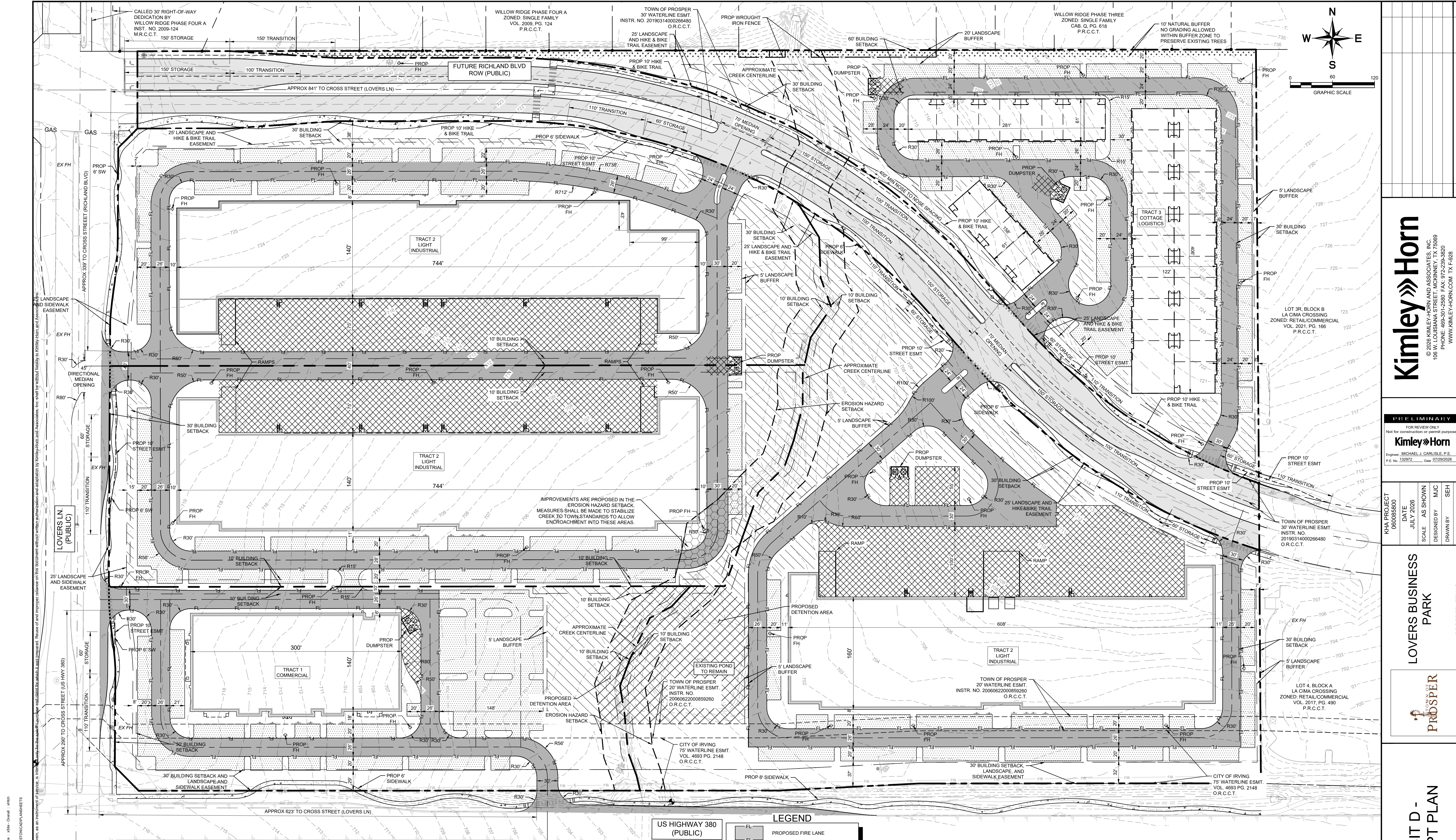




SITE DATA SUMMARY TABLE						
TRACT	LOT AREA	LAND USE	BUILDING HEIGHT	LOT COVERAGE	FLOOR AREA RATIO	PARKING REQUIREMENT
TRACT 1	10,000 SF MIN	COMMERICAL	50 FT MAX	50% MAX	0.5:1 MAX	2 plus 1/300 SF of GFA exceeding 1,000 SF 1/350 SF (OFFICE)
TRACT 2	15,000 SF MIN	LIGHT INDUSTRIAL	50 FT MAX	60% MAX	1:1 MAX	1/1000 SF (WAREHOUSE)
TRACT 3	15,000 SF MIN	COTTAGE LOGISTICS	50 FT MAX	60% MAX	1:1 MAX	1/350 SF (OFFICE) 1/1000 SF (WAREHOUSE)

WHERE LAND USES VARY FROM SITE DATA SUMMARY TABLE, FINAL PARKING COUNT SHALL MEET THE RESPECTIVE REQUIRED RATIOS FOR THE AMOUNT OF BUILDING SQUARE FOOTAGE DEDICATED TO EACH USE.

NOTE

THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT IS FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF THE FINAL PLAN.

FIRE ZONING COMMENTS

Zoning does not include compliance with the town fire code, nor does it include fire access, fire hydrants, and fire lane arrangements. Review of the Zoning does not grant or otherwise provide said