

Exhibit A

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the COLLIN COUNTY SCHOOL SURVEY, ABSTRACT NO. 172, City of Prosper, Collin County, Texas and being all of the same tract of land as described in deed to MQ Prosper North LLC, recorded in County Clerk's File No. 20161229001766390, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Easterly right-of-way line of State Highway 289 (Preston Road, variable width right-of-way) and being the Northwest corner of Lot 3X, Block A, The Montclair, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in County Clerk's File No. 20170925010004560, O.P.R.C.C.T.;

THENCE North 88 deg 39 min 55 sec West, a distance of 93.55 feet to the centerline said State Highway 289 to a point for corner;

THENCE North 01 deg 20 min 05 sec East, along said centerline of State Highway 289, a distance of 652.03 feet to a point for corner;

THENCE South 88 deg 39 min 55 sec East, a distance of 80.16 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VORTEX" found for corner, said iron rod being the Northwest corner of said MQ Prosper North LLC tract:

THENCE North 89 deg 20 min 16 sec East, departing the Easterly right-of-way line of said State Highway 289 and along the North line of said MQ Prosper North LLC tract, a distance of 914.83 feet to a 1/2-inch iron rod with plastic cap stamped "WESTWOOD" found for corner, said iron rod being the Northeast corner of said MQ Prosper North LLC tract;

THENCE South 06 deg 07 min 02 sec East, departing the north line and along the East line of said MQ Prosper North LLC tract, a distance of 39.97 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VORTEX" found for corner, said iron rod being the Northeast corner of a tract of land (Tract 1) as described in deed to Lisa Coulter, recorded in County Clerk's File No. 20150721000897920, O.P.R.C.C.T.;

THENCE South 62 deg 57 min 39 sec West, departing the East line of said MQ Prosper North LLC tract and along the Northerly line of said Lisa Coulter tract, a distance of 389.84 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 06 deg 10 min 33 sec East, departing said Northerly line and along the Westerly line of said Lisa Coulter tract, a distance of 223.85 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner:

THENCE North 62 deg 52 min 03 sec East, departing said Westerly line and along the Southerly line of said Lisa Coulter tract, a distance of 389.84 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, from which a 1/2-inch iron rod with yellow plastic cap stamped "ROOME" found, bears North 02 deg 50 min 16 sec East, a distance of 1.30 feet;

THENCE South 05 deg 25 min 34 sec East, departing the Southerly line of said Lisa Coulter tract and along the Easterly line of said MQ Prosper North LLC tract, a distance of 280.07 feet to a point for corner from which a 1/2-inch iron rod with yellow plastic cap stamped "VORTEX" found, bears South 09 deg 16 min 08 sec East, a distance of 0.22 feet, said point being situated in the Northerly line of The Montclair, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Cabinet 2017, Page 776, O.P.R.C.C.T.;

Exhibit A

THENCE South 82 deg 49 min 43 sec West, along the Northerly line of said The Montclair Addition, a distance of 529.60 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast corner of Lot 1, Block B of said The Montclair Addition;

THENCE South 07 deg 10 min 17 sec East, departing the Northerly line and along the Easterly line of said Lot 1, Block B, a distance of 104.25 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 55 deg 02 min 25 sec West, departing the Easterly line and along the Southerly line of said Lot 1, Block B, a distance of 63.23 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a non-tangent curve to the right having a radius of 1,159.50 feet, a central angle of 05 deg 18 min 54 sec, a chord bearing of South 87 deg 34 min 54 sec West and a chord length of 107.52 feet;

THENCE continuing along said Southerly line and along said non-tangent curve to the right, an arc distance of 107.56 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VORTEX" found for corner at the Southeasterly end of a corner clip at the intersection of the Northerly right-of-way line of St. Peter Lane (80' right-of-way) and the Easterly right-of-way line of Emerald Trace Drive (50' right-of-way);

