

## TOWN OF PROSPER, TEXAS

## ORDINANCE NO. 15-17

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20 AND ORDINANCE NO. 04-99; REZONING A TRACT OF LAND CONSISTING OF 3.48 ACRES, MORE OR LESS, SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, HERETOFORE ZONED PLANNED DEVELOPMENT-17 (PD-17) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-17 (PD-17); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**WHEREAS**, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that Zoning Ordinance No. 05-20 and Ordinance No. 04-99 should be amended; and

**WHEREAS**, the Town of Prosper, Texas ("Prosper") has received a request from Prosper Bank ("Applicant") to rezone 3.48 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas; and

**WHEREAS**, the Town Council has investigated into and determined that the facts contained in the request are true and correct; and

**WHEREAS**, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

**WHEREAS**, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:**

**SECTION 1**

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2**

Amendments to Zoning Ordinance No. 05-20 and Ordinance No. 04-99. Zoning Ordinance No. 05-20 and Ordinance No. 04-99 is amended as follows: The zoning designation of the below-described property containing 3.48 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas, (the "Property") and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development-17 (PD-17). The property as a whole and the

boundaries for each zoning classification are more particularly described in Exhibits "A" and "A-1" attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with 1) the planned development standards, attached hereto as Exhibit "B"; 2) the concept plan, attached hereto as Exhibit "D"; and 3) the conceptual elevations, attached hereto as Exhibit "E", which are incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules, and regulations of Prosper, as they currently exist or may be amended.

Three original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. Two (2) copies shall be filed with the Town Secretary and retained as original records and shall not be changed in any matter.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

### **SECTION 3**

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

### **SECTION 4**

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

### **SECTION 5**

Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

### **SECTION 6**

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force

and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

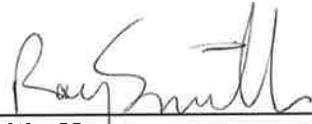
**SECTION 7**

Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 8**

Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 24TH DAY OF MARCH, 2015.**

  
\_\_\_\_\_  
Ray Smith, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Robyn Battle, Town Secretary

**APPROVED AS TO FORM AND LEGALITY:**

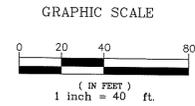
  
\_\_\_\_\_  
Terrence S. Welch, Town Attorney



CALLED 12.2172 ACRES  
 BONNIE MARY WINIKATES  
 C.C. NO. 20121126001503960  
 L.R.C.C.T.  
 VACANT  
 ZONED: PD-17 (R)  
 FUTURE LAND USE:  
 OLD TOWN DISTRICT

40' WATER LINE EASEMENT  
 VOLUME 4343, PAGE 2718  
 L.R.C.C.T.  
 15' UTILITY EASEMENT  
 VOLUME 4343, PAGE 2722  
 L.R.C.C.T.

STATE OF TEXAS  
 VOLUME 620, PAGE 141  
 L.R.C.C.T.



- LEGEND**
- PROPERTY LINE ————
  - PAVEMENT ————
  - CONTOUR - - - - -
  - ZONING LIMITS [Hatched Box]

**REQUESTED ZONING**  
 3.438 ACRES GROSS (CL OF ROADWAYS)  
 2.321 ACRES NET

**NOTES:**

1. BOUNDARY/TOPOGRAPHIC SURVEY PREPARED BY SURDUKAN SURVEYING, INC.
2. THERE IS NO 100-YEAR FLOOD PLAIN ON THE SITE.
3. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

**PRESTON DEVELOPMENT, LTD.**  
 VACANT  
 ZONED: PD-7 (C)  
 FUTURE LAND USE: RETAIL  
 & NEIGHBORHOOD SERVICES

ZONING REQUEST  
 TO CL OF SH 289

ZONING REQUEST  
 TO CL OF FIRST ST

1850' TO MOST EASTERLY  
 SOUTHWEST CORNER COLLIN  
 COUNTY SCHOOL LAND SUR.  
 ABSTRACT NO. 147,  
 SOUTHWEST CORNER W.  
 BUTLER SURVEY, ABST. 112

