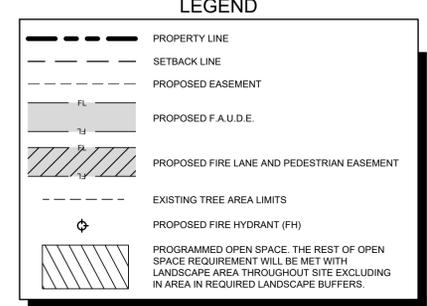
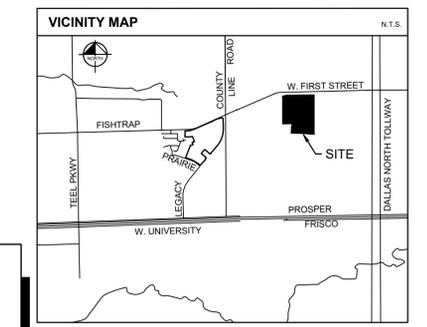
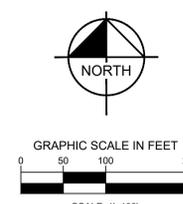
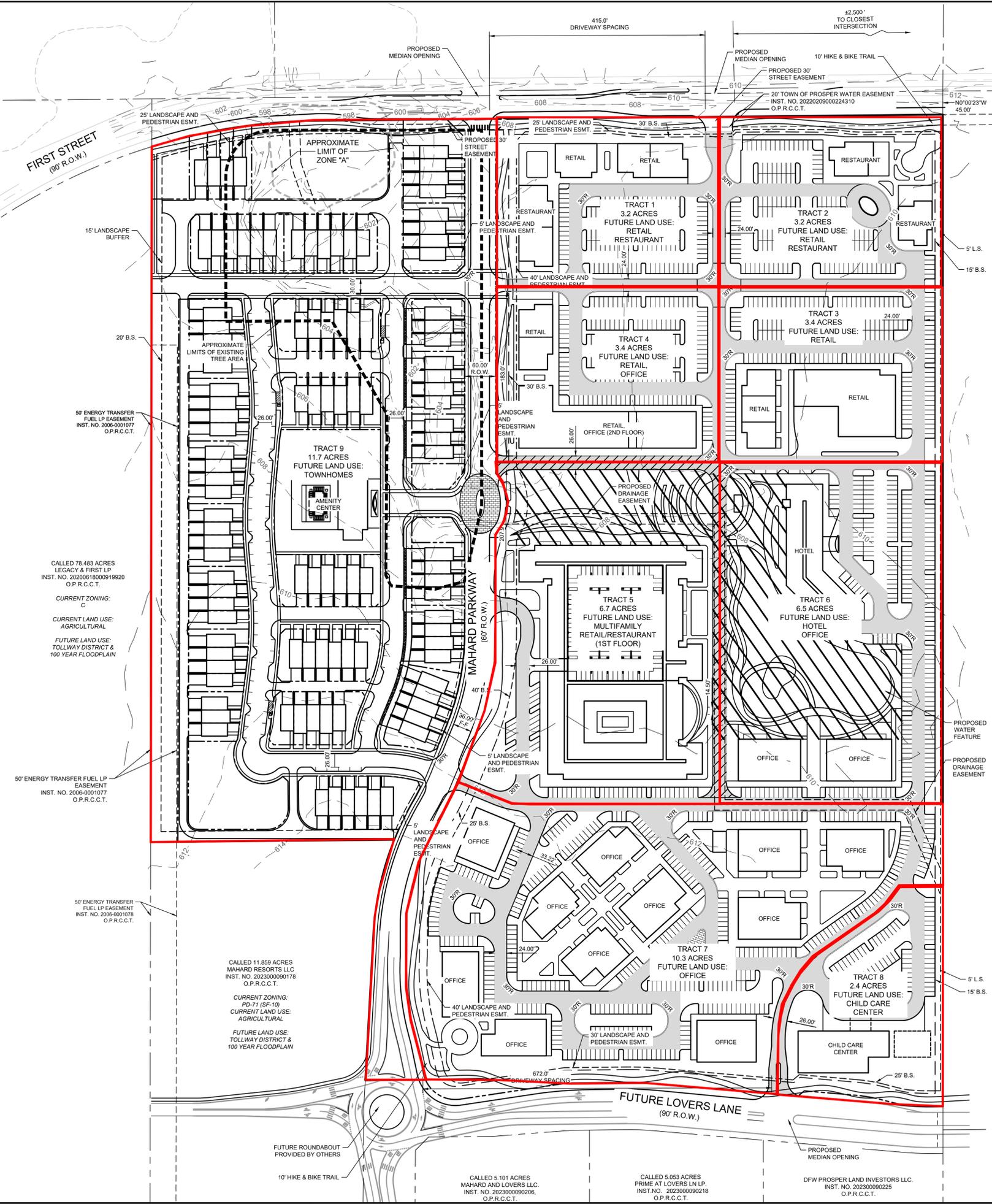


