections not used for human occupancy may extend above this height limit.

Minimum Dwelling Area (sq ft)	3,500	2,500	2,200
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4. Location and Maximum Number of Lot Types. All lots located north and west of the spine road as depicted on Exhibit D shall be developed to Type A standards. A maximum of 105 Type B lots and 145 Type C lots are permitted south and east of the spine road as depicted on Exhibit D. The overall density of Tract 1 shall not exceed 3.0 units per acre.

5. Architectural Standards.

- a. The architectural standards contained in Exhibit C-1 are applicable to all lots located west of the spine road.
- b. The architectural standards contained in Exhibit C-2 are applicable to all lots located east of the spine road.

6. General Conditions. Other general development requirements and standards for the Single-Family Residential Tract include the following.

- a. Required Parking: A minimum of four (4) off-street concrete parking spaces shall be

provided for each residential unit, except townhouses where no off-street parking is required. As part of the parking requirement, at least two (2) of the off-street parking spaces shall be in an enclosed garage of at least four hundred (400) square feet. The parking of recreational vehicles, sports vehicles, boats and/or trailers on a lot facing a street is prohibited. For purposes of this Ordinance, “recreational vehicle” means any mobile unit (motorized or under tow) designed, converted, or modified for use as a sleeping, cooking, gathering, or any use other than human transport and material transport typically associated with a car, sport utility vehicle, or pick-up truck, and “sports vehicle” means a vehicle designed for or modified for off-road or other recreational use, which is not a standard car, sport utility vehicle or pick-up.

- b. Screening and Buffering: Lots backing to the central spine road shall be screened by a combination of trees, shrubs and a screening fence or wall located within a fifteen (15) foot landscape edge. All turf and landscaping areas will be irrigated. Screening fences shall be black tubular steel and walls shall be of double-faced brick or stone construction. Screening walls consisting of thin-wall brick shall not be allowed. Trees and shrubs shall be provided in accordance with the requirements of the Town’s Subdivision Ordinance, as it exists or may be amended.
- c. Concept Plan: A Concept Plan is hereby attached as Exhibit “D” and made a part of the ordinance. It establishes the most general guidelines for the district by conceptually illustrating the project boundaries, land use types, approximate thoroughfare locations, R.O.W. dedications, roads, parks, and open space. Dimensions and acreages shown on Exhibit “D” are approximations and may be modified at the time of final platting.

Minor deviations to the Concept Plan are permitted without amending this Ordinance provided that the Concept Plan still meets the purpose and intent of this Ordinance. The following changes are not considered major deviations from the Preliminary Plan:

- i. Changes that do not alter the basic relationship of the proposed development to adjacent properties;
- ii. Changes that retain the character of the development;
- iii. Changes to the roadway plan that do not significantly deviate connections to adjacent properties or the adjacent major thoroughfares;
- iv. Changes that do not degrade vehicle access and traffic circulation, pedestrian access and safety, emergency services provision, utility system effectiveness, drainage, and tree protection;
- v. Changes that do not increase the density, setbacks, height, or coverage of the site; and/or
- vi. Changes that are made to accommodate engineering considerations such as drainage, tree preservation, utility system configuration, or franchise utility infrastructure.

Major changes in the Concept Plan shall be considered the same as amendments to the Zoning Ordinance and shall be processed accordingly.

