

**AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20 AND ORDINANCE NO. 96-20; REZONING A TRACT OF LAND CONSISTING OF 4.977 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 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 should be amended; and

**WHEREAS**, the Town of Prosper, Texas ("Prosper") has received a request from Jobe Properties LTD ("Applicant") to rezone 4.977 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. 96-20. Zoning Ordinance No. 05-20 and Ordinance No. 96-20 is amended as follows: The zoning designation of the below-described property containing 4.977 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-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", and; 5) 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 District shall be sent to all owners of properties within the District as well as all properties within two hundred feet (200') of the District 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.

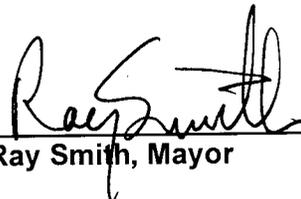
**SECTION 7**

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.

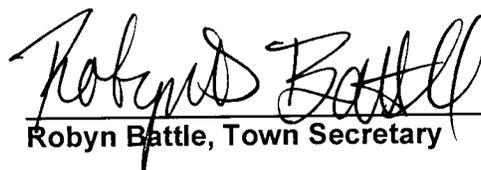
**SECTION 8**

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

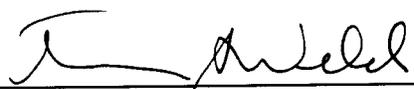
**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 24TH DAY OF SEPTEMBER, 2013.**

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

ATTEST:

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

APPROVED AS TO FORM AND LEGALITY:

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

**EXHIBIT "A"**

BEING a tract of land located in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 and being a replat of Lot 1, Block C, of Stone Creek, an Addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Cabinet J, Page 774, Map Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the West line of State Highway No 289 (Preston Road), a variable width right-of-way, at the Southeast corner of said Addition, same being the Southeast corner of said Lot 1;

THENCE South 89 degrees 17 minutes 04 seconds West, along the South line of said Addition, a distance of 338.15 feet to a 1/2 inch iron rod with a red plastic cap stamped "PBS&J" found at the Southwest corner of said Lot 1;

THENCE Northerly, along the West line of said Lot 1, the following seven (7) courses and distances: North 17 degrees 10 minutes 46 seconds West, a distance of 75.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 77 degrees 12 minutes 28 seconds West, a distance of 30.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 05 degrees 51 minutes 59 seconds East, a distance of 58.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 39 degrees 08 minutes 42 seconds West, a distance of 89.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 19 degrees 05 minutes 40 seconds East, a distance of 96.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 30 degrees 21 minutes 27 seconds East, a distance of 28.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 04 degrees 38 minutes 36 seconds East, a distance of 21.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "GEODATA" found at the Northwest corner of said Lot 1;

THENCE North 57 degrees 07 minutes 22 seconds East, a distance of 268.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

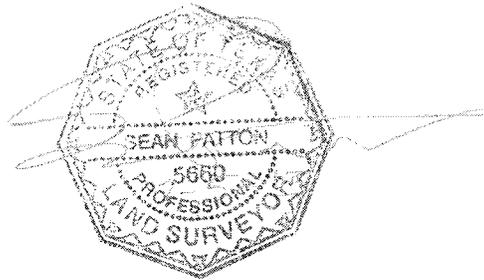
THENCE North 86 degrees 20 minutes 07 seconds East, a distance of 151.91 feet to a p. k. nail found in a wood fence for corner;

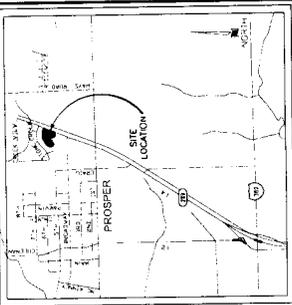
THENCE South 75 degrees 53 minutes 57 seconds East, a distance of 194.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the said West line of State Highway No. 289, at the Northeast corner of said Lot 1;

THENCE Southwesterly, along the said West line of Preston Road, the following three (3) courses and distances: South 27 degrees 18 minutes 01 seconds West, a distance of 58.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 20 degrees 41 minutes 31 seconds West, a distance of 400.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 12 degrees 06 minutes 44 seconds West, a distance of 20.31 feet to the POINT OF BEGINNING and containing 216,819 square feet or 4.977 acres of land.





