

Submittal Document in Support of

Prosper Hills

(subject to name change prior to final approval)

A Planned Development District

in the

Town of Prosper, Texas

July 25, 2023

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EXHIBIT "A"

Zoning Exhibit

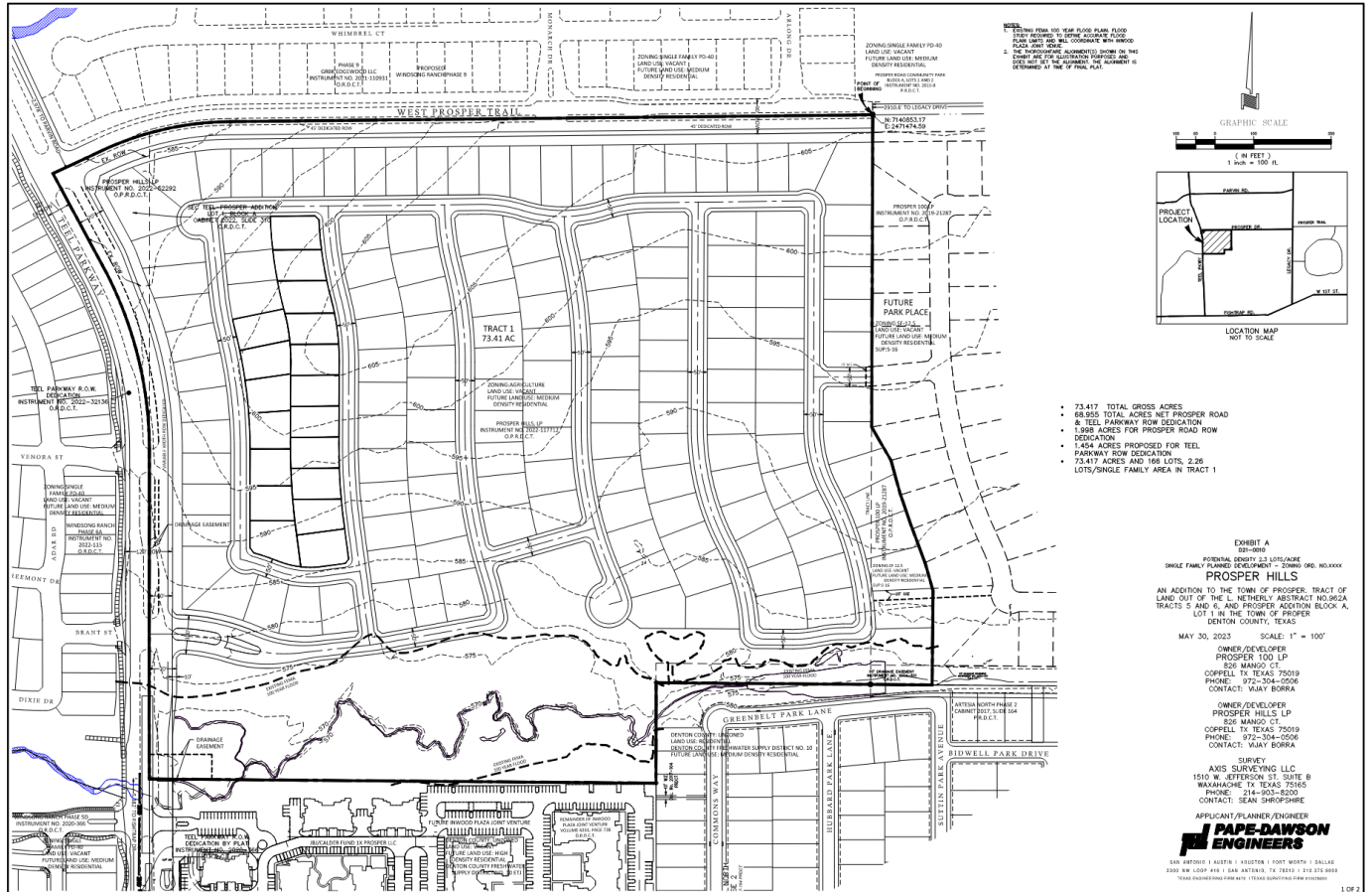


EXHIBIT "B"

