

**EXHIBIT A-1:WRITTEN METES AND BOUNDS  
ZONE-24-0022**

**BEING** a tract of land situated in the L. Rue Survey, Abstract No. 1110, the H. Rue Survey Abstract No. 1111, the B. Rue Survey, Abstract No. 1113, the P.R. Rue Survey, Abstract No. 1555, the C. Jackson Survey, Abstract No. 1546, the F. Wilkerson Survey, Abstract No. 1411, the J. Morton Survey, Abstract No. 793, and the J. Teeter Survey, Abstract 1262, Denton County, Texas and being all of a called 189.695-acre tract of land described in a deed to Prosper Oaks LP, as recorded in Instrument No. 2021-120739, Official Records, Denton County, Texas, and all of a called 155.903-acre tract of land described in a deed to Prosper Oaks LP, as recorded in Instrument No. 2021-187834, said Official Records, and all of a called 5.00-acre tract of land, described in a deed to Jo Lynn Carey Ninemire & Laura Jean Carey Varner, recorded in Instrument No. 2014-16824 said Official Records, and all of a called 5.3266-acre tract of land, described in a deed to Mark and Cathi Carey, recorded in Instrument No. 2007-985, said Official Records, and all of a called 17.070 acre tract of land described in a deed to Prosper Oaks LP, described in a deed to Prosper Oaks LP, recorded in Instrument No. 2024-93696, said Official Records, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found in Parvin Road (a public road) for the northwest corner of said 189.695-acre tract and the northeast corner of a called 91.001-acre tract of land described in a deed to Jaianjaneya Real Estate Services LLC, recorded in Instrument No. 2022-120979, said Official Records, also being on the south line of Sutton Fields Phase 4A, recorded in Instrument No. 2023-294, Plat Records, Denton County, Texas;

**THENCE** North 89°18'40" East, along the northerly line of said 189.695-acre tract and said Parvin Road, a distance of 1,610.43 feet to the southeast corner of said Sutton Fields Phase 4A, same being the westernmost southwest corner of said 155.903-acre tract;

**THENCE** North 00°39'42" West, departing said northerly line, along the westerly line of said 155.903-acre tract, the easterly line of said Sutton Fields Phase 4A, the easterly line of a called 1.000 acre tract of land described in a deed to Dale & Vicki Travis, as recorded in Instrument No. 2019-53525, said Official Records, the easterly line of a called 1.398 acre tract of land described in a deed to Claude and Kathleen Adams, as recorded in Instrument No. 2011-67775, said Official Records, the easterly line of a called 0.366 acre tract of land described as Tract 2 in a deed to Michael Bohn and Lori Bohn, as recorded in Instrument No. 2020-19369, said Official Records, and continuing along said Parvin Road, a distance of 944.52 feet to the northwest corner of said 155.903-acre tract, common to the southwest corner of Sutton Fields Phase 3D, recorded in Instrument No. 2022-44, said Plat Records;

**THENCE** South 89°11'31" East, departing the easterly line of said Sutton Fields Phase 4A, and along the northerly line of said 155.903-acre tract, said 5.00-acre tract, said 5.3266-acre tract, and the southerly line of said Sutton Fields Phase 3D, and a called 109.926-acre tract of land described in a deed to Sutton Fields East, LLC, recorded in Instrument No. 2021-192973, said Official Records, a distance of 1,163.72 feet to the northernmost northeast corner of said 5.3266-acre tract;

**THENCE** South 89°13'09" East, continuing along the northerly line of said 155.903-acre tract, along the northerly line of said 5.00-acre tract, said 5.3266-acre tract, and the southerly line of said 109.926-acre tract, a distance of 740.89 feet to the northernmost northeast corner of said 5.3266-acre tract;

**THENCE** South 56°15'56" East, continuing along the northerly line of said 5.3266-acre tract and the southerly line of said 109.926-acre tract, and along the northerly line of said 155.903-acre tract, a distance of 180.59 feet to a point at the beginning of a tangent curve to the left with a radius of 350.00 feet, a central angle of 33°01'08", and a chord bearing and distance of South 72°46'30" East, 198.92 feet;

**THENCE** in an easterly direction, continuing along the northerly line of said 155.903-acre tract and the southerly line of said 109.926-acre tract, with said tangent curve to the left, an arc distance of 201.70 feet to a point for corner;

**THENCE** South 89°17'04" East, continuing along said northerly line, and the southerly line of said 109.926-acre tract, a distance of 505.80 feet to a mag nail found for the southeast corner of said 109.926-acre tract, common to the southwest corner of a called 101.60-acre tract of land described in a deed to MM Celina Parvin 101, LLC, recorded in Instrument No. 2023-32350, said Official Records;

**THENCE** South 89°13'57" East, continuing along said northerly line, and along the southerly line of said 101.60-acre tract, a distance of 697.72 feet to an "X" cut in concrete found for the northeast corner of said 155.903-acre tract, common to the northernmost northwest corner of a called 48.323-acre tract of land described in a deed to VP Windsong Investments LLC, recorded In Instrument No. 2021-74160, said Official Records;

**THENCE** departing the southerly line of said 101.60-acre tract, and along the easterly line of said 155.903-acre tract and the west line of said 48.323-acre tract, Windsong Ranch Phase 6D, recorded in Instrument No. 2023-390, said Plat Records, Windsong Ranch Phase 7D&7H, recorded in Instrument No. 2022-232, said Plat Records, the following courses and distances:

South 28°30'00" West, a distance of 111.84 feet to a point for corner;

South 37°30'00" East, a distance of 160.31 feet to a point for corner;

South 20°00'00" East, a distance of 146.57 feet to a point for corner;

South 33°30'00" West, a distance of 125.24 feet to a point for corner;

South 77°00'00" West, a distance of 163.96 feet to a point for corner;

North 70°00'00" West, a distance of 159.08 feet to a point for corner;

North 20°00'00" West, a distance of 145.13 feet to a point for corner;

North 64°00'00" West, a distance of 105.82 feet to a point for corner;

South 46°00'00" West, a distance of 137.91 feet to a point for corner;

South 03°30'00" East, a distance of 88.33 feet to a point for corner;

South 36°30'00" East, a distance of 126.60 feet to a point for corner;

South 46°00'00" West, a distance of 143.43 feet to a point for corner;

South 03°30'00" East, a distance of 96.44 feet to a point for corner;

South 39°30'00" East, a distance of 67.58 feet to a point for corner;

North 82°30'00" East, a distance of 89.32 feet to a point for corner;

South 73°30'00" East, a distance of 61.35 feet to a point for corner;

South 03°30'00" East, a distance of 80.35 feet to a point for corner;

South 44°30'00" West, a distance of 98.69 feet to a point for corner;

South 68°00'00" West, a distance of 162.38 feet to a point for corner;

South 42°30'00" West, a distance of 146.51 feet to a point for corner;

South 05°30'00" East, a distance of 79.52 feet to a point for corner;

South 53°30'00" East, a distance of 96.87 feet to a point for corner;

South 18°00'00" East, a distance of 161.60 feet to a point for corner;

South 20°00'00" West, a distance of 148.19 feet to a point for corner;

South 15°00'00" West, a distance of 172.18 feet to a point for corner;

South 33°30'00" West, a distance of 286.52 feet to a point for corner;

South 49°00'00" West, a distance of 92.68 feet to a point for corner;

North 86°30'00" West, a distance of 86.67 feet to a point for corner;

South 51°00'00" West, a distance of 46.11 feet to a point for corner;

South 12°00'00" West, a distance of 183.60 feet to a point for corner;

South 61°00'00" West, a distance of 125.65 feet to a point for corner;

North 62°00'00" West, a distance of 117.81 feet to a point for corner;

South 74°30'00" West, a distance of 83.62 feet to a point for corner;

South 32°30'00" West, a distance of 99.40 feet to a point for corner;

South 03°00'00" West, a distance of 103.89 feet to a point for corner;

South 46°00'00" East, a distance of 51.34 feet to a point for corner;

North 78°30'00" East, a distance of 112.64 feet to a point for corner;

South 83°30'00" East, a distance of 109.64 feet to a point for corner;

South 20°30'00" East, a distance of 123.94 feet to a point for corner;

South 37°00'00" West, a distance of 84.31 feet to a point for corner;

South 75°30'00" West, a distance of 201.74 feet to a point for corner;

South 44°30'00" West, a distance of 137.72 feet to a point for corner;

South 86°30'00" West, a distance of 242.05 feet to a point for corner;

South 62°30'00" West, a distance of 215.47 feet to a point for corner;

North 89°00'00" West, a distance of 124.44 feet to a point for corner;

South 77°30'00" West, a distance of 146.53 feet to a point for corner;

South 33°00'00" West, a distance of 105.98 feet to a point for corner;

South 23°30'00" East, a distance of 103.84 feet to the southeast corner of said 155.903 acre tract, being on the northerly line of called Tract 2, described in a deed to VP Windsong Operations LLC, recorded in Instrument No. 2018-142926, said Official Records;