183 LAND CORPORATION, INC.  
 VACANT  
 ZONED: PD-67 (R/C/O)  
 FUTURE LAND USE: TOWN CENTER

**LEGAL DESCRIPTION**

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas and being part of a called 2.524 acre tract conveyed to Prosper Bank as recorded in County Clerks No. 20080620000752430, Land Records of Collin County, Texas, and being part of S.H. No. 289 and First Street:

BEGINNING at a the intersection of the center line of S.H. No. 289 and First Street;

THENCE S 89°29'41" W following the center line of First Street a distance of 540.23' to a point;

THENCE N 00°25'52" W a distance of 257.49' to a point;

THENCE N 89°36'06" E a distance of 642.37' to a point in the center line of S.H. No. 289;

THENCE S 21°17'12" W following the center line of S.H. No. 289 a distance of 276.02' to the POINT OF BEGINNING and containing 151,931 square feet or 3.488 acres of land.



**OWNER/APPLICANT**  
 PROSPER BANK  
 805 E. FIRST STREET  
 PROSPER, TEXAS 75078  
 469-952-5500 TELE  
 469-952-5501 FAX

**SURVEYOR**  
 SURDUKAN SURVEYING, INC.  
 DAVID J. SURDUKAN, RPLS  
 P.O. BOX 126  
 ANNA, TEXAS 75409  
 972-924-8200 TELE  
 972-924-8275 FAX

**ENGINEER**  
 VASQUEZ ENGINEERING, L.L.C.  
 JUAN J. VASQUEZ, P.E.  
 1919 S. SHILOH ROAD  
 SUITE 440  
 GARLAND, TEXAS 75042  
 972-278-2948 TELE  
 972-271-1383 FAX

**Z15-0003**  
**EXHIBIT "A-1"**  
**PROSPER BANK**  
**PROPOSED BLOCK 1, LOT 1**  
**COLLIN COUNTY SCHOOL LAND SURVEY,**  
**ABSTRACT NO. 147**  
**TOWN OF PROSPER, COLLIN COUNTY**  
**FEBRUARY 17, 2015**

Scale: 1" = 20'  
 Designed by: JJV  
 Drawn by: TC  
 Checked by: JJV  
 Job-Title/EXHIBIT A.dwg  
 Date: 02/17/2015

SHEET  
**EX A-1**

THE SEAL HEREON IS ON THE ORIGINAL DOCUMENT AND IS NOT REPRODUCED ON THIS COPY.  
 JUAN J. VASQUEZ, P.E. 85852, ON 02/17/2015



**DEVELOPER:**  
 PROSPER BANK  
 805 E. FIRST STREET  
 PROSPER, TX 75078

**EXHIBIT A-1**  
 PROSPER BANK  
 S.H. 289 AND FIRST  
 TOWN OF PROSPER, TEXAS

**VASQUEZ ENGINEERING, L.L.C.**  
 1919 S. Shiloh Road  
 Suite 440, LB 44  
 Garland, Texas 75042  
 Ph: 972-278-2948  
 TX Registration # F-12286

**S. CRAIG RD**

EXISTING BUILDING

CALLLED 16.168 ACRES  
 PROSPER STATE BANK  
 VOLUME 684, PAGE 178  
 L.R.C.C.T.  
 EXISTING BANK  
 ZONED: PD-17 (O)  
 FUTURE LAND USE:  
 OLD TOWN DISTRICT

CALLLED 0.0557 ACRES  
 TOWN OF PROSPER  
 C.C. NO. 20130711000969340

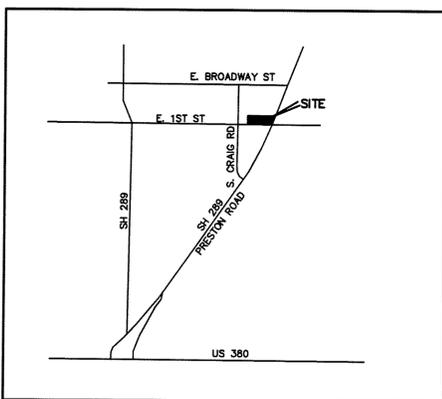
**2.321 ACRES**  
 CALLED 2.524 ACRES  
 PROSPER BANK  
 C.C. NO. 20080620000752430  
 L.R.C.C.T.  
 VACANT  
 ZONED: PD-17 (R)

CALLLED 0.3804 ACRES  
 TOWN OF PROSPER  
 C.C. NO. 20111004001060470  
 L.R.C.C.T.

