

**AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20 AND ORDINANCE NO. 96-22; REZONING A TRACT OF LAND CONSISTING OF 1.441 ACRES, MORE OR LESS, SITUATED IN THE JOHN R. TUNNEY SURVEY, ABSTRACT NO. 916, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, HERETOFORE ZONED COMMERCIAL (C) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-RETAIL (PD-R); 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. 96-22 should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Lord Ganesh, Inc. ("Applicant") to rezone 1.441 acres of land, more or less, situated in the John R. Tunney Survey, Abstract No. 916 (Boueri Addition, Block A, Lot 1), 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. 96-22. Zoning Ordinance No. 05-20 and Ordinance No. 96-22 is amended as follows: The zoning designation of the below-described property containing 1.441 acres of land, more or less, situated in the John R. Tunney Survey, Abstract No. 916 (Boueri Addition, Block A, Lot 1), 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-Retail (PD-R). The property as a whole and the boundaries for each zoning classification are more particularly described in Exhibit "A" 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 statement of intent and purpose, attached hereto as Exhibit "B"; 2) the planned development standards, attached hereto as Exhibit "C"; 3) the concept plan, attached hereto as Exhibit "D"; 4) the development schedule, attached hereto as Exhibit "E", 5) and the conceptual elevations, attached hereto as Exhibit "F" 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.

Written notice of any amendment to this Planned Development District shall be sent to all property owners within two hundred feet (200') of the specific area to be amended.

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.

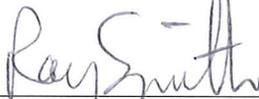
SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper 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.

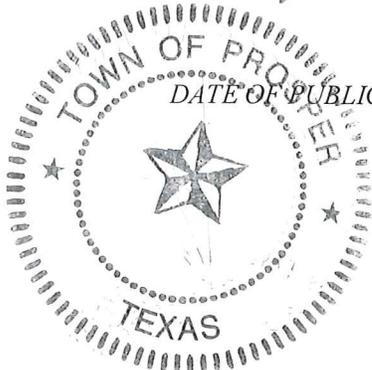
DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS ON THIS 8<sup>th</sup> DAY OF MAY, 2012.

APPROVED AS TO FORM:

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

ATTESTED TO AND  
CORRECTLY RECORDED BY:

  
\_\_\_\_\_  
Amy Piukana, Town Secretary



DATE OF PUBLICATION: May 16, 2012, Prosper Press

# EXHIBIT "A"

BEING a tract of land situated in the John R. Tunney Survey, Abstract No. 916, Collin County, Texas and being the same tract of land conveyed to Dan Christie, by deed recorded in Volume 5108, Page 3192, Deed Records, Collin County, Texas, and being conveyed to Lord Ganesh, Inc, a Texas corporation by deed recorded in Instrument No. 20120103000006870, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to G & M Investments, A Texas General Partnership, by deed recorded in Instrument No. 20060516000658690, of the Official Public Records of Collin County, Texas, and lying in the South line of a tract of land conveyed to Proscos, LLC, A Texas Limited Liability Company, by deed recorded in Instrument No. 20090908001123920, of the Official Public Records of Collin County, Texas;

Thence South 89 degrees 27 minutes 37 seconds East, along the South line of said Proscos tract, a distance of 500.12 feet to a point for corner, said corner lying in the centerline line of Preston Road (variable width right-of-way);

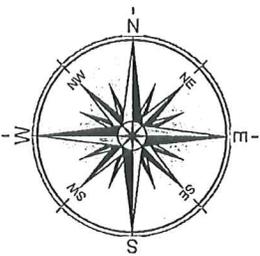
Thence South 19 degrees 54 minutes 29 seconds West, along the centerline of said Preston Road, a distance of 139.43 feet to a point for corner;

Thence North 89 degrees 28 minutes 37 seconds West, a distance of 454.24 feet to a 1/2 inch iron rod found for corner, said corner lying in the East line of said G & M Investments tract;

Thence North 00 degrees 41 minutes 44 seconds East, along the East line of said G & M Investments tract, a distance of 131.54 feet to the POINT OF BEGINNING and containing 1.441 acres of land.