**THENCE** South 88°59'25" West, departing the westerly line of said Windsong Ranch Phase 7D&7H, along the southerly line of said 155.903 acre tract and the northerly line of said Tract 2, a distance of 713.52 feet to the southerly southwest corner of said 155.903 acre tract, common to an ell corner of said Tract 2, from which, a 1/2 inch iron rod (bent) found for witness bears South 32°24' East, 3.95 feet;

**THENCE** North 00°13'47" East, along the westerly line of said 155.903 acre tract and the easterly line of said Tract 2, a distance of 40.46 feet to the northernmost southeast corner of aforesaid 17.070 acre tract;

**THENCE** departing the westerly line of said 155.903 acre tract and the easterly line of said Tract 2, and along the easterly line of said 17.070 acre tract, the following courses and distances:

South 41°38'20" West, a distance of 25.71 feet to a point for corner;

South 62°22'50" West, a distance of 74.71 feet to a point for corner;

South 63°16'30" West, a distance of 46.88 feet to a point for corner;

South 60°27'30" West, a distance of 36.25 feet to a point for corner;

South 59°53'21" West, a distance of 29.79 feet to a point for corner;

South 56°31'23" West, a distance of 28.94 feet to a point for corner;

South 53°35'37" West, a distance of 60.89 feet to a point for corner;

South 50°17'02" West, a distance of 31.83 feet to a point for corner;

South 46°18'29" West, a distance of 31.30 feet to a point for corner;

South 44°23'27" West, a distance of 33.07 feet to a point for corner;

South 40°37'06" West, a distance of 32.29 feet to a point for corner;

South 78°39'26" West, a distance of 42.01 feet to a point for corner;

North 68°40'40" West, a distance of 41.63 feet to a point for corner;

South 71°30'22" West, a distance of 47.59 feet to a point for corner;

South 39°08'53" West, a distance of 42.46 feet to a point for corner;

South 21°42'51" West, a distance of 42.39 feet to a point for corner;

South 27°16'51" West, a distance of 36.07 feet to a point for corner;

South 35°37'20" West, a distance of 35.68 feet to a point for corner;

South 32°14'30" West, a distance of 37.49 feet to a point for corner;

South 25°12'19" West, a distance of 85.30 feet to a point for corner;

South 46°44'43" West, a distance of 42.18 feet to a point for corner;

South 71°49'19" West, a distance of 42.89 feet to a point for corner;

South 87°47'15" West, a distance of 47.42 feet to a point for corner;

North 78°43'04" West, a distance of 45.72 feet to a point for corner;

North 57°26'44" West, a distance of 44.71 feet to a point for corner;

North 47°21'40" West, a distance of 45.17 feet to a point for corner;

North 41°16'31" West, a distance of 44.92 feet to a point for corner;

North 79°16'21" West, a distance of 46.36 feet to a point for corner;

South 61°42'18" West, a distance of 42.39 feet to a point for corner;

South 00°00'15" East, a distance of 45.45 feet to a point for corner;

South 21°42'40" East, a distance of 44.11 feet to a point for corner;

South 33°02'14" East, a distance of 45.17 feet to a point for corner;

South 46°40'29" East, a distance of 44.26 feet to a point for corner;

South 31°27'40" East, a distance of 38.89 feet to a point for corner;

South 13°15'46" West, a distance of 44.03 feet to a point for corner;

South 26°26'42" West, a distance of 49.23 feet to a point for corner;

South 24°34'46" West, a distance of 57.69 feet to a point for corner;

South 32°19'05" West, a distance of 44.83 feet to a point for corner;

South 45°22'04" West, a distance of 49.31 feet to a point for corner;

South 15°04'50" West, a distance of 44.34 feet to a point for corner;

South 12°20'13" West, a distance of 47.05 feet to a point for corner;

South 51°32'28" East, a distance of 47.72 feet to a point for corner;

South 55°22'11" East, a distance of 46.41 feet to a point for corner;

South 49°57'31" East, a distance of 45.99 feet to a point for corner;

South 55°16'13" East, a distance of 45.45 feet to a point for corner;

South 49°03'34" East, a distance of 25.79 feet to a point for corner;

South 23°24'33" East, a distance of 45.63 feet to a point for corner;

South 10°19'26" West, a distance of 47.19 feet to a point for corner;

South 25°15'31" West, a distance of 48.85 feet to a point for corner;

South 21°39'38" West, a distance of 44.51 feet to a point for corner;

South 28°24'12" West, a distance of 26.50 feet to a point for corner;  
South 55°15'13" West, a distance of 49.81 feet to a point for corner;  
South 75°22'27" West, a distance of 44.43 feet to a point for corner;  
South 69°07'42" West, a distance of 44.61 feet to a point for corner;  
South 49°23'46" West, a distance of 41.71 feet to a point for corner;  
South 06°59'20" East, a distance of 46.31 feet to a point for corner;  
South 35°52'00" East, a distance of 46.30 feet to a point for corner;  
South 32°07'08" East, a distance of 49.72 feet to a point for corner;  
South 14°51'13" East, a distance of 44.18 feet to a point for corner;  
South 28°25'05" West, a distance of 42.52 feet to a point for corner;  
South 67°49'28" West, a distance of 46.70 feet to a point for corner;  
South 79°32'24" West, a distance of 40.33 feet to a point for corner;  
South 81°36'49" West, a distance of 49.95 feet to a point for corner;  
South 78°01'15" West, a distance of 36.49 feet to a point for corner;  
South 05°35'28" East, a distance of 47.80 feet to the southernmost southeast corner of  
said 17.070 acre tract, being on the westerly line of said Tract 2 and the easterly line of  
aforesaid 189.695 acre tract;

**THENCE** North 85°37'47" East, along the westerly line of said Tract 2 and the easterly line of  
said 189.695 acre tract, a distance of 193.33 feet to a 5/8 inch iron rod with plastic cap stamped  
"KHA" set for an ell corner of said Tract 2, common to a northeast corner of said 189.695 acre  
tract;

**THENCE** South 03°33'27" East, continuing along the westerly line of said Tract 2 and the  
easterly line of said 189.695 acre tract, a distance of 516.01 feet to the northerly southeast  
corner of said 189.695 acre tract, common to the north corner of a called 1.84-acre tract of land  
described in a certified copy of probate to Walter C. Fain, recorded in Document No. 2004-  
95008, said Official Records;

**THENCE** South 40°46'41" West, departing said westerly line, and along the northwesterly line of  
said 1.84-acre tract, same being the southeasterly line of said 189.695-acre tract, a distance of  
552.59 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the southerly southeast  
corner of said 189.695-acre tract, common to the southwest corner of said 1.84-acre tract, also  
being on the northerly line of a called 23.507 acre tract of land described as Tract 3 in a deed to  
Town of Prosper, as recorded in Instrument No. 2022-69025, said Official Records;

**THENCE** South 89°21'41" West, along the northerly line of said Tract 3, and the southerly line of said 189.695-acre tract, a distance of 1,002.42 feet to a 1/2 inch iron rod found for the northwest corner of said Tract 3 and the easternmost northeast corner of the Middle School #9 Addition, recorded in Instrument No. 2023-375, said Plat Records;

**THENCE** South 89°18'00" West, continuing along said southerly line, and along the northerly line of said Middle School #9 Addition, a distance of 363.44 feet to the southwest corner of said 189.695-acre tract, common to an ell corner of said Middle School #9 Addition;

**THENCE** along the westerly line of said 189.695-acre tract, and the easterly line of said Middle School addition, and a called Tract 1 and a called Tract 2, described in a deed to VEE Prosper Oaks, LLC, recorded in Instrument No. 2022-53773, said Official Records, and the aforesaid 91.001-acre tract, the following courses and distances:

North 00°12'17" East, a distance of 978.51 feet to an ell corner of said Tract 2, common to the southernmost northwest corner of said 189.695-acre tract, from which, a 5/8 inch iron rod found for witness bears North 11°17' West, 1.16 feet;

North 89°06'26" East, a distance of 471.46 feet to a 4 inch metal post found for an ell corner of said 189.695-acre tract, from which, a 1/2 inch iron rod found for witness bears North 02°24' East, 1.67 feet;

North 00°29'54" West, a distance of 720.64 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 2, common to the southeast corner of said Tract 1;

North 00°32'01" West, a distance of 486.46 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1, common to the southeast corner of said 91.001-acre tract;

North 00°32'30" West, a distance of 2,726.37 feet to the **POINT OF BEGINNING** and containing 16,266,607 square feet or 373.430 acres of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

  
**Sylviana Gunawan**

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Exhibit B: Statement of Intent  
ZONE-24-0022  
Prosper Oaks

Statement of Intent and Purpose

Toll Brothers is pleased to submit this Statement of Intent and Purpose for the master planned community Prosper Oaks which is generally located east of FM 1385, west of Windsong Ranch, north of Noles Road, and South of Parvin Road / Frontier Parkway.

