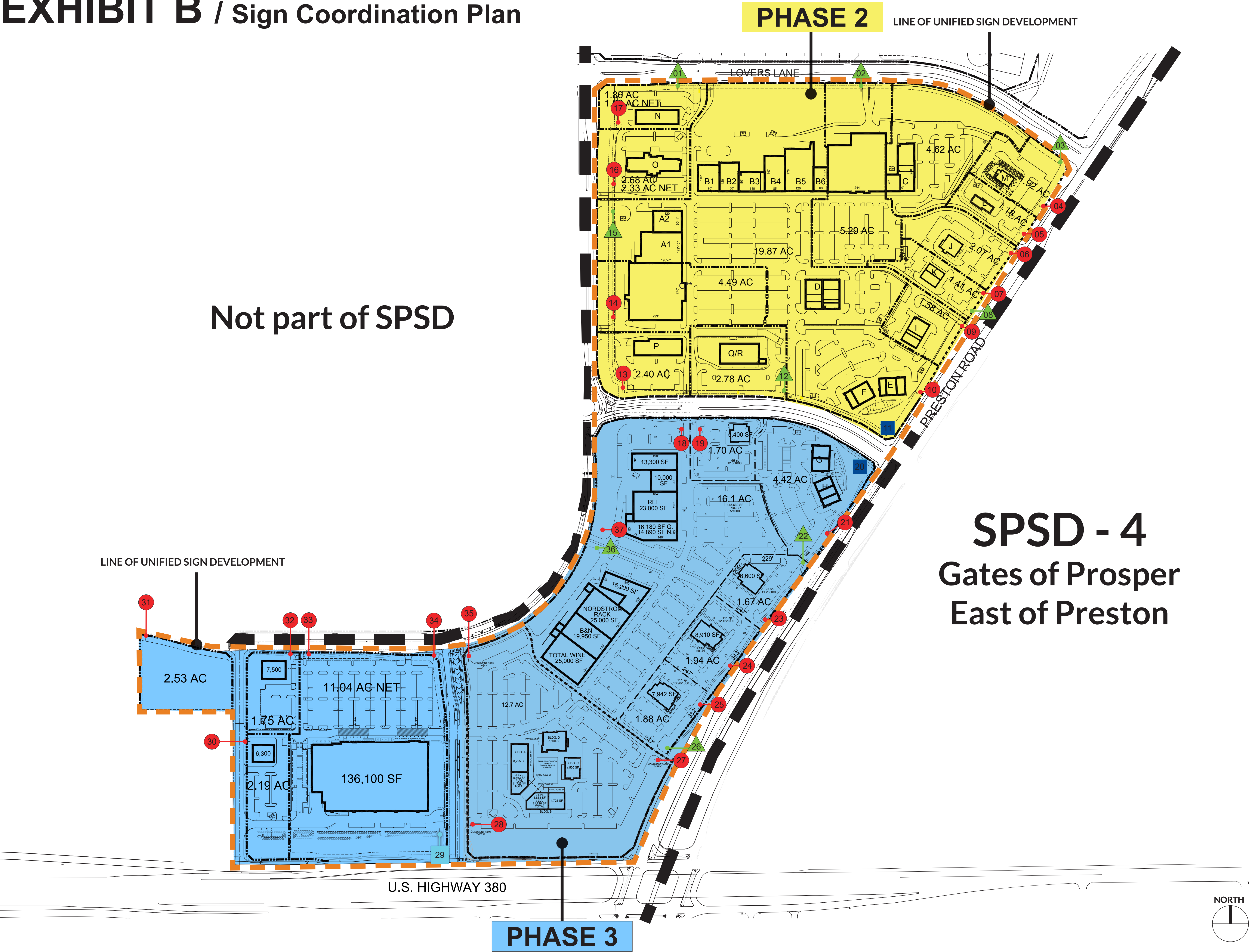


EXHIBIT B / Sign Coordination Plan



Not part of SPSPD

SPSD - 4
Gates of Prosper
East of Preston

Per currently adopted Sign Ordinance:
1. One (1) sign per street frontage of the UDZ
2. 75' separation between signs of single or multi tenant or unified development sign within an adjacent UDZ.
3. 750' per street frontage, from an additional unified development sign within the same UDZ.