- d. Streets: The residential streets shall consist of a fifty-foot-wide right-of-way with a thirty-one-foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs. In neighborhoods where lots are alley-served, residential streets shall consist of a fifty-foot-wide right-of-way with a thirty-one-foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs. Entry streets shall be designed within a sixty-foot-wide right-of-way. The paved section for these streets shall be concrete paving thirty-one feet wide, except for the potential widening to accommodate traffic at intersections with major thoroughfares.
- e. Sidewalks: Opposed to constructing sidewalks along both side of the spine road, a single, eight-foot-wide sidewalk (meandering where possible) may be constructed. All other sidewalks shall be located and constructed in accordance with Town standards.
- f. Landscaping
  - i. Front Yard: A minimum of two four-inch caliper trees, measured at twelve inches above the root ball, shall be planted in the front yard of each residential lot. The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house. If pre-existing trees on the lot remain in a healthy and vigorous condition after the completion of construction on the lot, and such trees meet the caliper-inch requirement, this requirement may be waived by the Town Building Official.
  - ii. Side Yard adjacent to a Street: Two canopy trees as specified on the landscape plan, with a minimum caliper of four inches each as measured twelve inches above the root ball, shall be planted in each side yard space that abuts a street. These required trees shall be in addition to the required front yard trees and shall be planted generally parallel to the street at the edge of the street right of way. The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house.
  - iii. Side Yard: Side yard landscaping is required on each side yard adjacent to Collector Streets within the development. Such landscaping shall include trees, shrubs, turf grass and earthen berms. Landscape beds in the yard space that abuts a street shall be limited to, and extend from, the house perimeter and walkways. Such beds shall have natural shapes. The intent of this guideline is to reinforce the continuity of the street with planting beds that visually reinforce the street edge rather than the lot. Therefore, floating beds in the yard space are prohibited. Such planting beds must run parallel to the street and create natural shapes that respond to the required trees (described above).
- g. Park Dedication Requirements: Unless modified by a development agreement with the Town, the development of Tract 1 shall provide for a dedication of a minimum of five percent (5%) of the gross platted acreage or one acre per 35 residential units, whichever is greater, to the Town for park purposes, including, but not limited to, neighborhood parks, linear parks, hike and bike trails, pocket parks, water features, creeks and natural preserve



areas, or other purposes as determined by the Park and Recreation Board. This requirement may also be fulfilled through the payment of park dedication fees in accordance with the Town's Subdivision Ordinance subject to approval of the Parks and Recreation Board and/or Town Council. All other aspects of park dedication shall comply with the Subdivision Ordinance as it presently exists or may be amended, unless modified by a development agreement with the Town. Any property dedicated in excess of the minimum five percent (5%) requirement in a development phase may be credited towards the park dedication requirements of future phases of development within this Planned Development subject to approval of the Parks and Recreation Board and/or Town Council.

- h. Mechanical Equipment: All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from public view. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.
- i. Adjacency to Major Creeks, Floodplains, and Open Space: Development within the Single-Family Residential Tract shall not be required to comply with the creek frontage requirements contained within Section 10.03.146 of the Town's current Subdivision Ordinance. In addition, 100-year floodplain may be platted within single family lots. However, any floodplain contained within a single-family lot shall be designated on the final plat as an HOA Drainage, Floodway, and No-Build Easement to indicate that no dwelling unit or any other structure that may obstruct the natural flow of storm water may be constructed within the floodplain. General maintenance of vegetation and removal of ordinary trash and debris located within the HOA Drainage, Floodway, and No-Build Easement shall be the responsibility of the lot owner. The HOA shall keep the HOA Drainage, Floodway, and No-Build Easement clean and free of large debris that would obstruct the flow of water.

### **Mixed-Use Tract 2 (24.8+ acres), Tract 3 (36.2+ acres), and Tract 4 (25.2+ acres)**

- 1. General Description: The mixed-use area (shown as Tracts 2, 3, and 4 on Exhibit D) of this Planned Development allows the development of both residential and non-residential land uses. The residential land uses are intended to supply higher density housing types to provide a buffer between the less intense residential development and U.S Highway 380 and more intense retail and commercial land uses. Non-residential land uses such as office, retail, restaurant, service, and/or commercial uses are intended to supply and serve the surrounding and nearby residential areas. Specifically, Tract 2 is limited to the development of office, retail, restaurant, service, and/or commercial uses; Tract 3 allows for the development of townhouse, office, retail, restaurant, service, and/or commercial uses; and Tract 4 allows for the development of multi-family residential, office, retail, restaurant, service, and/or commercial uses. Development standards for Tracts 2, 3, and 4 are listed below.
- 2. Townhouse Uses: Townhouse units shall be allowed within Tract 3. A maximum of ten units per gross acre of land shall be allowed within the mixed-use area up to a maximum of 250 townhouse units. If portions of the designated mixed-use area are developed with townhouse residential housing types, they shall be developed in accordance with the following requirements.
  - a. Exterior Façade Building Materials: All buildings within a townhouse development shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior

wood or similar materials or any combination thereof. The use of wood as a primary exterior building material shall be limited to a maximum of fifteen percent of the total exterior wall surfaces.

