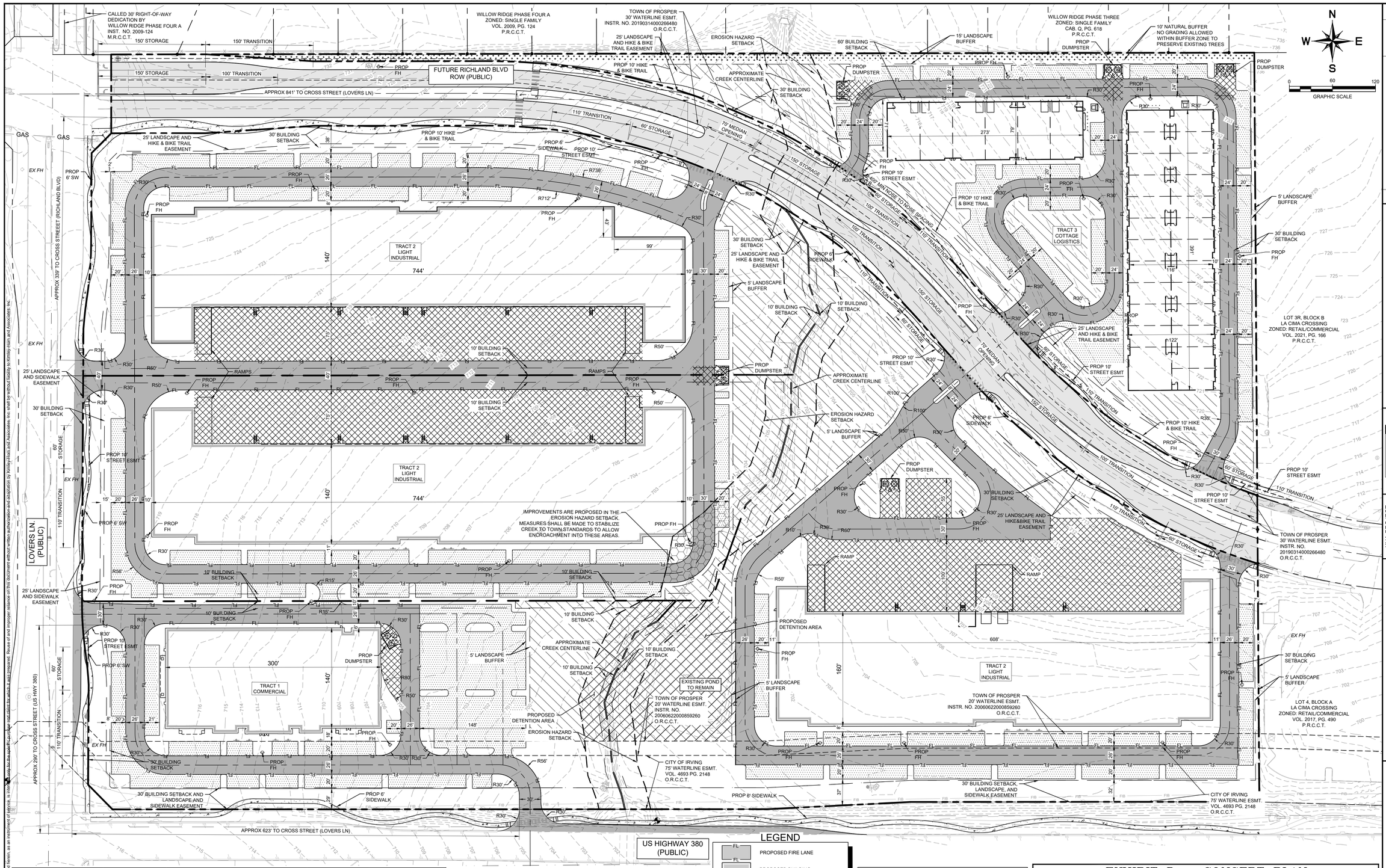

SITE DATA SUMMARY TABLE

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
TRACT 2	15,000 SF MIN	LIGHT INDUSTRIAL	50 FT MAX	60% MAX	1:1 MAX	1/350 SF (OFFICE) 1/1000 SF (WAREHOUSE)
TRACT 3	15,000 SF MIN	COTTAGE LOGISTICS	50 FT MAX	60% MAX	1:1 MAX	1/500 SF of GFA

*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.

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 bee reviewed during PSP and SP submittal and may required the site is reconfigured and modified from that shown in the Concept Plan and/or Zoning Exhibit

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 PLAT.

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48085C0235J, 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

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

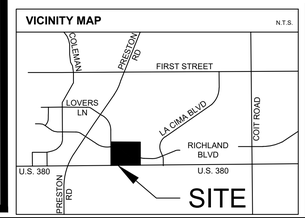

EXHIBIT D – CONCEPT PLAN

ZONE–26–0006
PROSPER LGE,
BEING 39.20 ACRES IN THE EDWARD BRADLEY SURVEY. ABSTRACT NO. 86
Town of Prosper, Collin County, Texas
SUBMITTED: June 30, 2026

Owner:
Hage Grace Tsai Trust
3208 Caruth Blvd
Dallas, TX 75225
Phone: (214) 676-3418
Contact: Andrew Prine

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.