Plotted by: Lupton, David Date: February 16, 2026 05:17:24pm File Path: K:\FRL\Civil\068303300-Prosper 6D-Acres Tract VAD\PlanSheets\C-PD Exhibit D20260216.dwg
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- NOTES:**
1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
 2. THIS EXHIBIT DOES NOT INCLUDE COMPLIANCE WITH 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
 3. ALL PEDESTRIAN ROUTES AND CROSSINGS ARE CONCEPTUAL IN NATURE AND SHALL MEET TOWN STANDARDS AT TIME OF PRELIMINARY SITE PLAN.
 4. TRAFFIC IMPACT ANALYSIS IS UNDER REVIEW AND STILL PENDING APPROVAL. INFORMATION PROVIDED TO DATE IS SUFFICIENT TO ADDRESS ANY LAND USE CONCERNS. HOWEVER FINAL APPROVAL MAY REQUIRE ADDITIONAL PAVING MODIFICATIONS THAT MAY INCLUDE, BUT NOT LIMITED TO, ADDITIONAL OR LONGER TURN LANES, SIGNAL AT MAHARD AND FIRST, OR OTHER TRAFFIC FEATURES.

REMAINDER OF CALLED 188.635 ACRES M.A.H.G. PARTNERSHIP INST. NO. 20100601000545080 O.P.R.C.C.T.
 CURRENT ZONING: PD-41
 CURRENT LAND USE: AGRICULTURAL
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

CALLED 78.483 ACRES LEGACY & FIRST LP INST. NO. 20200618000919920 O.P.R.C.C.T.
 CURRENT ZONING: C
 CURRENT LAND USE: AGRICULTURAL
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

50' ENERGY TRANSFER FUEL LP EASEMENT INST. NO. 2006-0001077 O.P.R.C.C.T.

50' ENERGY TRANSFER FUEL LP EASEMENT INST. NO. 2006-0001078 O.P.R.C.C.T.

CALLED 11.859 ACRES MAHARD RESORTS LLC INST. NO. 202300090178 O.P.R.C.C.T.
 CURRENT ZONING: PD-71 (SF-10)
 CURRENT LAND USE: AGRICULTURAL
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

CALLED 5.101 ACRES MAHARD AND LOVERS LN LP INST. NO. 202300090206 O.P.R.C.C.T.

CALLED 5.053 ACRES PRIME AT LOVERS LN LP INST. NO. 202300090218 O.P.R.C.C.T.

DFW PROSPER LAND INVESTORS LLC. INST. NO. 202300090225 O.P.R.C.C.T.