THENCE North 43 deg 30 min 45 sec West, along said corner clip, a distance of 13.89 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VORTEX" found for corner at the Northwest end of said corner clip and the beginning of a non-tangent curve to the right having a radius of 275.00 feet, a central angle of 02 deg 08 min 31 sec, a chord bearing of North 04 deg 36 min 06 sec East and a chord length of 10.28 feet;

THENCE along the Easterly right-of-way line of said Emerald Trace Drive and along said non-tangent curve to the right, an arc distance of 10.28 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 84 deg 19 min 39 sec West, a distance of 50.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Westerly right-of-way line of said Emerald Trace Drive and the Easterly line of Lot 1, Block A of said The Montclair Addition and also being the beginning of a non-tangent curve to the left having a radius of 325.00 feet, a central angle of 02 deg 34 min 08 sec, a chord bearing of South 04 deg 23 min 18 sec West and a chord length of 14.57 feet;

THENCE along said Westerly right-of-way line and the Easterly line of said Lot 1, Block A and along said non-tangent curve to the left, an arc distance of 14.57 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being at the Northeasterly end of a corner clip at the intersection of the Westerly right-of-way line of said Emerald Trace Drive and the Northerly right-of-way line of said St. Peter Lane;

THENCE South 46 deg 49 min 35 sec West, along said corner clip and the Easterly line of said Lot 1, Block A, a distance of 14.24 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the Southwest end of said corner clip;

THENCE North 88 deg 34 min 14 sec West, departing said corner clip and along said Northerly right-of-way line, and the Southerly line of said Lot 1, Block A, a distance of 100.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 260.00 feet, a central angle of 05 deg 17 min 50 sec, a chord bearing of North 85 deg 55 min 20 sec West and a chord length of 24.03 feet;

THENCE continuing along said Northerly right-of-way line and the Southerly line of said Lot 1, Block A and along said non-tangent curve to the right, an arc distance of 24.04 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southwest corner of said Lot 1, Block A and the Southeast corner of Lot 3X, Block A of said The Montclair Addition;

THENCE North 01 deg 25 min 46 sec East, departing the North right-of-way line of said St. Peter Lane, the South line of said Lot 1, Block A and along the Westerly line of said Lot 1, Block A and the Easterly line of said Lot 3X, Block A, a distance of 96.43 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VORTEX" found for corner, said iron rod being the Northwest corner of said Lot 1, Block A and the Northeast corner of said Lot 3X, Block A;

Exhibit A

THENCE South 82 deg 49 min 43 sec West, along the Northerly line of said Lot 3X, Block A, a distance of 108.04 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 13.310 acres or 579,776 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of February,

Z21-0003
EXHIBIT C
PLANNED DEVELOPMENT CONDITIONS
MQ PROSPER NORTH

- A1. Statement of Effect: Lots 1-9, Subdistrict A, shall develop under the regulations of the Retail (R) District of the Town's Zoning Ordinance as it exists or may be amended except as otherwise set forth herein. Lots 10 and 11, Subdistrict B, shall develop under the regulations of the Single Family-15 (SF-15) District of the Town's Zoning Ordinance as it exists or may be amended except as otherwise set forth herein.
- A2. Development Plans (Retail and SF-15 Districts); Exhibit – D Concept Plan, Exhibit – E Landscape Plan; Exhibits F-1-F3 Building Elevations; Exhibit - G Screening Plan

Permitted Uses. Subdistrict A, for Lots 1-7, conditional development standards **(C)** must be met per the Zoning Ordinance, No. 05-20, as it exists, or may be amended. Uses shall be permitted as a Specific Use with the approval of a specific use permit **(SUP)**. Building and parking lot development is prohibited on Lots 8 and 9.

