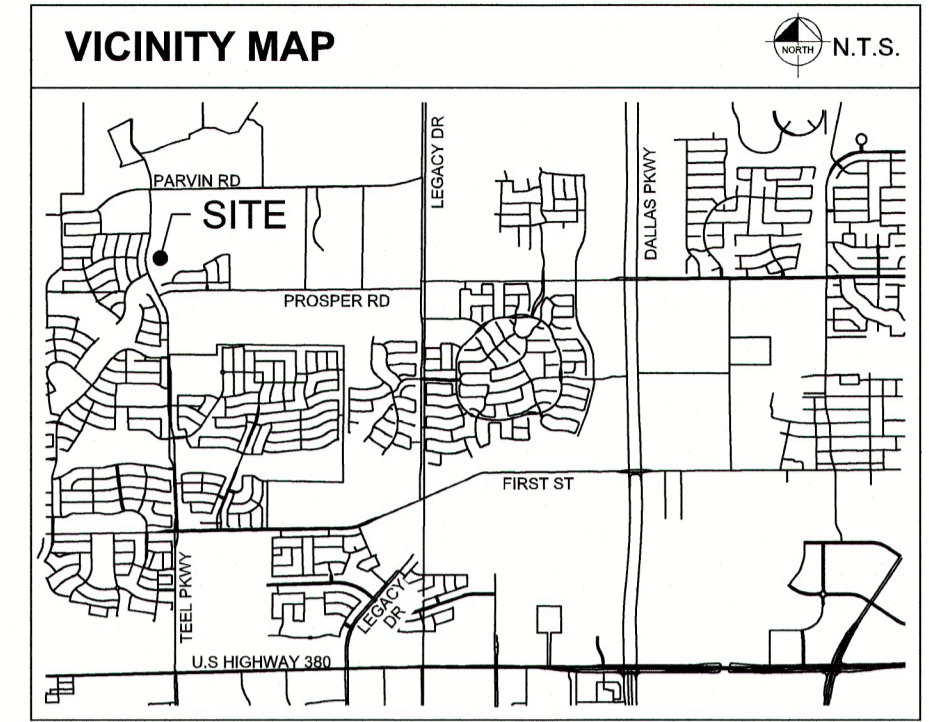
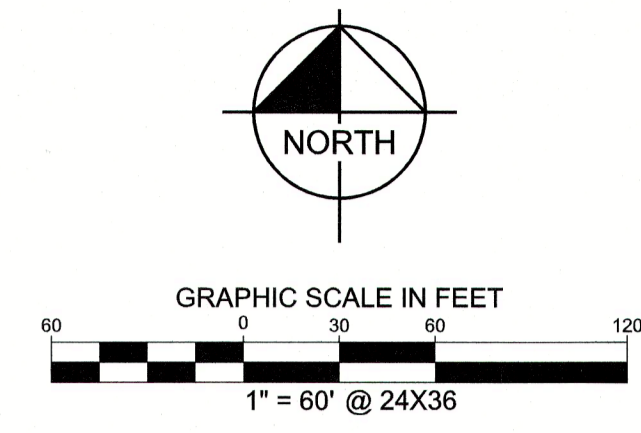


NO.	BEARING	LENGTH
L1	N13°43'13"E	166.50'
L2	N90°00'00"E	340.43'
L3	S00°00'00"E	310.80'
L4	S64°00'25"W	440.17'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°10'32"	890.00'	344.46'	N02°37'57"E	342.32'



LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME AND PAGE
P.O.B.	POINT OF BEGINNING

LINE TYPE LEGEND

---	SUBJECT BOUNDARY LINE
- - - -	EASEMENT LINE
---	PROPERTY LINE

PROPERTY DESCRIPTION

BEING a tract of land situated in the Aaron Roberts Survey, Abstract No. 1115, Town of Prosper, Denton County, Texas, and being all of Lot 2, Block A of the Windsong Ranch Office Addition, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2022-131, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east right-of-way line of Teel Parkway (a variable width right-of-way) at the southwest corner of said Lot 2, Block A, same being the southeast corner of a 60-foot Right-of-Way Dedication recorded in said Document No. 2022-131, and being in the north line of that certain tract of land designated as "Tract 1" as described in the Special Warranty Deed to VP WINDSONG OPERATIONS LLC, recorded in Document No. 2018-142926, Deed Records, Denton County, Texas, and being at the beginning of a non-tangent curve to the right with a radius of 890.00 feet, a central angle of 22°10'32", and a chord bearing and distance of North 02°37'57" East, 342.32 feet;

THENCE with said east right-of-way line and the west line of said Lot 2, Block A, the following courses and distances: In a northerly direction, with said non-tangent curve to the right, an arc distance of 344.46 feet to a point for corner;

North 13°43'13" East, a distance of 166.50 feet to the northwest corner of said Lot 2, Block A, same being the southwest corner of Lot 1, Block A of the aforementioned Windsong Ranch Office Addition;

THENCE with the common line of said Lot 1 and 2, Block A, North 90°00'00" East, a distance of 340.43 feet to the southeast corner of said Lot 1, Block A, and the northeast corner of said Lot 2, Block A, and being in the west line of a called 113.223 acre tract of land described in the Special Warranty Deed to PROSPER INDEPENDENT SCHOOL DISTRICT, recorded in Document No. 2017-34540, Deed Records, Denton County, Texas;

THENCE with the west line of said 113.223 acre tract, South 00°00'00" East, a distance of 310.80 feet to the southwest corner of said 113.223 acre tract, same being in the north line of said "Tract 1", and being at the southeast corner of said Lot 2, Block A;

THENCE with the common line of said "Tract 1" and said Lot 2, Block A, South 64°00'25" West, a distance of 440.17 feet to the **POINT OF BEGINNING** and containing a computed area of 156,502 square feet or 3.593 acres of land.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0290G and 48121C0430G, for DENTON County, Texas, and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) and a portion of this land is located in Zone A. Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), no scale and no projection.

This document was prepared under 22 TAC §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.