SITE DATA SUMMARY TABLE						
PHASE 1						
TRACT	ACREAGE	LAND USES	TOTAL BUILDING SQUARE FOOTAGE	REQ. PARKING	PROVIDED PARKING	
TRACT 1	3.2 ACRES	RETAIL	13,500 SF	1 SPACE / 250 SF	54 SPACES	24 SPACES
TRACT 2	3.2 ACRES	RESTAURANT	9,400 SF	1 SPACE / 75 SF	126 SPACES	100 SPACES
TRACT 3	3.3 ACRES	RESTAURANT	9,200 SF	1 SPACE / 75 SF	123 SPACES	149 SPACES
TRACT 3	3.3 ACRES	RETAIL	28,850 SF	1 SPACE / 250 SF	116 SPACES	184 SPACES
PHASE 1 TOTAL ACREAGE	9.7 ACRES					
PHASE 2						
TRACT 9	11.7 ACRES	TOWNHOMES	110 UNITS			220 GARAGE SPACES 73 ONSTREET SPACES
TOWN HOME STREET DEDICATION	6.8 ACRES					
MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES					
PHASE 2 TOTAL ACREAGE	21.2 ACRES					
PHASE 3						
TRACT 7	10.3 ACRES	OFFICE	90,400 SF	1 SPACE / 300 SF	302 SPACES	388 SPACES
TRACT 8	2.4 ACRES	CHILD CARE CENTER	12,800 SF	1 SPACE / 10 STUDENT 1 SPACE/TEACHER	43 SPACES	60 SPACES
PHASE 3 TOTAL ACREAGE	12.7 ACRES					
PHASE 4						
TRACT 4	3.3 ACRES	RETAIL, RESTAURANT, OFFICE	26,000 SF	1 SPACE / 250 SF	104 SPACES	104 SPACES
			7,500 SF	1 SPACE / 75 SF	100 SPACES	100 SPACES
			26,000 SF	1 SPACE / 300 SF	87 SPACES	87 SPACES
TRACT 5	6.7 ACRES	MULTIFAMILY, RETAIL, RESTAURANT	271 UNITS	1.7 SPACES/UNIT	461 SPACES	461 SPACES
			33,075 SF	1 SPACE / 150 SF**	221 SPACES	221 SPACES
TRACT 6	6.5 ACRES	HOTEL, OFFICE	139 ROOMS	1 SPACE / ROOM	139 SPACES	140 SPACES
			39,200 SF	1 SPACE / 300 SF	131 SPACES	133 SPACES
PHASE 4 TOTAL ACREAGE	16.5 ACRES					
TOTAL ACREAGE	60.1 ACRES					

- NOTES:**
- * THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
 - ** CALCULATED WITH 25% RESTAURANT AND 75% RETAIL FOR PROPOSED BUILDINGS WITH POTENTIAL FOR EITHER USE

Kimley»Horn

**EXHIBIT D
CONCEPT PLAN
ZONE-24-0025**

OWNER
PTP RETAIL HOLDINGS LLC
8105 RASOR BLVD., SUITE 299
PLANO, TEXAS 75024
PHONE: (469) 982-4300
CONTACT: NASEEM SHAIK

61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 02/09/2026

OWNER
PROSPER TOLLWAY PALAZZOS LLC
8105 RASOR BLVD., SUITE 299
PLANO, TEXAS 75024
PHONE: (469) 982-4300
CONTACT: NASEEM SHAIK

APPLICANT
DAKE LAW
322 W. WALNUT STREET, SUITE 210
CELINA, TX 75009
PHONE: (469) 989-7285
CONTACT: ALEXA KNIGHT

ARCHITECT
GFF ARCHITECTS
300 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
PHONE: (214) 303-1500
FAX: (214) 303-1512
CONTACT: BRIAN MOORE

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75034
PHONE: (972) 335-3580
FAX: (972) 335-3779
CONTACT: DAVID UPTON, P.E.

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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