- b. Controlled Access: All townhouse developments that contain limited gated access shall locate all gate controls, card pads and intercom boxes in driveway islands in a manner that provides a minimum of one hundred feet of stacking distance from the gate. Such driveway islands shall also contain a break that allows for vehicular u-turn movements back onto a public street.
- c. Open Space Requirements: Each lot or parcel developed for townhouse uses shall provide useable open space equal to twenty percent of the total townhouse acreage.
- d. Residential development intensity: Development intensity shall be in accordance with the following table:

Development Requirement	Townhouse
Max. Gross Density	10.0 du/ac
Min. Lot Area	800 sq. ft.
Min. Lot Width	20'
Min. Lot Depth	40'
Min. Front Setback	0'
Min. Rear Setback	0'
Min. Side Setback (interior lot)	0'
Min. Side Setback (corner lot)	0'
Min. Side Setback (key lot)	n/a
Max. Lot Coverage	100%
Min. Floor Area / Dwelling Unit	1,200 sq. ft.
Max. Building Height / No. of stories*	48' / 3

\* Maximum height of any building within sixty feet of a detached residential use shall be thirty-six feet and two stories.

- 3. **Multifamily Uses**: Multi-family units shall be allowed within Tract 4. A maximum of fifteen units per gross acre of land shall be allowed up to a maximum of 300 multi-family units within the mixed-use area. If portions of the designated mixed-use area are developed with multi-family residential housing types, they shall be developed in accordance with the following requirements.

- a. Required Parking: Parking requirements for multi-family development shall be one and one-half spaces per one-bedroom unit, two spaces per two-bedroom unit, two and one-half spaces per three-bedroom unit and one-half space per each additional bedroom per unit. The total required number of spaces for any multi-family development shall not be less than 1.8 spaces per dwelling unit.
- b. Exterior Façade Building Materials: All buildings within a multi-family development shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior wood or similar materials or any combination thereof. The use of wood as a primary exterior building material shall be limited to a maximum of

fifteen percent of the total exterior wall surfaces.

- c. Controlled Access: All multi-family developments that contain limited gated access shall locate all gate controls, card pads and intercom boxes in driveway islands in a manner that provides a minimum of one hundred feet of stacking distance from the gate. Such driveway islands shall also contain a break that allows for vehicular U-turn movements back onto a public street.
- d. Open Space Requirements: Each lot or parcel developed for multi-family uses shall provide useable open space, as defined in the Town's Zoning Ordinance, equal to thirty percent of the total multifamily acreage.
- e. Residential development intensity: Development intensity shall be in accordance with the following table:

Development Requirement	Multi-family
Max. Gross Density	15.0 du/ac
Min. Lot Area	10,000 sq.
Min. Lot Width	80'
Min. Lot Depth	120'
Min. Front Setback	25' <sup>b</sup>
Min. Rear Setback	15' <sup>b</sup>
Min. Side Setback (interior lot)	15'
Min. Side Setback (corner lot)	25' <sup>b</sup>
Min. Side Setback (key lot)	n/a
Max. Lot Coverage	50%
Min. Floor Area / Dwelling Unit	650 sq. ft.
Max. Building Height / No. of stories*	48' / 3

\* Maximum height of any building within sixty feet of a detached residential use shall be thirty-six feet and two stories.

#### 4. Non-residential uses

1. Allowed Uses: Non-residential land uses allowed within the mixed-use area are uses that are permitted in the Neighborhood Service, Office, and Commercial Corridor districts, listed in the Town's Zoning Ordinance. Additional allowed uses include the following:
  - Drug Stores/Pharmacies.
  - Duplicating Centers, Mailing Services, Etc.
  - Financial Institutions.
  - Independent Living Facilities.
  - Laboratory, Medical and Dental.
  - Nursing Homes.
  - Post Office Facilities.
  - Research and Development Center.
  - Winery.
  - Optical Stores – Sales and Services.
  - Mini-Warehouses Shall be allowed by SUP.