List of Permitted Uses:

1. Administrative, Medical or Professional Office
2. Alcoholic Beverage Sales for off-premise consumption on Lots 1 and 5 by SUP only
3. Antique Shop
4. Artisan's Workshop
5. Bank, Savings and Loan, or Credit Union, Lots 1-7 only; walk-up or drive-through ATM's are allowed but teller window bank drive through lanes are prohibited
6. Beauty Salon, Barber Shop, Lots 1-5 only
7. Business Service, Lots 1 – 5 only
8. Child Care Center, Licensed, only one permitted in PD, Lots 2, 3 and 4 by SUP only
9. Dry Cleaning, Minor
10. Furniture, Home Furnishings and Appliance Store, Lot 3
11. Health/Fitness Center, Lots 1-4
12. Insurance Office, Lots 1-5
13. Massage Therapy, Licensed, Lots 1-5
14. Print Shop, Minor, Lots 1-5
15. Restaurant, Lots 1- 7 only (May include outdoor entertainment in Lots 1, 6, and 7 provided speakers face west away from the single family residential to the east.)
 - a. Restaurants with Drive-through will require a Specific Use Permit.
16. Retail Stores and Shops, Lots 1-7
17. Retail Service, Indoor, Lots 1-7 only
18. Retail/Service Incidental Use, Lots 1-7
19. School, Private
20. Theatre, Neighborhood, Lot 3 by SUP only

Permitted Uses, Subdistrict B: For Lots 10 and 11, permitted uses are those uses allowed in the SF-15 District, Section 5.3 of the Zoning Ordinance, Town of Prosper.

A3. Regulations. For Lots 1-9, development is subject to the Retail District except for the following regulations:

1. Maximum Height
 - a. Buildings on Lots 1-7 are limited to one story and a maximum of 30 feet in height.
2. Building Setbacks
 - a. For Lots 1-7, the minimum building setback from an interior property line is 5 feet, except that patios may encroach into interior lot line setbacks on Lots 1, 6 and 7. Patios may not encroach into required landscape setbacks.
3. Maximum Floor Area: Amendment to the Concept Plan is not required for modifications to the building floor area shown at permit application provided the following criteria is met:
 - a. Compliance with off-street parking regulations is maintained for the PD District as a whole.
 - b. The proposed building floor area does not cause a substandard condition or violate any other applicable development standard.
 - c. The proposed building floor area does not exceed the following parameters for each lot: Lot 1: 8,500 square feet; Lot 2: 9,000 square feet; Lot 3: 15,000 square feet; Lot 4: 5,500 square feet; Lot 5: 6,000 square feet; Lot 6: 6,600 square feet; and, Lot 7: 7,500 square feet.

A4. Design Guidelines. For Lots 1-7, the development shall adhere to the following design guidelines:

1. Elevation Review and Approval
 - a. Building Elevations shall substantially conform to the Concept Elevations provided in Exhibits F-1, F-2 and F-3.
 - b. Building Materials in addition to the building materials permitted in Chapter 4, Section 8 of the Zoning Ordinance, as exists or may be amended, such materials shall also include Architectural Structural Block, under the trade name "Quik Brick" (a 4" manufactured concrete masonry unit) and cultured stone (manufactured) individually stacked, as provided in the building elevations Exhibits F-1 – F-3 which is a part herein. The clay-fired brick colors used in Exhibits F-1 – F-3 shall be consistent throughout the Planned Development District. Split-faced block, architectural concrete block, and painted/textured concrete tilt wall shall be limited to a maximum of ten percent (10%) of any single elevation on any pad site.

A 5. Additional Standards

1. Open Space
 - a. Lots 8 and 9, as depicted on the Exhibit D, shall be maintained as open spaces. Lot 9 shall contain an amenity pond
 - b. The amenity pond in Lot 8 shall contain an operable fountain.
 - c. Lots 8 and 9 improvements shall be developed at the time of construction of phase 1.
 - d. Lots 8 and 9 improvements shall be constructed at the developer's cost.
 - e. Lots 8 and 9 shall be maintained by the property owner, or property management association.
2. Hike and Bike Trail
 - a. An 8-foot wide hike and bike trail is required as noted in Lots 2 and 8.