*Bryan Connally*  
BRYAN CONNALLY  
R.P.L.S. NO. 5513



## CBG Surveying, Inc.

PLANNING • SURVEYING  
12025 Shiloh Road Suite 230 Dallas, Texas 75228  
P 214.349.9485 • F 214.349.2216  
www.cbgdw.com

SHEET 1 OF 1  
JOB NO. 1103977-3  
DRAWN BY: R.G.  
DATE: 02/28/12

# Boueri Addition, Block A, Lot 1

BEING a tract of land situated in the John R. Tunney Survey, Abstract No. 916, Collin County, Texas and being the same tract of land conveyed to Dan Christie, by deed recorded in Volume 5108, Page 3192, Deed Records, Collin County, Texas, and being conveyed to Lord Canesh, Inc., a Texas corporation by deed recorded in Instrument No. 2012010300006870, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to C & M Investments, a Texas General Partnership, by deed recorded in Instrument No. 20050516000505690, of the Official Public Records of Collin County, Texas; and lying in the South line of a tract of land conveyed to Prospa, LLC, a Texas Limited Liability Company, by deed recorded in Instrument No. 20090908001125920, of the Official Public Records of Collin County, Texas;

Thence South 89 degrees 27 minutes 37 seconds East, along the South line of said Prospa tract, a distance of 500.12 feet to a point for corner, said corner lying in the centerline line of Preston Road (variable width right-of-way);

Thence South 19 degrees 54 minutes 29 seconds West, along the centerline of said Preston Road, a distance of 139.43 feet to a point for corner;

Thence North 89 degrees 28 minutes 37 seconds West, a distance of 454.24 feet to a 1/2 inch iron rod found for corner, said corner lying in the East line of said C & M Investments tract;

Thence North 00 degrees 41 minutes 44 seconds East, along the East line of said C & M Investments tract, a distance of 131.54 feet to the POINT OF BEGINNING and containing 1.441 acres of land.

OWNER:  
PROSPA, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
INSTRUMENT NO. 20090908001125920  
PROSPER (EXTRA-JURISDICTIONAL JURISDICTION (AMERICAN ACHT MINT))  
LAND USE: MIDDLE HILL PETS RESORT  
FLUP: MEDIUM DENSITY RESIDENTIAL

OWNER:  
C & M INVESTMENTS,  
A TEXAS GENERAL PARTNERSHIP  
INSTRUMENT NO. 20050516000505690  
ZONING: SINGLE FAMILY-15  
LAND USE: SINGLE FAMILY RESIDENTIAL  
FLUP: MEDIUM DENSITY RESIDENTIAL