2. Required Parking: The total parking required shall be the sum of the specific parking space requirement for each use included within the mixed- use area as required by the Town's Zoning Ordinance.
3. Exterior Façade Building Materials: All main buildings shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior wood or similar materials or any combination thereof. The use of wood as a primary exterior building material shall be limited to a maximum of twenty percent of the total exterior wall surfaces.
4. Commercial development intensity: Development intensity for non- residential land uses shall be as follows:
  - i. Floor Area: The allowable floor area of buildings within the mixed-use area shall be unlimited, provided that all conditions described herein are met.
  - ii. Lot Area: The minimum lot area shall be 10,000 square feet.
  - iii. Lot Coverage: In no case shall the combined areas of the main buildings and accessory buildings cover more than 50% of the total lot area. Parking facilities shall be excluded from lot coverage computation.
  - iv. Lot Width: The minimum width of any lot shall be fifty feet.
  - v. Lot Depth: The minimum depth of any lot shall be ninety feet.
  - vi. Front Yard: The minimum depth of the front yard shall be thirty feet.
  - vii. Side Yard: No side yard is required unless vehicular access is provided/required, in which case the side yard shall have a depth of not less than twelve feet. A twenty-four-foot side yard shall be provided where fire lane access is required and wherever a vehicular access/fire lane easement is not available on the adjoining property. A fifty-foot side yard is required adjacent to property zoned for single-family residential uses.
  - viii. Rear Yard: No rear yard is required unless vehicular access is provided/required, in which case the rear yard shall have a depth of not less than twelve feet. A twenty-four-foot rear yard shall be provided where fire lane access is required and wherever a vehicular access/fire lane easement is not available on the adjoining property. A fifty-foot rear yard is required adjacent to property zoned for single-family residential uses.
  - ix. Building Height: Buildings shall be a maximum of two stories, not to exceed forty feet in height. Non-residential buildings may exceed this restriction provided that one additional foot shall be added to any required setback from detached residential properties for each foot that such structures exceed forty feet. Non-residential buildings may exceed this restriction using such one-to-one ratio for a total maximum height of eight stories not to exceed one hundred feet. Chimneys, antennas and other such architectural projections may extend above this height limit.

- x. Open Space Requirement for Non-Residential Uses: A minimum of ten percent of the net lot area shall be developed and maintained as landscaped open space. Landscaped open space shall not include areas specifically used for vehicular access and parking.

## 5. General Conditions

- a. Conformance to All Applicable Articles of the Town of Prosper Zoning Ordinance: Except as amended herein, this Planned Development District shall conform to applicable articles and sections of ordinances and regulations of the Town of Prosper, including the Town's Zoning Ordinance and the Town's Subdivision Ordinance, as they exist or may be amended. All rights-of-way as specified in the Town's Transportation Plan will be deeded to the Town at the time of development with the Final Plat.
- b. Outdoor Storage and Display Areas: Outdoor storage or/and display of any retail material will be allowed as accessory use only and screened in compliance with the Town's Zoning Ordinance as it exists or may be amended.
- c. Buffering Adjacent to Major Thoroughfares: Irrigated landscape buffer zones will be provided along major thoroughfares in conformance with the Town of Prosper Zoning and Subdivision Ordinances.
- d. Screening and Buffering Adjacent to Residential Lots: A six-foot masonry screen wall shall be installed along the length of the common boundary line between the retail and residential components of this PD. Within such wall and for a minimum depth of fifteen feet shall be an irrigated landscaped buffer zone including turf grass and three-inch caliper trees planted on thirty-foot centers. No more than 45% of such trees shall be of the same species. Alternate screening scenarios may be approved by the Planning and Zoning Commission with their approval of a Site Plan
- e. Concept Plan: A Concept Plan is hereby attached as Exhibit D and made a part of the ordinance. It establishes the most general guidelines for the district by identifying the project boundaries, land use types, approximate thoroughfare locations, R.O.W. dedications, roads, trails, drainage, all easements and illustrates the integration of these elements into a master plan for the whole district. Dimensions and acreages shown on Exhibit D are approximations and may be modified at the time of final platting.
- f. Street Intersection with Major Thoroughfares: Median openings, turn lanes and driveway locations along Custer Road and University Drive (U.S. 380) shall be subject to the TxDOT review process as required.
- g. Screening of Mechanical Equipment: All mechanical equipment located on the ground and/or rooftops including fans, vents, air conditioning units and cooling towers shall be screened so as not to be visible from the property lines at ground level or from the second story of adjacent single-family detached development. Screening may be accomplished through the use of plant materials, berming or fencing. The list of approved plant materials for such purpose shall be included in the deed restrictions filed on this project. Fencing shall be finished in a material similar to and/or painted a color similar to the building façade, trim, or roof surface.