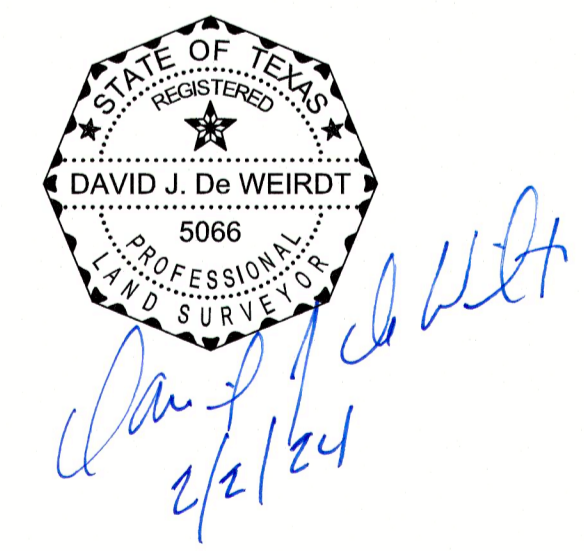
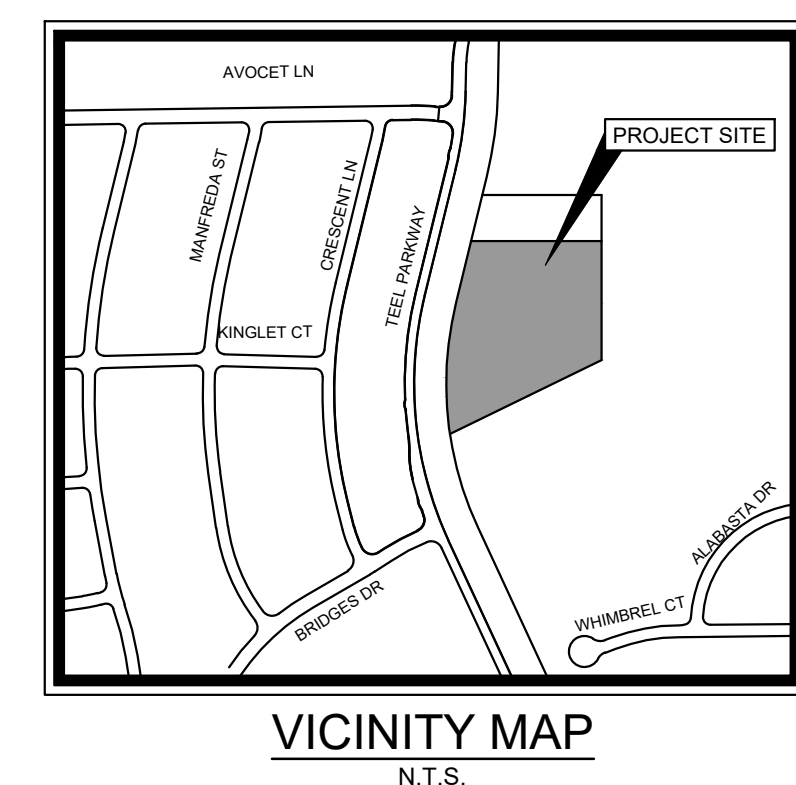
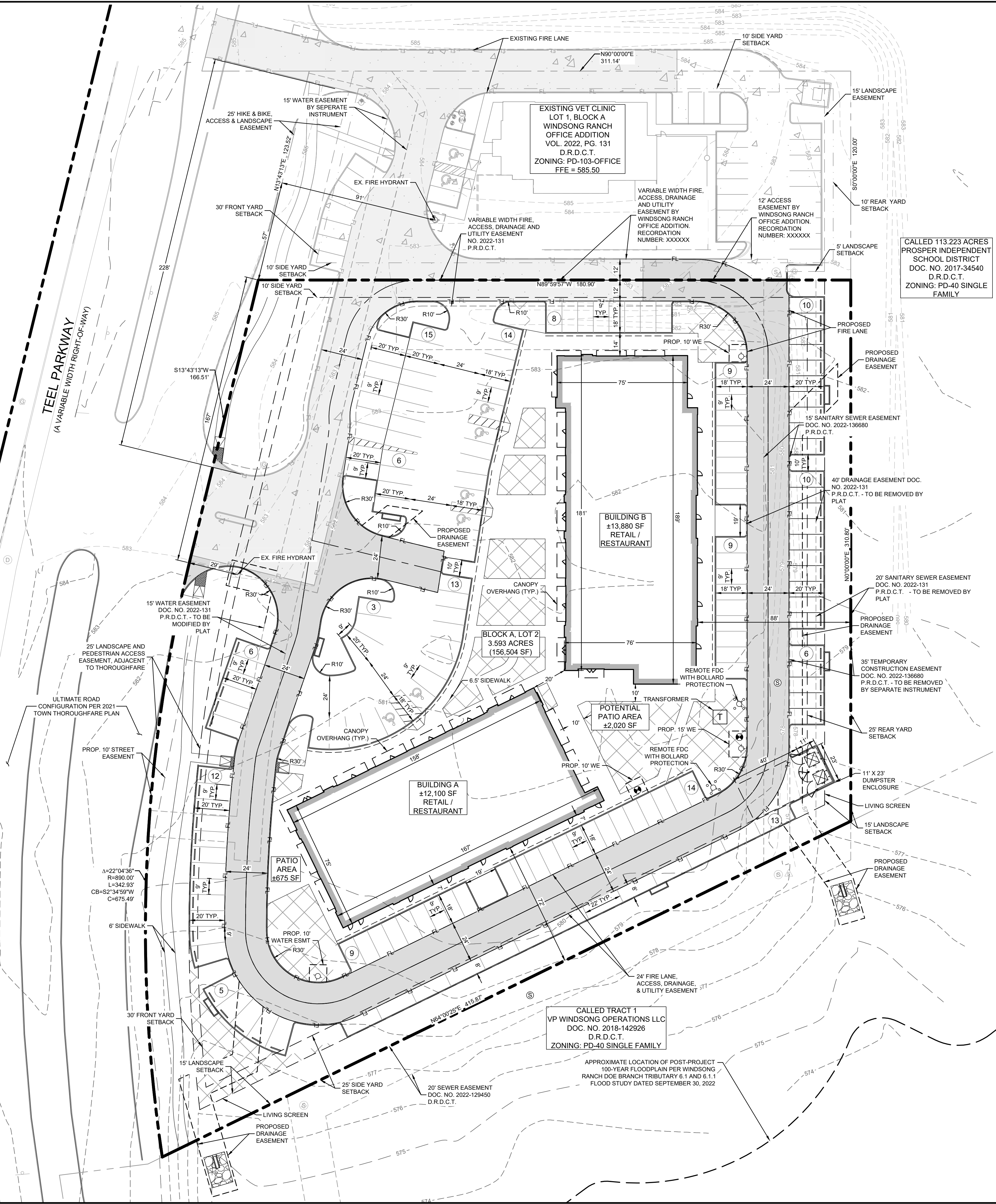


EXHIBIT A
ZONE-23-0023
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
3.593 ACRES
AARON ROBERTS SURVEY, ABSTRACT NO. 1115
CITY OF PROSPER, DENTON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300	Fax No. (972) 239-3820
Scale	Drawn by	Checked by	Date
1" = 60'	AEL	DJD	Feb. 2024
			Project No.
			064620300
			Sheet No.
			1 OF 2

Plotted By: jacksie, kates. Sheet Set: PRELIMINARY. Layout: SITE PLAN. December 14, 2023. 01:56:23pm. K:\DAL-CH\064620300 - Teel Parkway Retail\4 - Design\CAD\PlanSheets\Site_PSP.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
N.T.S.

STANDARD TOWN OF PROSPER
PRELIMINARY SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS WITH OTHER PLANS.
- 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 AMERICANS 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

LEGEND

- FL PROPOSED FIRE LANE
- FL EXISTING FIRE LANE
- EXISTING PAVEMENT
- OPEN SPACE
- PROPOSED BUILDING
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SM SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- GRATE INLET
- GRATE INLET
- GRATE TRAP
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX EXISTING
- PROP PROPOSED

BLOCK A, LOT 2
SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-103 (PD-O) RESTAURANT / RETAIL
LOT AREA / SQ. FT. AND AC	156,504.12 SQ FT; 3.59 AC
BUILDING AREA (gross square footage)	25,980 SQ FT
BUILDING HEIGHT (number of stories)	28'
MAX HEIGHT = 40'	1 STORY
LOT COVERAGE	16.6%
FLOOR AREA RATIO (for non-residential zoning)	0.171
TOTAL RETAIL SF	20,380 SF
TOTAL PARKING REQUIRED (RETAIL) (1,250, EXCLUDES OUTDOOR AREA)	82 SPACES
TOTAL PARKING PROVIDED (RETAIL)	88 SPACES
TOTAL RESTAURANT SF	5,600 SF
TOTAL PARKING REQUIRED (RESTAURANT) (1,100 FOR RESTAURANTS IN MULTITENANT BUILDING)	56 SPACES
TOTAL PARKING PROVIDED (RESTAURANT)	57 SPACES
TOTAL PATIO SF	2,695 SF
TOTAL PARKING REQUIRED (PATIO AREA) (1,200 FOR RESTAURANT PATIO AREA)	14 SPACES
TOTAL PARKING PROVIDED (PATIO AREA)	16 SPACES
TOTAL ADA SPACES REQUIRED	6 SPACES
TOTAL ADA SPACES PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2,640 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,155 SQ. FT.
IMPERVIOUS SURFACE	104,716 SQ. FT.
USABLE OPEN SPACE REQUIRED	10,955 SQ. FT.
USABLE OPEN SPACE PROVIDED	12,269 SQ. FT.
USABLE OPEN SPACE	7.8%

*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS AND IS INCLUDED IN TOTAL PARKING COUNT

- NOTES:
- ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE W/ THE REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
 - LOT MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
 - ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
 - RETAIL USES TO INCLUDE GROCERY STORE, BREWERY, BEAUTY SALON/BARBER SHOP, MEAT SALES, AND ICE CREAM SHOPS. ADDITIONAL USES MAY BE CONSIDERED SUCH AS CONVENIENCE STORE (WITHOUT GAS PUMPS), DRY CLEANING, MINOR, AND GYMNASIUMS/DANCE STUDIOS.
 - THE BUILDINGS ARE GREATER THAN 10,000 SF DUE TO ADJACENT PROPERTIES BEING IDENTIFIED AS NON-RESIDENTIAL DEVELOPMENTS BY THE TOWN OF PROSPER PLANNING DEPARTMENT.

EXHIBIT B
ZONE-23-0023
PRELIMINARY SITE PLAN
TEEL PARKWAY RETAIL
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
Being 3.593 Acres Out of The
AARON ROBERTS SURVEY Abstract No. 1115
Town of Prosper, Denton County, Texas
Submitted: DECEMBER 14, 2023

Owner:
SKS Prosper Teelpkwy Retail Holdings, LLC.
603 E Broadway Street
Prosper, Texas 75078
Contact: Shree Rama
Phone: (956) 220-4194

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower
Dallas, Texas 75240
Contact: Jeffrey Dolan, P.E.
Phone: (972) 770-1300

Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES
Kimley-Horn
Jeffrey W. Dolan
P.E. No. 114926 Date: 12/14/2023