**LEGAL DESCRIPTION**

BEING a tract of land located in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, containing 100 acres, more or less, as shown on the plat thereof recorded in the Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the West line of State Highway No. 289 (Preston Road), a distance of 174.14 feet to the Southeast corner of the said lot; thence South 89 degrees 17 minutes 04 seconds West, a distance of 174.14 feet to the Southeast corner of said lot; thence North 17 degrees 10 minutes 46 seconds East, a distance of 75.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** North 77 degrees 07 minutes 07 seconds East, a distance of 30.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** North 05 degrees 51 minutes 59 seconds East, a distance of 58.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** North 19 degrees 08 minutes 42 seconds West, a distance of 89.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** North 30 degrees 21 minutes 27 seconds East, a distance of 28.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** North 04 degrees 38 minutes 36 seconds East, a distance of 71.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** North 53 degrees 07 minutes 07 seconds East, a distance of 268.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** North 86 degrees 30 minutes 07 seconds East, a distance of 151.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** South 75 degrees 53 minutes 51 seconds East, a distance of 184.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the South West line of State Highway No. 289, at the Northeast corner of said lot;

**THENCE** South 75 degrees 41 minutes 31 seconds West, a distance of 50.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** South 20 degrees 41 minutes 31 seconds West, a distance of 400.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**THENCE** South 12 degrees 08 minutes 44 seconds West, a distance of 203.1 feet to the POINT OF BEGINNING and containing 216.619 square feet or 4.977 acres of land.

Explored this day of \_\_\_\_\_, 2013

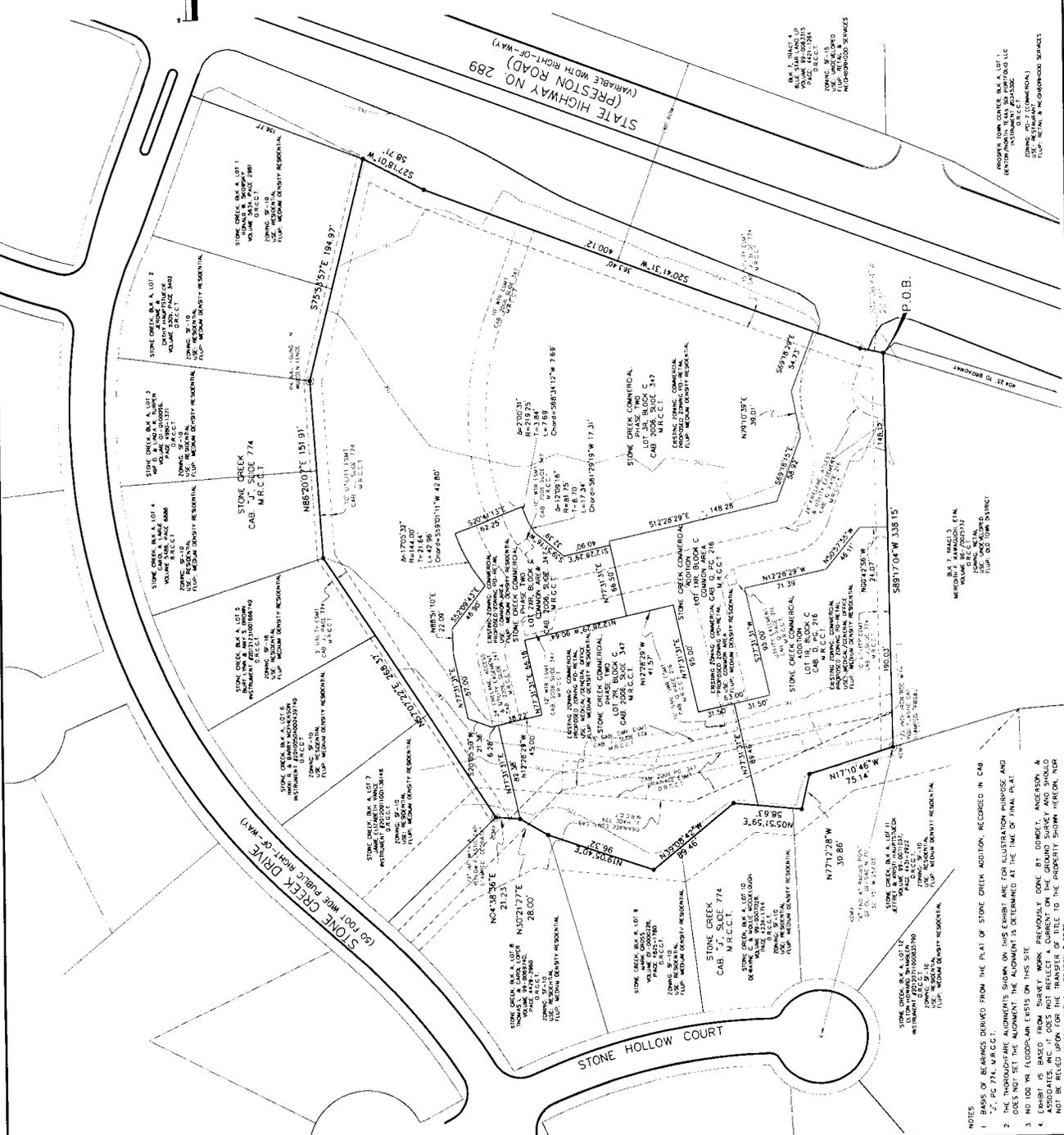
\_\_\_\_\_  
Registered Professional Land Surveyor  
No. 5660