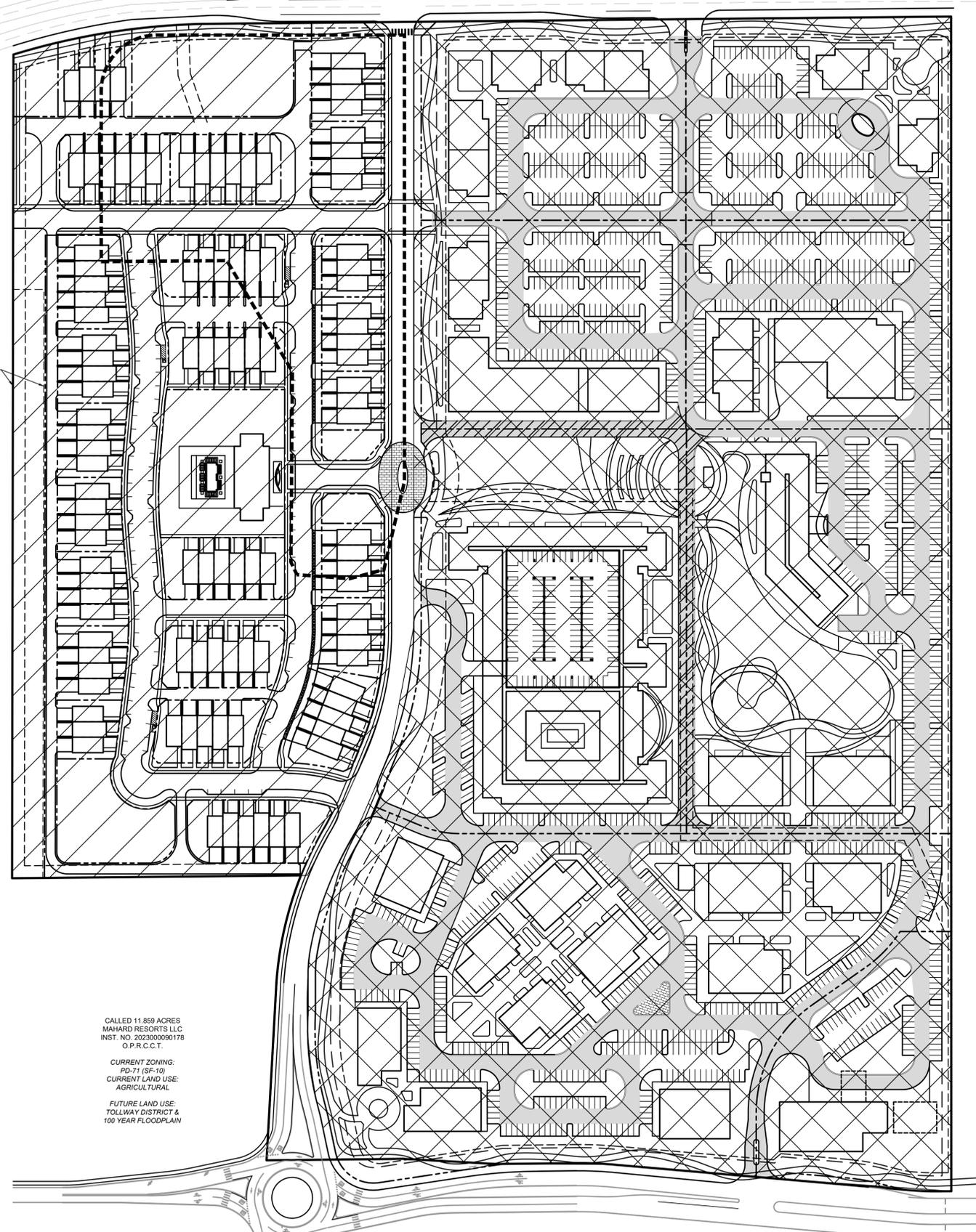
**EXHIBIT D
CONCEPT PLAN**

**BELLA PROSPER
TOWN OF PROSPER, TEXAS**

REVISIONS	DATE
No.	

DATE: 02/09/2026
 PROJECT NO.: 068303300
 SHEET NUMBER: 1 OF 5

Plotted By: Upton, David Date: February 16, 2026 05:17:36pm File Path: K:\ERL\Civil\068303300-Prosper 60-Acre Tract\CAD\PlanSheets\C-PD Exhibit D\20260216.dwg
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50' ENERGY TRANSFER FUEL LP EASEMENT
 INST. NO. 20060001077
 O.P.R.C.C.T.

CALLED 78.483 ACRES
 LEGACY & FIRST LP
 INST. NO. 20200618000919920
 O.P.R.C.C.T.
 CURRENT ZONING:
 C
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN

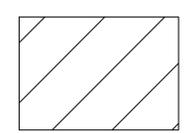
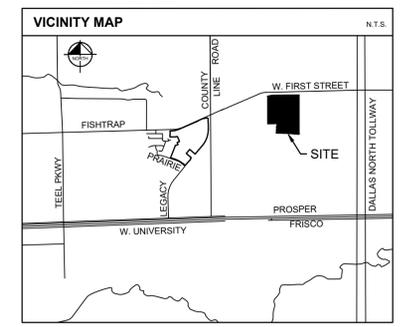
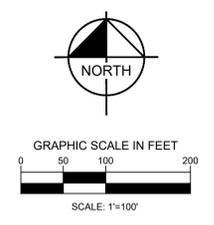
CALLED 11.859 ACRES
 MAHARD RESORTS LLC
 INST. NO. 202300090178
 O.P.R.C.C.T.
 CURRENT ZONING:
 PD-71 (SF-10)
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN

CALLED 5.101 ACRES
 MAHARD AND LOVERS LLC.
 INST. NO. 202300090206
 O.P.R.C.C.T.

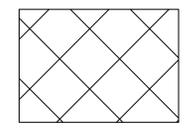
CALLED 5.053 ACRES
 PRIME AT LOVERS LN LP.
 INST. NO. 202300090218
 O.P.R.C.C.T.

DFW PROSPER LAND INVESTORS LLC.
 INST. NO. 202300090225
 O.P.R.C.C.T.

REMAINDER OF
 CALLED 188.635 ACRES
 M.A.H.G. PARTNERSHIP
 INST. NO. 20100601000545080
 O.P.R.C.C.T.
 CURRENT ZONING:
 PD-41
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN



NEIGHBORHOOD
 SUB-DISTRICT



RETAIL
 SUB-DISTRICT

Kimley»Horn

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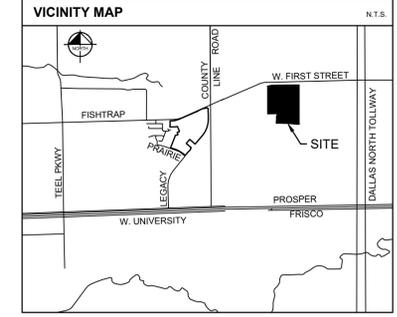
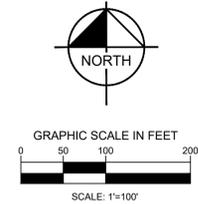
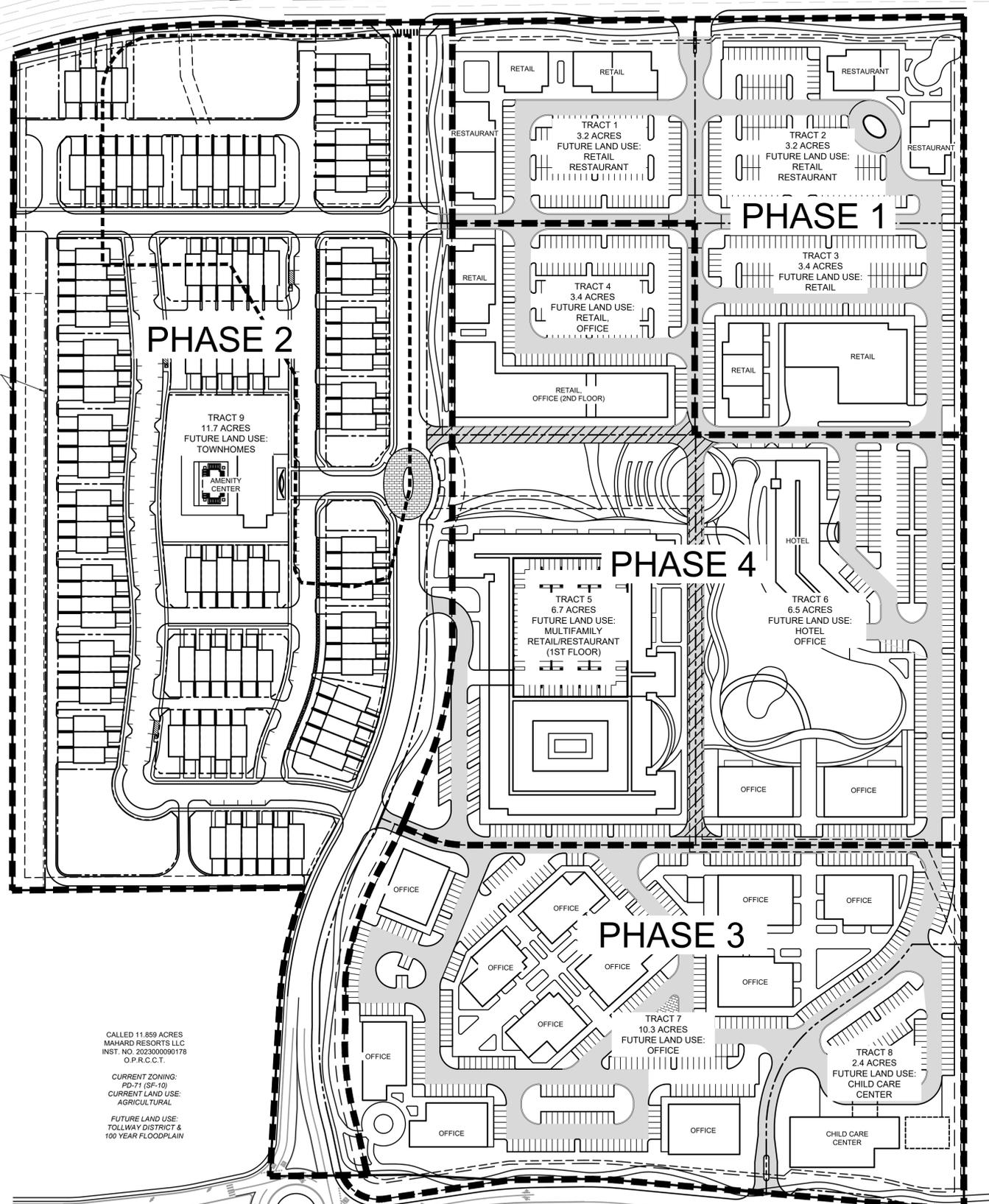
ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210
 FRISCO, TX 75034
 PHONE: (972) 335-3580
 FAX: (972) 335-3779
 CONTACT: DAVID UPTON, P.E.

EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: 02/09/2026

No.	REVISIONS	DATE
<p>© 2025, KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>		
<p>FOR REVIEW ONLY Not for construction or permit purposes.</p> <p>Engineer: DAVID UPTON P.E. No. 146294 Date: 2026-02-09</p>		
SCALE AS SHOWN	DESIGNED BY DCU	DRAWN BY DCU
		CHECKED BY CAK
<p>EXHIBIT D SUB-DISTRICT PLAN</p>		
<p>BELLA PROSPER TOWN OF PROSPER, TEXAS</p>		
DATE		02/09/2026
PROJECT NO.		068303300
SHEET NUMBER		4 OF 5

Plotted By: Lupton, David Date: February 16, 2026 05:17:31pm File Path: K:\FR\Civil\068303300-Prosper_60-Acre_Tract_VAD_PlanSheets\C-EP_Exhibit D\20260216.dwg
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REMAINDER OF
 CALLED 188.635 ACRES
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 INST. NO. 20100601000545080
 O.P.R.C.C.T.
 CURRENT ZONING:
 PD-41
 CURRENT LAND USE:
 AGRICULTURAL
 FUTURE LAND USE:
 TOLLWAY DISTRICT &
 100 YEAR FLOODPLAIN

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PHASE 3						
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 ** CALCULATED WITH 25% RESTAURANT AND 75% RETAIL FOR PROPOSED BUILDINGS WITH POTENTIAL FOR EITHER USE

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 INST. NO. 20200618000919920
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 CURRENT ZONING:
 C
 CURRENT LAND USE:
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 FUTURE LAND USE:
 TOLLWAY DISTRICT &
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CALLED 5.101 ACRES
 MAHARD AND LOVERS LLC.
 INST. NO. 202300090206
 O.P.R.C.C.T.

CALLED 5.053 ACRES
 PRIME AT LOVERS LN LP.
 INST. NO. 202300090218
 O.P.R.C.C.T.

DFW PROSPER LAND INVESTORS LLC.
 INST. NO. 202300090225
 O.P.R.C.C.T.

Kimley»Horn

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ENGINEER / SURVEYOR
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 6160 WARREN PARKWAY, SUITE 210
 FRISCO, TX 75034
 PHONE: (972) 335-3580
 FAX: (972) 335-3779
 CONTACT: DAVID UPTON, P.E.

EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: 02/09/2026

Kimley»Horn
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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

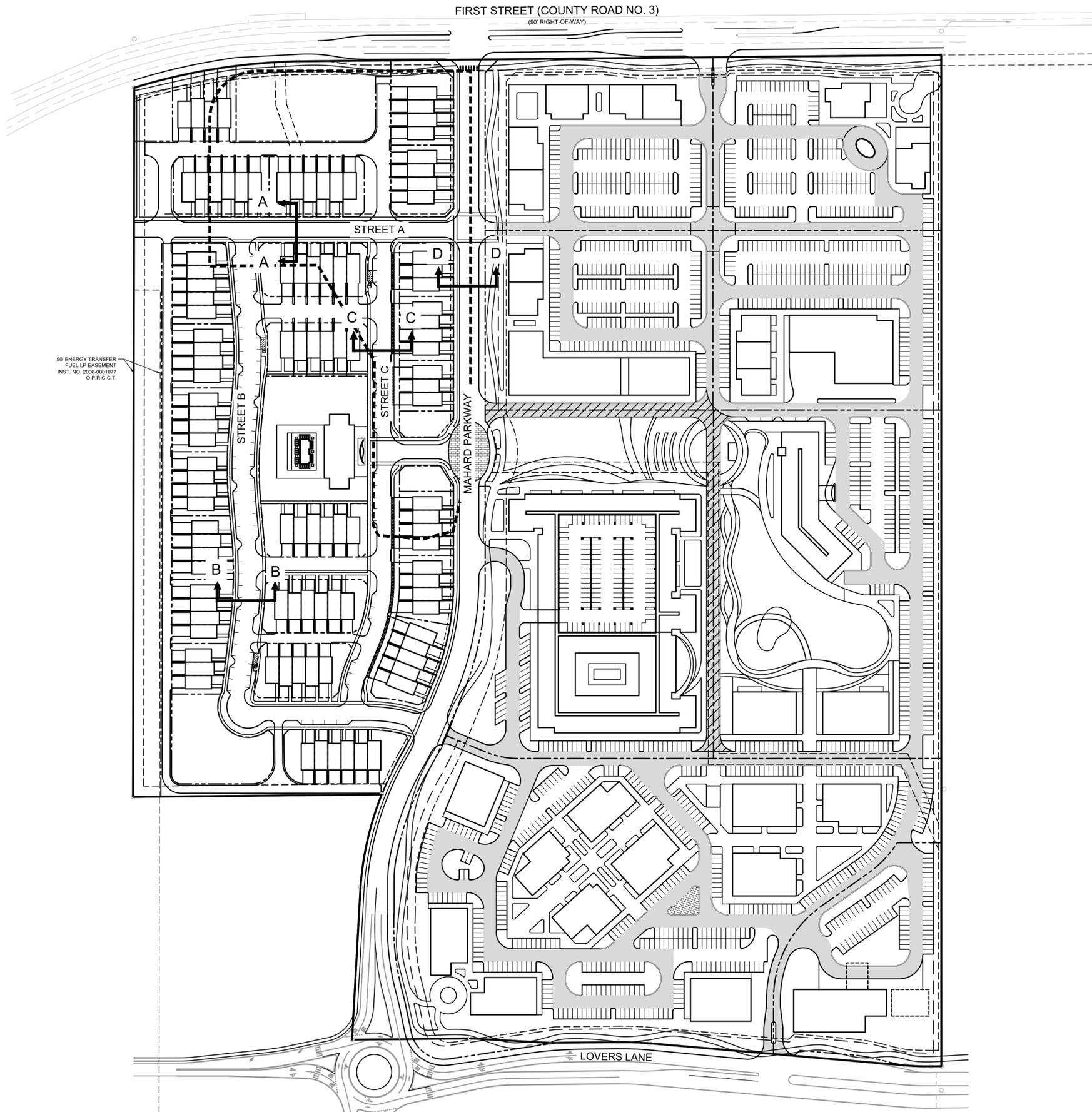
EXHIBIT D
PHASING PLAN

BELLA PROSPER
TOWN OF PROSPER, TEXAS

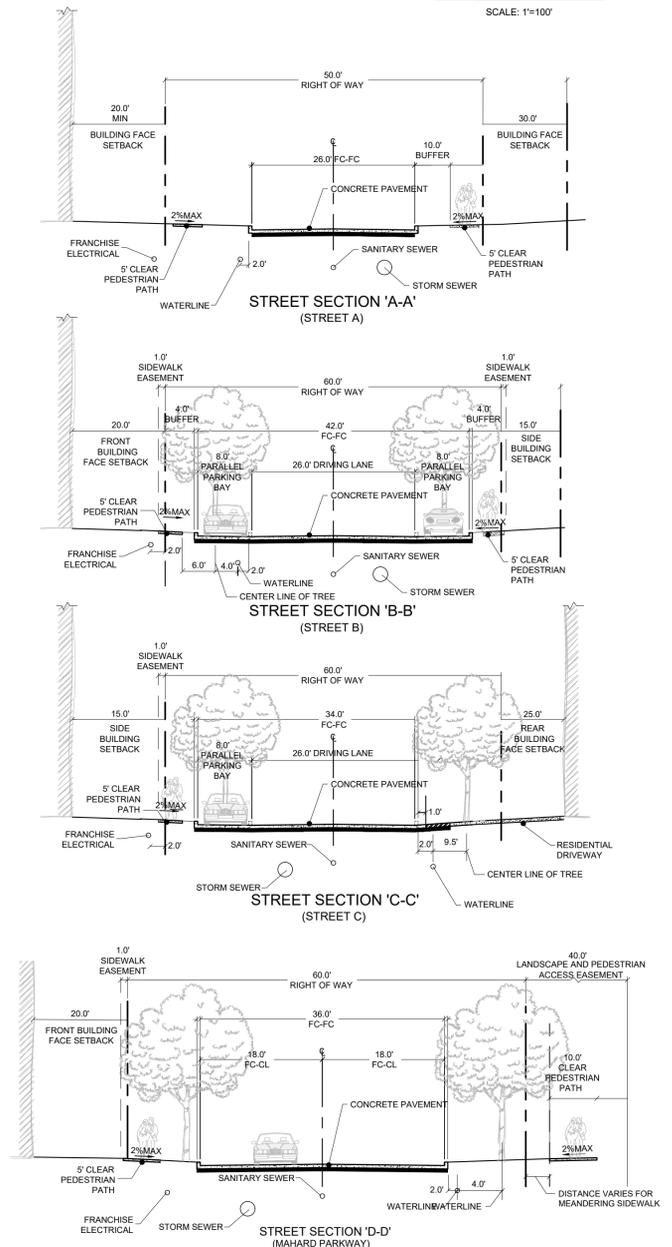
DATE: 02/09/2026
 PROJECT NO.: 068303300
 SHEET NUMBER: 3 OF 5

No.	REVISIONS	DATE

Plotted By: Lupton, David Date: February 16, 2026 05:17:43pm File Path: \\K:\068303300-Prosper 60-Acres\TxDOT\PlanSheets\C-PD Exhibit D\20260216.dwg
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NOTES:
 1. LICENSE AGREEMENT SHALL BE REQUIRED FOR TREES IN RIGHT-OF-WAY



Kimley»Horn

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 PTP RETAIL HOLDINGS LLC
 8105 RASOR BLVD., SUITE 299
 PLANO, TEXAS 75024
 PHONE: (469) 982-4300
 CONTACT: NASEEM SHAIK

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 PROSPER TOLLWAY PALAZZOS LLC
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APPLICANT
 DRAKE LAW
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EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: 02/09/2026

DATE	
REVISIONS	
No.	
Kimley»Horn	
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Kimley»Horn	
Engineer: DAVID UPTON P.E. No. 146294 Date: 02/09/2026	
SCALE AS SHOWN	
DESIGNED BY DCU	
DRAWN BY DCU	
CHECKED BY CAK	
EXHIBIT D	
STREET SECTION	
EXHIBIT	
BELLA PROSPER	
TOWN OF PROSPER, TEXAS	
DATE	02/09/2026
PROJECT NO.	068303300
SHEET NUMBER	5 OF 5