	01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14	14 - 15	15 - 16	16 - 17	17 - 01	15 - 01
PHASE 2	750'	896'	181'	137'	95'	200'	87'	75'	336'	158'	418'	681'	300'	465'	83'	258'	300'	785'
PHASE 3	18 - 19	19 - 20	20 - 21	21 - 22	22 - 23	23 - 24	24 - 25	25 - 26	26 - 27	27 - 28	28 - 29	29 - 30	30 - 31	31 - 32	32 - 33	33 - 34	34 - 35	35 - 36
	76'	670'	270'	149'	290'	243'	203'	229'	75'	805'	150'	1178'	602'	611'	75'	524'	145'	696'

TYPE A @ 12'-0"
- UNIFIED DEVELOPMENT
MONUMENT SIGN

Total Proposed Signs: 9
PHASE 2: 01, 02*, 03*, 08*, 12*, 15*
PHASE 3: 22, 26, 36
**Existing*

TYPE B @ 20'-0"
- UNIFIED DEVELOPMENT
MONUMENT SIGN

Total Proposed Signs: 1
PHASE 3: 29

TYPE C @ 8'-0"
- MONUMENT SIGN

Total Proposed Signs: 25
PHASE 2: 04, 05*, 06, 07*, 09*, 10*, 13, 14, 16, 17
PHASE 3: 18, 19, 21, 23, 24, 25, 27, 28, 30, 31, 32, 33, 34, 35, 37
**Existing*

TYPE D @ 5'-0"
- DEVELOPMENT IDENTITY
"GATES OF PROSPER" SIGN

Total Proposed Signs: 2
PHASE 2: 11*
PHASE 3: 20*
**Existing*

Ord. 2023-32: Approved all of the above, as requested.

LEGEND

PHASE 2

PHASE 3

LINE OF UNIFIED SIGN DEVELOPMENT

EXHIBIT B / Metes and Bounds

PHASE 2

BEING a 52.1138 acre (2,270,076 square foot) tract of land situated in the Collin County School Land No. 12 Survey, Abstract No. 147, Ben Renison Survey, Abstract No. 755, and the John Yarnell Survey, Abstract No. 1038, Town of Prosper, Collin County, Texas, and being all of Gates of Prosper, Phase 2, Block A, an addition to the Town of Prosper, according to the plats recorded in Volume 2020, Page 560, Volume 2022, Page 260, and Volume 2024, Page 208 of the Map Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of South Coleman Street (a variable width right-of-way) and the south right-of-way line of Lovers Lane (a variable width right-of-way);

THENCE along the said south right-of-way line of Lovers Lane, the following 7 calls:

North 90°00'00" East, a distance of 150.00 feet to a point for corner;

North 86°11'09" East, a distance of 150.33 feet to a point for corner;

North 90°00'00" East, a distance of 923.53 feet to a point at the beginning of a tangent curve to the right with a radius of 805.00 feet, a central angle of 34°09'35", and a chord bearing and distance of South 72°55'13" East, 472.86 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 479.94 feet to a point for corner;

South 55°50'25" East, a distance of 56.69 feet to a point for corner;

South 52°01'34" East, a distance of 150.33 feet to a point for corner;

South 55°50'25" East, a distance of 112.94 feet to the north end of a right-of-way corner clip at the intersection of the said south right-of-way line of Lovers Lane and the west right-of-way line of South Preston Road (State Highway 289, a variable width right-of-way);

THENCE South 13°11'56" East, along said corner clip, a distance of 36.78 feet to the south end of said corner clip;

THENCE along the said west right-of-way line of South Preston Road, the following 5 calls:

South 29°26'34" West, a distance of 146.91 feet to a point for corner;

South 35°04'16" West, a distance of 385.16 feet to a point for corner;

South 33°38'20" West, a distance of 300.00 feet to a point for corner;

South 30°18'02" West, a distance of 324.41 feet to a point for corner;

South 33°39'32" West, a distance of 189.85 feet to the east end of a right-of-way corner clip at the intersection of the said west right-of-way line of South Preston Road and the north right-of-way line of Richland Boulevard (a variable width right-of-way line);

THENCE South 78°54'33" West, along said corner clip, a distance of 35.20 feet to the west end of said corner clip;

THENCE along the said north right-of-way line of Richland Boulevard, the following 8 calls:

North 55°50'25" West, a distance of 61.66 feet to a point at the beginning of a tangent curve to the left with a radius of 905.00 feet, a central angle of 04°00'12", and a chord bearing and distance of North 57°50'31" West, 63.22 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 63.24 feet to a point for corner;

North 68°25'22" West, a distance of 150.00 feet to a point at the beginning of a non-tangent curve to the left with a radius of 895.00 feet, a central angle of 20°37'01", and a chord bearing and distance of North 79°41'29" West, 320.32 feet;

EXHIBIT B / Metes and Bounds

In a westerly direction, with said non-tangent curve to the left, an arc distance of 322.05 feet to a point for corner;

North 90°00'00" West, a distance of 431.35 feet to a point at the beginning of a tangent curve to the left with a radius of 546.00 feet, a central angle of 06°58'57", and a chord bearing and distance of South 86°30'31" West, 66.50 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 66.54 feet to a point for corner;