KHA PROJECT: 064620300
DATE: 12/14/2023
SCALE: AS SHOWN
DESIGNED BY: ANL
DRAWN BY: KJW
CHECKED BY: JWD

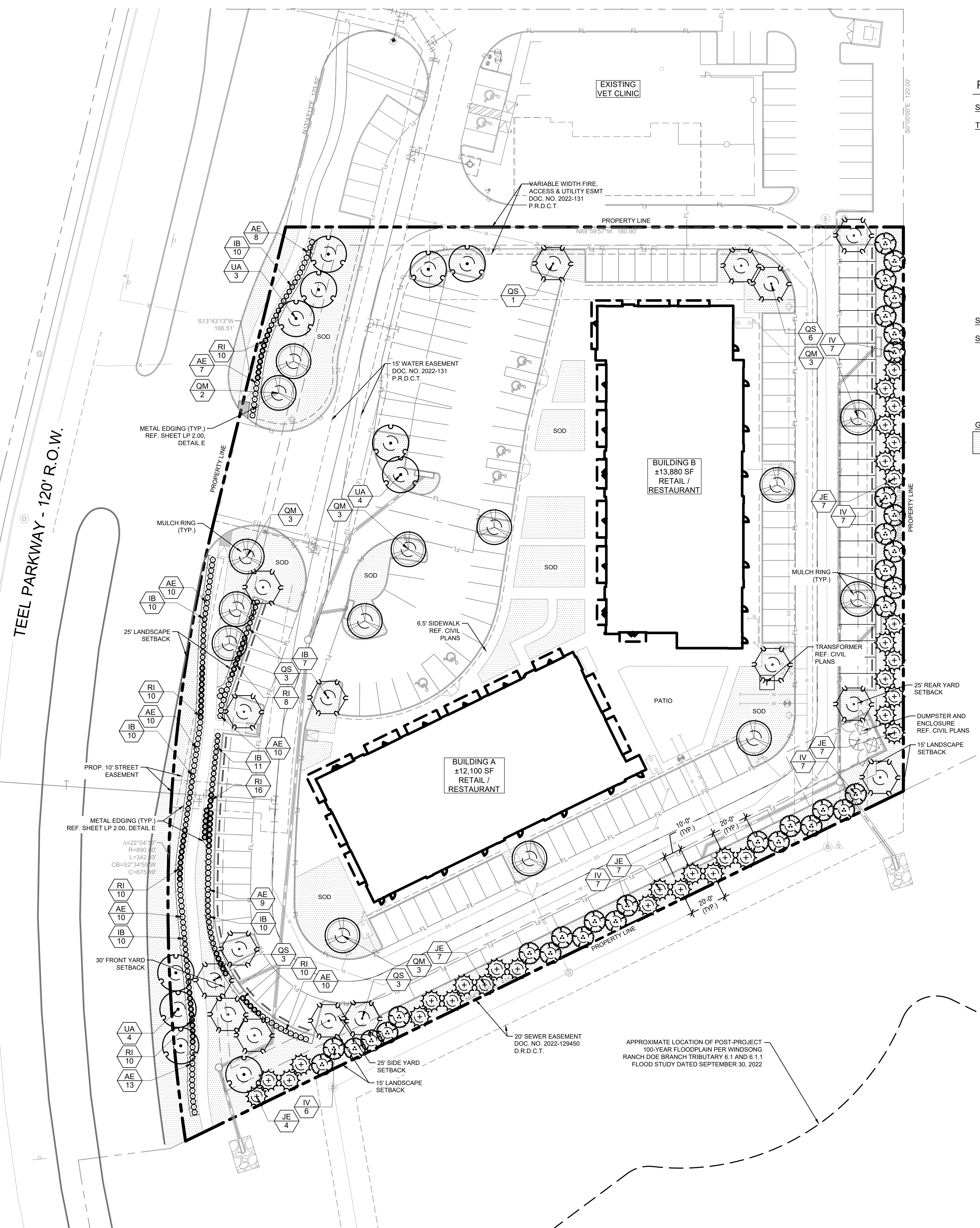
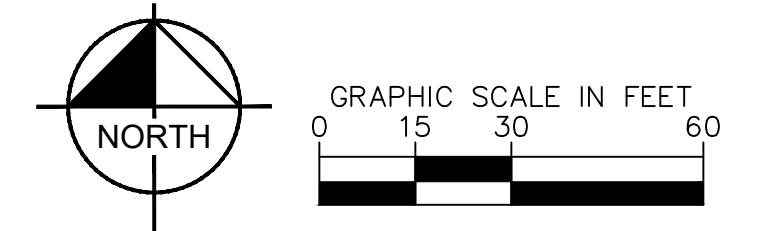
TEEL PARKWAY
RETAIL
PREPARED FOR
SKS PROSPER TEEL PKWY
PROSPER, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-1

NO. _____
DATE _____
REVISIONS _____

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
TREES							
	UA	11	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	3" CAL.	14'-16' HT.	STRONG CENTRAL LEADER, FULL AND MATCHING
	QM	14	QUERCUS MACROCARPA / BURR OAK	B & B	3" CAL.	14'-16' HT.	STRONG CENTRAL LEADER, FULL AND MATCHING
	JE	32	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	3" CAL.	10'-12' HT.	STRONG CENTRAL LEADER, FULL AND MATCHING
	QS	16	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14'-16' HT.	STRONG CENTRAL LEADER, FULL AND MATCHING
	IV	34	ILEX VOMITORIA / YAUPON HOLLY	CONT.	3" CAL.	8'-10' HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING
SHRUBS							
	IB	68	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	AE	87	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	RI	74	RAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
GROUND COVERS							
	SOD	34,786 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	SE	TBD	STEEL EDGE				3/16" X 6" BLACK (CONTRACTOR TO INSTALL ALL LANDSCAPE BEDS ADJACENT TO SOD.)
	MULCH	TBD	SHREDDED HARDWOOD MULCH				3" DEPTH

TOWN OF PROSPER LANDSCAPE GENERAL NOTES

- Standard language and/or notations, as follows:
- Plant material shall be measured and sized according to the latest edition of the American Standard for Nursery Stock (ANSI Z60.1)
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and all structures. Single-trunk trees shall have a single, straight leader, and all trees shall be full, with balanced canopy. Major damage to trunk(s), or branches, will be cause for denial.
- All root flares shall be set at three (3) to four (4) inches above surrounding grade. The tree pit shall be backfilled with native topsoil free of rock and other debris. Burlap, twine, and wire baskets shall be severed and removed from the top of the root ball.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques including, but not limited to: topping or other non symmetrical trimming of trees, damage from a backhoe, or use of fire or poison. Follow the American Standard for Nursery Stock (ANSI Z60.1) guidelines on pruning and maintenance.
- Topsoil shall be a minimum of eight (8) inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of three (3) inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear branch height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear branch height of fourteen (14) feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed thirty (30) inches in height, and trees shall have a minimum clear trunk height of nine (9) feet.
- Trees planted on a slope shall have the tree well at the average grade of the uphill slope.
- All areas of less than three (3) feet in width shall be grass, groundcover, or some type of decorative river rock, pavers, or concrete.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be caused for in a neat and orderly at all times including, but not limited to, mowing, edging, pruning, fertilizing, watering, de-weeding, and trash removal.
- Plant material that is damaged, destroyed, or removed shall be replaced with plants meeting minimum specifications per landscape plan. All turfground cover areas are to be established prior to receipt of Certificate of Occupancy, unless otherwise approved by the Town.
- An automatic irrigation system shall be provided to irrigate all landscape areas into streets, sidewalks, or alleys.
- No planting areas shall exceed 3:1 slope (3 ft horizontal to 1 ft vertical).
- Earthen berms shall not include construction debris.
- All walkways shall meet ADA and TAS requirements.
- Landscape installation must comply with approved landscape plans, and as-built plans submitted to Parks and Recreation, prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances being accessible, adjusted to grade, and to the Town of Prosper Public Works Department standards.
- IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.**
- Call Parks and Recreation at (972) 569-1160 at least forty-eight (48) hours prior to the following inspections:
 - Proposed trail alignment
 - Berm construction & grading
 - Erosion release
 - Final inspection

NO EXISTING TREES ON SITE

Town of Prosper, Texas - Landscape Data Table
 Zoning/Proposed Use : PD-103, Restaurant/Retail
 Site Area : 3.59 AC (156,504.12 SF)

	REQUIRED	PROVIDED
Section 2 - Landscaping		
2.6 C. Non-residential landscaped area requirements		
1. Perimeter requirements		
Landscaped area consisting of living trees, turf, or other living ground cover and being at least 25 ft. in width shall be provided adjacent to and outside of the right-of-way on property located adjacent to a major or minor thoroughfare	Yes	Yes
Teel Parkway: Major Thoroughfare		
One large tree (3" caliper min.) per 30 LF of roadway frontage shall be planted within the required landscape area. Trees may be planted in groups.	16 trees (3" caliper min.)	16 trees (3" caliper min.)
Teel Parkway: 458 LF / 30 LF = 16 trees		
A min. of 15 shrubs (5 gallon min.) shall be planted for each 30 feet of LF.		
Teel Parkway: 458 LF / 30 LF = 15.27 LF	229 shrubs (5 gallon min.)	229 shrubs (5 gallon min.)
15.27 LF * 15 = 229 shrubs		
Parking abutting the landscape area shall be screened from the adjacent roadway (shrubs or berms)	Yes	Yes
Where a non-residential development is adjacent to the property line of residential zoned parcels or areas shown as residential on the future land use plan, one large tree, 3" in caliper min. will be planted on 30' centers in a 15' landscape area.	Yes	66 Evergreen Trees
2. Interior parking requirements		
15 SF of landscaping for each parking space shall be provided within the paved boundaries of the parking lot area	Yes	Yes
Landscaped islands shall be located at the terminus of all parking rows, and shall contain at least one large tree (3" caliper min.) with no more than 15 parking spaces permitted in a continuous row without being interrupted by a landscaped island. Where there is a min. 8' wide landscape median between two rows of head-in parking, landscaped islands are required every 20 spaces.	Yes	Yes
Landscaped islands shall be a min. of 160 SF, not less than 9' wide	Yes	Yes
At least 1 large tree (3" caliper min.), within 150' of every parking space	Yes	Yes
5 A. Screening Fences and Walls		
When a boundary of a multifamily, institutional, or non-residential use sides or backs to a property that is zoned or designated on the future land use plan for residential (non-multifamily) uses, or when any institutional or non-residential use sides or backs to a MF District, a solid screening wall or fence of not less than six feet nor more than eight feet in height shall be erected on the property line separating these uses	Yes	Yes