Legal Description for Zoning

73.417 ACRES

BEING a tract of land located in the L. NETHERLY SURVEY, ABSTRACT NO. 962, Denton County, Texas and being all of that tract of land described in Deed to Prosper Hills, LP, recorded in Instrument No. 2022-117712, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of Lot 1, Block A, SEC TEEL-PROSPER ADDITION, an Addition to the Town of Prosper, Denton County, Texas, according to the Conveyance Plat of record filed in Cabinet 2022, Slide 310, Official Records, Denton County, Texas (O.R.D.C.T.) and described in Deed to Prosper Hills LP, recorded in Instrument No. 2022-52292, O.P.R.D.C.T., and being part of that tract of land described in Deed to Prosper 100 LP, recorded in Instrument No. 2019-21287, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of said Prosper Hills, LP tract and the northwest corner of said Prosper 100 LP tract;

THENCE S 00° 12' 38" W, along the east line of said Prosper Hills, LP tract and the west line of said Prosper 100 LP tract, passing a 1/2" iron rod found at a distance of 19.14 feet, and continuing in all for a total distance of 805.79 feet to a point for corner;

THENCE Leaving said east line of said Prosper Hills, LP tract, over and across said Prosper 100 LP tract, the following six (6) courses and distances:

S 30° 13' 29" E, a distance of 98.75 feet to a point for corner;

S 15° 33' 55" E, a distance of 92.94 feet to a point for corner;

S 19° 11' 38" E, a distance of 92.93 feet to a point for corner;

S 20° 33' 12" E, a distance of 93.06 feet to a point for corner;

S 15° 53' 05" E, a distance of 74.81 feet to a point for corner;

S 00° 27' 40" W, a distance of 243.63 feet to a point for corner on the south line of said Prosper 100 LP tract and the north line of Lot 3, Block X, ARTESIA NORTH PHASE 2, an Addition to Denton County, Texas, according to the Plat of record filed in Cabinet 2017, Slide 164, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE N 89° 32' 20" W, along the north line of said Addition, a distance of 712.65 feet to a point for an interior ell corner of said Prosper Hills, LP tract and the northwest corner of said Addition;

THENCE S 00° 03' 28" W, a distance of 259.13 feet to a point for corner;

THENCE N 89° 31' 47" W, a distance of 1,308.00 feet to a point for the southwest corner of said Prosper Hills, LP tract;

THENCE N 00° 08' 41" W, a distance of 149.49 feet to a point for corner;

THENCE N 00° 02' 02" E, a distance of 699.00 feet to a point at the beginning of a curve to the left having a central angle of 28° 21' 58", a radius of 1002.46 feet, and a chord bearing and distance of N 14° 12' 49" W, 491.25 feet;

THENCE Along said curve to the left, an arc distance of 496.30 feet to a point on the centerline of Teel Parkway;

THENCE N 28° 23' 48", along said centerline, a distance of 270.09 feet to a point at the intersection of Teel Parkway and West Prosper Trail;

THENCE N 64° 52' 39" E, easterly along the centerline of said West Prosper Trail, a distance of 137.22 feet to a point at the beginning of a curve to the right having a central angle of 10° 22' 49", a radius of 800.48 feet, and a chord bearing and distance of N 70° 04' 03" E, 144.82 feet;

THENCE Along said curve to the right, an arc distance of 145.02 feet to a point at the beginning of a compound curve to the right, having a central angle of 04° 27' 58", a radius of 800.48 feet, and a chord bearing and distance of N 77° 29' 27" E, 62.38 feet;