approval to the Town Fire Code. Full compliance will be reviewed during PSP and SP submittal and may require the site is reconfigured and modified from that shown in the Concept Plan and/or Zoning Exhibit.

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48085C0251, revised June 2, 2009 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a Special Flood Hazard Area.

LEGEND

- FL PROPOSED FIRE LANE
- FL PROPOSED BUILDING
- OPEN SPACE
- NATURAL BUFFER ZONE
- PROPOSED SIDEWALK
- PROPOSED LIGHT-DUTY PAVEMENT
- PROPOSED HEAVY-DUTY PAVEMENT
- PROPOSED ROW/LINE
- PROPOSED SETBACK

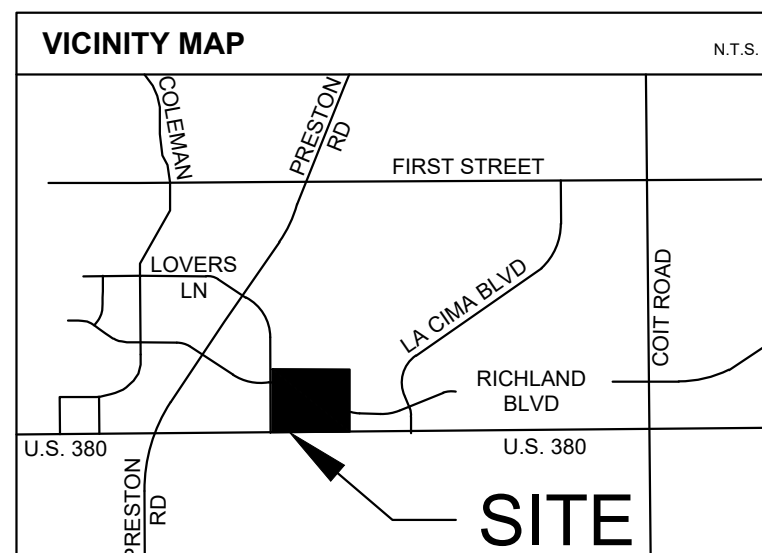


EXHIBIT D - CONCEPT PLAN
ZONE-26-0006
PROSPER LGE,
BEING 39.20 ACRES IN THE EDWARD
BRADLEY SURVEY, ABSTRACT NO. 86
Town of Prosper,
Collin County, Texas
SUBMITTED: July 29, 2026

Owner:
Hage Group
3208 Caruth Blvd
Dallas, TX 75225
Phone: (214) 676-3418
Contact: Andrew Price

Developer:
Creation Equity
1280 E. Levee St.
Dallas, Texas 75207
Phone: (602) 600-6363
Contact: Mr. Taylor Mitcham