Prosper Oaks will consist of approximately ±800 age-qualified and market rate residential lots situated on approximately 373.5 acres. The east portion of the community will consist of typical detached single family residential with community trail, pond, and amenity area amenities. The west portion is currently designed as a gated, age-qualified, detached single family housing for adults aged 55 and over. It will include an amenity center with a design that will focus on seniors, including, but not limited to, indoor meeting spaces, sports courts and medical office uses. The project will include active and passive amenities for the use of the Prosper Oaks and Prosper residents.

The community will be designed in accordance with the zoning and subdivision standards of the Town of Prosper; moreover, the attached Planned Development District will further layout the overall concept for the Prosper Oaks community with its amenities. A development agreement is also contemplated to address offsite infrastructure needs to support the community in accordance with the Town's comprehensive plan.

**ZONE-24-0022**  
**EXHIBIT C**  
**DEVELOPMENT REGULATIONS**  
**(373.5107 acres; approx. 310.4 Net Acres)**

- Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Regulations, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20), as it exists or may be amended, and the Subdivision Ordinance (Ordinance No. 17-41), as it exists or may be amended, shall apply.
  - In the event of a conflict between the Town's Zoning Ordinance and this PD Ordinance, this PD Ordinance shall control. In the event of a conflict between these Development Regulations and the Concept Plan, these Development Regulations shall control.

1. **Development Plans:**

- a) Concept Plan: The property shall be developed in general accordance with the attached concept plan, set forth in **Exhibit D** (the "Concept Plan"), except as modified as provided herein. The Concept Plan shall satisfy all requirements under the Zoning Ordinance to submit/ approve a conceptual development plan for this PD and no further conceptual development plan, or approvals by the Planning & Zoning Commission or Town Council with respect to a conceptual development plan shall be required.
- b) Landscape, Open Space and Trail Plan: The property shall be developed in general accordance with the attached Landscape, Open Space and Trail Plan, set forth in **Exhibit G** (the "Landscape, Open Space and Trail Plan"), except as modified as provided herein.
- c) Changes of detail or amendments to the Concept Plan, the Landscape, Open Space and Trail Plan (except changes to any Hike and Bike Trails shown on the Landscape, Open Space and Trail Plan, which are subject to subsection 1(e) below) or any other exhibits attached hereto may be authorized by the Development Services Director so long as such changes or amendments:
  - i. do not alter the basic relationship of the proposed development to adjacent property;
  - ii. do not alter the uses permitted;
    - 1. By way of example, a request to develop the West Tract for a use other than Single Family Dwelling, Detached Active Adult Community (and uses permitted within the West Tract incidental to such use) would be considered to alter the uses permitted and would not be allowed to be authorized by the Development Services Director.
  - iii. do not increase the number of dwelling units above 775 dwelling units;
  - iv. do not increase building height above 40 feet;
  - v. do not increase lot coverage for any residential lot above 45 percent;
  - vi. do not decrease the required off street parking ratio; and
  - vii. do not reduce the minimum yards required pursuant to Section 5 and Section 6 of these Development Regulations (below).

- d) The applicant may appeal the Development Services Director's decision to deny an amendment to the Concept Plan or any other exhibits attached hereto to the Town's Planning & Zoning Commission and may appeal the Planning & Zoning Commission's decision to the Town Council. For any amendments that are not authorized to be approved by the Development Services Director herein or in the Zoning Ordinance (or by the Town's Planning & Zoning Commission in the Zoning Ordinance), the applicant may apply for an amendment through the same process as a zoning amendment.
- e) Changes of detail or amendments to any Hike and Bike Trails shown on the Landscape, Open Space and Trail Plan may be authorized by the Town's Director of Parks & Recreation or his/her designated representative (the "Parks Director") so long as such changes or amendments: do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted, or reduce the minimum yards required pursuant to Section 5 and Section 6 of these Development Regulations (below).
  - i. The applicant may appeal the Parks Director's decision to deny an amendment to the Landscape, Open Space and Trail Plan to the Town's Planning & Zoning Commission and may appeal the Planning & Zoning Commission's decision to the Town Council. For any amendments that are not authorized to be approved by the Parks Director herein or in the Zoning Ordinance (or by the Town's Planning & Zoning Commission in the Zoning Ordinance), the applicant may apply for an amendment through the same process as a zoning amendment.

## 2. **Tracts; Defined Terms.**

- a) Tracts.
  - i. The property is referred to herein as two separate tracts, the "East Tract", labeled as the "East Tract" on the Concept Plan and the "West Tract", labeled as the "West Tract" on the Concept Plan.
- b) Defined Terms.
  - i. "**Amenity Center**" means a facility that provides amenities primarily for the use of a private group, association, subdivision or neighborhood. Amenity centers can include without limitation (but are not required to include) pools, covered and/or shaded playgrounds, fitness centers, and other facilities.
  - ii. "**Community Pool**" means a swimming pool that is available for use by residents and their guests in the subdivision or neighborhood in which it is located. It may be part of an Amenity Center.
  - iii. "**Development Services Director**" means the Town's Director of Development Services or his/her designated representative.
  - iv. "**Fire Pit Amenity**" means a designated outdoor area with a fire pit, provided as a feature for residents or guests to gather around, enjoy warmth from the fire, and socialize.
  - v. "**Gazebo**" means a freestanding roofed structure usually open on the sides.

- vi. “**Game Lawn**” means an outdoor lawn, grass or other outdoor area that may be used for outdoor games such as but not limited to cornhole, bocce ball, croquet, and horseshoes.
- vii. “**Hike and Bike Trail**” means a concrete trail ten feet (10’) in width (except where approved to be less than ten feet in width as described below) generally shown in yellow and labeled as the “Public Trail” on the Landscape, Open Space and Trail Plan. The trail may be used for walking, running, hiking, biking and/or similar uses. The trail shall not be required to be greater than 10’ in width (and may be less than 10’ in width where natural features or vegetation prevent such width as approved by the Development Services Director). The Development Services Director may approve less than 10’ in width for the Hike and Bike Trail where the owner or developer is able to show that natural features or vegetation prevent or impede a ten-foot width. The Hike and Bike Trail will be available for access by the public. No part of the Hike and Bike Trail as such term is used herein is required to be within the gated area of the residential community.
- viii. “**Net acreage**” or “**net acres**” means gross land area less any:
  - 1. Land located within a floodplain or special flood hazard area as designated by the Federal Emergency Management Agency on its Flood Hazard Boundary Map and Flood Insurance Rate Maps, or the Department of Housing and Urban Development, Federal Insurance Administration, Special Flood Hazard Area Maps.
  - 2. Right-of-way dedicated for major thoroughfares.
  - 3. Required parkland dedication.
  - 4. Detention.
  - 5. Land used for non-residential purposes.

Notwithstanding the foregoing, net acreage or net acres may include the following:

- Private open space.
- Park dedication in excess of minimum park dedication requirements.
- Detention ponds that contain a constant water level, are landscaped, or otherwise treated as an amenity for the development, as determined by the Development Services Director.

- ix. “**Outdoor Grilling Station**” means a set of tools and/or equipment for grilling or cooking and preparing food outdoors. It typically will include one or more grills and related counter space.

- x. “**Pavilion**” means a usually open, covered structure in a garden, open space, or place of recreation that is used for entertainment or shelter.
- xi. “**Pocket Park**” means a small, outdoor park or open space area.
- xii. “**Pond**” means a small, still, land-based body of water formed by pooling inside a depression, either naturally or artificially.
- xiii. “**Putting Green**” means a small area of short grass or turf on which people can hit golf balls into a series of holes for entertainment or for practice.
- xiv. “**Sports Court**” means a court or hardscape area designed for athletic or recreational purposes (e.g., such as a full or half basketball court, tennis court, or pickleball court, etc.) surrounded by fencing or on a standalone pad. A half basketball court counts as one sports court.
- xv. “**Utility Distribution Facility**” means a structure or facility used to deliver utilities from their source to consumers. These facilities can include without limitation pipelines, wires, a lift station and/or other equipment.

### 3. **Uses.**

- a) The following uses are permitted by right within the East Tract:
  - 1. Model home;
  - 2. Private Street Development<sup>1</sup>;
  - 3. Single-Family Dwelling, Detached;
  - 4. Accessory Building;
  - 5. Homebuilder Marketing Center;
  - 6. Home Occupation;
  - 7. Household Care Facility;
  - 8. Municipal Uses Operated by the Town of Prosper;
  - 9. Park or Playground;
  - 10. Private Recreation Center;
  - 11. School, Public;
  - 12. Antenna and/or Antenna Support Structure, Non-Commercial;
  - 13. Private Utility, Other Than Listed;
  - 14. Wireless Communications and Support Structures less than 15 feet in height; and
  - 15. Child Care Center, Home.
- ii. Incidental Uses – including, but not limited to Amenity Centers, Community Pools, Gazebos, Pavilions, Sports Courts, Putting Greens, frisbee or disc golf course, and Ponds.