OWNER:  
LORD CANESH, INC.  
A TEXAS CORPORATION  
BOUERI ADDITION  
BLOCK A, LOT 1  
VOLUME 2012, PAGE 84

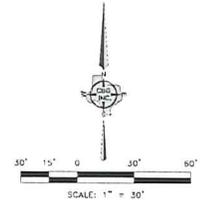
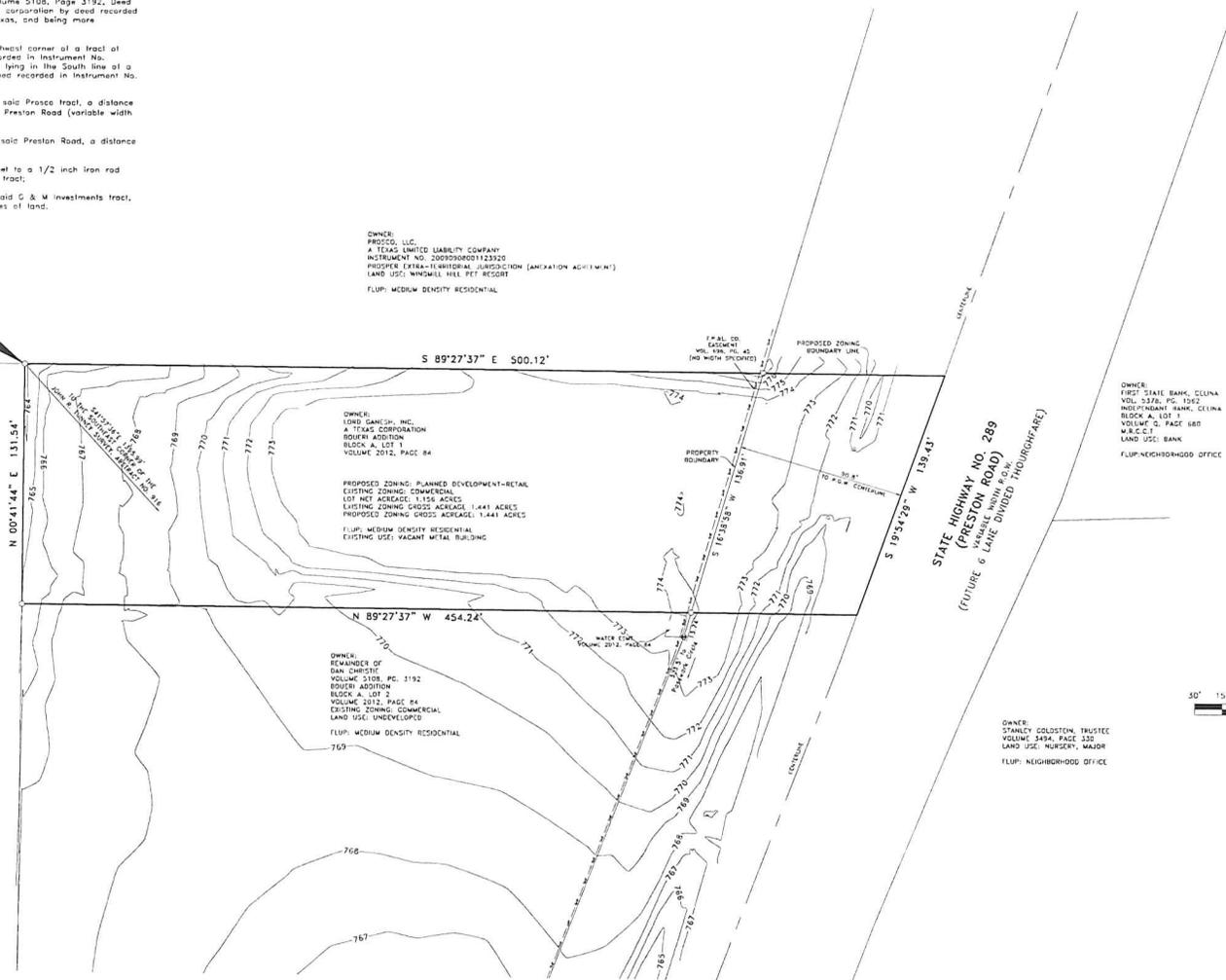
PROPOSED ZONING: PLANNED DEVELOPMENT-RETAIL  
EXISTING ZONING: COMMERCIAL  
LOT NET ACRES: 1.156 ACRES  
EXISTING ZONING GROSS ACRES: 1.441 ACRES  
PROPOSED ZONING GROSS ACRES: 1.441 ACRES  
FLUP: MEDIUM DENSITY RESIDENTIAL  
EXISTING USE: VACANT METAL BUILDING

OWNER:  
REMANUES OF  
DAN CHRISTIE  
VOLUME 5108, P. 3192  
BOUERI ADDITION  
BLOCK A, LOT 2  
VOLUME 2012, PAGE 84  
EXISTING ZONING: COMMERCIAL  
LAND USE: UNDEVELOPED  
FLUP: MEDIUM DENSITY RESIDENTIAL

OWNER:  
FIRST STATE BANK, COLLINA  
VOL. 5108, P. 1062  
INDEPENDENT BANK, COLLINA  
BLOCK A, LOT 1  
VOLUME 2, PAGE 680  
M.A.C.L.T.  
LAND USE: BANK  
FLUP: NEIGHBORHOOD OFFICE