CALLLED 0.2360 ACRES  
 TOWN OF PROSPER  
 C.C. NO. 2010102600116210

CALLLED 0.984 ACRES  
 TOWN OF PROSPER  
 C.C. NO. 20070709000937360  
 L.R.C.C.T.  
 VACANT  
 ZONED: PD-67 (R/C/O)  
 FUTURE LAND USE: TOWN CENTER

9.378 ACRES  
 183 LAND CORPORATION, INC.  
 C.C. NO. 97-0005168  
 VACANT  
 ZONED: PD-67 (R/C/O)  
 FUTURE LAND USE: TOWN CENTER



LOCATION MAP  
 N.T.S.

**EXHIBIT B**  
**PLANNED DEVELOPMENT STANDARDS**

Except as otherwise set forth in these developments standards, the property, as described in Exhibit A-1, shall develop in accordance with Ordinance No. 04-99, as adopted by the Town Council on September 28, 2004.

**1.0 Tract 1: Retail**

The tract may be developed under the regulations of Retail (R) District as outlined in the Town of Prosper Zoning Ordinance 05-20 as it exists or may be amended, subject to the following amendments:

- A. The maximum building height for structures in the Retail tract shall be thirty (30) feet. Architectural features may extend above the thirty (30) foot limit, but shall not exceed forty (40) feet.
  - 1. The building depicted on Exhibit D shall have a maximum building height of sixty (60) feet. Architectural features may extend above the sixty (60) foot limit, but shall not exceed sixty (65) feet. Examples of architectural features would be balusters, finials, chimneys, entablatures, pediments, pendentives, parapets, or pinnacles.
- B. The minimum side and rear yard setbacks for structures in the Retail tract adjacent to a residential zoning district shall be forty (40) feet.
- C. A landscape buffer a minimum width of fifteen (15) feet shall be provided along the side and rear property lines adjacent to a residential zoning district. Large evergreen trees shall be planted within this landscape buffer every twenty (20) feet on center. These trees shall be a minimum three (3) inch caliper and a minimum eight (8) feet in height at the time of planting.
- D. A six (6) foot masonry screening wall shall be provided by the developer of the Retail tract along the side and rear property lines adjacent to a residential zoning district. The screening wall shall be brick and/or stone to match the building.
- E. The uses permitted in the Retail tract shall be those permitted in the Retail District as contained in Zoning Ordinance 05-20 as it exists or may be amended, subject to the following amendment:

Convenience Stores with Gas Pumps shall be subject to the following development standards:

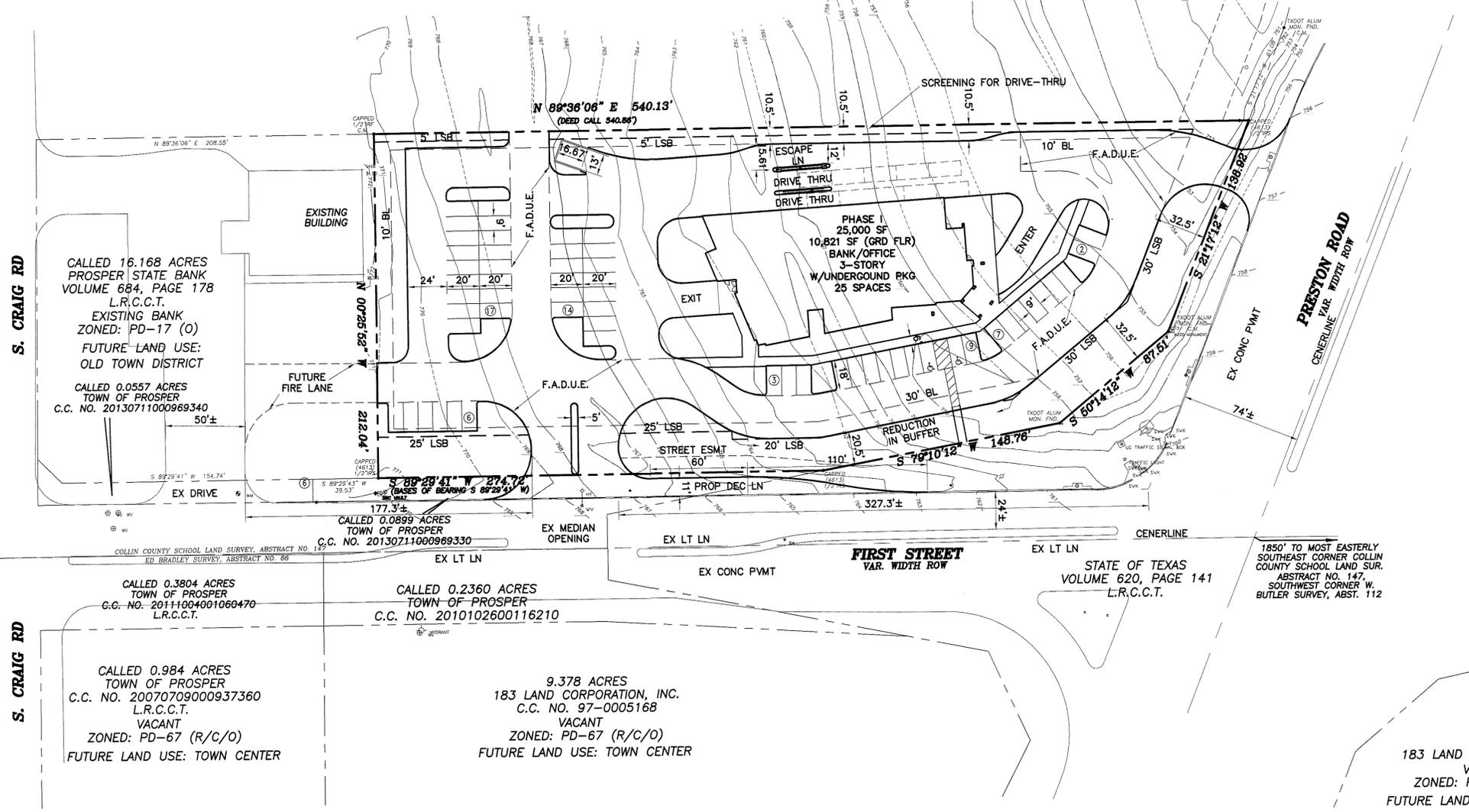
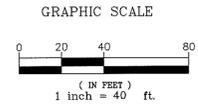
- 1. Permitted only at either the corner of Preston Road and First Street or Preston Road and Broadway Street. The corner shall be determined when development plans are submitted for the property. Gas pumps shall not be located further than two hundred feet (200') from the right-of-way lines of the intersecting thoroughfares;
- 2. The building and the canopy shall have pitched roofs;
- 3. Canopy support columns shall be entirely masonry encased;

4. The canopy band face shall be a single color consistent with the main structure or an accent color and may not be backlit;
  5. Use shall be removed if closed for more than six (6) months.
- F. Structures on the Retail tract shall a minimum of ninety (90) percent unit masonry on the façade. Unit masonry shall include brick, natural stone or manufactured stone. The structures shall maintain an equal architectural finish on the sides and rear as on the front.
1. The building depicted on Exhibit D shall substantially conform to the building elevations, as shown on Exhibit E.
- G. No wall signs shall be permitted to face any residentially zoned property located directly adjacent to the Retail tract.
- H. The perimeter landscape area shall be reduced to a minimum of twenty (20) feet along First Street, as shown on Exhibit D.

CALLED 12.2172 ACRES  
 BONNIE MARY WINKATES  
 C.C. NO. 20121126001503960  
 L.R.C.C.T.  
 VACANT  
 ZONED: PD-17 (R)  
 FUTURE LAND USE:  
 OLD TOWN DISTRICT

40' WATER LINE EASEMENT  
 VOLUME 4343, PAGE 2718  
 L.R.C.C.T.  
 15' UTILITY EASEMENT  
 VOLUME 4343, PAGE 2722  
 L.R.C.C.T.

