

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, ADOPTING AND APPROVING AN AMENDMENT TO ORDINANCE NO. 17-83, SPECIAL PURPOSE SIGN DISTRICT-4, PURSUANT TO SECTION 3.14.012 OF THE TOWN'S CODE OF ORDINANCES, AS AMENDED, FOR 92.999 ACRES OF LAND, MORE OR LESS, COMMONLY KNOWN AS THE GATES OF PROSPER; MAKING FINDINGS; 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, Section 3.14.012 of the Town's Code of Ordinances, as amended, provides for the approval by the Town Council of the Town of Prosper, Texas (the "Town Council"), of a special district that exclusively addresses sign regulations; and

WHEREAS, the special district, if approved by the Town Council, is designated a Special Purpose Sign District ("SPSD"), and in general, the purposes of an SPSP are to (1) promote consistency among signs within a development, thus creating visual harmony between signs, buildings, and other components of the property; (2) enhance the compatibility of signs with the architectural and site design features within a development; (3) encourage signage that is in character with planned and existing uses, thus creating a unique sense of place; and (4) encourage multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards; and

WHEREAS, an application has been submitted to the Town for a SPSP for 92.999 acres of land, more or less ("the Property"), commonly known as The Gates of Prosper, generally located on the northeast corner of US Highway 380 and Preston Road in the Town; and

WHEREAS, the proposed SPSP consists of signage for The Gates of Prosper, which was approved by the Town Council on April 10, 2018; and

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

WHEREAS, the Town Council has further investigated and determined that it will be advantageous and beneficial to Prosper and its inhabitants to adopt a SPSP on the aforementioned property, subject to the terms and conditions as set forth herein.

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

SECTION 1

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

SECTION 2

There is hereby created and approved a Special Purpose Sign District on the Property. All signage on the Property, more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes as if set forth verbatim, shall be subject to the Statement of Intent and Purpose, attached hereto as Exhibit B and incorporated by reference, the Sign Coordination Plan, attached hereto as Exhibit C and incorporated by reference, the detailed elevations, attached hereto as Exhibits D-1 through D-34, the Sign Schedule, attached hereto as Exhibit E and incorporated by reference. Any signage not specifically addressed in the attachments to this Special Purpose Sign District Ordinance shall comply with the Town's Sign Ordinance, contained in Article 3.14, "Signs," of Chapter 3, "Building Regulations," of the Town's Code of Ordinances, as amended.

SECTION 3

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

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 signage that is not in conformity with this Ordinance.

SECTION 5

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Five Hundred (\$500.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Town from filing suit to enjoin the violation. The Town retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

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

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

This Ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 10TH DAY OF APRIL, 2018.



Ray Smith

Ray Smith, Mayor

ATTEST:
Robyn Battle

Robyn Battle, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch

Terrence S. Welch, Town Attorney

EXHIBIT A - METES & BOUNDS

Block A

BLOCK A DESCRIPTION

BEING a tract of land situated in the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas and being out of a called 99.963 acre tract conveyed to them by 183 Land Corporation, described as Tract 1 in the Correction Deed recorded under instrument number 20130130000132260, Official Records of Collin County, Texas, same being all of Gates of Prosper Phase 1, Block A, Lots 1-4, an addition to the Town of Prosper, Texas, according to the Conveyance Plat, recorded in Volume 2015, Page 527 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap found in County Road No. 73, at the eastern-most southeast corner of said 99.963 acre tract, common to the western-most southwest corner of a tract of land described in the deed to Grace Tsai Hage Trust, et al, recorded in Instrument No. 201217001602890, said Official Records, and on the northerly right-of-way of U.S. Highway No. 380 (University Drive);

THENCE South 46°48'04" West, along the southerly line of said 99.963 acre tract, and along the northerly right-of-way line of U.S. Highway No. 380, a distance of 111.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northeast corner of a called 0.6708 acre tract of land described in the right-of-way deed to State of Texas, recorded in Volume 3412, Page 385, said Official Records;

THENCE along the southerly line of said 99.963 acre tract, and along the northerly line of said 0.6708 acre tract, and along the northerly right-of-way line of U.S. Highway No. 380, the following four (4) calls:

1. South 86°38'57" West, a distance of 219.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 89°11'09" West, a distance of 200.01 feet to an aluminum TxDOT monument found for corner;
3. South 83°32'32" West, a distance of 100.57 feet to an aluminum TxDOT monument found for corner;
4. South 89°12'45" West, a distance of 1576.35 feet to an aluminum TxDOT monument found for corner at the intersection of the northerly right-of-way line of U.S. Highway No. 380 and the easterly right-of-way line of State Highway No. 289 (Preston Road);

THENCE along the westerly line of said 99.963 acre tract, and along the easterly right-of-way line of State Highway No. 289, the following six (6) courses:

1. North 45°26'48" West, a distance of 49.99 feet to an aluminum TxDOT monument found for corner;

2. North 1°38'18" West, a distance of 88.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
3. North 23°01'45" East, a distance of 580.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 29°23'45" East, a distance of 603.09 feet to a 5/8 inch iron rod found for corner;
5. North 33°39'20" East, a distance of 199.38 feet to a 5/8 inch iron rod found for corner;
6. North 38°20'42" East, a distance of 386.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 99.963 acre tract, and the westerly right-of-way line of State Highway No. 289, and crossing said 99.963 acre tract, the following ten (10) courses:

1. South 8°51'01" East, a distance of 33.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 56°02'43" East, a distance of 117.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 7°59'40", a radius of 526.00 feet, a chord bearing and distance of South 52°02'54" East, 73.33 feet;
3. In a southeasterly direction, with said curve to the right, an arc distance of 73.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 7°59'40", a radius of 503.00 feet, a chord bearing and distance of South 52°02'54" East, 70.13 feet;
4. In a southeasterly direction, with said curve to the left, an arc distance of 70.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
5. South 56°02'43" East, a distance of 466.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of 31°13'30", a radius of 755.00 feet, a chord bearing and distance of South 71°39'28" East, 406.39 feet;
6. In a southeasterly direction, with said curve to the left, an arc distance of 411.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

7. North 86°05'34" East, a distance of 147.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
8. North 89°30'44" East, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
9. North 44°30'39" East, a distance of 35.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
10. North 89°30'44" East, a distance of 53.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 99.963 acre tract in County Road No. 73;

THENCE South 0°05'38" East, along the easterly line of said 99.963 acre tract and along or near the center of County Road No. 73, passing en route at a distance of 25.00 feet the northwest corner of said Grace Tsai Hage Trust tract, and continuing on said course along the westerly line of said Grace Tsai Hage Trust tract, a total distance of 987.75 feet to the **POINT OF BEGINNING** and containing 56.959 acres (2,481,135 square feet) of land, more or less.

Bearings described hereon are based upon the northerly line of U. S. Highway 380 as depicted on Gates of Prosper Phase 1, Block A, Lots 1-4, an addition to the Town of Prosper, Texas, according to the Conveyance Plat, recorded in Volume 2015, Page 527 of the Plat Records of Collin County, Texas, said bearing being South 89°12'45" West.

Michael B. Marx 3/7/16
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com



Block B

BLOCK B DESCRIPTION

BEING a tract of land situated in the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas and being a portion of a called 99.963 acre tract conveyed to them by 183 Land Corporation, described as Tract 1 in the Correction Deed recorded under instrument number 20130130000132260, Official Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found on the westerly line of said 99.963 acre tract, for the northwest corner of Gates of Prosper Phase 1, an addition to the Town of Prosper, Texas, according to the Conveyance Plat recorded in Volume 2015, Page 527, Plat Records of Collin County, Texas, same being the intersection of the northerly right of way line of Richland Boulevard, a variable width right of way, as created in said Gates of Prosper Phase 1 with the easterly right of way line of State Highway 289 (Preston Road), a variable width right of way;

THENCE along the westerly line of said 99.963 acre tract, and along the easterly right-of-way line of State Highway No. 289 (Preston Road), the following four (4) courses:

1. North 38°20'42" East, a distance of 216.03 feet to a wooden TxDOT monument found for a corner;
2. North 35°50'06" East, a distance of 303.46 feet to a wooden TxDOT monument found for a corner;
3. North 29°40'44" East, a distance of 698.94 feet to a wooden TxDOT monument found for a corner;
4. North 32°32'25" East, a distance of 289.18 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner, from which a wooden TxDOT monument found for a corner bears North 32°32'25" East, 110.88 feet;

THENCE South 11°38'48" East, departing the westerly line of said 99.963 acre tract, the easterly right of way line of said State Highway No. 289 (Preston Road), and crossing said 99.963 acre, a distance of 35.85 feet a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

THENCE South 55°50'01" East, continuing across said 99.963 acre tract, a distance of 125.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

THENCE South 51°36'24" East, continuing across said 99.963 acre tract, a distance of 150.39 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 35°10'43", a radius of 845.00 feet, a chord bearing and distance of South 35°20'27" East, 510.70 feet;;

THENCE in a southerly direction, continuing across said 99.963 acre tract, and along the arc of said curve to the right, an arc distance of 518.81 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set in County Road No. 73 for the end of said curve, same being on the easterly line of said 99.963 acre tract;

THENCE South 00°05'38" East, along the easterly line of said 99.963 acre tract and generally along said County Road No. 73, a distance of 1190.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of aforesaid Gates of Prosper Phase 1;

THENCE South 89°30'44" West, departing the easterly line of said 99.963 acre tract, said County Road No. 73, along the northerly line of said Gates of Prosper Phase 1, a distance of 53.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner on the northerly line of aforesaid Richland Boulevard;