## **EXHIBIT "C-1"**

### **ARCHITECTURAL DESIGN STANDARDS FOR SINGLE-FAMILY WEST**

#### **1. ARCHITECTURE:**

The exterior of homes shall be designed to be reflective of a traditional architectural style such as French Country or Provincial, English Cottage, Colonial, Tudor, Tuscan, Texas Hill Country/Texas Tuscan, Mediterranean, or Spanish. Transitional interpretations of the aforementioned architectural styles will also be permitted. Modern architecture is prohibited. While a variety of architectural styles are permitted, architectural continuity shall be provided through traditional architectural style and the use of complementary materials, as well as architectural diversity through variation of hip and gable roofs, roof pitch, building offsets, garage entrances, garage sizes, etc. While each home should complement adjacent structures, every home should have a unique identity through the use of detailing such as cast stone, wrought iron, window treatments, dormers, turrets, flat work, tree placement, brick details, natural stone, combining brick and natural stone, gas lights, landscape illumination, etc. Use of features such as the use of wood timbers, finials, decorative cornices, copper vents, cast stone decorative features, paint grip sheet metal, copper guttering and European architectural details shall be used to individualize each residence.

#### **2. EXTERIOR MATERIALS & DETAILING:**

- 2.1. With the exception of dormers and Mediterranean or Spanish style homes constructed of stucco, exterior materials shall be 100% masonry (brick, stone, and cast stone) on all walls visible from any street and 80% masonry on each individual non-visible side and rear elevations. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone or brick and stone, matching the materials used on the residence. With the exception of Transitional homes, all window headers and sills which are visible from the street or common areas shall be constructed of cast stone, natural stone, decorative shaped brick or a combination thereof. All windows will have a least 6" of exterior material between the header and fascia board. No Exterior Insulation and Finish Systems (E.I.F.S.) are permitted on any exterior elevation or chimney.
- 2.2. The entire structure shall be guttered with downspouts. All gutter and downspouts on the front of the house and any side that faces a street or common area shall be molded form of smooth round material. Gutters shall not drain across property lines.
- 2.3. All windows visible from streets and publicly accessible open space shall be casement divided lite windows.
- 2.4. Each structure shall have a minimum principal plate height of 10 feet on the first floor and a minimum plate height of 9 feet on garages.
- 2.5. A uniform house number style, house number locations, and mailbox style will be selected by the developer and implemented by the homebuilders.

- 2.6. Stone selections shall be either Granbury, Millsap, Leuders, Limestone, Auston Chalk, or similar as approved by the developer.
- 2.7. Cast Stone shall be light brown, white or cream in color with or without pitting.
- 2.8. Electrical meters shall be screened from the view of the street or common areas by solid fencing or landscape material.

### **3. ROOFING:**

- 3.1. All roofs for French Country / European architectural style homes shall have a minimum slope of 12:12 roof pitch on any front and side visible from a street or a common area and a minimum slope of 8:12 roof pitch for rear and sides not visible from a street or a common area. Roof sections of less pitch are permitted for Texas Tuscan / Texas Hill Country and Transitional architectural style homes. Satellite Dishes shall not be installed in locations visible from the street, common areas or other residences. Solar Collectors, if used, must be integrated into the building design and constructed of materials that minimize their visual impact.
- 3.2. Roof material shall be standing seam copper, approved standing seam metal, natural slate shingles, imitation slate shingles, clay or concrete tile, or composition 30-year laminated shingles.
- 3.3. Roof forms shall be limited to gables, hip, Dutch hip or gable, or shed (in conjunction with Texas Hill Country homes).

### **4. WALLS / FENCING / SCREENING:**

- 4.1. The following fence requirements are applicable to single-family lots.
  - a. Front: Fences extending across the front side yard from the home to the side property line shall be a six-foot (6') black wrought iron or tubular steel fence. Masonry wing walls may also be used. Where the front yard fence intersects with the side yard fence, a decorative metal corner column shall be constructed. The height of the corner column shall be twelve (12) to eighteen (18) inches greater than the fence and the width of the corner column shall be ten (10) to twelve (12) inches.
  - b. Side: Fences constructed along side property lines between lots shall be board-on-board, stained, and weather-treated with steel posts and be a minimum of six-foot (6') in height. However, a six-foot (6') length of black wrought iron or tubular steel fence shall be constructed to serve as a transition between the side yard wood fence and a wrought iron or tubular steel fence constructed across the front side yard or along the rear property line.

For corner lots, a side yard fence located adjacent to the street shall be a six-foot (6') black wrought iron or tubular steel fence. Additionally, to provide a living screen with a minimum height of six feet (6') within two (2) growing seasons, minimum five (5) gallon shrubs shall be generally planted on five (5) foot centers along the entire length of the side yard fence. Shrubs shall be selected from the following or similar species: Nellie R. Stevens Holly, Savannah Holly, Wax Myrtle, Wax Leaf Privet/Ligustrum, Photinia, or Elaeagnus.