- b. The hike and bike trail shall be constructed at the time of construction of phase 1.
- c. The section of hike and bike trail located on Lots 2 and 8 shall be constructed at the developer's cost.
- 3. Landscaping shall adhere to the Landscape Plan, Exhibit E-1 and E-2.
 - a. A minimum 30-foot landscape easement is required along Preston Road in Lots 1, 6 and 9. The perimeter trees and shrub requirement may be satisfied through a combination of existing and proposed trees per Landscape Plan, Exhibit E-1.
 - b. A berm is required in the landscape easement along Preston Road in Lot 1. Alternative berming is required in the two areas generally identified on the west side of Lots 6 and 9 per the Concept Plan and Landscape Plan.
 - c. A minimum 15-foot landscape easement is required along Saint Peter Lane in Lot 5.
 - d. Perimeter landscaping shall generally comply with the Landscape Plan, Exhibit E-1 and E-2.
- 4. Landscape, parking lots. Parking lot landscaping shall comply with Section 2 of Prosper Development Requirements.
- 5. Landscape Requirements for Certificate of Occupancy. All perimeter landscaping along Preston Road and Saint Peter Lane and all parking lot landscaping within an individual lot shall be installed prior to issuance of a certificate of occupancy (CO).
- 6. Lot Frontage
 - a. Lots are not required to front on a public right-of-way provided each lot has access to a dedicated public access, fire lane and utility easement.
- 7. Perimeter Screening/Fencing. Perimeter screening and fencing shall be provided as shown on the Perimeter Screening Plan, Exhibit H.
 - a. Perimeter screening or fencing is not required along the following perimeters adjacent to residentially zoned property:
 - i. northern perimeter of Lot 1
 - ii. eastern, northern, and portions of the southern perimeters of Lot 8
 - iii. the northern, eastern and southern perimeters of Lot 10, contiguous to residentially zoned property
 - b. Perimeter screening is required as follows:
 - i. a minimum 6-foot tall ornamental metal fence is required along a portion of the southern perimeter of Lot 8, along a portion of the eastern perimeter of Lot 2, and all of the eastern perimeter of Lot 3. Refer to Vegetative Screening Buffer requirements below for vegetative perimeter requirements.
 - ii. a minimum 6-foot tall masonry wall is required along the shared perimeter of Lots 4 and 10. Refer to Vegetative Screening Buffer requirements below for additional perimeter requirements.
- 8. Vegetative screening buffer requirements
 - a. A continuous vegetative hedge is required along a portion of the eastern perimeter of Lot 2 and extending along the entire perimeter of Lot 3 as shown on the Landscape Plan. The vegetative hedge shall be made of a row of shrubs that grow to a minimum height of 8 feet at maturity. A row of trees is also required in the 15' Landscape Setback as noted in Lots 2 and 3 on the Concept Plan and Landscape Plan. A row of evergreen trees is required along the shared perimeter of Lots 4 and 10.
- 9. Parking Requirements. For parking purposes in satisfying off-street parking requirements in Subdistrict A, Lots 1-7 are considered one lot.

A6. Additional Provisions:

Restaurants located on Lots 1, 6 and 7 may have outdoor dining patios oriented toward the open space (Lot 9).

Detention facilities are permitted to be dry ponds, subject to compliance with Town of Prosper Stormwater Regulations, and review and approval by Town Engineering.

The residential tracts shall be incorporated into Lot 10 by replat through the Town's subdivision platting process. No additional residential tracts or lots will be created.