South 83°01'03" West, a distance of 35.50 feet to a point at the beginning of a tangent curve to the right with a radius of 83.00 feet, a central angle of 35°41'21", and a chord bearing and distance of North 79°08'17" West, 50.87 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 51.70 feet to the east end of a right-of-way corner clip at the intersection of the said north right-of-way line of Richland Boulevard and the said east right-of-way line of South Coleman Street;

THENCE North 61°17'36" West, along said corner clip, a distance of 36.82 feet to the west end of said corner clip for the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of North 41°18'00" West, 25.99 feet;

THENCE along the said east right-of-way line of South Coleman Street, the following 5 calls:

In a northwesterly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a point at the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of North 10°39'12" West, 124.97 feet;

In a northerly direction, with said compound curve to the right, an arc distance of 125.69 feet to a point for corner;

North 00°00'00" East, a distance of 848.25 feet to a point for corner;

North 03°48'51" East, a distance of 150.33 feet to a point for corner;

North 00°00'00" East, a distance of 125.00 feet to the south end of said corner clip;

THENCE North 45°00'00" East, along said corner clip, a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 2,270,076 square feet or 52.1138 acres of land, more or less.

EXHIBIT B / Metes and Bounds

PHASE 3

BEING a 62.0735 acre (2,703,922 square foot) tract of land situated in the Ben Renison Survey, Abstract No. 755 and the John Yarnell Survey, Abstract No. 1038, Town of Prosper, Collin County, Texas, and being all of Block B, Lot 1, Gates of Prosper, Phase 2, all of Block C, Lots 1-3, Gates of Prosper, Phase 3, and a portion of Block B, Lot 2, Gates of Prosper, Phase 2, all additions to the Town of Prosper according to the plats recorded in Volume 2020, Page 807, Volume 2023, Page 435, and Volume 2022, Page 755 of the Map Records of Collin County, Texas; said tract being all of Commerce Street (a variable width right-of-way) and Marketplace Drive (a variable width right-of-way); said tract being more particularly described as follows:

BEGINNING at intersection of the north right-of-way line of US Highway 380 (a variable width right-of-way) and the west right-of-way line of South Preston Road (State Highway 289, a variable width right-of-way);

THENCE along the said north right-of-way line of US Highway 380, the following 11 calls:

South 89°12'09" West, a distance of 153.99 feet to a point at the beginning of a non-tangent curve to the left with a radius of 233.10 feet, a central angle of 11°42'36", and a chord bearing and distance of North 85°16'11" West, 47.56 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 47.64 feet to a point for corner;

South 89°11'05" West, a distance of 219.97 feet to the south end of a right-of-way corner clip at the intersection of the said north right-of-way line of US Highway 380 and the east right-of-way line of said Marketplace Drive;

South 87°21'26" West, a distance of 140.15 feet to the south end of a right-of-way corner clip at the intersection of the said north right-of-way line of US Highway 380 and the west right-of-way line of said Marketplace Drive;

South 89°12'09" West, a distance of 282.64 feet to a point for corner;

South 84°43'41" West, a distance of 92.74 feet to a point for corner;

North 89°50'14" West, a distance of 98.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 219.00 feet, a central angle of 07°39'26", and a chord bearing and distance of North 82°08'27" West, 29.25 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 29.27 feet to a point at the beginning of a reverse curve to the left with a radius of 241.00 feet, a central angle of 12°42'23", and a chord bearing and distance of North 84°39'55" West, 53.34 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 53.45 feet to a point for corner;

South 89°27'36" West, a distance of 237.29 feet to the south end of a right-of-way corner clip at the intersection of the said north right-of-way line of US Highway 380 and the east right-of-way line of said Commerce Street;

South 88°49'08" West, a distance of 110.02 feet to the south end of a right-of-way corner clip at the intersection of the said north right-of-way line of US Highway 380 and the west right-of-way line of said Commerce Street;

THENCE North 46°02'10" East, along said corner clip, a distance of 34.73 feet to the north end of said corner clip;

THENCE North 00°00'00" East, along the said west right-of-way line of Commerce Street, a distance of 600.27 feet to a point for corner;

THENCE North 90°00'00" West, departing said west right-of-way line of Commerce Street, a distance of 390.00 feet to a point for corner;

THENCE North 00°00'00" East, a distance of 327.86 feet to a point for corner;

THENCE South 78°43'00" East, a distance of 98.97 feet to a point for corner;

THENCE South 74°54'09" East, a distance of 150.33 feet to a point for corner;

THENCE South 78°43'00" East, a distance of 61.87 feet to a point at the beginning of a tangent curve to the left with a radius of 905.00 feet, a central angle of 03°59'12", and a chord bearing and distance of South 80°42'36" East, 62.96 feet;