- c. Rear: Where a rear yard of one lot abuts the rear yard of another lot, fences shall be board-on-board, stained, and weather-treated with steel posts and be a minimum of six-foot (6')

in height. Where lots back to streets, no fence shall be constructed parallel to a wrought iron or tubular steel fencing along the rear of the lot.

- d. Fencing Adjacent to Parks, HOA Open Space, and/or Hike and Bike Trails: Where lots side or back to parks, HOA open space, and/or hike and bike trails, fencing abutting the park, HOA open space, and/or hike and bike trail shall be a four-foot (4') black wrought iron or tubular steel fence. The design of the fence shall be selected by the developer and implemented by the homebuilders.
  - e. Fence Height Transitions: Where side yard fences intersect with front or rear yard fences, fences of different heights shall be transitioned so that the fences are the same height where the fences intersect.
- 4.3. Equipment, air conditioning compressors, service yards, storage piles, woodpiles, garbage receptacles, and similar items must be visually screened from streets, alleys, common areas and neighboring lots by solid screening walls that match the residence material, a redwood or cedar fence, or landscaping.
- 4.4. Retaining walls built or abutting front yards, side yards facing a greenbelt, or rear yards within a greenbelt shall be constructed of mortar-jointed brick matching the residence or mortar-jointed Millsap stone. For retaining walls in other locations, concrete and rock shall be allowed.

## **5. GARAGES / DRIVEWAYS / WALKWAYS:**

All front entry driveways and sidewalks and steps leading from the public sidewalk or front driveway to the front door shall be constructed of brick pavers, stone, interlocking pavers, exposed aggregate with brick or stone borders, or stamped or salt finished concrete with brick or stone borders.

## **6. EXTERIOR LIGHTING:**

Each required tree shall be down lighted with a minimum of two landscape illumination fixtures connected to an electric eye photocell. In addition, all garage doors must have one exterior light per parking space. All front entrances must have no less than one down light and a minimum of one bracket light beside each front entrance. All entrance down lights and all entrance bracket lights shall be controlled by electric eye photocells, and kept in working order at all times. All required tree lights, garage door lights, entrance down lights and entrance bracket lights shall illuminate at dusk and shall remain illuminated until sunrise.

## **7. TREES:**

Landscape requirements shall include a minimum of two 4" caliper live oaks or red oaks in the front yard. Any lot with more than 70 feet of frontage to adjacent streets and park will require no less than one 5" caliper live oak or red oak tree for every 35' of street and park frontage (or portion thereof) on each lot. For example, 80 feet of frontage would require 3 trees.



## **EXHIBIT “C-2”**

### **ARCHITECTURAL DESIGN STANDARDS FOR SINGLE-FAMILY EAST**

#### **1. ARCHITECTURE:**

Architectural continuity is to be provided through traditional architectural style and the use of complementary materials, as well as architectural diversity through variation of hip and gable roofs, roof pitch, building offsets, garage entrances, garage sizes, etc. While each home should complement adjacent structures, every home should have a unique identity through the use of detailing such as cast stone, wrought iron, window treatments, dormers, turrets, flat work, tree placement, brick details, natural stone, combining brick and natural stone, gas lights, landscape illumination, etc.

#### **2. EXTERIOR MATERIALS & DETAILING:**

- 2.1. With the execution of dormers and stucco homes, exterior materials shall be 100% masonry (brick, cast stone and stone) on all walls facing any street, and 80% masonry on each (not cumulative) remaining side and rear elevations. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone, brick and stone or stucco. No Exterior Insulation and Finish Systems (E.I.F.S.) are permitted on any exterior elevation or chimney.
- 2.2. The entire structure shall be guttered with downspouts. Gutters shall not drain across property lines.
- 2.3. Each structure shall have a minimum principal plate height of 10 feet on the first floor and a minimum plate height of 9 feet on garages.
- 2.4. A uniform house number style, house number locations, and mailbox style will be selected by the developer and implemented by the homebuilders.
- 2.5. Stone selections shall be either Granbury, Millsap, Leuders, Limestone, Auston Chalk, or similar as approved by the developer.
- 2.6. Cast Stone shall be light brown, white or cream in color with or without pitting.
- 2.7. Electrical meters shall be screened from the view of the street or common areas by solid fencing or landscape material.