LOT 6		
PERIMETER BUFFER	30' PERIMETER BUFFER ON ST PETER LANE	
	REQUIRED	PROVIDED
	25'	25'
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
PERIMETER BUFFER	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	132 / 30 = 4 TREES (132 / 30) x 15 = 64 SHRUBS	4 TREES 64 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	1020 / 15 = 68 SMALL TREES 1020 / 15 = 68 SHRUBS	17 SMALL TREES 27 SHRUBS
REQUIRED PARKING LOT LANDSCAPING	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	0 / 30 = 0 LARGE TREES	NA
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
REQUIRED PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
	67 SPACES X 15 = 1,005 SF	2,152 SF
REQUIRED PARKING LOT TREES	1 TREE AT TERMINUS OF EACH ROW	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	4,550 / 10,000 = 0 TREE	NA
	7,277 SF OPEN SPACE	

LOT 7		
PERIMETER BUFFER	30' PERIMETER BUFFER ON ST PETER LANE	
	REQUIRED	PROVIDED
	25'	25'
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
PERIMETER BUFFER	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	0 / 30 = 0 TREES (0 / 30) X 15 = 0 SHRUBS	NA NA
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	866 / 15 = 58 SMALL TREES 866 / 15 = 58 SHRUBS	11 SMALL TREES 30 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	0 / 30 = 0 LARGE TREES	NA
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
	67 SPACES X 15 = 1,005 SF	2,592 SF
REQUIRED PARKING LOT TREES	1 TREE AT TERMINUS OF EACH ROW	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	5,400 / 10,000 = 0 TREE	NA
46,238 SF OPEN SPACE		

LOT 8		
PERIMETER BUFFER	30' PERIMETER BUFFER ON PRESTON ROAD	
	REQUIRED	PROVIDED
	NA	NA
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
PERIMETER BUFFER	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
PERIMETER BUFFER	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	0 / 30 = 0 TREES (0 / 30) X 15 = 0 SHRUBS	NA NA
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	650 / 15 = 43 SMALL TREES 650 / 15 = 43 SHRUBS	5 SMALL TREES 35 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
PERIMETER BUFFER	1138 / 30 = 38 LARGE TREES	7 TREES, 31 EXISTING
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	0 SPACES X 15 = 0 SF	960 SF
	1 TREE AT TERMINUS OF EACH ROW	
REQUIRED PARKING LOT TREES	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	0 / 10,000 = 0 TREE	NA
60,520SF OPEN SPACE		

LOT 9		
PERIMETER BUFFER	30' PERIMETER BUFFER ON ST PETER LANE	
	REQUIRED	PROVIDED
	25'	25'
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
PERIMETER BUFFER	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	210 / 30 = 7 TREES (210 / 30) X 15 = 105 SHRUBS	7 TREES 105 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	503 / 15 = 34 SMALL TREES 503 / 15 = 34 SHRUBS	8 SMALL TREES 31 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	0 / 30 = 0 LARGE TREES	NA
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
	0 SPACES X 15 = 0 SF	NA
REQUIRED PARKING LOT TREES	1 TREE AT TERMINUS OF EACH ROW	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	0 / 10,000 = 0 TREE	NA
46,238 SF OPEN SPACE		