STATE OF TEXAS  
 VOLUME 620, PAGE 141  
 L.R.C.C.T.



PRESTON DEVELOPMENT, LTD.  
 ZONED: PD-7 (C)  
 FUTURE LAND USE: RETAIL  
 & NEIGHBORHOOD SERVICES

1850' TO MOST EASTERLY  
 SOUTHEAST CORNER COLLIN  
 COUNTY SCHOOL LAND SUR.  
 ABSTRACT NO. 147  
 SOUTHWEST CORNER W.  
 BUTLER SURVEY, ABST. 112

183 LAND CORPORATION, INC.  
 VACANT  
 ZONED: PD-67 (R/C/O)  
 FUTURE LAND USE: TOWN CENTER

CALLLED 16.168 ACRES  
 PROSPER STATE BANK  
 VOLUME 684, PAGE 178  
 L.R.C.C.T.  
 EXISTING BANK  
 ZONED: PD-17 (O)  
 FUTURE LAND USE:  
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CALLLED 0.0557 ACRES  
 TOWN OF PROSPER  
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 TOWN OF PROSPER  
 C.C. NO. 20130711000969330

CALLLED 0.3804 ACRES  
 TOWN OF PROSPER  
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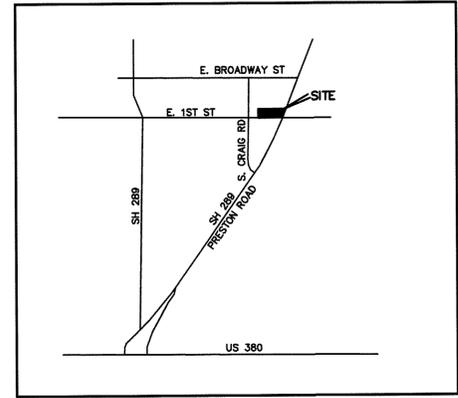
CALLLED 0.984 ACRES  
 TOWN OF PROSPER  
 C.C. NO. 20070709000937360  
 L.R.C.C.T.  
 VACANT  
 ZONED: PD-67 (R/C/O)  
 FUTURE LAND USE: TOWN CENTER

9.378 ACRES  
 183 LAND CORPORATION, INC.  
 C.C. NO. 97-0005168  
 VACANT  
 ZONED: PD-67 (R/C/O)  
 FUTURE LAND USE: TOWN CENTER

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
====	PAVEMENT	---
---	CONTOUR	---
---	BUFFER	LSB
---	FIRE LANE ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.
---	BUILDING LINE	BL

- NOTES:
- BOUNDARY/TOPOGRAPHIC SURVEY PREPARED BY SURDUKAN SURVEYING, INC.
  - THERE IS NO 100-YEAR FLOOD PLAIN ON THE SITE.
  - ALL DRIVES, TURN LANES, AND MEDIAN OPENING SHALL MEET THE TOWN OF PROSPER'S THOROUGHFARE DESIGN STANDARDS AND TXDOT'S STANDARDS.
  - ALL FIRE LANES TO MEET TOWN OF PROSPER FIRE LANE STANDARDS, INCLUDING WIDTH AND PAVEMENT SECTIONS.

SITE SUMMARY TABLE	
Site Address	NWC S.H. 289 & 1ST STREET
County	COLLIN
Project Name	PROSPER BANK
Zoning District	PD-17
Proposed use	BANK/GENERAL OFFICE
Site Area: (R.O.W. DED.)	2.321 Acres / 101,094 S.F.
Building Area	25,000 S.F.
Building Height:	3 Story - 48' TO TOP PLATE
Lot Coverage:	10,821 / 101,094 = 10.7%
Floor Area Ratio:	10,821 S.F. / 101,094 = 1:10.7
Parking Required:	BANK/GENERAL OFFICE
	1 SPC/350 S.F. = 25,000/350 = 72 SPACES
Parking Provided:	Regular Underground = 18 SPACES
	Regular above ground = 56 SPACES
	Handicap = 4 SPACES
	Total = 78 SPACES
Impervious Area:	70,111 S.F.
Impervious Area Ratio:	70,111 S.F. / 101,094 = 69.4%
Pervious Area Ratio:	30,983 S.F. / 101,094 = 30.6%