ARCHITECT:
LGE Design Build
1280 E. Levee St.
Dallas, Texas 75207
Phone: (469) 498-0998
Contact: Mark Cone

Engineer:
Kimley-Horn and Associates, Inc.
200 N Travis St, Suite 500
Sherman, Texas 75090
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

Source: 2026 Kimley-Horn and Associates, Inc. 106 W. Louisiana Street, McKinney, TX 75069
Last Saved: 7/29/2026 1:45 PM
Drawn By: KCH
Checked By: JCH
Title: EXHIBIT D - CONCEPT PLAN

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
106 W. LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: MICHAEL J. CARLISLE, P.E.
P.E. No. 132972 Date: 07/29/2026

KHA PROJECT	06005800
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	SEH
CHECKED BY	MJC

LOVERS BUSINESS PARK

PROSPER TEXAS

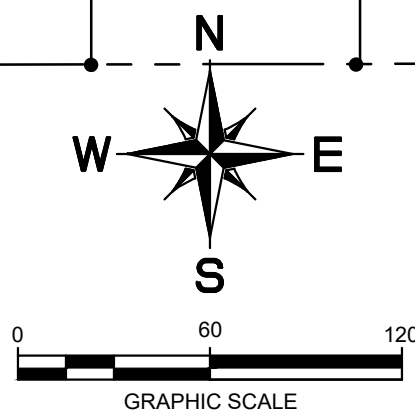
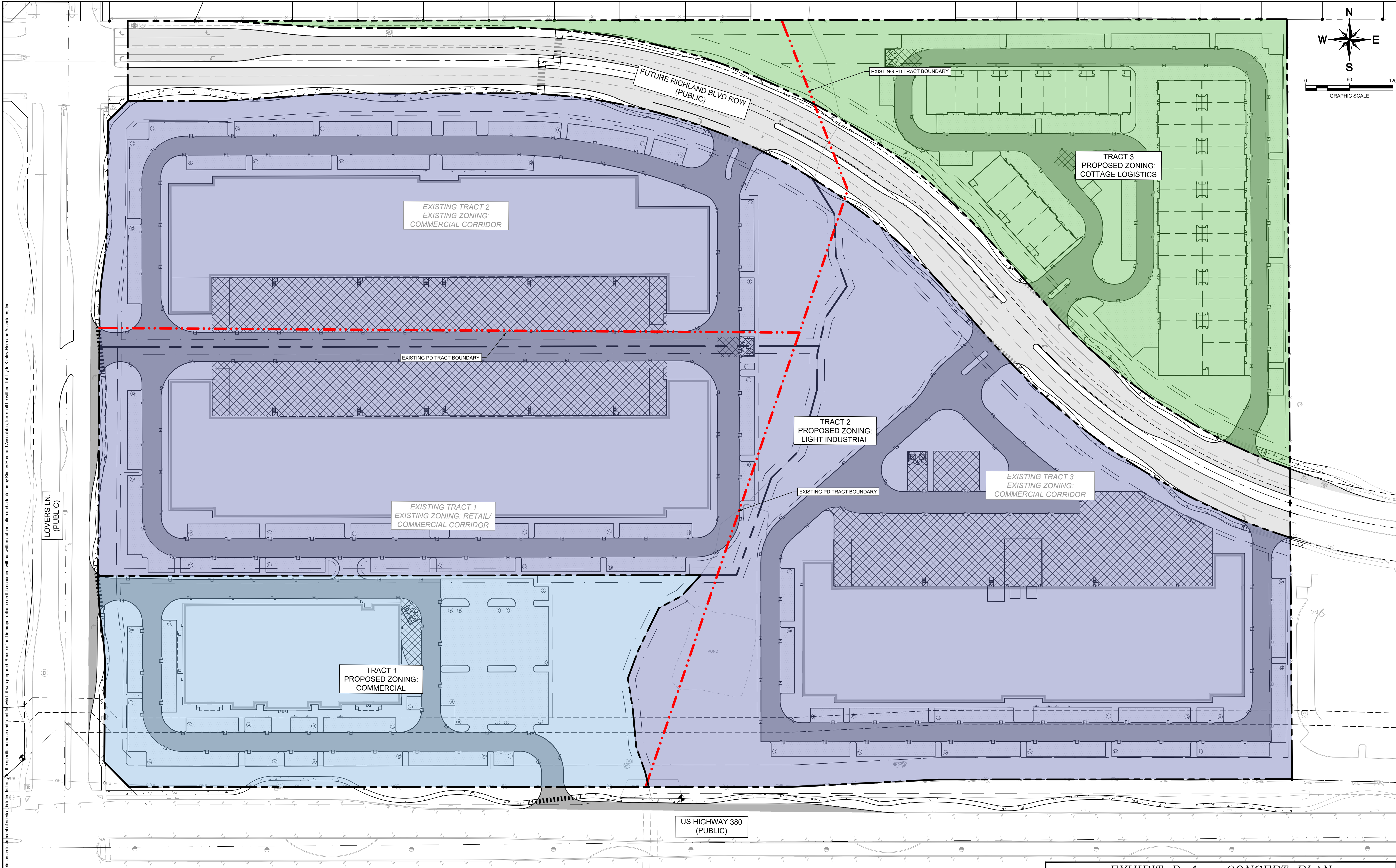
EXHIBIT D - CONCEPT PLAN