NET LOT AREA = 417,132 SF
TOTAL OPEN SPACE = 200,695 SF
PERCENT OPEN SPACE = 48%

 **FAIN • CUPPETT**
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151

PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

ZC21-0003
EXHIBIT E-2

**Winkelman
& Associates, Inc.**

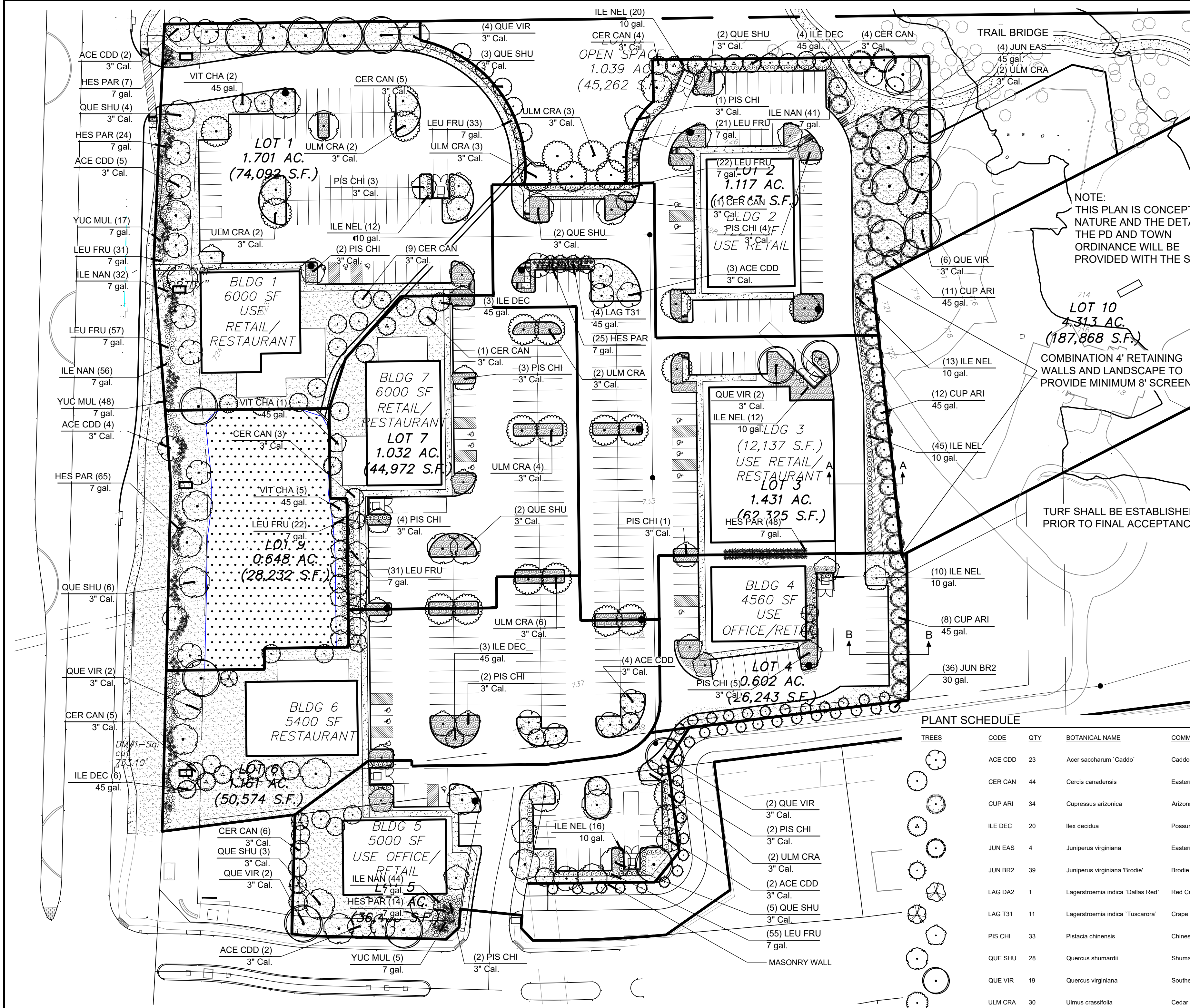
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