OWNER:  
STANLEY GOLDSTON, TRUSTEE  
VOLUME 3498, PAGE 330  
LAND USE: NURSERY, MAJOR  
FLUP: NEIGHBORHOOD OFFICE

POINT OF BEGINNING



VICINITY MAP  
NOT TO SCALE

NOTES:  
1) BEARINGS, EASEMENTS, AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
2) THE THROUGHPARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

OWNER: LORD CANESH, INC.  
2865 RIDGE ROAD  
ROCKWALL, TX 75087  
P: 214-554-4499

NOTE: ACCORDING TO THE F.L.U.M. IN MAP NO. 480850235 J, THIS PROPERTY LIES IN ZONE J, AND SHALL NOT BE WITHIN THE 100 YEAR FLOOD ZONE.

REVISIONS		
DATE	BY	NOTES

LEGEND	
(Symbol)	OWNER, INC. UNRECORDED
(Symbol)	1/2" IRON ROD FOUND
(Symbol)	NEIGHBORHOOD OFFICE
(Symbol)	
(Symbol)	

C.B.G. Surveying, Inc.  
12025 S. Inland Pk., Suite 200  
Dallas, Texas 75228  
P: 214-349-9485 F: 214-349-2215  
www.cbgsw.com

SCALE	DATE	JOB NO.	D.F. NO.	DRAWN
1"=30'	02/22/12	1101977-3		R.C.

EXECUTED THIS 28th day of February, 2012

*Bryan Canesh*  
Bryan Canesh  
Registered Professional Land Surveyor No. 5513

CASE NO. 712-0003

<b>EXHIBIT A</b>	
BOUERI ADDITION, BLOCK A, LOT 1	
TOWN OF PROSPER, COLLIN COUNTY, TEXAS	
787 N. PRESTON ROAD	

## EXHIBIT “B”

### STATEMENT OF INTENT & PURPOSE

#### BUMPER TO BUMPER AUTO SERVICE

Prosper, Texas

##### Intent

It is our intention to show the improvements we have planned for the exterior of the building, show the living screen we will provide along the western and northern boundaries, and request the ability to use the entire building as a major automotive repair use. We ensure that no bay doors will face residential areas. We are requesting to rezone the property from Commercial (C) to Planned Development-Retail (PD-R).

##### Purpose

The services provided by Bumper to Bumper Auto Service include: Tire Service, Auto Collision Service, and Transmission and Engine Repair.

The purpose of this development is to provide the best possible automobile repair service to the citizen. Face lifting of the building, landscaping, and other related improvements will enhance the appearance of the surrounding neighborhood. This development will generate revenue for the town and will be a part of the current and future economic growth of Prosper.

## EXHIBIT “C”

### PLANNED DEVELOPMENT STANDARDS

#### BUMPER TO BUMPER AUTO SERVICE

##### Prosper, Texas

The tract shall develop under the regulations of the Retail (R) District as outlined in the Town’s Zoning Ordinance No. 05-20, as it exists or may be amended, with the following conditions:

#### 1.0 Permitted Uses

1.1 The land uses followed with an “S” are only permitted with a Specific Use Permit and uses followed by a “C” are only permitted subject to the conditional development standards set forth in the Town’s Zoning Ordinance. The permitted land uses within this Planned Development-Retail District are as follows:

- Administrative, Medical, or Professional Office
- Antenna and/or Antenna Support Structure, Non-Commercial C
- Antique Shop and Used Furniture
- Artisan’s Workshop
- Auto Parts Sales, Inside
- Automobile Repair, Minor, subject to development standards below in 2.0
- Automobile Repair, Major, subject to development standards below in 2.0
- Bank, Savings and Loan, or Credit Union
- Beauty Salon/Barber Shop
- Bed and Breakfast Inn
- Beer & Wine Package Sales C
- Building Material and Hardware Sales, Minor
- Business Service
- Civic/Convention Center