**713-0013**  
**EXHIBIT A**  
**STONE CREEK COMMERCIAL**  
**4.977 ACRES**

AN ADDITION TO THE TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS  
JULY 8, 2013 SCALE: 1" = 40'

OWNER/DEVELOPER  
**JOBE PROPERTIES LTD.**  
701 N. PRESTON ROAD, SUITE C  
PROSPER, TEXAS 75085  
CONTACT: PHIL JOBE

ENGINEER  
**DOMDEY ANDERSON & ASSOCIATES, INC.**  
5515 Maple Lane, Suite 200, North Prosper, TX 75086  
CONTACT: BRIAN A. JAREK



- NOTES
1. BASIS OF BEARINGS DERIVED FROM THE PLAT OF STONE CREEK ADDITION, RECORDED IN COLLIN COUNTY PUBLIC RECORDS, BOOK 147, PAGE 774, M.R.C.C.T.
  2. THE THURSDAY-FARE ALIGNMENTS SHOWN ON THIS CERTIFICATE ARE FOR ILLUSTRATION PURPOSES AND DO NOT REPRESENT THE FINAL ALIGNMENTS TO BE BOUNDARY AT THE TIME OF FINAL PLAT.
  3. ALL LOTS ARE FLOODPLAIN AREAS ON THIS SITE.
  4. EXHIBIT IS BASED FROM SURVEY WORK PREVIOUSLY DONE BY COMET, ANDERSON & ASSOCIATES, INC. IF DOES NOT REFLECT A CURRENT OR THE GROUND SURVEY AND SHOULD NOT BE RELIED UPON FOR THE TRANSFER OF TITLE TO THE PROPERTY SHOWN HEREON, NOR SHOULD IT BE RELIED UPON FOR ANY FURTHER PURPOSES.

#Z13-0013

EXHIBIT "B"

STATEMENT OF INTENT & PURPOSE

STONE CREEK COMMERCIAL

Prosper, Texas

The purpose for the Planned Development Retail District (R) is to establish a zoning that is compatible with the existing uses of land and existing structures within the subject parcel of land. This proposed Planned Development will establish a high quality development that will be successful for the economic viability of the land and will produce cohesive construction between existing and proposed architecture benefiting the citizens of Prosper in the future.

The proposed zoning will allow for retail and/or office development, as currently defined in the Retail District base zoning, and additional requirements that will enhance and create an environment that provides retail related service business.

#Z13-0013

EXHIBIT "C"

# Stone Creek Commercial

Planned Development Regulations  
Prosper, Texas

## 1.0 General Regulations:

- 1.1 Except as otherwise set forth in these Planned Development Regulations, the property shall develop under the Retail District (R) standards in the Town's Zoning Ordinance as it currently exists or may be amended.
- 1.2 Definitions used herein shall be the same as those found in the Zoning Ordinance for the Town of Prosper, Texas.

## 2.0 Regulations:

- 2.1 Size of Yards:
  - 2.1.1 Minimum Front Yard:
    - a. Thirty (30) foot building setback adjacent to Preston Road.
  - 2.1.2 Minimum Side Yard:
    - a. No side yard setback is required adjacent to Lot 3XR.
    - b. Thirty (30) feet for a one (1) story building adjacent to a residential district as shown in Exhibit "D".