76750 HILLcrest PLAZA DRIVE, SUITE 215
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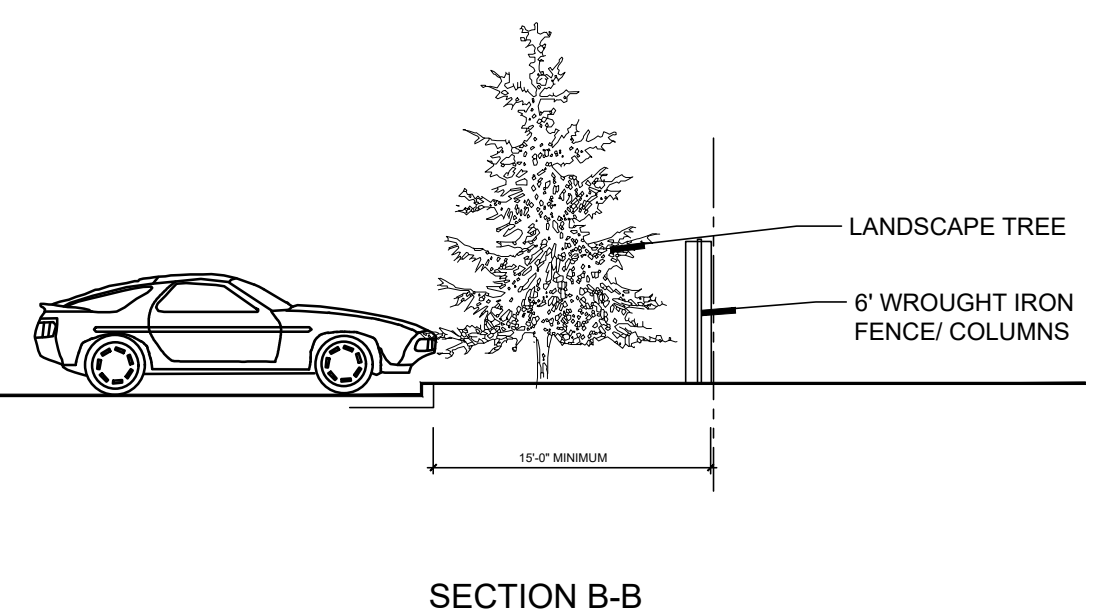
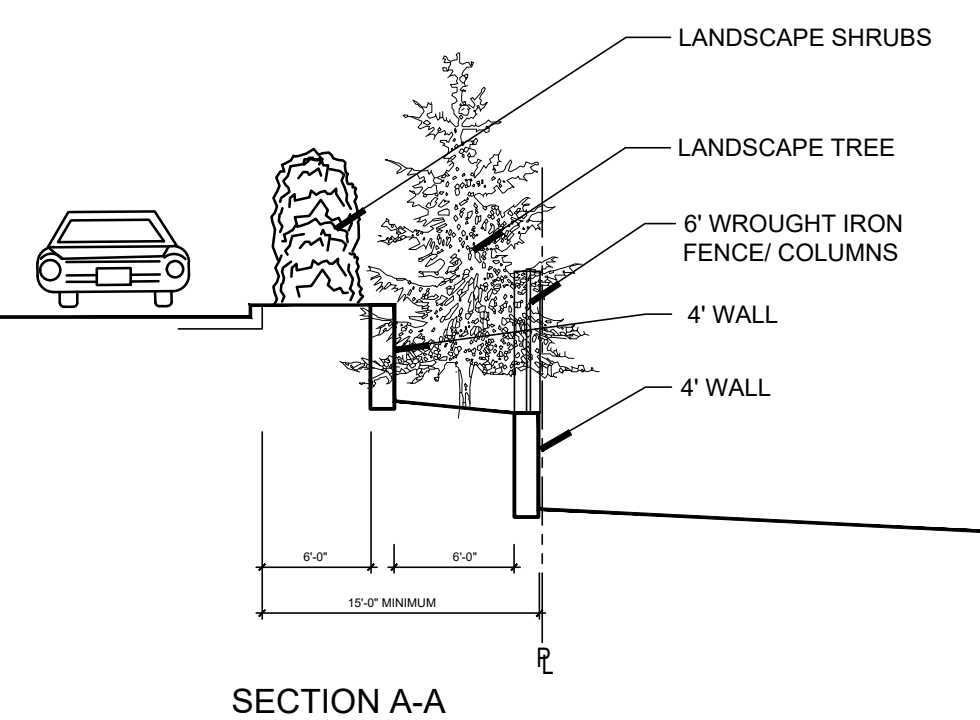
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SURVEYORS REGISTRATION NO. 10666-00
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LANDSCAPE PLAN
PROSPER NORTH
PROSPER, TX 75078