- Convenience Store without Gas Pumps
- Dry Cleaning, Minor
- Equipment and Machinery Sales and Rental, Minor
- Farmer's Market
- Feed Store
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gunsmith
- Gymnastics/Dance Studio
- Health/Fitness Center
- Homebuilding Market Center
- House of Worship
- Household Appliance Service and Repair
- Insurance Office
- Locksmith/Security System Company
- Massage Therapy, Licensed
- Mobile Food Vendor C
- Municipal Uses Operated by the Town of Prosper
- Museum/Art Gallery
- Nursery, Minor
- Park of Playground
- Pet Day Care C
- Print Shop, Minor
- Private Recreation Center
- Private Utility, other than Listed
- Restaurant, Drive In
- Retail Stores and Shops
- Retail/Service Incidental Use
- School, Private or Parochial
- School, Public
- Small Engine Repair Shop
- Stealth Antenna, Commercial C
- Telephone Exchange
- Temporary Building C
- Theater, Neighborhood
- Veterinarian Clinic and/or Kennel, Indoor

## 2.0 Development Standards for Automobile Repair Uses

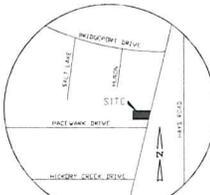
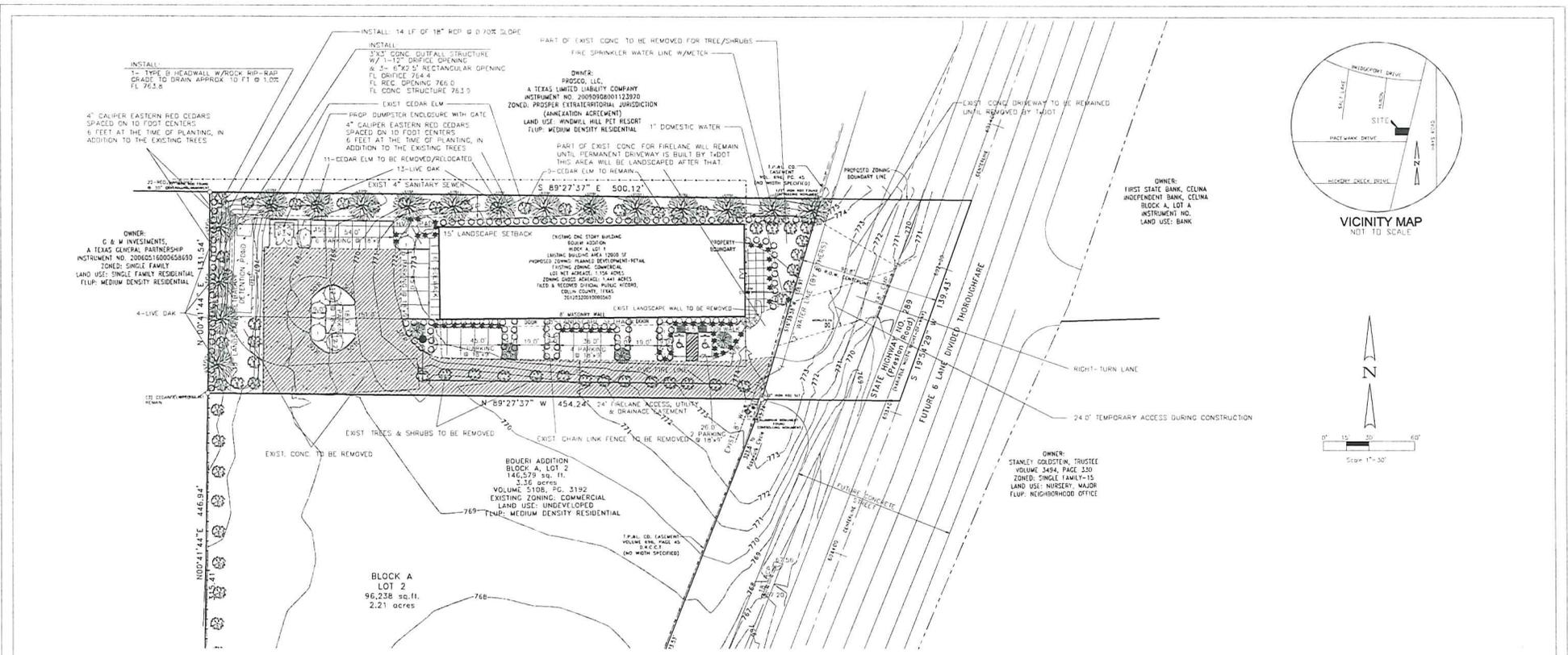
- 2.1 All buildings, gasoline pump islands, vacuums, outdoor speakers, gasoline or fuel storage tanks, air and water dispensers, and other structures in conjunction with any automotive use shall be located a minimum of one hundred fifty (150) feet from the western property line, as shown on Exhibit D. No service bay shall face a residential zoning district. An automotive use shall be defined as the sales, leasing, renting, servicing, repair, or washing of automobiles, boats, motorcycles, trucks, or any other motor vehicle.
- 2.2 Daily operation of any automobile repair use shall begin no earlier than 7:00 a.m. and cease no later than 7:00 p.m. An automobile repair use is not permitted to operate on Sunday.