#### **3. ROOFING:**

- 3.1. All roofs shall have a minimum slope of 10:12 roof pitch on any side visible from a street or a common area and a minimum slope of 8:12 roof pitch for rear and sides not visible from a street or a common area. Roof sections of less pitch are permitted for Texas Tuscan / Texas Hill Country and Transitional architectural style homes. Satellite Dishes shall not be installed in locations visible from the street, common areas or other residences. Solar Collectors, if used, must be integrated into the building design and constructed of materials that minimize their visual impact.
- 3.2. Roof material shall be standing seam copper, approved standing seam metal, natural slate shingles, imitation slate shingles, clay tile, or composition 30-year laminated shingles.
- 3.3. Roof forms shall be limited to gables, hip, Dutch hip or gable, or shed (in conjunction with Texas Hill Country homes).

#### 4. WALLS / FENCING / SCREENING:

4.1. The following fence requirements are applicable to single-family lots.

- a. Front: Fences extending across the front side yard from the home to the side property line shall be a six-foot (6') black wrought iron or tubular steel fence. Masonry wing walls may also be used. Where the front yard fence intersects with the side yard fence, a decorative metal corner column shall be constructed. The height of the corner column shall be twelve (12) to eighteen (18) inches greater than the fence and the width of the corner column shall be ten (10) to twelve (12) inches.
- b. Side: Fences constructed along side property lines between lots shall be board-on-board, stained, and weather-treated with steel posts and be a minimum of six-foot (6') in height. However, a six-foot (6') length of black wrought iron or tubular steel fence shall be constructed to serve as a transition between the side yard wood fence and a wrought iron or tubular steel fence constructed across the front side yard or along the rear property line.

For corner lots, a side yard fence located adjacent to the street shall be a six-foot (6') black wrought iron or tubular steel fence. Additionally, to provide a living screen with a minimum height of six feet (6') within two (2) growing seasons, minimum five (5) gallon shrubs shall be generally planted on five (5) foot centers along the entire length of the side yard fence. Shrubs shall be selected from the following or similar species: Nellie R. Stevens Holly, Savannah Holly, Wax Myrtle, Wax Leaf Privet/Ligustrum, Photinia, or Elaeagnus.

- c. Rear: Where a rear yard of one lot abuts the rear yard of another lot, fences shall be board-on-board, stained, and weather-treated with steel posts and be a minimum of six-foot (6') in height. Where lots back to streets, no fence shall be constructed parallel to a wrought iron or tubular steel fencing along the rear of the lot.
- d. Fencing Adjacent to Parks, HOA Open Space, and/or Hike and Bike Trails: Where lots side or back to parks, HOA open space, and/or hike and bike trails, fencing abutting the park, HOA open space, and/or hike and bike trail shall be a four-foot (4') black wrought iron or tubular steel fence. The design of the fence shall be selected by the developer and implemented by the homebuilders.
- e. Fence Height Transitions: Where side yard fences intersect with front or rear yard fences, fences of different heights shall be transitioned so that the fences are the same height where the fences intersect.

4.3. Equipment, air conditioning compressors, service yards, storage piles, woodpiles, garbage receptacles, and similar items must be visually screened from streets, alleys, common areas and neighboring lots by solid screening walls that match the residence material, a redwood or cedar fence, or landscaping.

4.4. Retaining walls built or abutting front yards, side yards facing a greenbelt, or rear yards within a greenbelt shall be constructed of mortar-jointed brick matching the residence, or mortar-jointed Millsap stone. For retaining walls in other locations, concrete and rock shall be allowed.

#### 3. GARAGES / DRIVEWAYS / WALKWAYS:

All front entry driveways and sidewalks and steps leading from the public sidewalk or front driveway to the front door shall be constructed of brick pavers, stone, interlocking pavers, exposed aggregate, or stamped or broom finished concrete with brick or stone borders.