No.	REVISIONS	DATE	BY

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 06/30/2026

KHA PROJECT	060085800
DATE	JUNE 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

This document, together with the concepts and designs presented herein, as an instrument of service, 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.

XREFS: xSurv - xBrdr - xBndy - xSite - Richland Blvd - xUtil - xEsMt - xSite - Overall - xHtch
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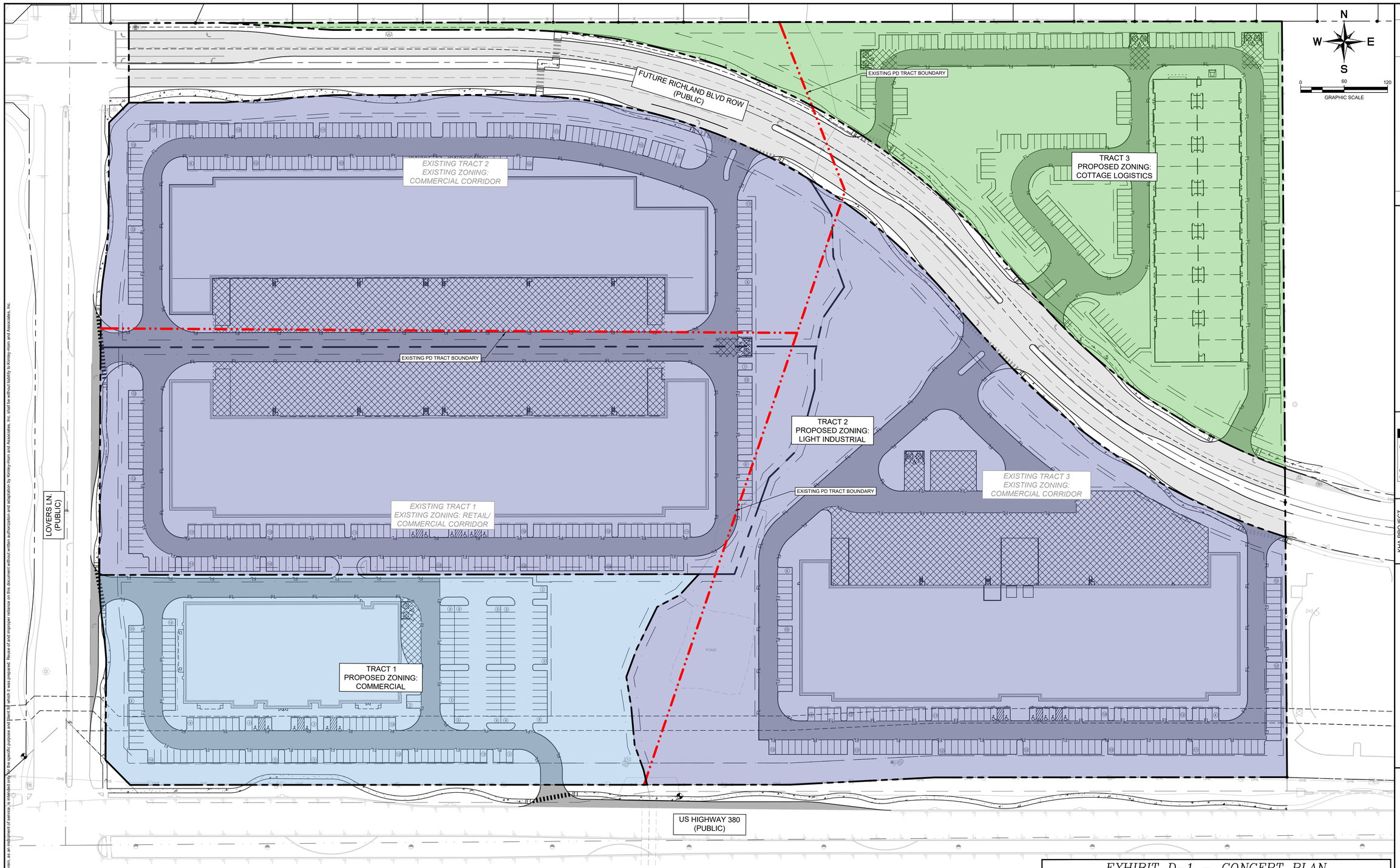
PLOTTED BY: Taylor Mitcham



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VICINITY MAP N.T.S.

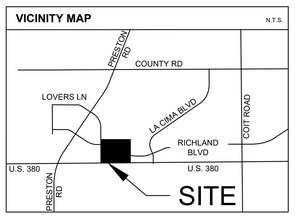

EXHIBIT D–1 – CONCEPT PLAN

ZONE–26–0006
PROSPER LGE,
BEING 39.20 ACRES IN THE EDWARD
BRADLEY SURVEY, ABSTRACT NO. 86
Town of Prosper,
Collin County, Texas
SUBMITTED: June 30, 2026

Owner:
Hage Grace Tsai Trust
3208 Caruth Blvd
Dallas, TX 75225
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No.	REVISIONS	DATE	BY

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Engineer MICHAEL J. CARLISLE, P.E.
P.E. No. 132972 Date 06/30/2026

KHA PROJECT 060085800
DATE JUNE 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

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IMAGES:
XREFS: xPropsign ; xSurv ; xStrp ; xBndy ; xVnisland ; xSite - Overall ; xSite - Richland Blvd ; xRich
FIGURES: REFERENCE FILES:
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