- b) The following uses are permitted by Specific Use Permit (SUP) within the East Tract:
  - i. Child Care Center, Licensed.
  - ii. Wireless Communications and Support Structures 15 feet or greater in height.
  - iii. Utility Distribution Facility.

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<sup>1</sup> Use is permitted subject to compliance with conditional development standards or limitations in the corresponding numeric end note in Article 3, Division 1, Permitted Uses and Definitions, Section 3.1.4, Conditional Development Standards of the Zoning Ordinance.

c) The following uses are permitted by right within the West Tract:

1. Model home;
2. Accessory Building;
3. Homebuilder Marketing Center;
4. Home Occupation;
5. Household Care Facility;
6. Municipal Uses Operated by the Town of Prosper;
7. Park or Playground;
8. Private Recreation Center;
9. Antenna and/or Antenna Support Structure, Non-Commercial;
10. Private Utility, Other Than Listed;
11. Wireless Communications and Support Structures less than 15 feet in height;
12. Single Family Dwelling, Detached Active Adult Community. "Active Adult Community" shall mean Single Family Dwelling, Detached that shall be marketed and/or designed as a planned community primarily for residents who have retired from an active working life. A residential development that contains the West Tract Required Amenities will be considered a community designed primarily for residents who have retired from an active working life. Homeownership and/or occupancy on all or a portion of the lots within the West Tract shall be limited to certain qualified ages, and shall include without limitation Single Family Dwelling, Detached age restricted to residents 55 years of age and older. By way of example and not limitation, this use shall include an age qualified community that restricts all lots to certain qualified ages, or may restrict a certain percentage of the lots to one or more qualified age(s). Any restrictions limiting the age(s) of any resident(s) (and any exceptions to such limitations) shall be contained within private Covenants, Conditions and Restrictions for the West Tract as this PD Ordinance does not provide any such regulations, just an allowance for an age qualified community to be developed.
13. Private Street Development is allowed by right.<sup>2</sup>
14. Incidental Uses – including, but not limited to Amenity Centers, Community Pools, Recreation Centers, food trucks, Gazebos, Pavilions, Sports Courts, Putting Greens, frisbee or disc golf course, and Ponds.
  - (a) An Amenity Center may include but is not limited to the following uses:

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<sup>2</sup> Private Street Development is allowed by right within the West Tract pursuant to this PD and is excluded from the requirement for a Specific Use Permit in the Zoning Ordinance.

- (i) Office, business center or co-working space, a café, a kitchen and/or catering kitchen, clubroom, fitness center, conference rooms, locker room or changing room with or without shower facilities, lounge, storage areas, restroom facilities, social gathering areas.
- (ii) Storage of equipment (such as but not limited to physical therapy, medical equipment, and pool equipment).
- (iii) Administrative, Medical, or Professional Office is allowed as an accessory use as part of an Amenity Center in a Single Family Dwelling, Detached Active Adult Community.

(b) Examples of food trucks (an allowed incidental use within the West Tract) are included with the Inspirational Images attached as **Exhibit H**. Food trucks or food truck stations are not required to exactly match the images or design included with **Exhibit H**, rather **Exhibit H** provides some examples of what this use may look like.

d) The following uses are permitted by Specific Use Permit (SUP) within the West Tract:

- i. Wireless Communications and Support Structures 15 feet or greater in height.
- ii. Utility Distribution Facility.

4. **Maximum Overall Density.**

a) Maximum Permitted Density for the entire property (including both the East Tract and the West Tract): 775 dwelling units, which may be a mix of the lot types defined herein. There is no minimum number of dwelling units per acre. Notwithstanding the proposed locations of lots and lot types as shown on the Concept Plan, the developer may change the location of lots and/or lot types and relocate lots/ lot types and such amendments to the Concept Plan will be approved by the Development Services Director so long as: (i) the total number of dwelling units located on the property is not more than 775 dwelling units, and (ii) the Concept Plan otherwise complies with the requirements herein.

5. **Development Regulations for the East Tract.**

a) Type A Lots: “Type A Lots” shall be considered any lots within the East Tract with a lot width of 80’ or greater. Except as otherwise provided herein, Type A Lots shall comply with the requirements and regulations for the Single Family-12.5 District of the Town’s Zoning Ordinance, subject to the following changes:

- i. Minimum Enclosed Parking (Garage) Area: 600 square feet.
- b) Type B Lots: “Type B Lots” shall be considered any lots within the East Tract with a lot width of less than 80’. Except as otherwise provided herein, Type B Lots shall comply with the requirements and regulations for the Single Family-10 District of the Town’s Zoning Ordinance, subject to the following changes:
  - i. Minimum Lot Width: 75 feet.
  - ii. Minimum Enclosed Parking (Garage) Area: 600 square feet.
- c) At least 100 lots within the East Tract will be Type A Lots. The maximum number of dwelling units within the East Tract is 275.
- d) At least ten percent (10%) of all lots within the East Tract (calculated based on the aggregate of all lots within the East Tract within all phases rather than on a phase by phase basis) will have a lot area of at least 20,000 square feet.
- e) Please see Table 1 below for a summary of the development standards for the East Tract. In the event of a conflict between Table 1 and the text in Section 5(a)-(d) above, the text in Section 5(a)-(d) above shall control.

Table 1

	SF-12.5 Base District	Type A Lots	SF-10 Base District	Type B Lots
<b>Min. or Max. # of lot type (if applicable)</b>	n/a	At least 100 within the East Tract	n/a	n/a
<b>Minimum Front Yard</b>	30 feet	30 feet	25 feet	25 feet
<b>Minimum Side Yard</b>	Eight feet; 15 feet on corner adjacent to side street.	Eight feet; 15 feet on corner adjacent to side street.	Eight feet; 15 feet on corner adjacent to side street.	Eight feet; 15 feet on corner adjacent to side street.
<b>Minimum Rear Yard</b>	25 feet	25 feet	25 feet	25 feet
<b>Minimum Lot Area</b>	12,500 square feet	12,500 square feet	10,000 square feet	10,000 square feet
<b>Minimum Lot Width</b>	80 feet	80 feet	80 feet	75 feet
<b>Minimum Lot Depth</b>	135 feet	135 feet	125 feet	125 feet
<b>Minimum Dwelling Area</b>	1,800 square feet	1,800 square feet	1,800 square feet	1,800 square feet

<b>Minimum Enclosed Parking (Garage) Area</b>	400 square feet	600 square feet	400 square feet	600 square feet
<b>Maximum Height</b>	Two and a half stories, no greater than 40 feet.	Two and a half stories, no greater than 40 feet.	Two and a half stories, no greater than 40 feet.	Two and a half stories, no greater than 40 feet.
<b>Maximum Lot Coverage</b>	45 percent	45 percent	45 percent	45 percent

## 6. Development Regulations for the West Tract

- a) Except as otherwise provided herein, Type C Lots, Type D Lots and Type E Lots (as defined herein) shall comply with the requirements and regulations for the Single Family-10 District of the Town's Zoning Ordinance.
- b) Type C Lots: "Type C Lots" shall be considered any lots within the West Tract with a lot width of 75 feet or greater. Type C Lots shall be developed to the standards in Table 2 for Type C Lots.
- c) Type D Lots: "Type D Lots" shall be considered any lots within the West Tract with a lot width of at least 65 feet, but less than 75 feet. Type D Lots shall be developed to the standards in Table 2 for Type D Lots.
- d) Type E Lots: "Type E Lots" shall be considered any lots within the West Tract with a lot width of at least 60 feet, but less than 65 feet. Type E Lots shall be developed to the standards in Table 2 for Type E Lots.