**4. EXTERIOR LIGHTING:**

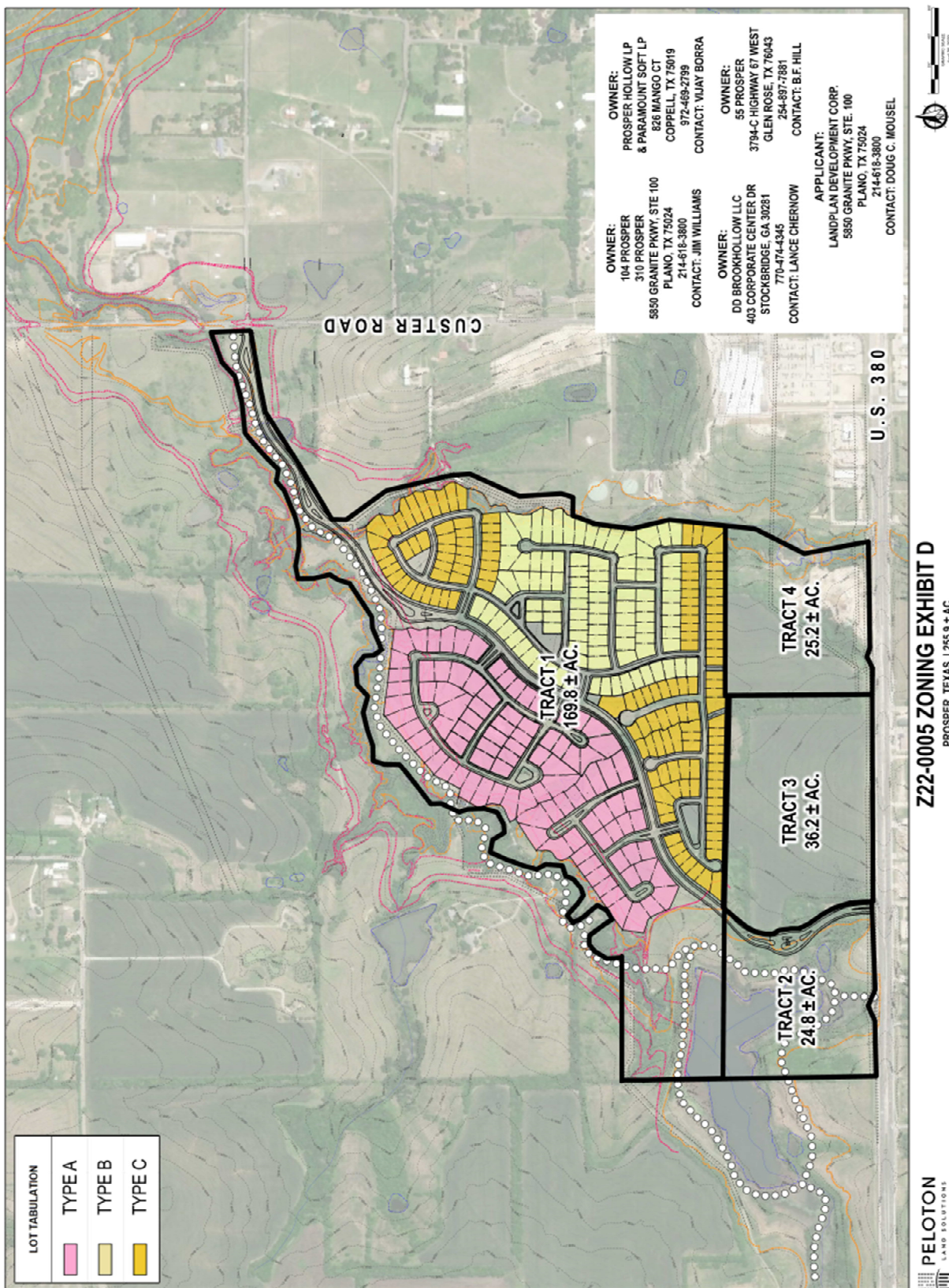
All front entrances must have no less than one down light and a minimum of one bracket light beside each front entrance.

**5. TREES:**

Landscape requirements shall include a minimum of two 4" caliper live oaks or red oaks in the front yard. In addition to the 2 required front yard trees, a minimum of two 4" caliper live oaks or red oaks shall be planted in each side yard space that abuts a street.

# EXHIBIT "D"

## CONCEPT PLAN



## **EXHIBIT “E”**

### **DEVELOPMENT SCHEDULE**

The anticipated development schedules for the property contained within this PD are:

- Single-Family Tract 1 – commencement of first phase immediately upon Town approval of zoning, plat, and construction plans
- Mixed-Use Tract 2 – one to two years
- Mixed-Use Tract 3 – one to two years
- Mixed-Use Tract 4 – commencement upon Town approval of construction plans

Dates are approximate and are subject to change due to external forces such as market conditions.