EXHIBIT C
ZONE-23-0023
LANDSCAPE PLAN
TEEL PARKWAY RETAIL
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
Being 3.593 Acres Out Of The
AARON ROBERTS SURVEY Abstract No. 1115
Town of Prosper, Denton County, Texas
Submitted: DECEMBER 5, 2023

Owner:
 SKS Prosper Teelpkwy Retail Holdings, LLC.
 603 E Broadway Street
 Prosper, Texas 75078
 Contact: Shree Rama
 Phone: (956) 220-4194

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower
 Dallas, Texas 75240
 Contact: Jeff Dolan, P.E.
 Phone: (972) 770-1300

DATE: _____

REVISIONS: _____

NO. _____

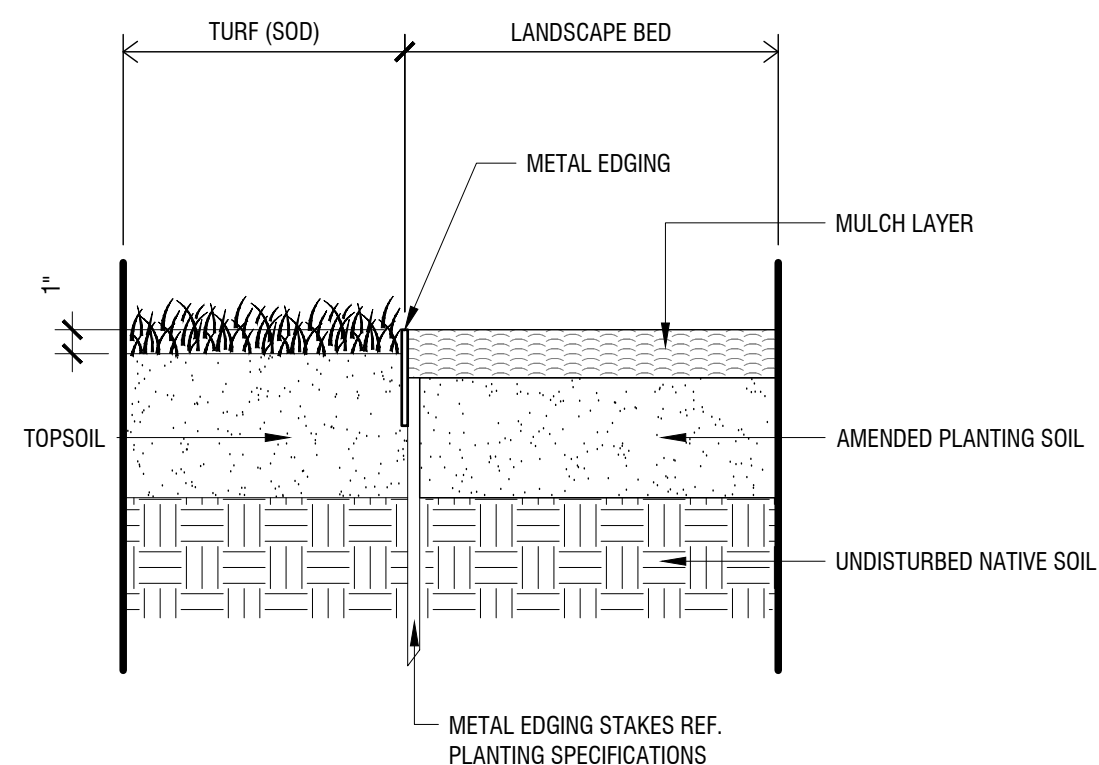
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM

LANDSCAPE PLAN

TEEL PARKWAY
RETAIL
 PREPARED FOR
SKS PROSPER TEEL PKWY
 PROSPER, TEXAS

SHEET NUMBER
LP 1.00

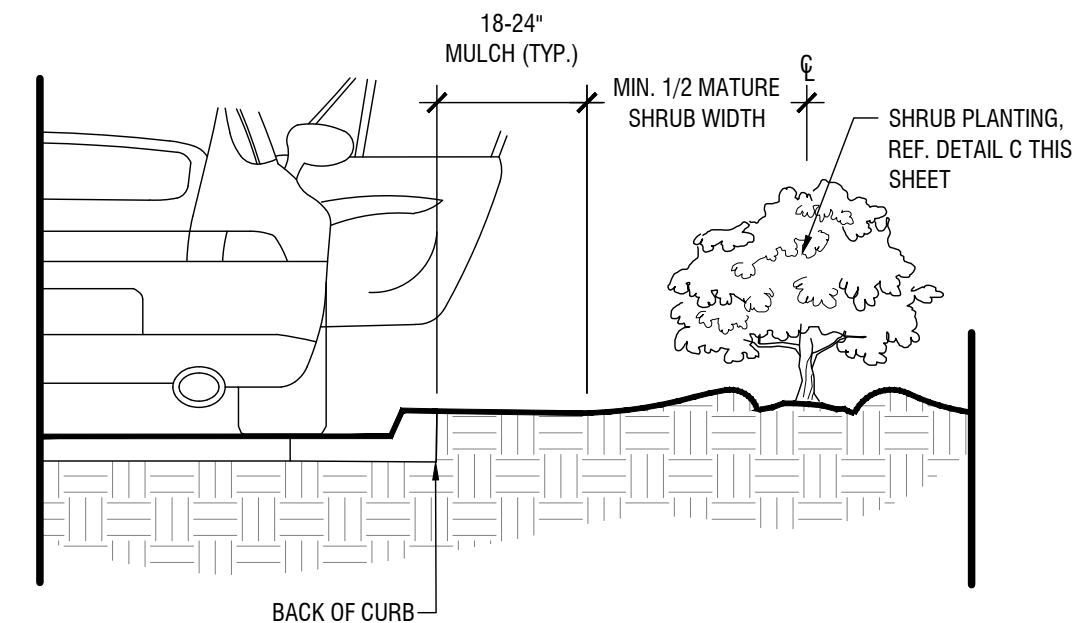
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METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

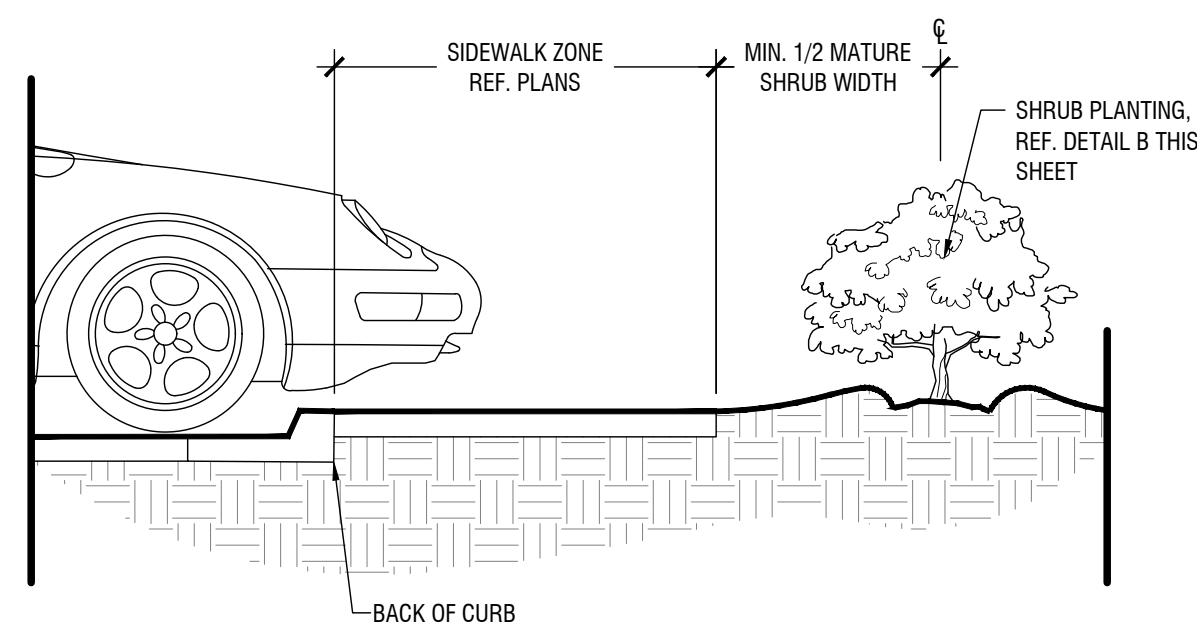
E



SHRUB PLANTING AT CURB

Scale: NTS

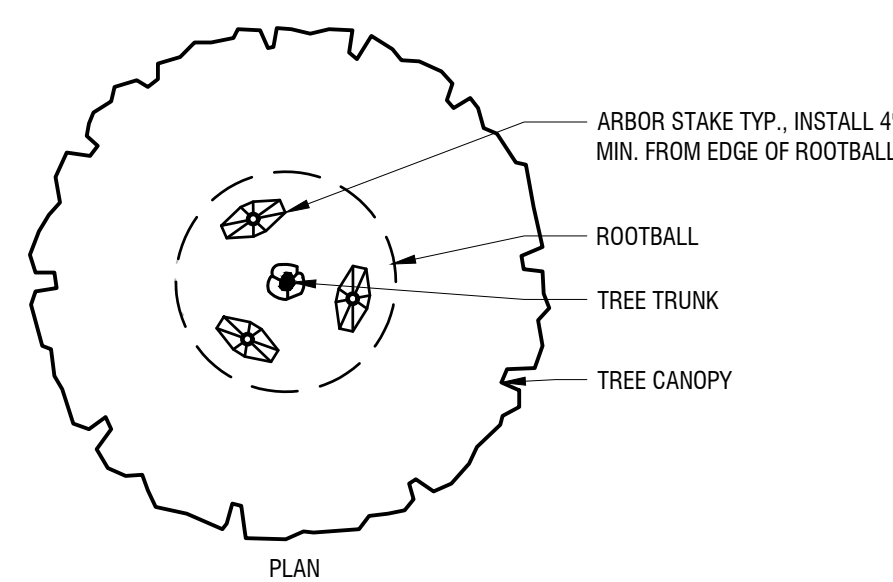
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SHRUB PLANTING AT SIDEWALK