THENCE Along said compound curve to the right, an arc distance of 62.40 feet to a point at the beginning of a compound curve to the right, having a central angle of 09° 40' 15", a radius of 800.48 feet, and a chord bearing and distance of N 84° 33' 34" E, 134.95 feet;

THENCE Along said compound curve to the right, an arc distance of 135.11 feet to a point;

THENCE N 89° 23' 51" E, continuing along said centerline of West Prosper Trail, a distance of 100.77 feet to a point;

THENCE N 89° 23' 41" E, a distance of 1,560.15 feet to the **POINT OF BEGINNING** and containing 3,198,044.52 square feet, or 73.417 acres of land, more or less.

EXHIBIT "C"

Statement of Intent and Purpose for Prosper Hills, Town of Prosper, Texas

The purpose of this PD is to allow for the creation of a gated single-family residential community that reflects the high-quality standards established by the Town of Prosper, Texas. We anticipate these lots to be developed as individual custom homes. Located at the southeast corner of Prosper Trail and Teel Parkway, Prosper Hills will be gated with private streets.

EXHIBIT “D”

Prosper Hills

Planned Development District

Planned Development Standards

Conformance with the Town’s Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town’s Zoning Ordinance (as it currently exists or may be amended) and Subdivision Ordinance (as it currently exists or may be amended) shall apply.

Prosper Hills – Single-Family Residential

1. **General Description:** This property may develop, under the standards for Single Family-10 District as contained in the Town’s Zoning Ordinance as it exists or may be amended, as front entry lot product subject to the specific provisions contained herein below. There will be no alley-served lots within the property. The streets will be private streets.
2. **Parkland Dedication:** Parkland dedication shall be handled via cash in lieu of.
3. **Density:** The maximum number of single-family lots shall not exceed 170.
4. **Area and building regulations:**
Should a discrepancy exist between the City Zoning or Subdivision Ordinance and the standards within this PD, the language herein shall prevail. The area and building standards for the single-family lots are as follows:
 - A. **Size of Yards:**
 1. **Minimum Front Yard** – 25 feet.
 2. **Minimum Side Yard** – 8 feet; 15 feet on corner adjacent to side street.
 3. **Minimum Rear Yard** – 25 feet.
 - B. **Size of Lots:**
 1. **Minimum Lot Area** – 10,000 square feet.
 2. **Minimum Lot Width** – 80 feet as measured along the front setback, except for lots located on a cul-de-sac, curve or eyebrow which may have a minimum width of 65’ at the front setback provided all other requirements of this section are met.
 3. **Minimum Lot Depth** – 125 feet, except that up to 20% of the lots may have a minimum depth of 115 feet.

- C. **Minimum Dwelling Area:** 2,400 square feet.
- D. **Minimum Enclosed Parking (Garage) Area:** 400 square feet.
 - 1. Carports shall not be permitted.
 - 2. Front facing garages are permitted to extend beyond the front façade of the main structure but may not encroach into the required front yard.
- E. **Maximum Height:** Two and a half stories, no greater than 40 feet.
- F. **Maximum Lot Coverage:** 50%

5. HOA, Open Space and Amenities

- A. An open space area for family-oriented activities shall be provided within the southern portion of the community as shown on the Concept Plan. The program for the area shall contain a minimum of three elements from the following:
 - Tennis court
 - Pickleball court
 - Basketball court
 - Children's playground facility
 - Shade structure with seating
 - Dog park
 - Bocce ball court
 - Landscape gathering area
 - Grill & picnic area
 - Convenience parking
- B. An oversized, 6' minimum width, meandering trail shall be constructed along the southern portion of the community from Teel Parkway to the open space area.
- C. This community shall be annexed into the HOA of the adjacent Park Place community to the east.
 - 1. The amenities in both communities may be utilized by residents from both communities.
 - 2. The amenity center within the Park Place community shall be completed prior to issuance of certificate of occupancy of greater than 50% of the homes within this community.