Table 2

	SF-10 Base District	Type C Lots	Type D Lots	Type E Lots
<b>Min. or Max. # of lot type (if applicable)</b>	n/a	At least 100 within the West Tract	n/a	A maximum of 175 within the West Tract
<b>Minimum Front Yard</b>	25 feet	25 feet	25 feet	25 feet
<b>Minimum Side Yard</b>	Eight feet; 15 feet on corner adjacent to side street.	Eight feet; 15 feet on corner adjacent to side street.	Eight feet; 15 feet on corner adjacent to side street.	Eight feet; 15 feet on corner adjacent to side street.
<b>Minimum Rear Yard</b>	25 feet	25 feet	25 feet	25 feet
<b>Minimum Lot Area</b>	10,000 square feet	10,000 square feet	8,800 square feet	7,500 square feet
<b>Minimum Lot Width</b>	80 feet	75 feet	65 feet	60 feet

<b>Minimum Lot Depth</b>	125 feet	125 feet	125 feet	125 feet
<b>Minimum Dwelling Area</b>	1,800 square feet	2,000 square feet	1,800 square feet	1,800 square feet
<b>Minimum Enclosed Parking (Garage) Area</b>	400 square feet	400 square feet	400 square feet	400 square feet
<b>Maximum Height</b>	Two and a half stories, no greater than 40 feet.	Two and a half stories, no greater than 40 feet.	Two and a half stories, no greater than 40 feet.	Two and a half stories, no greater than 40 feet.
<b>Maximum Lot Coverage</b>	45 percent	45 percent	45 percent	45 percent

- e) No more than 175 lots within the West Tract may be Type E Lots. At least 100 of the lots within the West Tract are required to be Type C Lots. The maximum number of dwelling units within the West Tract is 500.
- f) Article 4, Division 9, Section 4.9.3.F. of the Zoning Ordinance regarding staggered front yard setbacks does not apply. No staggered front yard setback is required; however, lot types (i.e., Type C, Type D and Type E) will be inter-mixed on each street on a block, so that each street has at least two lot types. Inter-mixing of lot types will result in a staggering of different home product types rather than staggering the setbacks to create visual interest on a street or block. Lot types will be mixed so that one side of a street is not identical (e.g., does not mirror) the opposite side of the street. For example, if one side of the street consists of ten (10) Type C Lots and ten (10) Type D Lots, then the opposite side of the street must have either a different number of Type C and Type D Lots or should include Type E Lots so that one side of the street does not exactly match the opposite side of the street. By way of clarification, the requirement to inter-mix lot types on a block or street does not prevent two of the same lot type being adjacent to each other on a street; rather the requirement is that more than one lot type will be provided on a block or street. Examples of how lot types may be inter-mixed is shown on **Exhibit D** and **Exhibit D-1** attached. Streets/ blocks are not required to conform exactly to **Exhibit D** and/or **Exhibit D-1**; rather, **Exhibit D** and **Exhibit D-1** are meant to show a graphic depiction of how lot types may be inter-mixed along a street or block.
- g) A Single Family Dwelling, Detached Active Adult Community shall be gated and separated from the surrounding communities along the perimeter subject to Section 7(d) herein, Screening and Fencing.
- h) Internal to a Single Family Dwelling, Detached Active Adult Community there shall be connectivity throughout with access points to surrounding neighborhoods or trails.
- i) Private Street Development.
  - i. The proposed streets shall be privately owned, maintained, and regulated by the applicable homeowners' association. Storm drainage for private streets shall also be maintained by the applicable homeowners' association.

- ii. The property owner or developer will dedicate water and sewer easements to the Town within or adjacent to the streets in order for the development to be connected to the Town water and sewer systems.
- iii. Otherwise, private streets shall be constructed in accordance with the requirements for private streets and gated subdivisions contained in Section 10.03.134 of Chapter 10, Article 3, Division 6 of the Code of Ordinances, Town of Prosper, Texas.

## 7. **General Development Regulations**

- a) Architectural Regulations:
  - i. Dwelling units shall be in general conformance with one of the home styles shown in the renderings included with **Exhibit F**, with regard to design. Materials shall be governed by subsection (a)(ii) below. Otherwise stated, building materials are not required to match what is shown on **Exhibit F**; rather, building material(s), including without limitation color palettes or types of materials may consist of any of the materials allowed in subsection (a)(ii) herein, subject to the requirements in that section. The property owner or developer shall submit building elevations with the application for a building permit. The Town will approve the building elevations if they substantially conform to the requirements of this subsection (a)(i) and subsection (a)(ii) below. The architectural styles depicted on **Exhibit F** are an example of the different styles that homes must be in general conformance with (e.g., each separate home will be in general conformance with one of the styles shown). Building elevations are not required to exactly match or be the same color palette as what is shown on **Exhibit F** so long as they are in general conformance with one of the styles on **Exhibit F**. The applicant may submit alternate/different elevations that do not comply with the requirements of this subsection (a) (e.g., are a different style/design than **Exhibit F** or deviate from subsection (a)(ii)) and such alternate elevations may be approved by the Development Services Director, except that any elevations that differ by more than ten percent (10%) from the percentages required pursuant to subsection (a)(ii) herein will require review by the Planning & Zoning Commission and approval by the Town Council.
  - ii. The exterior facades of a main building or structure, excluding windows, doors and area above the roof line shall comply with the following requirements:
    1. The exterior facades shall be constructed of 100 percent (100%) masonry, unless otherwise specified herein.
    2. Cementitious fiber board is considered masonry, but may only constitute:

(a) For the side and rear facades of any home: Up to twenty percent (20%) of stories other than the first story on the side and rear facades of a residential home (e.g., eaves, soffits, and rear gables above the first floor).

3. Unless an alternate material is approved by the Development Services Director, any portion of an upper story, excluding windows, architectural features or area above the roof line, that faces Parvin Road or Frontier Parkway shall be 100 percent (100%) masonry and shall not be comprised of cementitious fiber board except for eaves, soffits, and rear gables (which may be comprised of cementitious fiber board).
4. Unless an alternate material is approved by the Development Services Director, any portion of an upper story, excluding windows, architectural features or area above the roof line, that faces and fronts on public or private open space, public or private parks, or the Hike and Bike Trail, shall be 100 percent masonry and may be comprised of cementitious fiber board subject to the limitations in Section 7(a)(ii)(2) above.
5. Unless an alternate material is approved by the Development Services Director, the exterior cladding of chimneys shall be brick, natural or manufactured stone, or three coat stucco.
6. Notwithstanding any limitation above, cementitious fiber board may be used for architectural features, including window box-outs, gables, bay windows, roof dormers, garage door headers, columns, exposed sidewalls/gable ends above lower roofs, exposed rafter tails, or other architectural features approved by the Development Services Director.
7. Masonry Construction means clay fired brick, natural and manufactured stone, granite, marble, three-coat stucco, and cementitious fiber board (subject to the limitations in this section) as exterior construction materials for all residential structures. Three-coat stucco means stucco applied using a three-step process over diamond metal lath mesh to a minimum of seven-eighths of an inch thickness or by other process producing comparable cement stucco finish with equal or greater strength and durability specifications.

iii. An applicant may appeal any denial by the Development Services Director to a request for approval of an alternate material (as noted above) to the Town's Planning & Zoning Commission and may appeal the Planning & Zoning Commission's decision to the Town Council.

- iv. The primary massing of the roof on the main residential building shall have a minimum slope of 6:12. Accessory roof structures (including, but not limited to garages) and architectural features shall have a minimum slope of 1.25:12.
- v. Roof material shall be standing seam copper, metal roof or standing seam metal, natural slate shingles, imitation slate shingles, cementitious tile, or composition 30-year laminated shingles or other approved roof materials. “Other approved roof materials” mean roof materials other than listed herein that are approved by the Development Services Director. By way of clarification, roofing or roof materials are not required to match what is shown on **Exhibit F** hereto; rather, roof material may consist of any of the materials listed in this subsection.
- vi. The requirements in this section shall apply in lieu of any exterior construction, building materials or design requirements in the Town’s Zoning Ordinance and shall be the exclusive exterior construction, building materials, and design requirements that apply to the development of the property.

- b) All homes shall have a covered porch, stoop, or portico at the main front entry into the home.
- c) Driveway Pavement Enhancements:
  - i. All driveways for single-family homes will be broom finished concrete; salt finish concrete; stained-patterned concrete; or brick, stone or inter-locking pavers.
- d) Screening and fencing.
  - i. Screening and fencing may be provided generally as shown on the Landscape, Open Space and Trail Plan.
  - ii. The area labeled as “Minimum 50% Open Fencing” along portions of Parvin Road and Frontier Parkway on the Landscape, Open Space and Trail Plan (the “Perimeter Fence”) will be constructed with at least fifty (50%) ornamental metal or tubular steel, with masonry columns and will be a minimum height of six feet and a maximum height of eight feet (except for columns which may be up to nine feet). The Perimeter Fence may include masonry materials so long as less than 50% of the total fence is masonry. The following requirements apply for the Perimeter Fence:
    - 1. Masonry columns shall be spaced between 75 feet and 100 feet.
    - 2. The maximum height of the masonry columns, including capstones, shall be nine feet.
    - 3. The minimum height of required walls and fences shall be measured from the nearest alley edge, the property line (where no alley exists) or sidewalk grade, whichever is higher, and shall be constructed in accordance with town design standards.

4. The ornamental metal fence shall be constructed of solid-stock materials and tubular steel with a minimum of 16 gauge pickets and 11 gauge posts.
- iii. Except as provided in subsection (iv) below or where shown as a different material on the Landscape, Open Space and Trail Plan, the street side yard of corner lots adjacent to a street shall provide ornamental metal or tubular steel fencing on the street side yard of such lots, not to exceed six feet (6') in height. For clarification, masonry walls/fencing shall be allowed on the street side yards of corner lots where shown on the Landscape, Open Space and Trail Plan.
- iv. Corner lots adjacent to an entryway of the subdivision may consist of masonry fencing, not to exceed six feet (6') in height.
- v. Except where shown as a different material on the Landscape, Open Space and Trail Plan, all fence returns shall consist of ornamental metal or tubular steel fencing, not to exceed six feet (6') in height.
- vi. All permanent equipment seen from the street (e.g., HVAC, pool equipment) shall be screened by shrubs or plants.

e) Trees on Corner Lots.