NOTE: there is a ten (10) foot side yard adjacent to non-residential use for existing Lot 1R.
  - 2.1.3 Minimum Rear Yard:
    - a. No rear yard setback is required adjacent to Lot 3XR.
    - b. Thirty (30) feet for a one (1) story building adjacent to a residential district as shown in Exhibit "D".
- 2.2 No internal setbacks shall be required adjacent to Lot 3XR as a landscape buffer or building setback.
- 2.3 Lots shall be permitted to front onto Lot 3XR, Private Street, and common area lots.
- 2.4 Lot 3XR shall be a fire lane, access, and utility easement to provide public access to all lots.
- 2.5 Lot 3XR shall be a common area lot and shall be owned and maintained by the Stone Creek Commercial Property Owners Association (POA).
- 2.6 The property shall be subject to, and each lot owner, shall be a member of the Stone Creek Commercial Property Owners Association (POA).

### 3.0 Permitted Uses:

- 3.1 Proposed land uses that are permitted within Retail District (R) uses shall meet the allowable land uses within this Planned Development as set forth by the Town's Zoning Ordinance as it currently exists or may be amended.

### 4.0 Parking Provisions:

- 4.1 Dead-end parking aisles shall be permitted with the construction of this Planned Development as shown in Exhibit "D".

### 5.0 Exterior Appearance of Building and Structures:

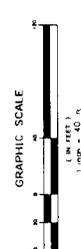
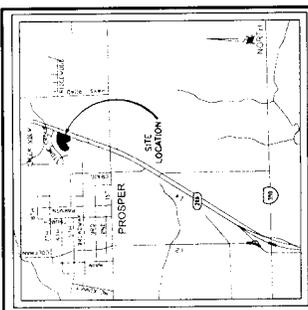
- 5.1 No Single Primary material shall be restricted to a certain percent of elevation area. All proposed buildings shall conform to the aesthetic materials of the existing buildings, as shown in Exhibit "F". The permitted materials shall consist of the following allowable materials:

- Masonry shall be a standard split face CMU with limestone color
- Cast stone lintels and sills shall be precast concrete with limestone color
- Mortar mix shall match the existing building and running bond joints
- Standing seam metal roof & louvers shall be prefinished in gray to match existing buildings.
- Doors, window frames, & louvers shall be a white gloss enamel to match existing buildings.
- All wall mounted or exposed utilities shall be three (3) coat painted to match existing buildings.
- Any exposed rafters shall be stained to match the existing buildings in red cedar wood.
- Any exposed entry truss, front colonnade beam, fascia boards, roof underside planks shall be stained to match the existing buildings in red cedar wood.

- 5.2 Proposed buildings shall incorporate a pitched, gabled, mansard, hipped, or otherwise sloped roof to match the existing buildings. All proposed sloped roofs shall have a three (3) in twelve (12) inch minimum slope.