OWNER/APPLICANT  
 PROSPER BANK  
 805 E. FIRST STREET  
 PROSPER, TEXAS 75078  
 469-952-5500 TELE  
 469-952-5501 FAX

SURVEYOR  
 SURDUKAN SURVEYING, INC.  
 DAVID J. SURDUKAN, RPLS  
 P.O. BOX 126  
 ANNA, TEXAS 75409  
 972-924-8200 TELE  
 972-924-8275 FAX

ENGINEER  
 VASQUEZ ENGINEERING, L.L.C.  
 JUAN J. VASQUEZ, P.E.  
 1919 S. SHILOH ROAD  
 SUITE 440  
 GARLAND, TEXAS 75042  
 972-278-2948 TELE  
 972-271-1383 FAX

EXHIBIT "D"  
 PROSPER BANK  
 PROPOSED BLOCK 1, LOT 1  
 2.321 ACRES  
 COLLIN COUNTY SCHOOL LAND SURVEY,  
 ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY  
 FEBRUARY 26, 2015

NO.	DATE	APP.

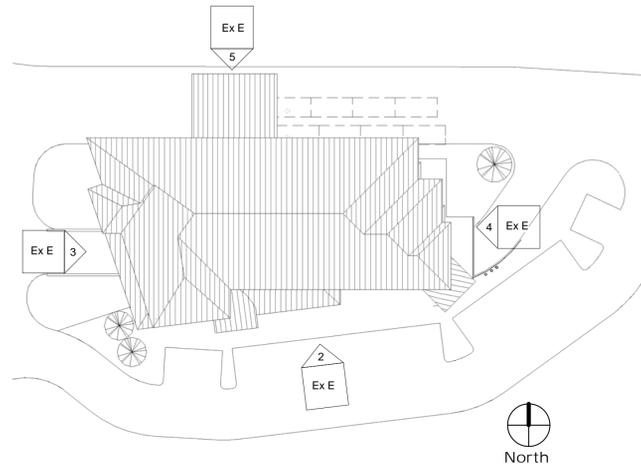


DEVELOPER:  
 PROSPER BANK  
 805 E. FIRST STREET  
 PROSPER, TX 75078

EXHIBIT D  
 PROSPER BANK  
 S.H. 289 AND FIRST  
 TOWN OF PROSPER, TEXAS

Scale: 1" = 20'  
 Designed by: JJV  
 Drawn by: TC  
 Checked by: JJV  
 590-150w\EXHIBIT D.dwg  
 Date: 02/26/2015

SHEET  
**EX D**



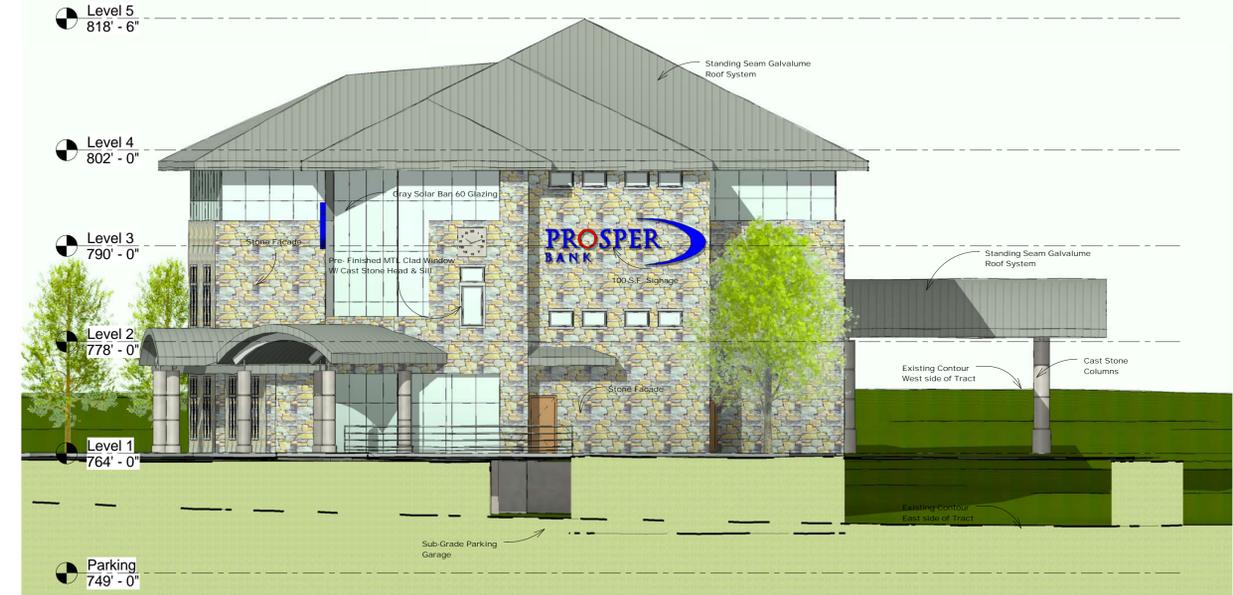
1 Key Plan  
1" = 40'-0"



