

ZONE-25-0001

Exhibit "A-1"

Metes & Bounds Description of Property

BEING A 0.681 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO CARRIE ANN GAPPINGER, AS RECORDED IN INSTRUMENT NO. 20200131000139690, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO CARRIE A. GAPPINGER, AS RECORDED IN INSTRUMENT NO. 20130114000055400, SAID OFFICIAL PUBLIC RECORDS, SAID TRACTS BEING FULLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN INSTRUMENT NO. 20070705000921820, SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE INTERSECTION OF THE WEST LINE OF S. LANE STREET AND THE NORTH LINE OF E. FIRST STREET; THENCE NORTH 89° 59' 16" WEST, A DISTANCE OF 121.92 FEET ALONG SAID NORTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 00° 06' 38" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 243.17 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHWEST CORNER OF THIS TRACT, SAID IRON ROD BEING ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRANCE G. QUIGLEY AND WIFE, LINDA CAROL QUIGLEY, AS RECORDED IN INSTRUMENT NO. 93-0096153, AFORESAID OFFICIAL PUBLIC RECORDS; THENCE SOUTH 89° 54' 45" EAST, A DISTANCE OF 122.00 FEET TO AN "X" SET IN CONCRETE AT THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO INYMAC LLC, AS RECORDED IN INSTRUMENT NO. 20210428000849260, SAID OFFICIAL PUBLIC RECORDS, SAID "X" BEING ON THE AFORESAID WEST LINE OF S. LANE STREET; THENCE SOUTH 00° 07' 49" WEST, A DISTANCE OF 243.01 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 29,648 SQUARE FEET OR 0.681 OF ONE ACRE OF LAND.

****See Survey for signed Metes and Bounds Description****

PROPERTY DESCRIPTION:

BEING A 0.681 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO CARRIE ANN GAPPINGER, AS RECORDED IN INSTRUMENT NO. 20200131000139690, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO CARRIE A. GAPPINGER, AS RECORDED IN INSTRUMENT NO. 20130114000055400, SAID OFFICIAL PUBLIC RECORDS, SAID TRACTS BEING FULLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN INSTRUMENT NO. 20070705000921820, SAID OFFICIAL PUBIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING” AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEIN THE INTERSECTION OF THE WEST LINE OF S. LANE STREET AND THE NORTH LINE OF E. FIRST STREET;

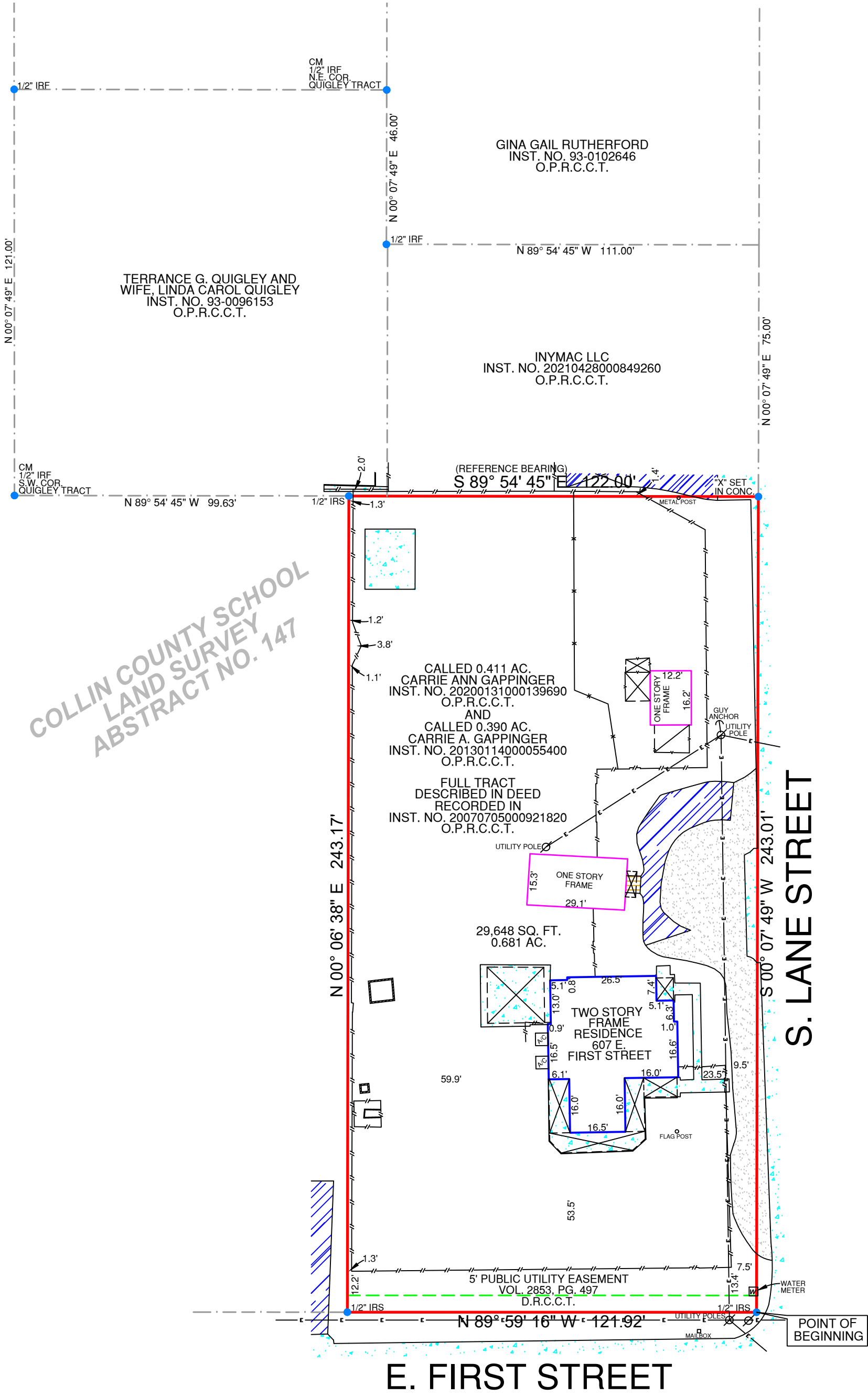
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COLLIN COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 147



FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0235 J, DATED JUNE 2, 2009.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE DEED RECORDED IN INST. NO. 20070705000921820, O.P.R.C.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

ZONE-25-0001

Exhibit "A-2"
Boundary Exhibit

607 E. FIRST STREET
CITY OF PROSPER
COLLIN COUNTY, TEXAS

GF#: 2442615-ATDA	
BORROWER: HEATHER FUJIKAWA AND TYSON FUJIKAWA	
TITLE CO.: INDEPENDENCE TITLE	
PREMIER JOB #: 24-09255	
TECH: MSP/AV	DATE: 01/07/25
FIELD: MJ	FIELD DATE: 01/06/25



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARBWIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET WITH CAP STAMPED "PREMIER"
	MPCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



ZONE-25-0001

Exhibit "B"

Statement of Intent & Purpose

4/15/25

607 East First Street
Prosper, TX 75078

Current Zoning: SF-15

Proposed Zoning: Planned Development

Intent & Purpose of Proposed Rezoning:

The exterior of the home will not be significantly altered as a part of the change from a residential use. Keeping the historical nature of the home is viewed as an asset. Minor interior improvements may occur at a later date. At this time, no square footage will be added or removed.

We believe this use is consistent with adjacent parcels, which have previously re-zoned to Downtown Office District. A few examples of businesses located within a block of the subject parcel:

Prosper Pantry- 608 First Street
Social House Chiropractic - 704 E First Street
Ameriprise Financial Services - 705 E First Street
Prosper Insurance Agency - 713 E First Street

Exhibit "B"
Statement of Intent & Purpose (Continued)

Property Description:

The applicant has provided a location for off-street parking as required by city ordinance.

A small sign will be necessary. This sign will comply with signage regulations and be similar to the Prosper Pantry sign in scale.

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Exhibit “C”

Development Standards

This tract shall develop under the regulation of the Downtown Office (DTO) District as outlined in the Town’s Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses

1.1 The permitted uses within this Planned Development District are as follows:

- Administrative, Medical, and Professional Office
- Architectural or Interior Design Studio
- Bed and Breakfast **S**
- Boutique Retail
- Coffee Shop **S**
- Materials Showroom
- Single-Family Dwelling
- Tea Room **S**