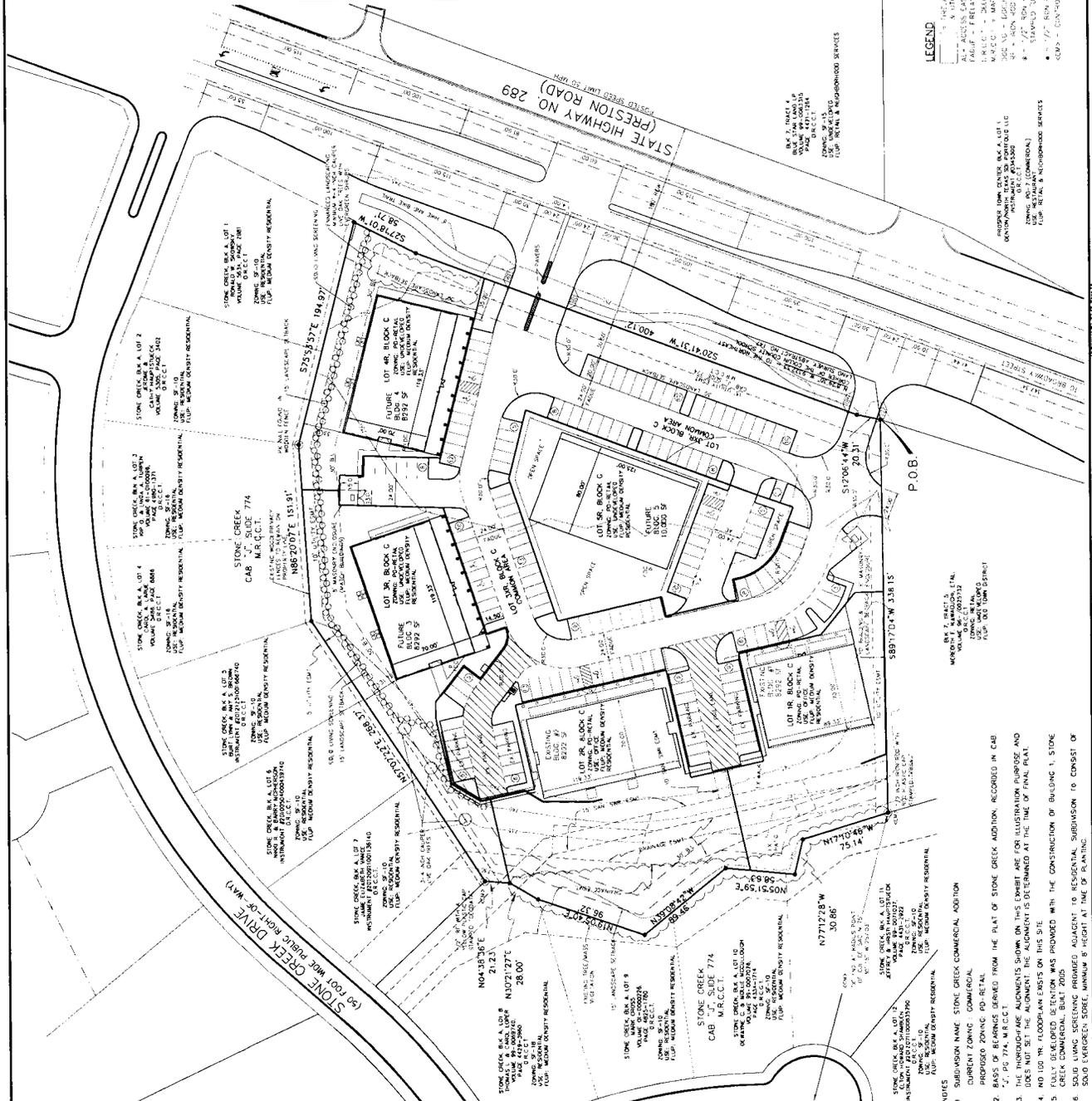
### 6.0 Land Use Screening:

- 6.1 In place of a masonry wall along the northern property lines of Lot 3R and 4R, a solid living screen shall be planted as shown in Exhibit "D". The solid living screen shall contain a minimum of four-caliper inch Eastern Red Cedars spaced on eight-foot centers, a minimum of eight feet in height at the time of planting.



LOT 1R SITE SUMMARY		LOT 2R SITE SUMMARY	
CURRENT ZONING	COMMERCIAL	CURRENT ZONING	COMMERCIAL
PROPOSED ZONING	PD-R	PROPOSED ZONING	PD-R
EXISTING USE	VACANT	EXISTING USE	VACANT
PROPOSED USE	MEDICAL/GENERAL OFFICE	PROPOSED USE	MEDICAL/GENERAL OFFICE
LOT AREA	27,470 SF	LOT AREA	27,470 SF
BUILDING HEIGHT	28.5'	BUILDING HEIGHT	28.5'
LOT COVERAGE	24.3%	LOT COVERAGE	24.3%
PARKING REQUIRED (1,250 SF)	24 SPACES	PARKING REQUIRED (1,250 SF)	24 SPACES
HANDICAP PARKING REQUIRED	4 SPACES	HANDICAP PARKING REQUIRED	4 SPACES
OPEN SPACE REQUIRED	5,300 SF	OPEN SPACE REQUIRED	5,300 SF
IMPERVIOUS AREAS	1,082 SF	IMPERVIOUS AREAS	1,082 SF

LOT 3R SITE SUMMARY		LOT 4R SITE SUMMARY	
CURRENT ZONING	COMMERCIAL	CURRENT ZONING	COMMERCIAL
PROPOSED ZONING	PD-R	PROPOSED ZONING	PD-R
EXISTING USE	VACANT	EXISTING USE	VACANT
PROPOSED USE	MEDICAL/GENERAL OFFICE	PROPOSED USE	MEDICAL/GENERAL OFFICE
LOT AREA	27,470 SF	LOT AREA	27,470 SF
BUILDING HEIGHT	28.5'	BUILDING HEIGHT	28.5'
LOT COVERAGE	24.3%	LOT COVERAGE	24.3%
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HANDICAP PARKING REQUIRED	4 SPACES	HANDICAP PARKING REQUIRED	4 SPACES
OPEN SPACE REQUIRED	5,300 SF	OPEN SPACE REQUIRED	5,300 SF
IMPERVIOUS AREAS	1,082 SF	IMPERVIOUS AREAS	1,082 SF