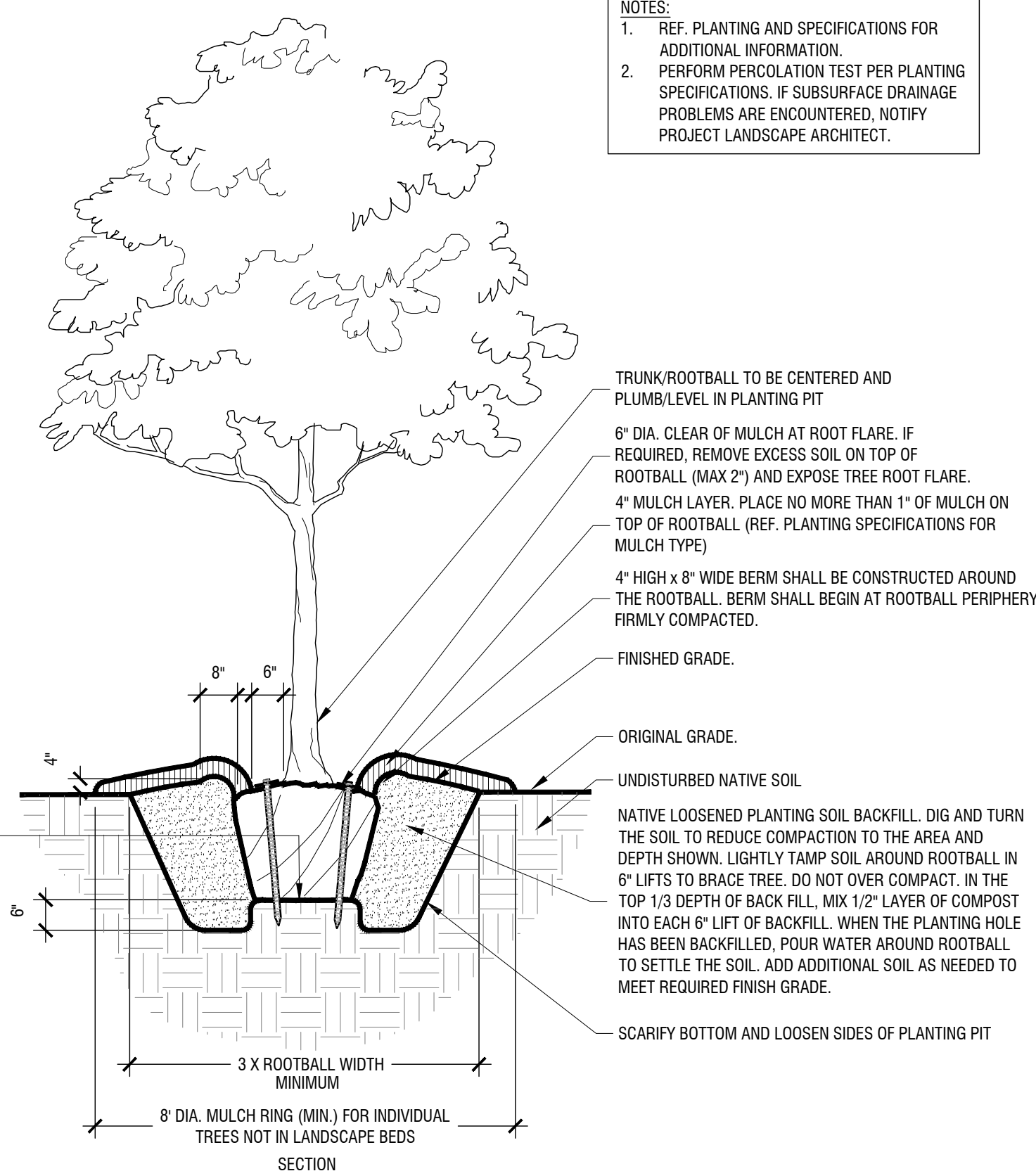
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D



PLAN

- NOTES:**
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



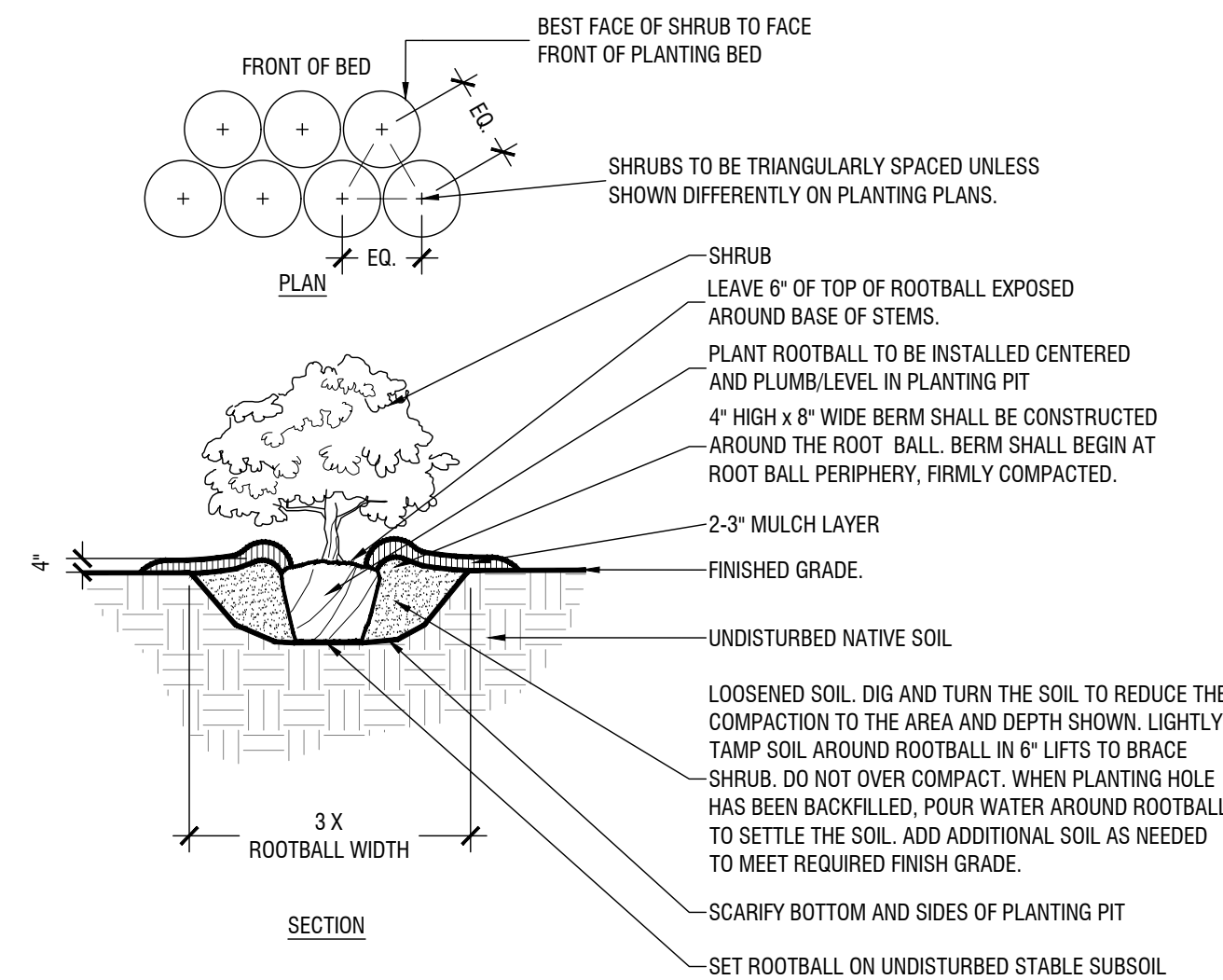
SECTION

TYPICAL TREE PLANTING

Scale: NTS

A

- NOTES:**
1. WHEN SHRUBS MASSES TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
 2. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING

Scale: NTS

C

No.	REVISIONS	DATE	BY

Kimley-Horn

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13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn

R.A. KYLE W. SCHELLHORN
I.A. No. 3545 DATE: 12/05/2023

KHA PROJECT	064620300
DATE	12/05/2023
SCALE	AS SHOWN
DESIGNED BY	MMB
DRAWN BY	MMB
CHECKED BY	KWS

LANDSCAPE DETAILS

TEEL PARKWAY RETAIL

PREPARED FOR
SKS PROSPER TEEL PKWY

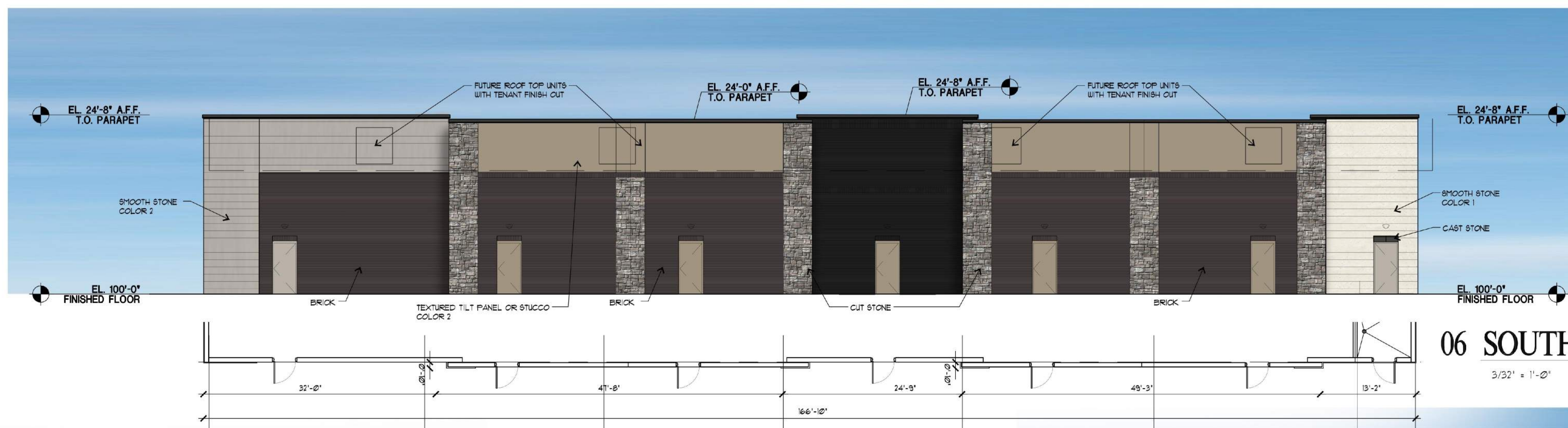
TEXAS
PROSPER

EXHIBIT C
ZONE-23-0023
LANDSCAPE PLAN
TEEL PARKWAY RETAIL
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
Being 3.593 Acres Out Of The
AARON ROBERTS SURVEY Abstract No. 1115
Town of Prosper, Denton County, Texas
Submitted: DECEMBER 5, 2023

Owner:
SKS Prosper Teelpkwy Retail Holdings, LLC.
603 E Broadway Street
Prosper, Texas 75078
Contact: Shree Rama
Phone: (956) 220-4194

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower
Dallas, Texas 75240
Contact: Jeff Dolan, P.E.
Phone: (972) 770-1300