## 3.0 Land Use Screening Standards

- 3.1 In place of a masonry wall along the western and northern property boundaries, a solid evergreen living screen shall be planted as shown on Exhibit D. The solid evergreen living screen shall contain a minimum of 4" caliper eastern red cedars spaced on 10 foot centers, 6 feet at the time of planting, in addition to the existing large trees.

## 4.0 Exterior Building Material Standards

- 4.1 The existing façade shall be improved to include a masonry façade on the east and south elevations as conceptually shown on Exhibit F. Exhibit F shows architectural elements on the east and south elevation, where the building is clearly visible from Preston Road. Exhibit F shows the existing cementitious fiber board siding on the west and north elevations to be painted to match the brick veneer. All façade improvements shall be completed prior to Town issuance of a Certificate of Occupancy.



VICINITY MAP  
NOT TO SCALE



OWNER:  
C & M INVESTMENTS,  
A TEXAS GENERAL PARTNERSHIP  
INSTRUMENT NO. 200621600058600  
ZONED: SINGLE FAMILY  
LAND USE: SINGLE FAMILY RESIDENTIAL  
FLUP: MEDIUM DENSITY RESIDENTIAL

OWNER:  
FIRST STATE BANK, CELINA  
INDEPENDENT BANK, CELINA  
BLOCK A, LOT A  
INSTRUMENT NO.  
LAND USE: BANK

OWNER:  
STANLEY GOLDSTEIN, TRUSTEE  
VOLUME 3494, PAGE 130  
ZONED: SINGLE FAMILY-15  
LAND USE: NURSERY, MAJOR  
FLUP: NEIGHBORHOOD OFFICE

LANDSCAPE REQUIREMENT	
PARKING	FRONTAGE
01. REQ. 15 SF OF IS AREA FOR EACH PARKING FOR 24' SPACES = 24 X 15 = 360 SFT PROVIDED: 2,400 SFT	NORTH PRISON ROAD TREES REQUIRED = 1 LARGE TREE/35 FT & 5 TREES ARE ALLOCATED AT 60' FRONTAGE OF PRISON ROAD AT EQUALLY SPACED
02. REQ. ONE LARGE OR 3 SMALL TREES ARE REQUIRED FOR EACH 10' WIDE PARKING SPACE IN A ROW PROVIDED: MAXIMUM 3 PARKING SPACES ARE IN ONE ROW. TREE PROVIDED AS REQUIRED	NORTH PROPERTY LINE TREES REQUIRED = 403/350 = 13 TREES PROVIDED = 12 EXISTING TREE REMAINS = 08
03. REQ. ISLAND SHOULD BE AT LEAST 100 SFT NOT LESS THAN 5'-0" WIDE PROVIDED: EACH 10' WIDE WITH 270 SFT	WEST PROPERTY LINE TREES REQUIRED = 131/30 = 05 TREES PROVIDED = 04 EXISTING TREE REMAINS = 03
04. REQ. FOUNDATION PLANNING IS REQUIRED FOR BUILDING 100,000 SFT OR LARGER PROVIDED: NOT APPLICABLE FOR 12,000 SFT	