- i. A minimum of one tree from the large tree list in Section 4.2.7 of the Zoning Ordinance shall be planted in the side yard area adjacent to the street on a corner lot. When more than two trees are required per lot, the corner lot, side yard tree may count toward the requirement. Street trees (trees located in the parkway area between the curb and the sidewalk) adjacent to the side yard of a corner lot may count toward the requirement.

f) Enhanced Setback Adjacent to Thoroughfare.

- i. A 35-foot setback is required along Frontier Parkway and Parvin Road in the location generally shown on the Concept Plan. The required 35-foot setback will be inclusive of a landscape easement or buffer that shall include plantings and shall be maintained by the Homeowners' Association (HOA).

g) Homeowners' Association (HOA) Documents.

- i. Homeowners' Association governing documents shall conform to the requirements of this Section 7 (General Development Regulations) and will be reviewed by the Development Services Director to confirm such conformance. The Development Services Director will approve the Homeowners' Association governing documents if the documents conform to the requirements of this Section 7.

8. **Open Space and Amenities**

- a) East Tract Open Space: Open space shall be provided generally in the areas shown as "open space" on the Landscape, Open Space and Trail Plan. The open space within the East Tract is not required to conform exactly to the boundaries as shown on the Landscape, Open Space and Trail Plan, so long as at least 30 acres of open space is provided within the East Tract (such minimum open space acreage refers

to open space within the aggregate, including all phases and all open space areas within the East Tract – the open space is not required to be contiguous).

b) West Tract Open Space: Open space shall be provided generally in the areas shown as “open space” on the Landscape, Open Space and Trail Plan. The open space within the West Tract is not required to conform exactly to the boundaries as shown on the Landscape, Open Space and Trail Plan, so long as at least 20 acres of open space is provided within the West Tract (such minimum open space acreage refers to open space within the aggregate, including all phases and all open space areas within the West Tract – the open space is not required to be contiguous).

c) Detention and retention may be provided in open space areas.

d) Open space areas may include area within the floodplain or special flood hazard area.

e) In order for an open space area to be counted towards the minimum 30 acre requirement for the East Tract (referenced above) and the minimum 20 acre requirement for the West Tract (referenced above), a given open space area must be (1) at least 10,000 square feet in size; and (2) have a minimum width of at least 40 feet.

f) The following amenities are required to be installed within the East Tract and may be installed in open space areas or common areas (“East Tract Required Amenities”):

- i. A resident amenity area that includes a swimming pool, shade structure(s) totaling a minimum of 300 square feet, seating areas or a pool deck, and restroom facilities (the “East Amenity Area”).
- ii. At least one pocket park with a covered and/or shaded playground having a minimum of 40’ x 29’ use zone.
- iii. At least three (3) of the following:
  - 1. Sports court;
  - 2. Fishing pier;
  - 3. Event lawn;
  - 4. Game lawn;
  - 5. Fire Pit Amenity;
  - 6. Outdoor Grilling Station;
  - 7. Putting Green; or
  - 8. Pavilion.

g) The following amenities are required to be installed within the West Tract and may be installed in open space areas or common areas (“West Tract Required Amenities”, and together with the East Tract Required Amenities, the “Required Amenities”):

- i. An Amenity Center or clubhouse including at a minimum a resident lounge area or social area, fitness center, and restrooms (the “West Amenity Center”).
- ii. A swimming pool with shade structure(s) totaling a minimum of 300 square feet and seating areas or a pool deck.
- iii. At least one (1) of the following amenities (along with the amenities in subsection (iv) below, the “Elective West Tract Amenities”):
  - 1. Bocce ball court;

- 2. Sports Court; or
- 3. Shuffleboard court or table.

iv. At least two (2) of the following amenities (along with the amenities in subsection (iii) above, the “Elective West Tract Amenities”):

- 1. Pavilion with Outdoor Grilling Station;
- 2. Fire Pit Amenity;
- 3. Putting Green;
- 4. Outdoor Spa;
- 5. Game Lawn; or
- 6. Event Lawn.

h) An example of representative photographs of the Elective West Tract Amenities is included with **Exhibit H** (“Inspirational Images”). For the avoidance of doubt, the design of the amenities is conceptual in nature and the developer or property owner shall not be held to the design of an amenity as shown on **Exhibit H**. The Inspirational Images are meant to illustrate the types of amenities that will be provided, but the developer or property owner may use a different supplier, design and/or model for the amenities or improvements. Otherwise stated, the developer may make changes to the design and specifications of the Elective West Tract Amenities shown on **Exhibit H** so long as at least three (3) of the Elective West Tract Amenities are provided within the West Tract (one selected from subsection (g)(iii) above and two selected from subsection (g)(iv) above).

i) The location of any one or more of the Required Amenities may change during the final design process from what is shown on any exhibits attached hereto. Additional amenities may be provided in addition to the Required Amenities.

j) The Required Amenities may be completed in phases (corresponding with the respective phases of development as determined by the developer). The East Amenity Area shall be complete prior to issuance of a certificate of occupancy for the 138th single-family home within the East Tract. The West Amenity Center shall be complete prior to issuance of a certificate of occupancy for the 200<sup>th</sup> single-family home within the West Tract. The remaining Required Amenities shall be completed prior to the issuance of the last certificate of occupancy in the phase in which the respective amenity is located within. Completion of the Required Amenities, or any one of them shall not be a condition to issuance of building permits or approval of plats or construction plans.

k) The open space, amenities and trails requirements in this section and Section 9 below shall be the exclusive open space, amenities and trails requirements that apply to the development of the property.

## 9. **Trails and Sidewalks**

a) A Hike and Bike Trail shall be provided generally as shown in yellow and labeled as the “Public Trail” on the Landscape, Open Space and Trail Plan. By way of clarification, the Hike and Bike Trail referenced herein does not include any of the trails shown as “Public Trail Installed by Others” on the Landscape, Open Space and Trail Plan. The Hike and Bike Trail shall be located within a twenty-foot (20’)

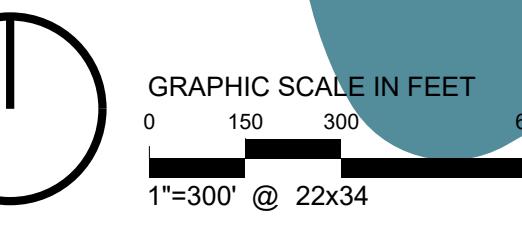
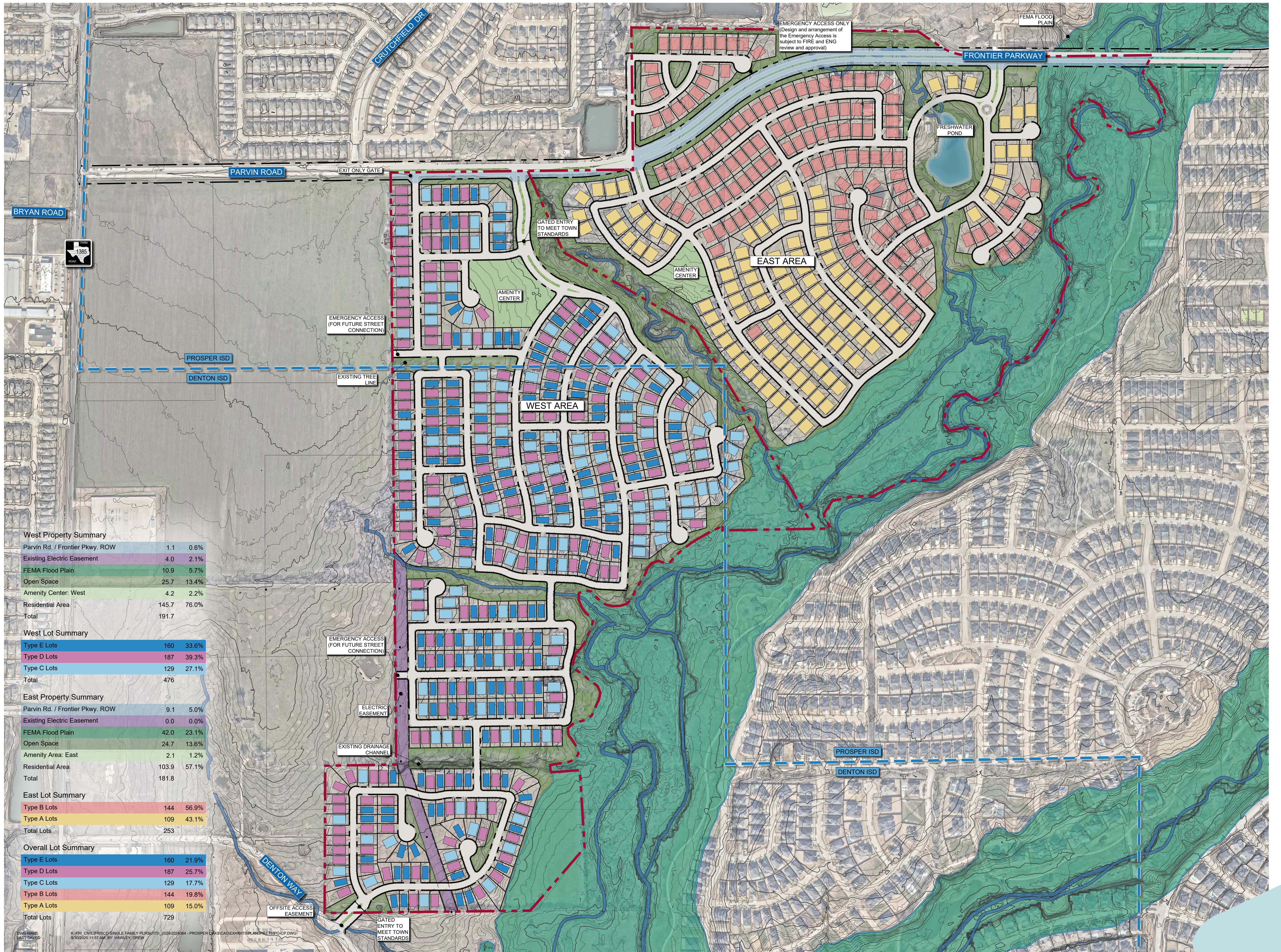
public trail easement or pedestrian access easement and may overlap with other Town easements as approved by the Town's Engineering Department. A dog waste station, bench, and trash receptacle will be provided at least every 500 feet along the Hike and Bike Trail. The Hike and Bike Trail is flexible and not strictly bound to the locations shown on the Landscape, Open Space and Trail Plan. The Hike and Bike Trail may shift or otherwise be modified with the final engineering design so long as the trail complies with the requirements herein. The Hike and Bike Trail may be completed in phases and is required to be completed (and a public easement for such portion(s) of the trail dedicated) prior to the issuance of the last certificate of occupancy in the phase in which the respective portion(s) of the Hike and Bike Trail are located within or adjacent to. The developer or property owner may designate the phases of the development.