SHEET NUMBER
LP 2.00

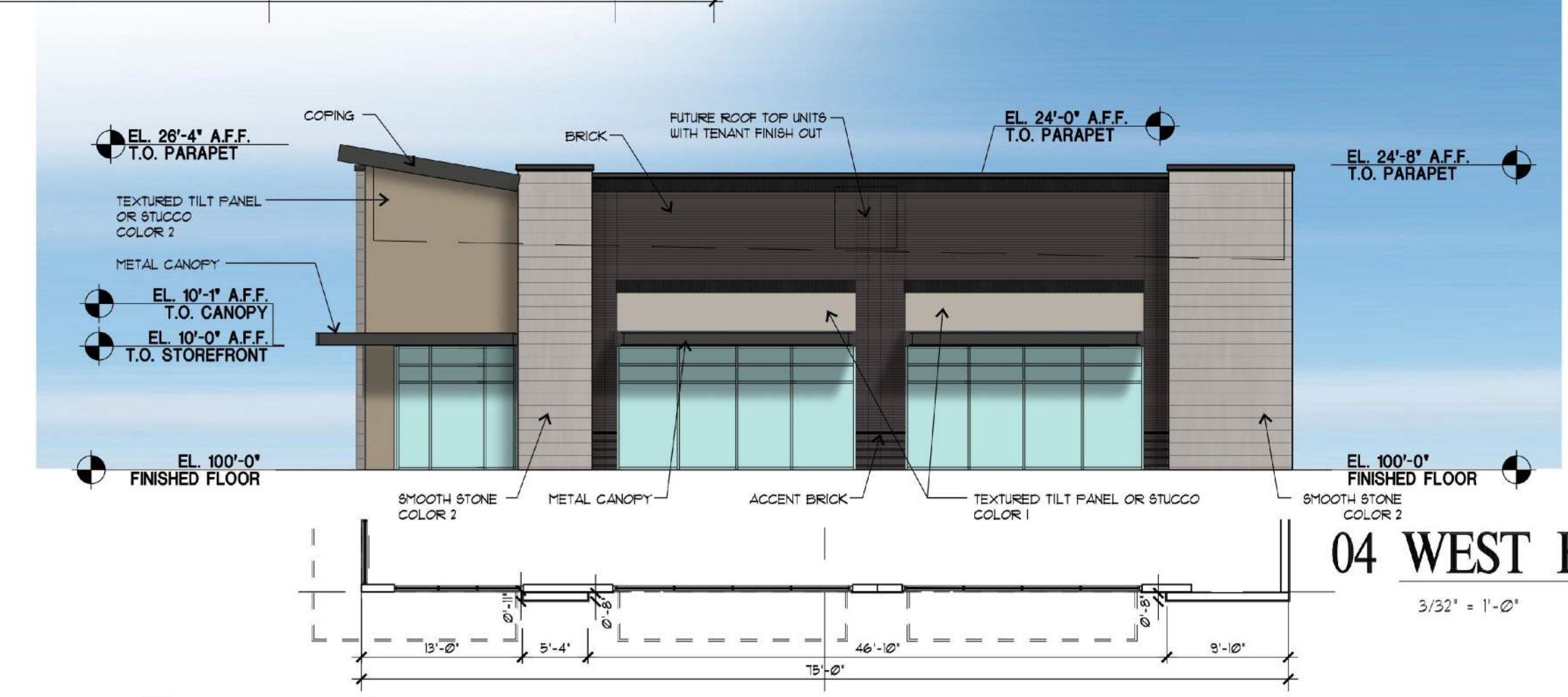


06 SOUTH ELEVATION
3/32" = 1'-0"

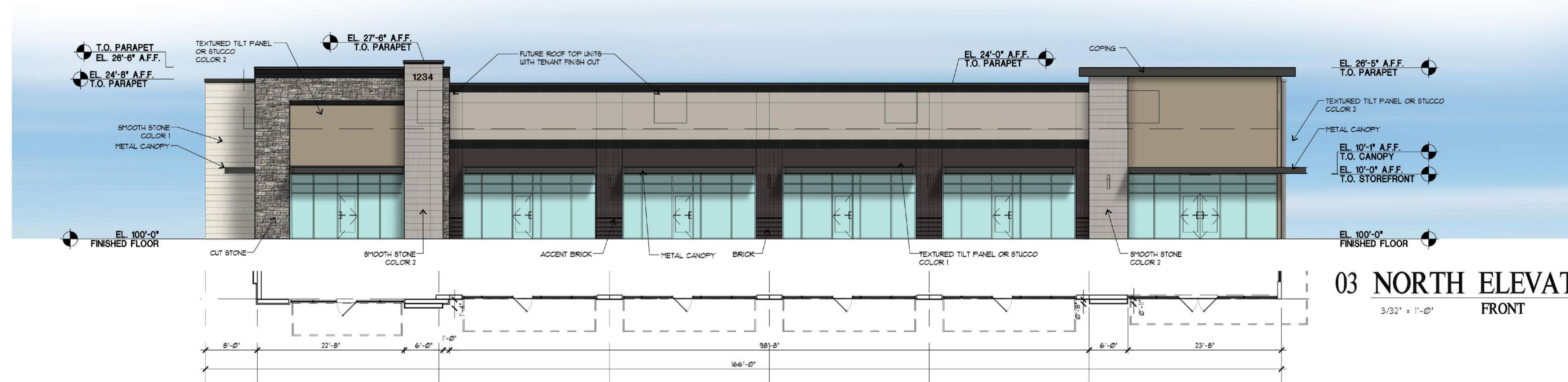


05 EAST ELEVATION
3/32" = 1'-0"

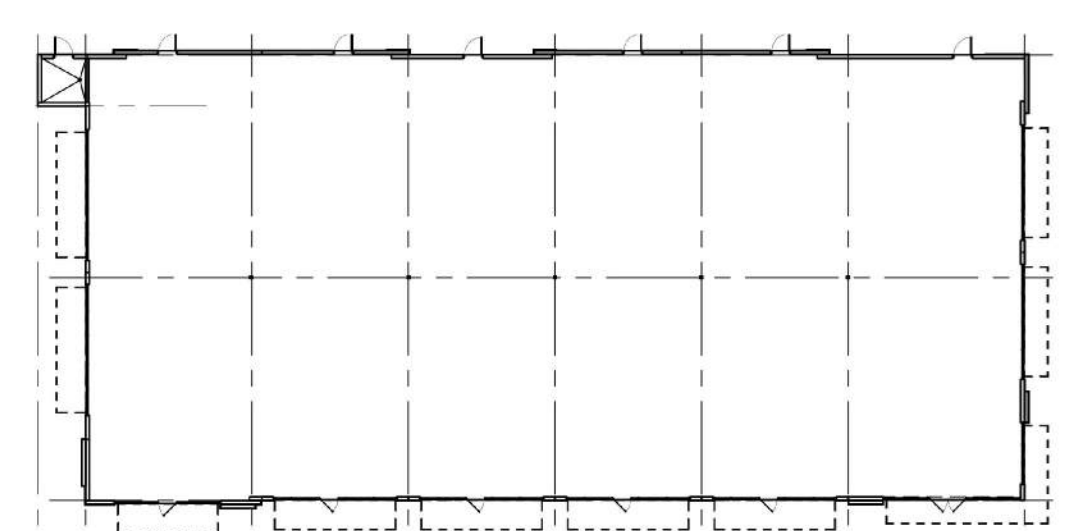
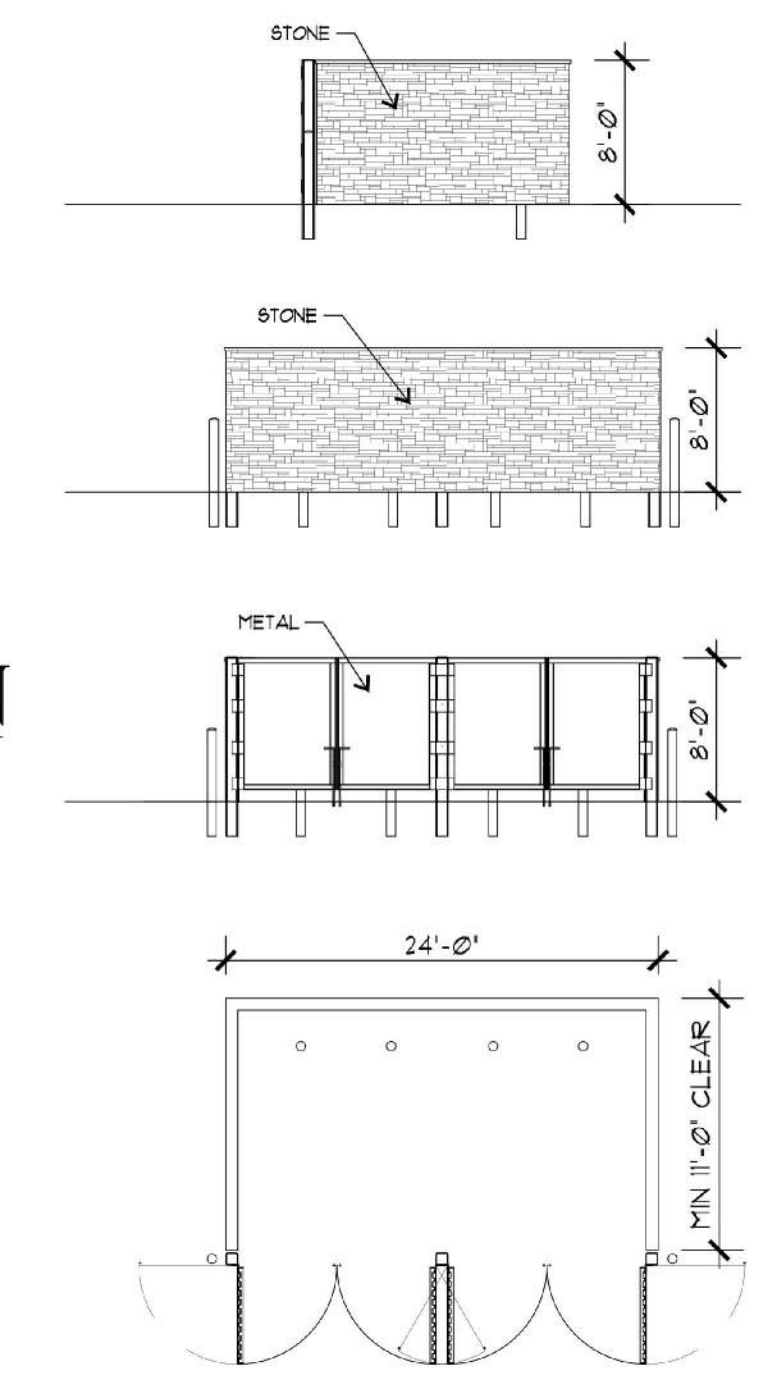
	SOUTH		WEST		NORTH FRONT		EAST	
	SF	%	SF	%	SF	%	SF	%
TOTAL	4059		1825		4147		1866	
WINDOWS & DOORS	173		544		1388		491	
TOTAL LESS WINDOWS & DOORS	3886.0		1281		2759		1375	
PRIMARY MASONRY								
BRICK	2071	53.28	566	44.15	773	28.02	714	51.97
STONE	1200	30.87	395	30.81	724	26.24	521	37.92
CONCRETE / STUCCO	616	15.85	301	23.48	1218	44.15	139	10.12
PRIMARY MASONRY TOTAL (MIN. SIZ)	3887	100.0	1262	98.4	2715	98.4	1374	100.0
ROOF/PARAPET COPING	0	0.00	20	1.56	44	1.59	0	0.00
TOTAL	0.0	0.0	20.0	1.6	44.0	1.6	0.0	0.0
TOTAL	3887.0	100	1282.0	100	2759.0	100	1374.0	100



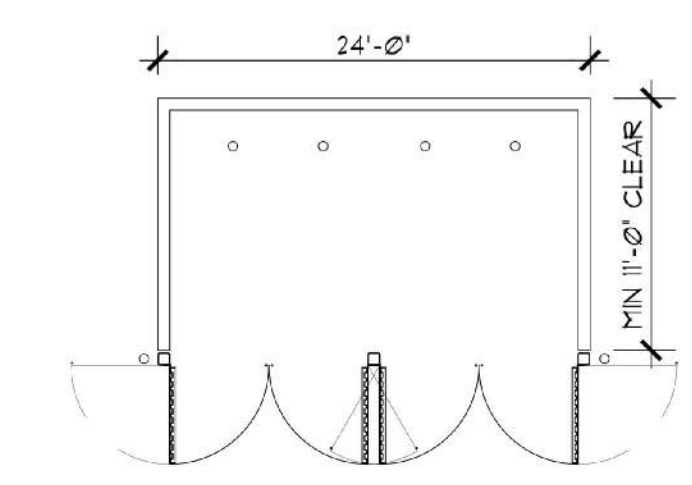
04 WEST ELEVATION
3/32" = 1'-0"



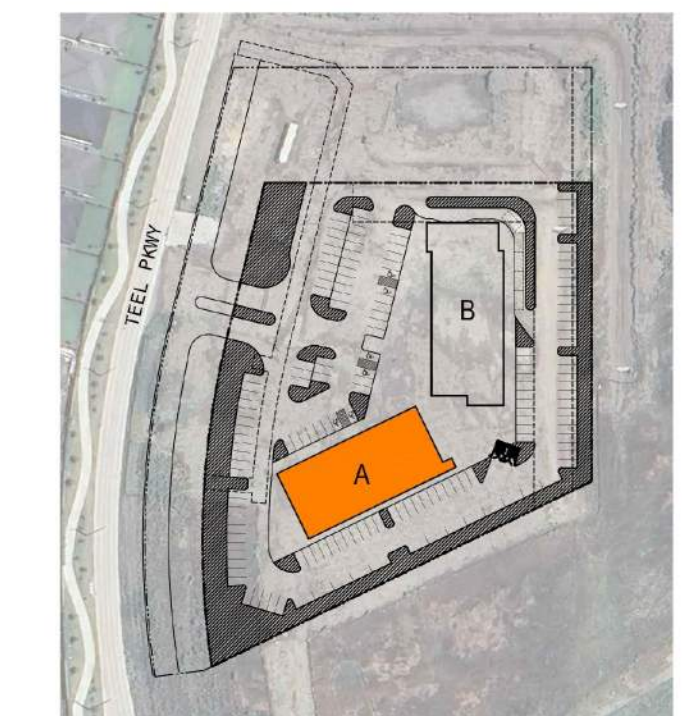
03 NORTH ELEVATION FRONT
3/32" = 1'-0"



02 BUILDING OUTLINE
BUILDING A
1/32" = 1'-0"



01 DUMPSTER
3/32" = 1'-0"



KEY PLAN
1" = 20'

CITY OF PROSPER FACADE PLAN STANDARD LANGUAGE AND/OR NOTATIONS:
 1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISIONS.
 2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
 3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
 5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF 10% PERCENT.
 6. ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