2 South (Front Elevation)  
3/32" = 1'-0"



3 West  
3/32" = 1'-0"



4 East  
3/32" = 1'-0"



5 North  
3/32" = 1'-0"

ELEVATION	TOTAL SURFACE AREA OF EACH ELEVATION				
	Total Area of WALL	Total Area of DOORS & WINDOWS	Total Area of WALL EXCLUDING DOORS & WINDOWS	Total Area of STONE	Percent of STONE
West	3064	1174	1890	1890	100.0%
South	5951	2579	3372	3372	100.0%
North	6940	2031	4909	4909	100.0%
East	3186	649	2537	2537	100.0%

EXHIBIT E  
PROSPER BANK  
Proposed Block 1, Lot 1  
Collin County School Land Survey,  
Abstract No. 147  
Town of Prosper, Collin County  
February 17, 2015

**General Notes:**

1. This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Department.
2. All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.
3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
4. All signage areas and locations are subject to approval by the Building Inspection Department.

OWNER/APPLICANT:

PROSPER BANK  
805 E. FIRST STREET  
PROSPER, TX. 75078  
469-952-5500 TELE  
469-952-5501 FAX

SURVEYOR:

SURDUKAN SURVEYING, INC.  
DAVID J. SURDUKAN, R.P.L.S.  
P.O. BOX 126  
ANNA, TX. 75409  
972-924-8200 TELE  
972-924-8275 FAX

ARCHITECT:

T.A.G., INC.  
PERRY THOMPSON, III  
P.O. BOX 8113  
TYLER, TX. 75711  
903-871-0200 TELE  
903-539-4067 CELL



DATE: 2/16/15  
THE SEAL APPEARING ON THIS DOCUMENT IS NOT VALID WITHOUT AN AUTHORIZED SIGNATURE. EXPIRES: MARCH 2015

STATEMENT OF OWNERSHIP  
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF TEXAS REGISTERED ARCHITECT PERRY THOMPSON, III (#1401). THE SEAL APPLIED TO THIS DOCUMENT IS PLACED PURSUANT TO SUBCHAPTER F, RULE 1103 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING THAT IS NOT CONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MODIFY THIS DRAWING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

STATEMENT OF JURISDICTION  
THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, P.O. BOX 12327 AUSTIN, TEXAS 78711-2327 IS 2009-2000 HAS JURISDICTION OVER COMPLAINTS REGARDING THE PROFESSIONAL PRACTICES OF PERSONS REGISTERED AS ARCHITECTS IN TEXAS.

STATEMENT OF COPYRIGHT  
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA NOTES, AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN LICENSED TO THE CLIENT FOR USE ONLY ON THIS SITE FOR THIS PROJECT, AND SHALL NOT BE UTILIZED FOR MULTIPLE PROJECTS AND/OR MULTIPLE SITES.

DEVELOPER:

PROSPER BANK  
805 E. FIRST STREET  
PROSPER, TX. 75078

EXHIBIT E

PROSPER BANK  
S.H. 289 AND FIRST  
PROSPER, TX. 75078

Exhibit E

Project #  
Date 2-17-15  
Drawn By Author  
Checked By Checker

Ex E

Scale As indicated