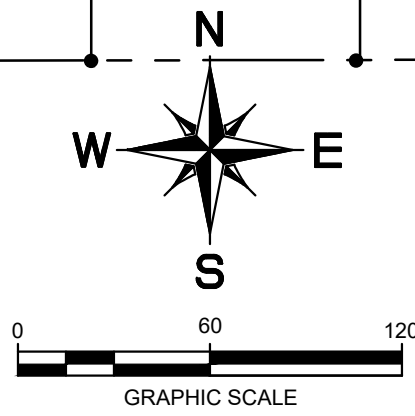
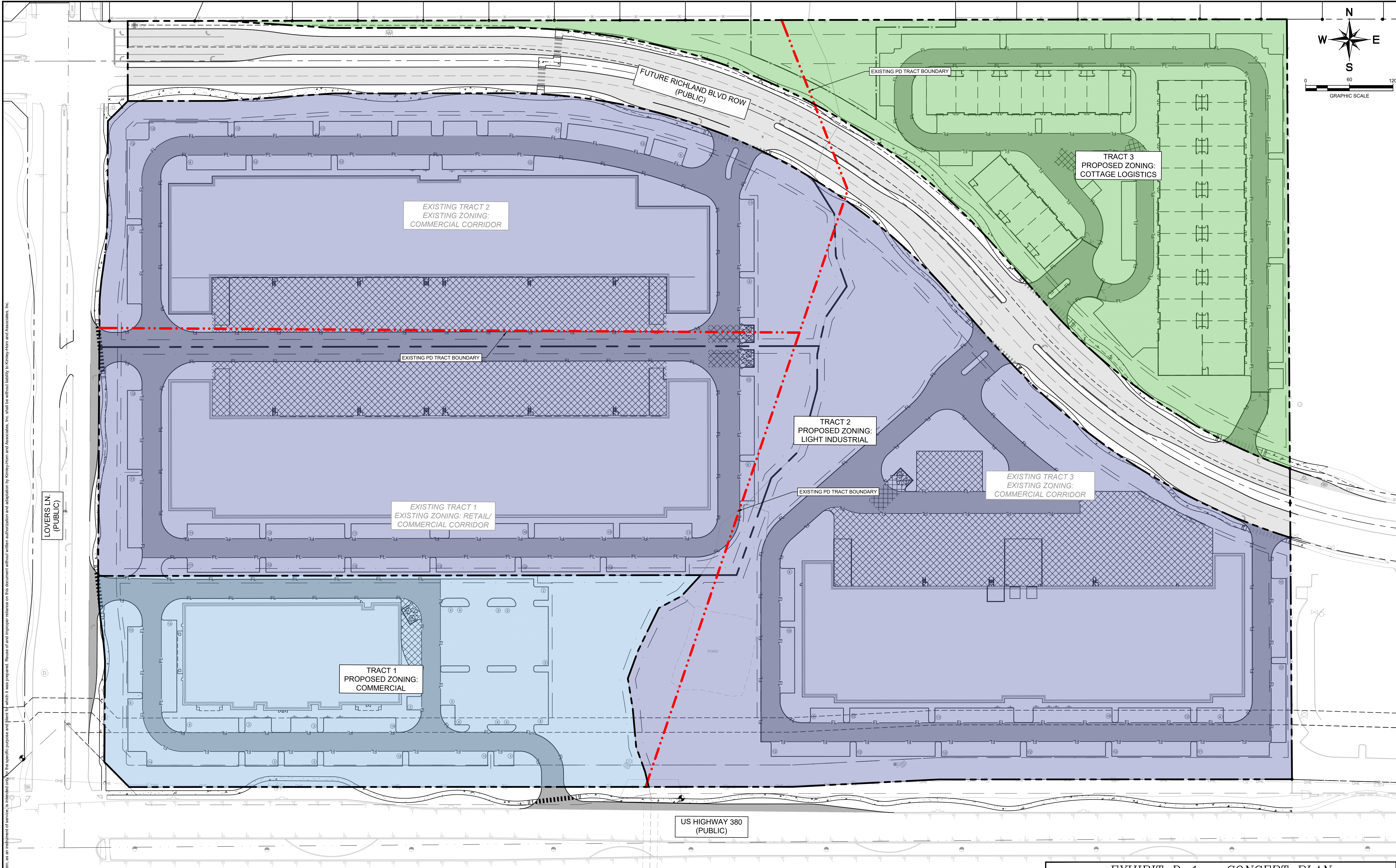


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FIRE ZONING COMMENTS
Zoning does not include compliance with the town Fire Code, nor does it include fire access, fire hydrants, and fire lane arrangements. Review of the Zoning does not grant or otherwise provide said approval to the Town Fire Code. 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.

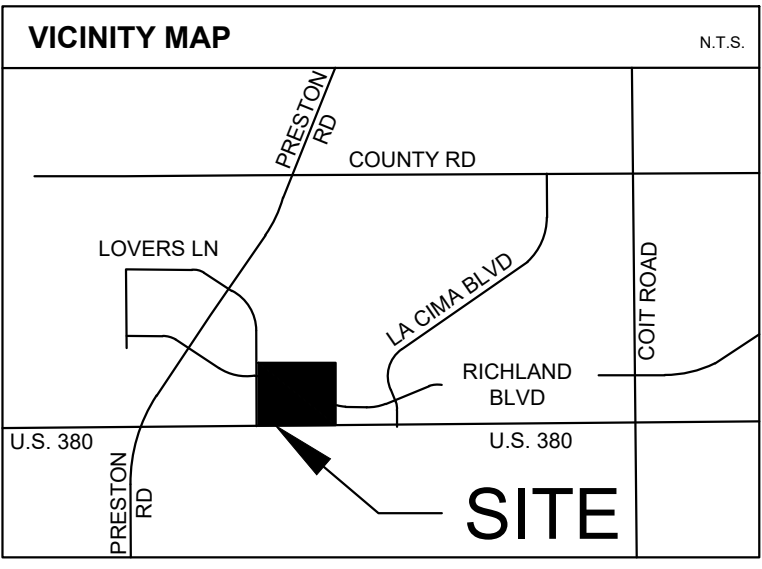


EXHIBIT D-1 – CONCEPT PLAN
ZONE-26-0006
PROSPER LGE,
BEING 39.20 ACRES IN THE EDWARD
BRADLEY SURVEY, ABSTRACT NO. 86
Town of Prosper,
Collin County, Texas
SUBMITTED: August 17, 2026

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
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.

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
106 W. LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2560 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: 08/17/2026

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

LOVERS BUSINESS PARK
PROSPER, TEXAS

CONCEPT PLAN

SHEET NUMBER
EX - D-1

No.	REVISIONS	DATE	BY