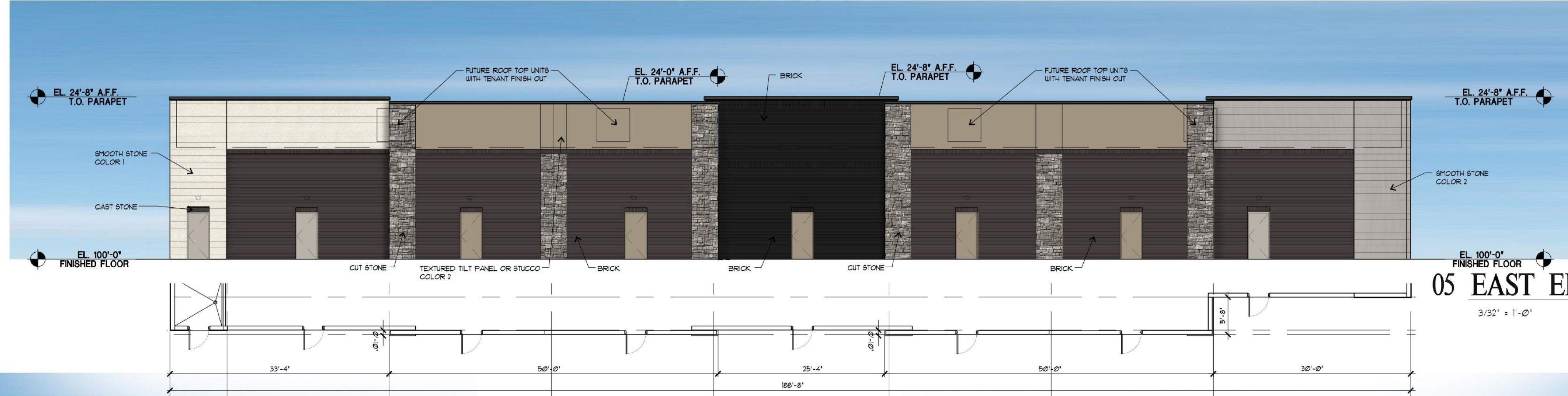
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 DALLAS, TX 75201 972.385.9651
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OWNER:
 SKS PROSPER TEELPKWY RETAIL, LLC
 7251 SHOESTRING DRIVE
 FRISCO, TEXAS 75036
 PHONE: 956-220-4194
 CONTACT: KALYAN AKKASANI
 KALYAN@EPIMONI.CO

APPLICANT (CIVIL ENGINEER):
 KIMLEY HORN
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER
 SUITE 700
 DALLAS, TEXAS 75240
 PHONE: (845) 218-5083
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 ABBE.LUEBBERT@KIMLEY-HORN.COM

ARCHITECT:
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 DALLAS, TEXAS 75230
 PHONE: (972) 992-6015
 CONTACT: LISA SWIFT
 LSWIFT@GSOARCHITECTS.COM

EXHIBIT D
 PROSPER CASE NO.: ZONE-23-0023
PRELIMINARY FACADE PLAN
 TEEL PARKWAY RETAIL - BUILDING A
 WINDSONG RANCH COMMERCIAL ADDITION BLOCK A, LOT 2
 3.593 ACRES



05 EAST ELEVATION
3/32" = 1'-0"



04 NORTH ELEVATION
3/32" = 1'-0"

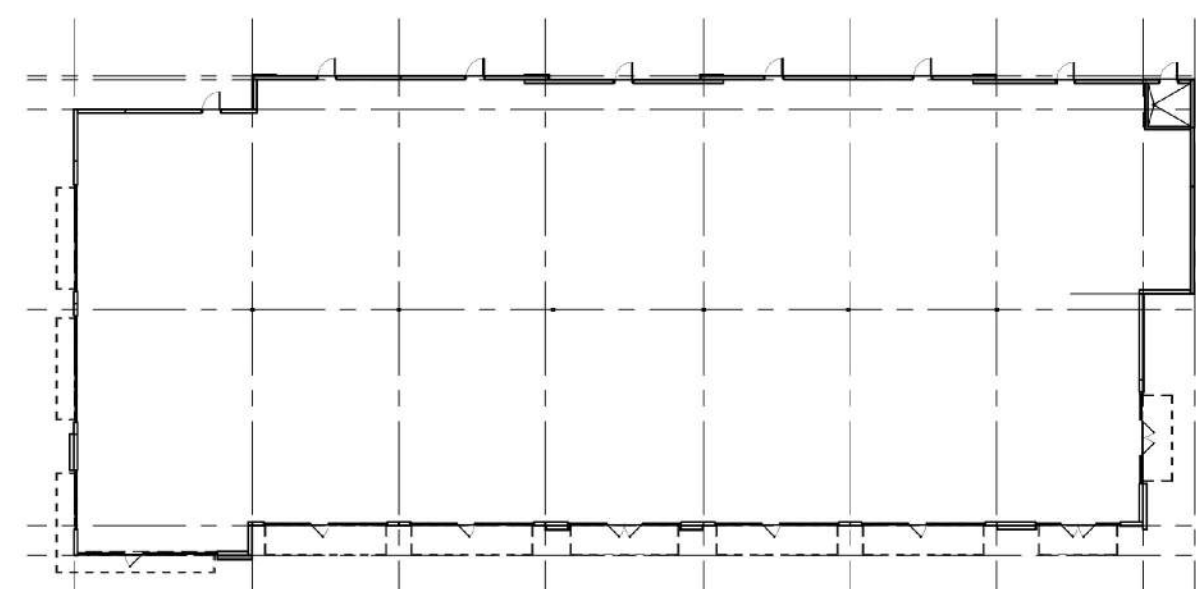
	AREA	SOUTH	WEST (FRONT)	NORTH	EAST
		SF	SF	SF	SF
TOTAL	1926	4701	1826	4588	
WINDOWS & DOORS	170	1551	520	194	
TOTAL LESS WINDOWS & DOORS	1756.0	3150	1306	4394	
PRIMARY MASONRY	BRICK	475	27.03	813	25.82
	STONE	1208	68.75	987	31.34
	CONCRETE/STUCCO	74	4.21	1303	41.38
	PRIMARY MASONRY TOTAL (MIN. 80%)	1757	100.0	3103	98.5
SECONDARY	ROOF/PARAPET COPING	0	0.00	46	1.46
	TOTAL	0.0	0.0	46.0	1.5
TOTAL	1757.0	100	3149.0	100	1307.0



03 SOUTH ELEVATION
3/32" = 1'-0"



02 WEST ELEVATION
3/32" = 1'-0" FRONT



01 BUILDING OUTLINE
1/32" = 1'-0" BUILDING B



KEY PLAN
SCALE: 1" = 200'

CITY OF PROSPER FACADE PLAN STANDARD LANGUAGE AND/OR NOTATIONS:

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISIONS.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
6. ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

OWNER:
SKS PROSPER TEELPKWY RETAIL, LLC
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CONTACT: KALYAN AKKASANI
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EXHIBIT D
PROSPER CASE NO.: ZONE-23-0023
PRELIMINARY FACADE PLAN
TEEL PARKWAY RETAIL - BUILDING B
WINDSONG RANCH COMMERCIAL ADDITION BLOCK A, LOT 2
3.593 ACRES



MANUFACTURED STONE:
PROVIA 'NATURAL CUT' FERNWOOD



TEXTURED TILT PANEL OR STUCCO
COLOR 1



TEXTURED TILT PANEL OR STUCCO
COLOR 2



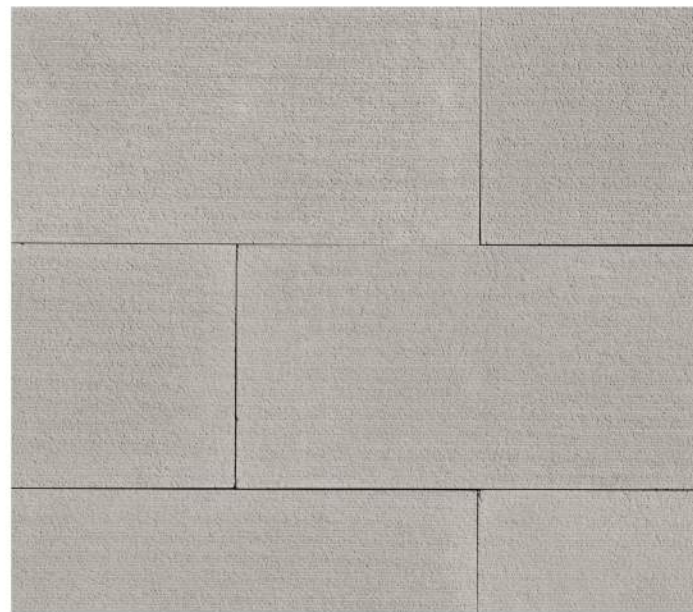
CAST STONE
CUSTOM COLOR MATCH ACCENT TRIM/BRICK



METAL TRIM
CANOPY / COPING



STONE COLOR 1:
SMOOTH STONE:
ELDORADO STONE MARQUEE24 DOVETAIL



STONE COLOR 2:
SMOOTH STONE:
ELDORADO STONE ZEN24 NICKEL



ACCENT BRICK:
ROBEN - BLACK NUANCED SMOOTH



FIELD BRICK:
ROBEN - MANCHESTER



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EXHIBIT D
PROSPER CASE NO.: ZONE-23-0023
PRELIMINARY FACADE SAMPLE BOARD
TEEL PARKWAY RETAIL
WINDSONG RANCH COMMERCIAL ADDITION BLOCK A, LOT 2
3.593 ACRES

ISSUE DATE: 10/09/2023

GSO PROJECT NO: 23-065