**LEGEND**

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**713-0013  
EXHIBIT D  
STONE CREEK COMMERCIAL  
4.977 ACRES**

AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 JULY 8, 2013 SCALE: 1"=40'  
 OWNER/DEVELOPER  
 JOB: PROPERTIES LTD.  
 201 N. PRESTON ROAD, SUITE C  
 PROSPER, TEXAS 75081  
 (972) 346-3563  
 CONTACT: PHIL JOBE  
 ENGINEER  
 DOWDY ANDERSON & ASSOCIATES, INC.  
 10511 Maple Ridge, Suite 200, Prosper, TX 75088  
 CONTACT: BRIAN A. JAFFE

OWNER/DEVELOPER  
 JOB: PROPERTIES LTD.  
 201 N. PRESTON ROAD, SUITE C  
 PROSPER, TEXAS 75081  
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 CONTACT: PHIL JOBE  
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 10511 Maple Ridge, Suite 200, Prosper, TX 75088  
 CONTACT: BRIAN A. JAFFE

#Z13-0013

EXHIBIT "E"

DEVELOPMENT SCHEDULE

STONE CREEK OFFICE PARK – PHASE III – BUILDING 3  
Prosper, Texas

Following Town approval and receipt of a building permit, it is estimated that the construction of Phase III – Building 3 will be completed within twelve months or less.

Note that Phase I – Building 1 (constructed 2005) and Phase II – Building 2 (constructed 2006) are existing. Building 4 and Building 5 will be part of future phases, anticipated construction time is within 36 months.

# STONE CREEK OFFICE PARK - EXHIBIT F

PRESTON ROAD  
PROSPER, TEXAS

**HODGES & ASSOCIATES**  
Architecture

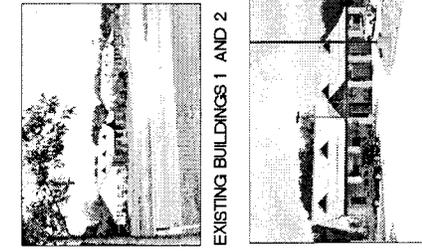
13420 Omega Plaza, Suite 7224  
Prosper, TX 75077-1000  
714.233.1000

Project Number:	11111111
Drawn By:	SS
Checked By:	SS
Date:	11/11/11
No. Description:	11111111

**EX. F**

1/8" = 1'-0"

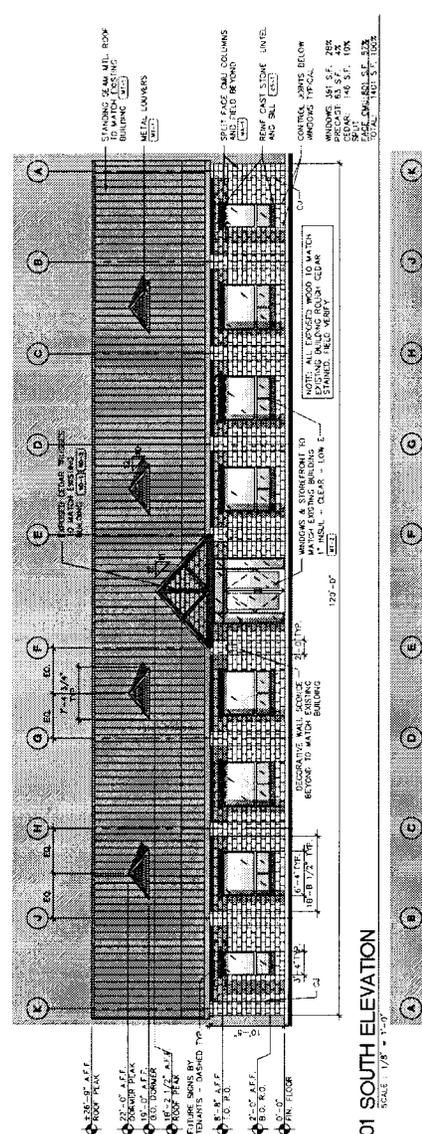
- FINISHES:**
- (S1) FELD: UMI STANDARD
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  - (S3) UMI: UMI STANDARD
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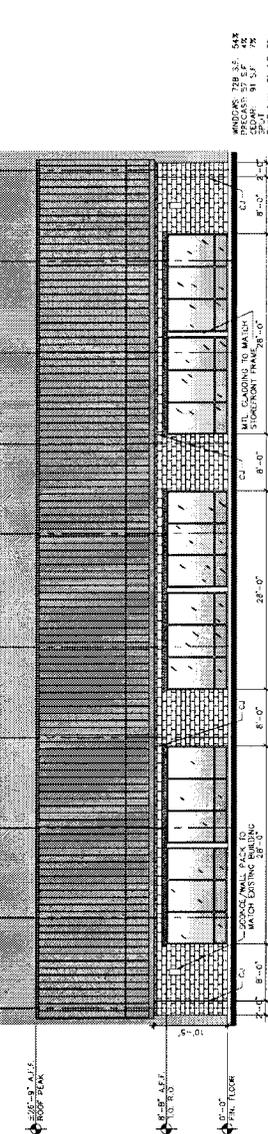
EXISTING BUILDINGS 1 AND 2