2.0 District Regulations

2.1 The district regulation requirements within this Planned Development District are as follows:

- Size of Yards
 - Front Setback (Lane Street) – 25’
 - Side Setback (Northern Boundary) – 5’
 - Side Setback (First Street) – 15’
 - Rear Setback (Western Boundary) – 10’
- Size of Lots
 - Minimum Lot Area – 6,000 SF
 - Minimum Lot Width – 50’
 - Minimum Lot Depth – 120’
- Maximum Height
 - Two stories, no greater than 40’.
- Maximum Lot Coverage
 - Fifty-Five Percent (55%)

3.0 Landscaping & Open Space

3.1 The landscaping requirements within this Planned Development District are as follows:

- Northern Boundary (Adjacent to Residential) – 5' Landscape Buffer
 - One ornamental tree every 30 linear feet.
- Eastern Boundary (Adjacent to Lane Street) – 5' Landscape Buffer
 - One ornamental tree every 30 linear feet.
- Southern Boundary (Adjacent to First Street) – 5' Landscape Buffer
 - One ornamental tree every 30 linear feet.
- Western Boundary (Adjacent to Residential) – 5' Landscape Buffer
 - One ornamental tree every 30 linear feet.

3.2 The open space requirements within this Planned Development District are as follows:

- Seven percent (7%) of the lot area is required to be open space.

4.0 Screening

4.1 The screening requirements within this Planned Development District are as follows:

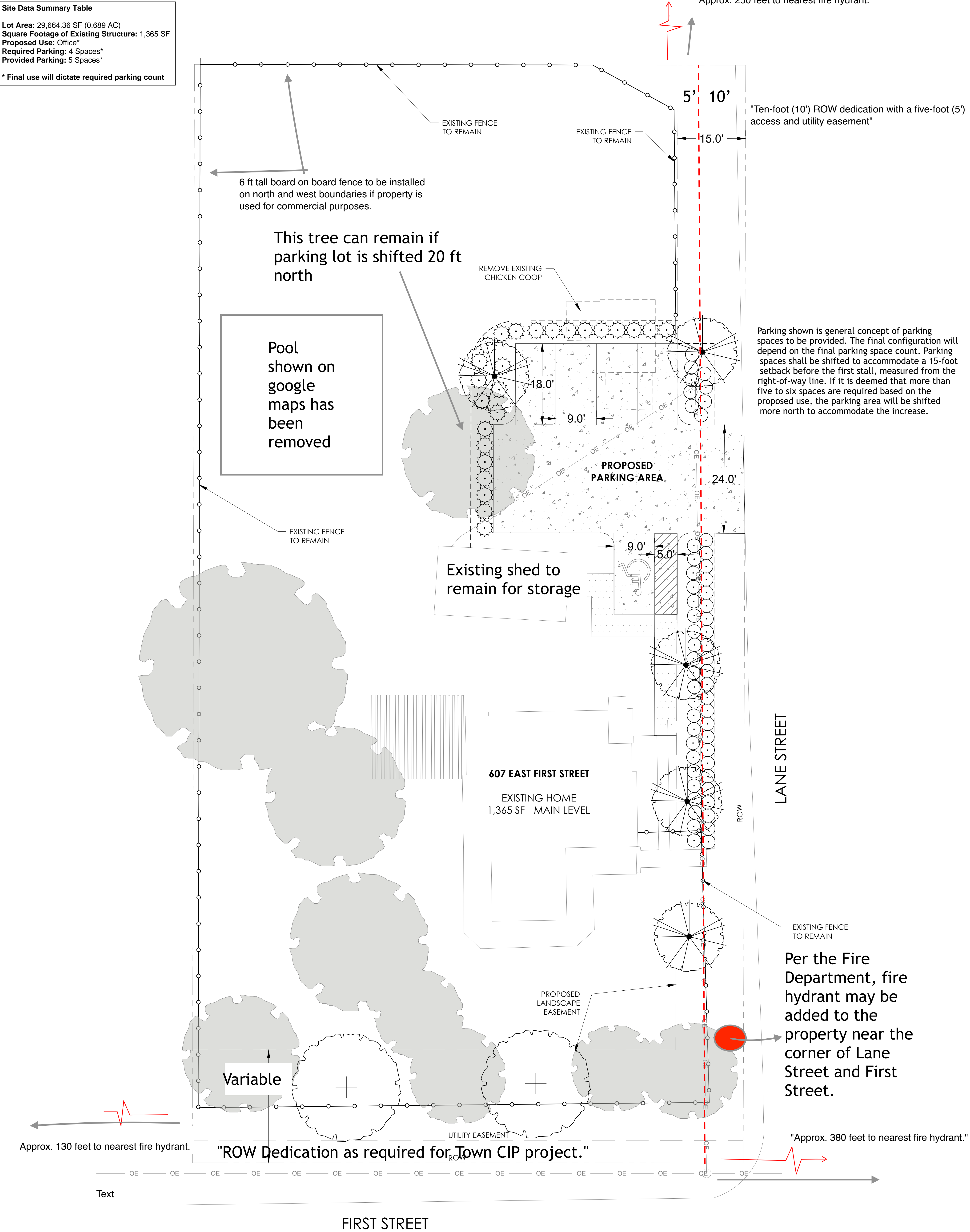
- Six-foot (6') cedar board-on-board wooden fence adjacent to residential development on the northern and western boundaries.