SITE DATA SUMMARY TABLE		
1) ZONING		PD-RETAIL
2) PERMITTED USE PER PD		
3) LOT AREA	50,341 S.F.	1.16 Ac
4) BUILDING AREA	12,000 S.F.	
5) BUILDING HEIGHT	24 FT	
6) LOT COVERAGE (BUILDING PAD AREA/LOT AREA)	24%	
7) FLOOR AREA RATIO (FLOOR SPACE AREA/LOT AREA)	24%	
8) TOTAL PARKING REQUIRED (WITH RATIO)	24 (1:500)	
9) TOTAL PARKING PROVIDED	24	
10) HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE	2	
11) HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE	2	
12) SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,437 S.F.	
13) OPEN SPACE PROVIDED	14,904 S.F.	

GENERAL NOTES

- SUBDIVISION NAME: BOUERI ADDITION, BLOCK A, LOT 1
- CURRENT ZONING: COMMERCIAL
- PROPOSED USE: PERMITTED BY PD
- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSE AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAN.
- 12" WATER LINE LAYOUT IS FOR INFORMATION PURPOSE ONLY. LAND WARE DRAIN APPROXIMATELY FROM "SH249 PROSPER UTILITY RELOCATIONS" BY RLK ENGINEERING, INC. SHEET NO. 8 OF 12
- NO LOT TO LOT DRAINAGE WILL BE ALLOWED
- ACCORDING TO THE F.L.R.M. NO. 48365C02351, NO FLOOD PLAIN EXISTS ON THE SITE
- NO LAND DEDICATION

LEGEND

- PP POWER POLE
- WM WATER METER
- WV WATER VALVE
- EH EXIST. FIRE HYDRANT
- PH PROP. FIRE HYDRANT
- CD CLEANOUT
- OPW OVERHEAD POWER LINE
- W EXIST. WATER LINE
- SS EXIST. SANITARY SEWER LINE
- F FENCE
- 556 EXIST. CONTOUR
- ET EXIST. TREE TO REMAIN
- ER EXIST. TREE TO REMOVE
- PRP PROP. SHRUBS
- PT PROP. TREES

No.	DATE	REVISION
2		
3	03/30/12	Revised as per Town Comments
2	01/20/12	Revised as per Town Comments
1	01/05/12	



Md. Naim Uddin Khan 03-30-12  
ENGINEER NO. 8776. THIS PLAN IS PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN, REGISTERED PROFESSIONAL ENGINEER. THE SEAL APPEARING ON THIS DOCUMENT WAS REVOKED BY THE NEW LEGISLATION P.L. 87776.

**ND & Associates, LLC**  
1414 W. Santa Gertrudis #504  
Kingsville, Texas 78363  
PH: (214) 533 7181  
EMAIL: naim1207@yahoo.com  
FIRM # F - 13340

Z12-0003 EXHIBIT D BUMPER TO BUMPER AUTO SERVICE JOHN R. TUNNEY SURVEY, ABSTRACT NO. 916 BOUERI ADDITION, BLOCK A, LOT 1, 1.44 Acres TOWN OF PROSPER, COLLIN COUNTY, TEXAS OWNER: LORD GANESH, INC. 2860 RIDGE ROAD, ROCKWALL, TEXAS 75087 PH: 214-504-4499	DATE: 03/30/12	SCALE: NDA NDA PROJECT #: 789-PROS-11 SHEET NO.:	1 OF 1
---	-------------------	---	--------

EXHIBIT "E"