- b) Private trails are not required to be within a dedicated easement and may overlap with other Town easements.
- c) The developer or property owner may (1) provide one or more of the following along or at the entrance to private trails: trail heads, trail way stations, overlooks, butterfly gardens and/or other types of trail enhancements; and (2) reserve or restrict the use of such areas for residents, each in its discretion. Examples of these types of trail enhancements are included on the pages titled "Walking/ Fitness Trails" and "Nature Overlooks & Butterfly Gardens" in **Exhibit H**. For the avoidance of doubt, the design of any trail heads, trail way stations, overlooks or other trail enhancements is conceptual in nature and the developer or property owner shall not be held to the designs or types of such items as shown on **Exhibit H**. The Inspirational Images are meant to illustrate the types of trail enhancements that may be provided, but the developer or property owner may use a different design or type of enhancement or improvement(s).
- d) Except as provided herein, sidewalks shall be a minimum of five feet (5') in width. Sidewalks along Parvin Road and Frontier Parkway shall be a minimum of ten feet (10') in width.

## 10. **Miscellaneous**

- a) Building permits for model homes may be issued prior to the final acceptance of the proposed subdivision (or any portion thereof) or any public infrastructure for the subdivision, subject to the Town's Early Model Home Permit Policy; provided that two homes per lot type (i.e., two each of Lot Type A, Lot Type B, Lot Type C, Lot Type D and Lot Type E) may be permitted for model home purposes and such permits shall not be limited to two homes per builder.
- b) Permits and a certificate of occupancy for a Sales Trailer may be issued prior to final acceptance of the proposed subdivision (or any portion thereof) or any public infrastructure for the subdivision; provided that all streets adjacent to the Sales Trailer have been completed and the water system and fire hydrants related thereto have been completed and are functional. "Sales Trailer" means a mobile structure used to accommodate temporary offices for the purposes of meeting with the general public during construction projects.
- c) Plans for design and construction of any amenities, including without limitation any of the Required Amenities may be submitted and reviewed/approved by the

Town while public infrastructure for the subdivision is being constructed (i.e., such plans may be submitted and approved prior to acceptance of public infrastructure or recording of a final plat). If such plans are submitted, once submitted, the City will review and approve such plans within 45 days of submittal. Once any amenity plans are approved and sufficient roads and water facilities have been provided within the subdivision to provide fire access and fire fighting capability to the area where the applicable amenity or amenities will be constructed, the Town will issue a permit that will allow the applicant to begin construction of any such amenities (i.e., construction of such amenities may begin prior to acceptance of all public infrastructure for the subdivision or recording of a final plat).



GRAPHIC SCALE IN FEET  
150 300 600  
300' @ 22x34

# CONCEPT PLAN

# Prosper Oaks

Prosper, Texas

## Kimley »» Horn

00 North Oklahoma Drive, Suite 105  
elina, TX 75009  
469-501-2200  
ate of Texas Registration No. F-928

00 North Oklahoma Drive, Suite 105  
elina, TX 75009  
469-501-2200  
ate of Texas Registration No. F-928

September 2025



Exhibit E: Development Schedule  
ZONE-24-0022  
Prosper Oaks

Development Schedule

It is anticipated the development of Prosper Oaks will begin within one to two years after approval and signing of this Planned Development zoning ordinance. Immediately following the zoning process, a preliminary plat and development agreement shall be prepared and submitted for Town review and approval. Overall, the development schedule for the approximate 373.5 acres will be phased over the next five to eight years and is primarily dependent on the marketability of the market rate and age qualified products.

The development schedule is subject to change due to various factors beyond the control of the developer, such as housing market conditions, construction materials and labor availability, acts of nature, and other similar conditions.



TUDOR



TRANSITIONAL



HIGH PLAINS



MODERN FARMHOUSE

Exhibit F – Architectural Styles (ZONE-24-0022)



CLASSIC



CHATEAU



MEDITERRANEAN



HILL COUNTRY

Exhibit F – Architectural Styles (ZONE-24-0022)



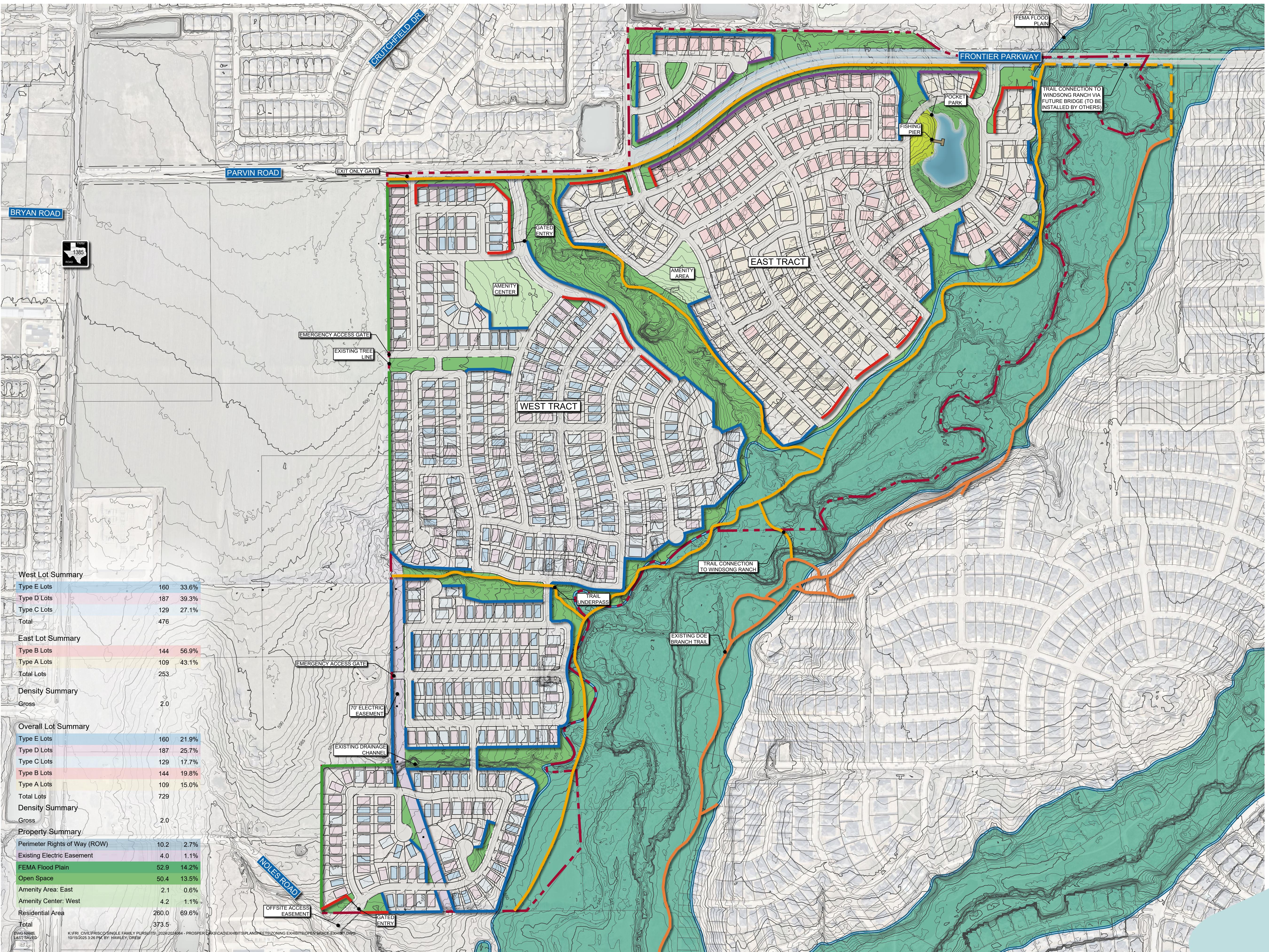
SPANISH



TRADITIONAL

Exhibit F – Architectural Styles (ZONE-24-0022)