5.0 Architectural Standards

5.1 The architectural standards within this Planned Development District are as follows:

- Existing Structures
 - Exterior alterations not related to maintenance must be approved by the Director of Development Services.
- New Structures
 - Shall consist of masonry materials including clay fired brick, natural, precast, and manufactured stone, granite, and marble. Other materials may be approved by the Director of Development Services.
 - Shall incorporate covered porches into the front façade, a multiplicity of roof forms, and high pitch roof lines. Recommended architectural styles are Craftsman, Folk Traditional, and Victorian.

Site Data Summary Table
Lot Area: 29,664.36 SF (0.689 AC)
Square Footage of Existing Structure: 1,365 SF
Proposed Use: Office*
Required Parking: 4 Spaces*
Provided Parking: 5 Spaces*
* Final use will dictate required parking count



607 EAST FIRST STREET

ACREAGE: 0.681 ACRES
TOWN PROJECT NUMBER: ZONE-25-0001
EXHIBIT D - CONCEPT PLAN
PROSPER, TEXAS
APRIL 8, 2025

0 10 20
SCALE IN FEET



ZONE-25-0001

Exhibit "E"

Development Schedule

The applicant intends to begin business operations at this location within 90 days of obtaining the required rezoning.

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Exhibit "F"

Elevations

Only Minor alterations of the exterior are anticipated (maintenance related painting).



View from First Street Looking North



View from side yard, looking East



View from First Street Looking Northeast



View from lane Street Looking South/Southwest

Five-foot landscape buffer will one ornamental tree every 30 linear feet shall be shown on official Landscape Plan that is submitted with Site Plan.

Five-foot landscape buffer will one ornamental tree every 30 linear feet shall be shown on official Landscape Plan that is submitted with Site Plan.

Detailed tree survey will be provided at the time of Site Plan.




Landscape islands shall be provided at the terminus of all parking rows, contain one large tree, and not be located within landscape easements.

Parking shown is general concept of parking spaces to be provided. The final configuration will depend on the final parking space count. Parking spaces shall be shifted to accommodate a 15-foot setback before the first stall, measured from the right-of-way line. If it is deemed that more than four to five spaces are required based on the proposed use, the parking area will be shifted more north to accommodate the increase.

Landscape easement (along Lane Street) shall be exclusive of five-foot (5') utility and access easement, be five feet (5') in width, and have one ornamental tree every 30 linear feet. This shall be shown on official Landscape Plan that is submitted with Site Plan.

Landscape easement shall be five feet (5') in width and have one ornamental tree every 30 linear feet. This shall be shown on official Landscape Plan that is submitted with Site Plan.

Ornamental tree species will be in accordance with hardiness zone of North Texas and determined at the time of a Site Plan.

PLANT SCHEDULE					
SYMBOL	CODE	COMMON / BOTANICAL NAME	SIZE	TYPE	QTY
TREES					
	BO	BURR OAK / QUERCUS MACROCARPA	B & B	3" Cal	2
ORN. TREES					
	HT	THORNLESS HAWTHORN / CRATAEGUS CRUS-GALLI 'INERMIS'	B & B	3" Cal	4
	CODE	COMMON / BOTANICAL NAME	SIZE	TYPE	QTY
SHRUBS					
	TS	BIRCHLEAF SPIREA / SPIRAEA BETULIFOLIA 'TOR'	5 GAL		55

607 EAST FIRST STREET
ACREAGE: 0.681 ACRES
TOWN PROJECT NUMBER: ZONE-25-0001
EXHIBIT G – LANDSCAPE PLAN
PROSPER, TEXAS
APRIL 8, 2025