DEVELOPMENT SCHEDULE

BUMPER TO BUMPER AUTO SERVICE

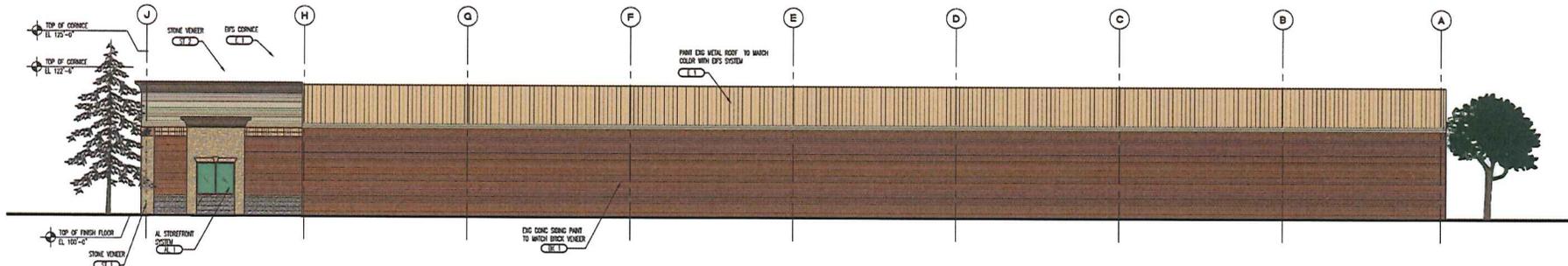
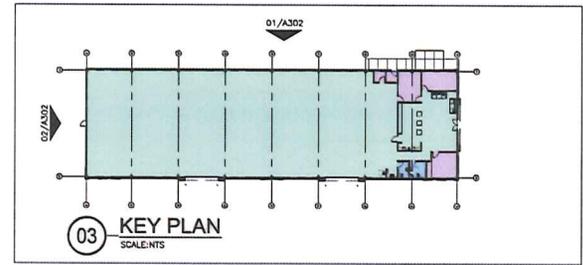
Prosper, Texas

Following Town approval and receipt of a building permit, it is estimated that the construction of Bumper to Bumper Auto Service will be completed within twelve months or less.

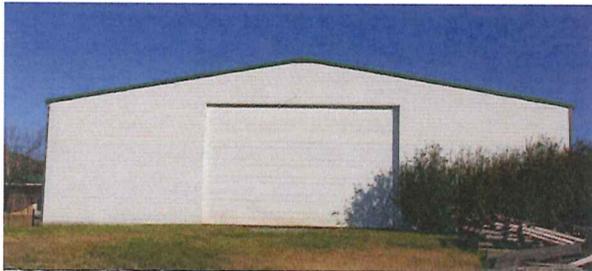




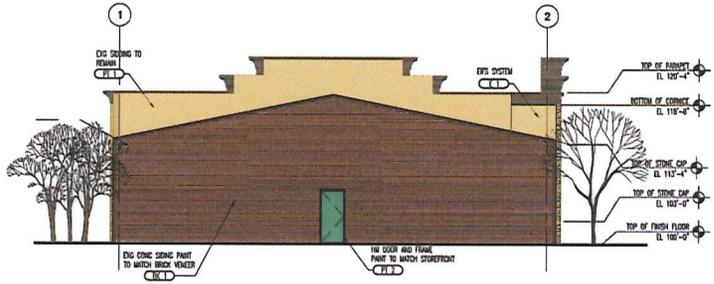
01 EXISTING NORTH VIEW (RIGHT)  
SCALE: 1/8"=1'-0"



01 PROPOSED NORTH VIEW (RIGHT)  
SCALE: 1/8"=1'-0"



02 EXISTING WEST VIEW (REAR)  
SCALE: NTS



02 PROPOSED WEST VIEW (REAR)  
SCALE: 1/8"=1'-0"

**EXHIBIT F**  
BUMPER TO BUMPER AUTO SERVICE  
JOHN R. TUNNEY SURVEY, ABSTRACT NO. 916  
BOUERI ADDITION, BLOCK A, LOT 1, 50,341 SF/1.16 AC.  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
OWNER: LORD GANESH, INC.  
2860 RIDGE ROAD, ROCKWALL, TEXAS 75032  
PH: 214-504-4499

**fk design**  
REGISTERED ARCHITECT  
STATE OF TEXAS

011 s. central expressway suite 417  
richardson, texas 75080  
469-304-5512  
fax: 214-412-1161  
web: fk-architects.com

Original Date:  
NOVEMBER 24, 2011

Issue Log  
ISSUED FOR REVIEW 12/07  
ISSUED FOR REVIEW 12/09  
ISSUED FOR PD 02/12

Project Number:  
11-025

Sheet Number:  
A302

03/19/12