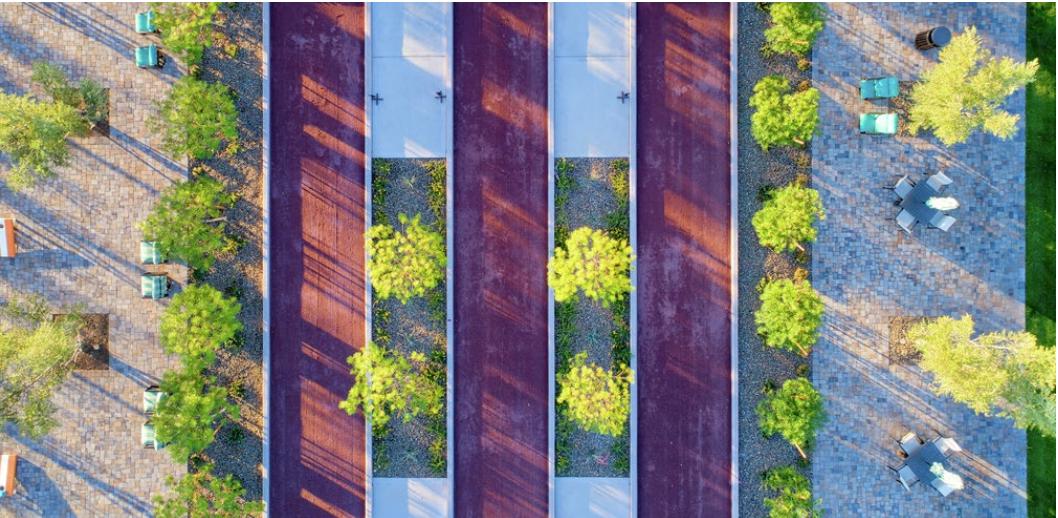
GRAPHIC SCALE IN FEET  
0 150 300 600  
1"=300' @ 22x34





## Pavilions

Exhibit H – Inspirational Images (ZONE-24-0022)



## Bocce

Exhibit H – Inspirational Images (ZONE-24-0022)



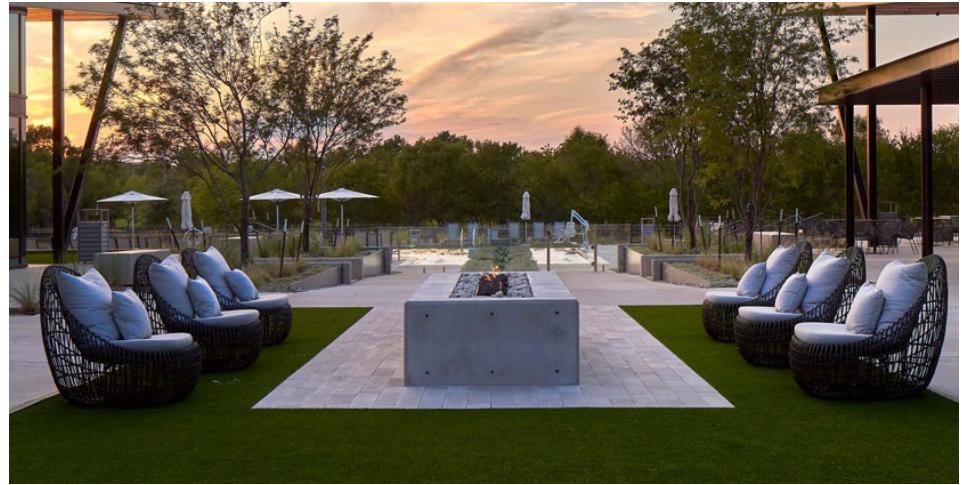
## Event Lawn

Exhibit H – Inspirational Images (ZONE-24-0022)

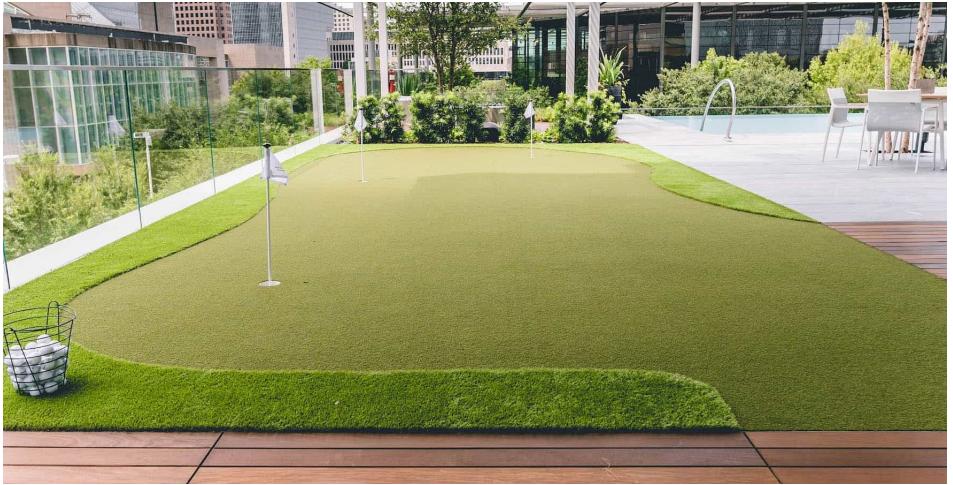


## Game Lawn

Exhibit H – Inspirational Images (ZONE-24-0022)

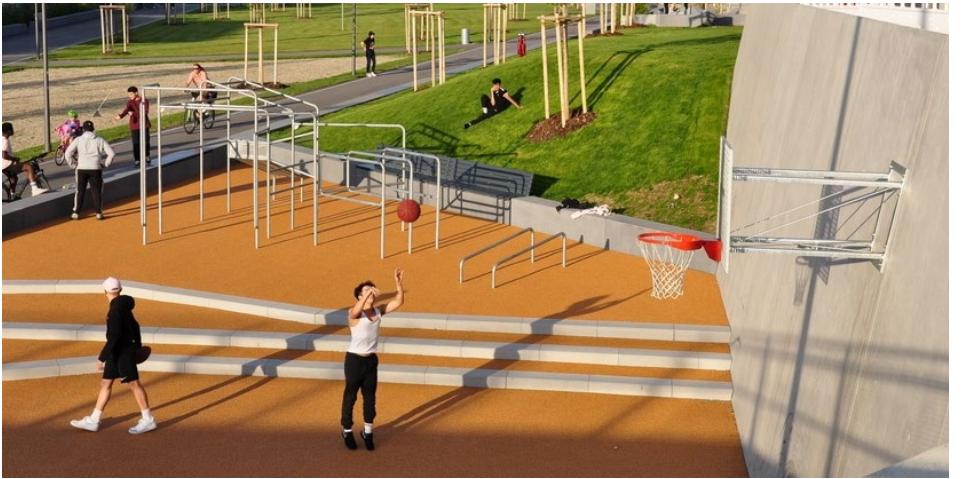


**Fire Pit Amenity**  
Exhibit H – Inspirational Images (ZONE-24-0022)



## Putting Green

Exhibit H – Inspirational Images (ZONE-24-0022)



## Sports Court

Exhibit H – Inspirational Images (ZONE-24-0022)



## Outdoor Spa

Exhibit H – Inspirational Images (ZONE-24-0022)



## Shuffleboard

Exhibit H – Inspirational Images (ZONE-24-0022)



## **Walking / Fitness Trails**

Exhibit H – Inspirational Images (ZONE-24-0022)



**Nature Overlooks & Butterfly Gardens**  
Exhibit H – Inspirational Images (ZONE-24-0022)



**Food Truck Stations**  
Exhibit H – Inspirational Images (ZONE-24-0022)