L-2



PLANT SCHEDULE									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	ACE CDD	23	Acer saccharum 'Caddo'	Caddo Sugar Maple	3" Cal.	12' Height Min	As Shown		
	CER CAN	44	Cercis canadensis	Eastern Redbud	3" Cal.	8'	As Shown		
	CUP ARI	34	Cupressus arizonica	Arizona Cypress	45 gal.	8'-10' Ht.	15' o.c.	Single Straight Trunk, 3" Cal.	
	ILE DEC	20	Ilex decidua	Possumhaw Holly	45 gal.	8'	As Shown	3" caliper Min.	
	JUN EAS	4	Juniperus virginiana	Eastern Redcedar	45 gal.	8'-10' Ht.		3" caliper Min.	
	JUN BR2	39	Juniperus virginiana 'Brodie'	Brodie Eastern Redcedar	30 gal.	8'		Single Straight Trunk	
	LAG DA2	1	Lagerstroemia indica 'Dallas Red'	Red Crape Myrtle	45 gal.	8'	As Shown	3 to 5 canes, 3" caliper Min.	
	LAG T31	11	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	45 gal.	8'	As Shown	3 to 5 canes, 3" caliper Min.	
	PIS CHI	33	Pistacia chinensis	Chinese Pistache	3" Cal.	10' Min.	As Shown		
	QUE SHU	28	Quercus shumardii	Shumard Red Oak	3" Cal.	12' Height Min	As Shown		
	QUE VIR	19	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min	As Shown		
	ULM CRA	30	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown		
	VIT CHA	8	Vitex agnus-castus	Chaste Tree	45 gal.	8'	As Shown	3" Caliper Min.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	HES PAR	186	Hesperaloe parviflora	Red Yucca	7 gal.	18"-24"	48" O.C.		
	ILE NAN	191	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	7 gal.	18"-24"	36" O.C.		
	ILE NEL	144	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10 gal.	36" Min	48" O.C.		
	LEU FRU	282	Leucophyllum frutescens	Texas Sage	7 gal.	24"-36"	48" O.C.		
	YUC MUL	72	Yucca recurvifolia	Soft Leaf Yucca Multi-Trunk	7 gal.	18"-24"	48" O.C.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
	CYN DAC	80,256 sf	Cynodon dactylon	Bermuda Grass	Hydro-Mulch				Turf to be established prior to final acceptance
	NAS PON	5,570	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	4" pots		18" O.C.	18" o.c.	
	TRA ASI	1,807	Trachelospermum asiaticum	Asiatic Jasmine	4" pots		12" O.C.	12" o.c.	



THIS LANDSCAPE PLAN IS PROVIDED TO SHOW REQUIRED LANDSCAPING TO MEET TOWN OF PROSPER CODES. THERE ARE EXISTING TREES ON SITE THAT MAY BE PRESERVED AND/OR MITIGATED BASED ON FINAL GRADING. PERMIT DRAWINGS WILL REFLECT EXISTING TREES AND PRESERVATION/MITIGATION. TREES PRESERVED WITH FINAL GRADING MAY OR MAY NOT COUNT TOWARDS REQUIRED LANDSCAPING AS DEFINED IN TOWN LANDSCAPE ORDINANCE.



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2870) ON 04/18/23 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

ZC21-0003
EXHIBIT E-1

Winkelmänn & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILDEBERT PLAZA DRIVE, SUITE 215
(972) 440-7899
Texas Engineers Registration No. T008665-00
Surveyors Registration No. T008665-00
CITY OF TEXAS, COUNTY OF DALLAS

LANDSCAPE PLAN
PROSPER NORTH
PROSPER, TX 75078

L-1

No.	DATE	REVISION	APPROVAL
6.			
5.			
4.			
3.			
2.			
1.			



CONCEPTUAL RENDERING OF OFFICE BUILDING
Z21-0003
EXHIBIT F-1



CAST STONE

STONE

BRICK

CAST STONE

STONE

CONCEPTUAL RENDERING OF RETAIL BUILDING
Z21-003
EXHIBIT F-2

PICTURE OF REAR OF 9 & 10 KROGER SITE



CONCEPTUAL RENDERING OF RETAIL BUILDING
Z21-003
EXHIBIT F-3