SHEET NUMBER
EX - D

NO.	REVISIONS	DATE	BY

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LAST SAVED: 7/29/2026 11:52 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.
DATE: 7/29/2026

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FIRE ZONING COMMENTS
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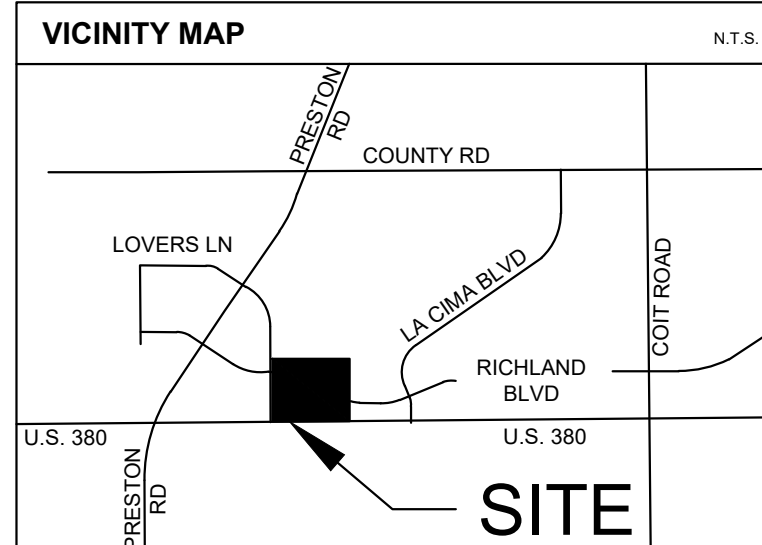


EXHIBIT D-1 – CONCEPT PLAN
ZONE-26-0006
PROSPER LGE,
BEING 39.20 ACRES IN THE EDWARD
BRADLEY SURVEY, ABSTRACT NO. 86
Town of Prosper,
Collin County, Texas
SUBMITTED: July 29, 2026

Owner:
Hage Grace Tsai Trust
3208 Caruth Blvd
Dallas, TX 75225
Phone: (214) 676-3419
Contact: Andrew Prine

Developer:
Creation Equity
1280 E. Levee St.
Dallas, Texas 75207
Phone: (802) 600-6363
Contact: Mr. Taylor Mitcham

ARCHITECT:
LGE Design Build
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Phone: (469) 498-0998
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Engineer: MICHAEL J. CARLISLE, P.E.
P.E. No. 132972 Date: 07/29/2026

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060065800	JULY 2026	AS SHOWN	MJC	SEH	MJC

LOVERS BUSINESS PARK

TOWN OF PROSPER

PROSPER, TEXAS

CONCEPT PLAN

SHEET NUMBER
EX - D-1

No.	REVISIONS	DATE	BY