THENCE in an easterly direction, with said tangent curve to the left, an arc distance of 62.97 feet to the north end of a right-of-way corner clip at the intersection of the said west right-of-way line of Commerce Street and the southeast right-of-way line of Gates Parkway (a variable width right-of-way);

THENCE North 88°36'32" East, a distance of 110.02 feet to the north end of a right-of-way corner clip at the intersection of the said east right-of-way line of Commerce Street and the said southeast right-of-way line of Gates Parkway;

THENCE along the said southeast right-of-way line of Gates Parkway, the following 9 calls:

North 90°00'00" East, a distance of 478.46 feet to a point for corner;

South 86°11'09" East, a distance of 150.33 feet to a point for corner;

North 90°00'00" East, a distance of 124.88 feet to a point for corner;

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North 79°48'35" East, a distance of 160.20 feet to a point at the beginning of a non-tangent curve to the left with a radius of 695.00 feet, a central angle of 76°48'27", and a chord bearing and distance of North 38°24'14" East, 863.47 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 931.68 feet to a point for corner;

North 00°00'00" East, a distance of 67.89 feet to a point at the beginning of a tangent curve to the left with a radius of 546.00 feet, a central angle of 06°58'57", and a chord bearing and distance of North 03°29'29" West, 66.50 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 66.54 feet to a point for corner;

North 06°58'57" West, a distance of 35.50 feet to a point at the beginning of a tangent curve to the right with a radius of 83.00 feet, a central angle of 35°41'21", and a chord bearing and distance of North 10°51'43" East, 50.87 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 51.70 feet to the south end of a right-of-way corner clip at the intersection of the said southeast right-of-way line of Gates Parkway;

THENCE North 28°42'24" East, along said corner clip, a distance of 36.82 feet to the north end of said corner clip for the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of North 48°42'00" East, 25.99 feet;

THENCE along the said south right-of-way line of Richland Boulevard, the following 7 calls:

In a northeasterly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a point at the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of North 79°20'48" East, 124.97 feet;

In an easterly direction, with said compound curve to the right, an arc distance of 125.69 feet to a point for corner;

North 90°00'00" East, a distance of 494.22 feet to a point at the beginning of a tangent curve to the right with a radius of 805.00 feet, a central angle of 19°58'04", and a chord bearing and distance of South 80°00'58" East, 279.13 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 280.54 feet to a point for corner;

South 60°51'32" East, a distance of 150.00 feet to a point at the beginning of a non-tangent curve to the right with a radius of 795.00 feet, a central angle of 03°27'25", and a chord bearing and distance of South 57°34'08" East, 47.96 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 47.97 feet to a point for corner;

South 55°50'25" East, a distance of 77.03 feet to a corner clip at the intersection of the said south right-of-way line of Richland Boulevard and the said west right-of-way line of South Preston Road;

THENCE South 10°12'17" East, along said corner clip, a distance of 21.16 feet to the south end of said corner clip;

THENCE along the said west right-of-way line of South Preston Road, the following 17 calls:

South 33°38'35" West, a distance of 51.08 feet to a point for corner;

South 30°46'46" West, a distance of 100.13 feet to a point for corner;

South 35°32'53" West, a distance of 85.20 feet to a point for corner;

South 33°56'57" West, a distance of 199.89 feet to a point for corner;

South 37°09'28" West, a distance of 400.78 feet to a point for corner;

South 44°07'24" West, a distance of 130.41 feet to a point for corner;

South 34°13'32" West, a distance of 142.25 feet to a point at the beginning of a non-tangent curve to the left with a radius of 3,047.28 feet, a central angle of 01°15'22", and a chord bearing and distance of South 33°25'19" West, 66.80 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 66.80 feet to a point at the beginning of a non-tangent curve to the left with a radius of 2,892.63 feet, a central angle of 01°54'21", and a chord bearing and distance of South 31°53'39" West, 96.22 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 96.22 feet to a point for corner;

South 31°43'12" West, a distance of 73.75 feet to a point for corner;

South 27°30'47" West, a distance of 77.86 feet to a point for corner;

South 28°24'42" West, a distance of 35.55 feet to a point for corner;

South 27°15'28" West, a distance of 40.66 feet to a point for corner;

South 27°12'09" West, a distance of 28.98 feet to a point for corner;

South 29°00'05" West, a distance of 41.07 feet to a point for corner;

North 60°59'55" West, a distance of 17.24 feet to a point for corner;

South 46°03'36" West, a distance of 504.44 feet to the **POINT OF BEGINNING** and containing 2,703,922 square feet or 62.0735 acres of land, more or less.