EXISTING BUILDING 1

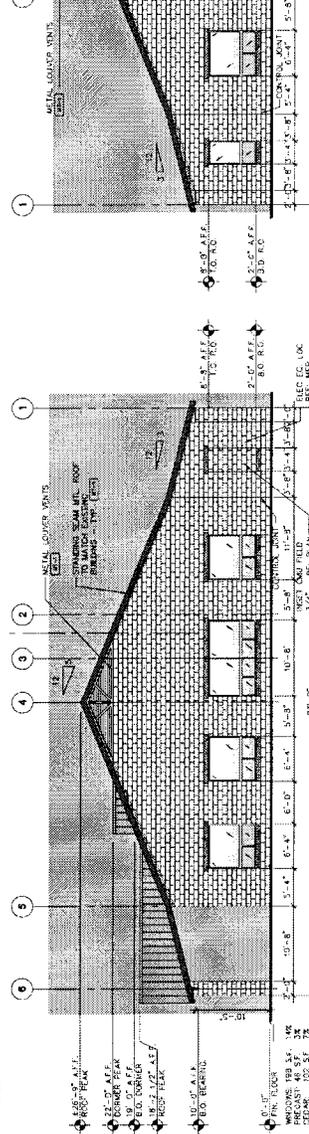
- GENERAL NOTES:**
1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
  2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
  3. ALL EXISTING MATERIALS TO REMAIN SHALL BE REPAIRED OR REPLACED AS NECESSARY TO BRING THEM UP TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
  4. ALL EXISTING MATERIALS TO REMAIN SHALL BE REPAIRED OR REPLACED AS NECESSARY TO BRING THEM UP TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
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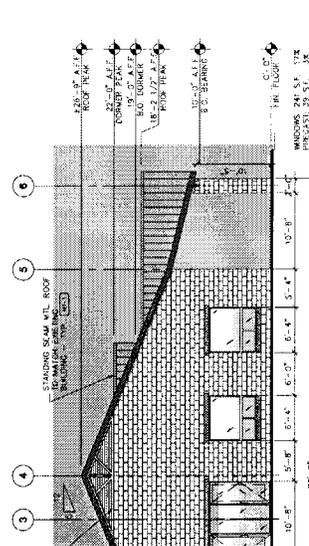
01 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



03 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



04 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



KEY PLAN - N.T.S.

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DEPARTMENT PURPOSES ONLY.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
- ALL WINDOWS SHALL HAVE A MAX. EXTERIOR REFLECTIVITY OF 0%.

710-000  
EXHIBIT F  
STONE CREEK COMMERCIAL  
CONCEPTUAL FACADE PLAN FOR ALL BUILDINGS ON PROPERTY  
AN ADDITION TO THE TOWN OF PROSPER  
COLLIN COUNTY SCHOOL LAND SURVEY  
CONTRACT NO. 147  
OWNER: STONE CREEK COMMERCIAL  
OWNER: STONE PROPERTIES, LTD  
201 N. PRESTON RD., SUITE C, PROSPER, TX 75028 972-946-3663