THENCE in a westerly direction, along the northerly right of way line of said Richland Boulevard, the following nine (9) courses:

1. South 44°30'39" West, continuing across said 99.963 acre tract, a distance of 53.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
2. South 89°30'44" West, continuing across said 99.963 acre tract, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
3. South 86°05'34" West, continuing across said 99.963 acre tract, a distance of 147.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 31°13'30", a radius of 755.00 feet, a chord bearing and distance of North 71°39'28" West, 406.39 feet;
4. In a northwesterly direction, with said curve to the right, an arc distance of 411.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
5. North 56°02'43" West, continuing across said 99.963 acre tract, a distance of 466.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 07°59'40", a radius of 503.00 feet, a chord bearing and distance of North 52°02'54" West, 70.13 feet;
6. In a northwesterly direction, with said curve to the right, an arc distance of 70.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the point of reverse curvature of a curve to the left having a central angle of 7°59'40", a radius of 526.00 feet, a chord bearing and distance of North 52°02'54" West, 73.33 feet;

7. In a northwesterly direction, with said curve to the left, an arc distance of 73.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
8. North 56°02'43" West, a distance of 117.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
9. North 08°51'01" West, a distance of 33.98 feet to the **POINT OF BEGINNING** and containing 36.040 acres (1,569,882 square feet) of land, more or less.

Bearings described hereon are based upon the northerly line of U. S. Highway 380 as depicted on Gates of Prosper Phase 1, Block A, Lots 1-4, an addition to the Town of Prosper, Texas, according to the Conveyance Plat, recorded in Volume 2015, Page 527 of the Plat Records of Collin County, Texas, said bearing being South 89°12'45" West.

Michael B. Marx 3/7/16
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
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Frisco, Texas 75034
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michael.marx@kimley-horn.com



EXHIBIT B - Statement of Intent and Purpose

PURPOSE

The purpose and intent of this Tenant Sign Standards is to create a graphic environment that is individual and distinctive in identity for the Tenant and also compatible with other signs within the shopping center. The total concept should give an impression of quality, professionalism, and instill a good business image. Lettering shall be well-proportioned and its design, spacing and legibility shall be a major criterion for approval.

The following specifications are to be used for the design of your sign; however, in all cases, final written approval must be obtained from the Landlord prior to submitting the design to the applicable entity having jurisdiction over the Project, manufacturing the signage, or installing of any signage. Landlord shall make all final and controlling determinations concerning any questions of interpretations of this sign policy. Tenant shall not be allowed to open for business without approved required signs in place. Failure to open for this reason shall not excuse the Tenant from the performance of its obligations under the Lease.

The following is for The Gates of Proper project identifying deviations from, Town of Prosper, (Regulations of Signs; Ordinance Number 10-010; Updated June 26, 2012).\

PROPOSED DEVIATIONS

1. Currently the Comprehensive Sign Plan allows for a total of 16 Type "A" and Type "B" signs, equal to the number of lots in this phase of development.

We respectfully request consideration to amend the Comprehensive Sign Plan to allow two additional Type "A" Monument Signs.

Reason 1: Per the Comprehensive Sign Plan, Lot 3, Block B has one Type "A" (Sign 'O') sign located at the far south end of the site along Richland Blvd. The Type "A" sign along Richland Blvd. is approximately 1,400 ft. from the north end of the site along Preston Rd., and is not visible from this location. Lot 3, Block B will have between 10-15 major retail tenants who require signage and visibility from the major thoroughfares and entrances into the site. Adding an additional Type "A" sign along Preston Road will maximize tenant signage and visibility from any direction of travel. (See attached Exhibit C, Sign 'G').

Reason 2: Per the Comprehensive Sign Plan, Lot 4, Block A has one Type "B" (Sign 'R') sign located at the far south end of the site along Hwy. 380. The Type "B" sign along Hwy 380 is approximately 750 feet from Richland Blvd. at the north end of the site and is not visible from that location. We are requesting an additional Type "A" sign at the north end of the site along Richland Blvd. Lot 4, Block A will also have several anchor tenants who require signage and visibility from the major thoroughfares and entrances into the site. Adding an additional Type "A" sign along Richland Blvd. will maximize tenant signage and visibility from any direction of travel. (See attached Exhibit C, Sign 'P').

2. Currently the Comprehensive Sign Plan allows for Anchor Tenants to have wall signage up to 5' in height.

We respectfully request consideration to amend the Comprehensive Sign Plan to allow wall signage up to 9' in height for Anchor Tenants in specific locations as shown on the attached Exhibit C.

Reason: The Anchor Tenants in the indicated locations are significant in building footprint size and in building height. Limiting the size of the wall sign to 5' at these locations is disproportionate to the scale of the building façade and not easily visible from the approach roads. A maximum of 9' is more in proportion with the building and is easier for a driving consumer to read.

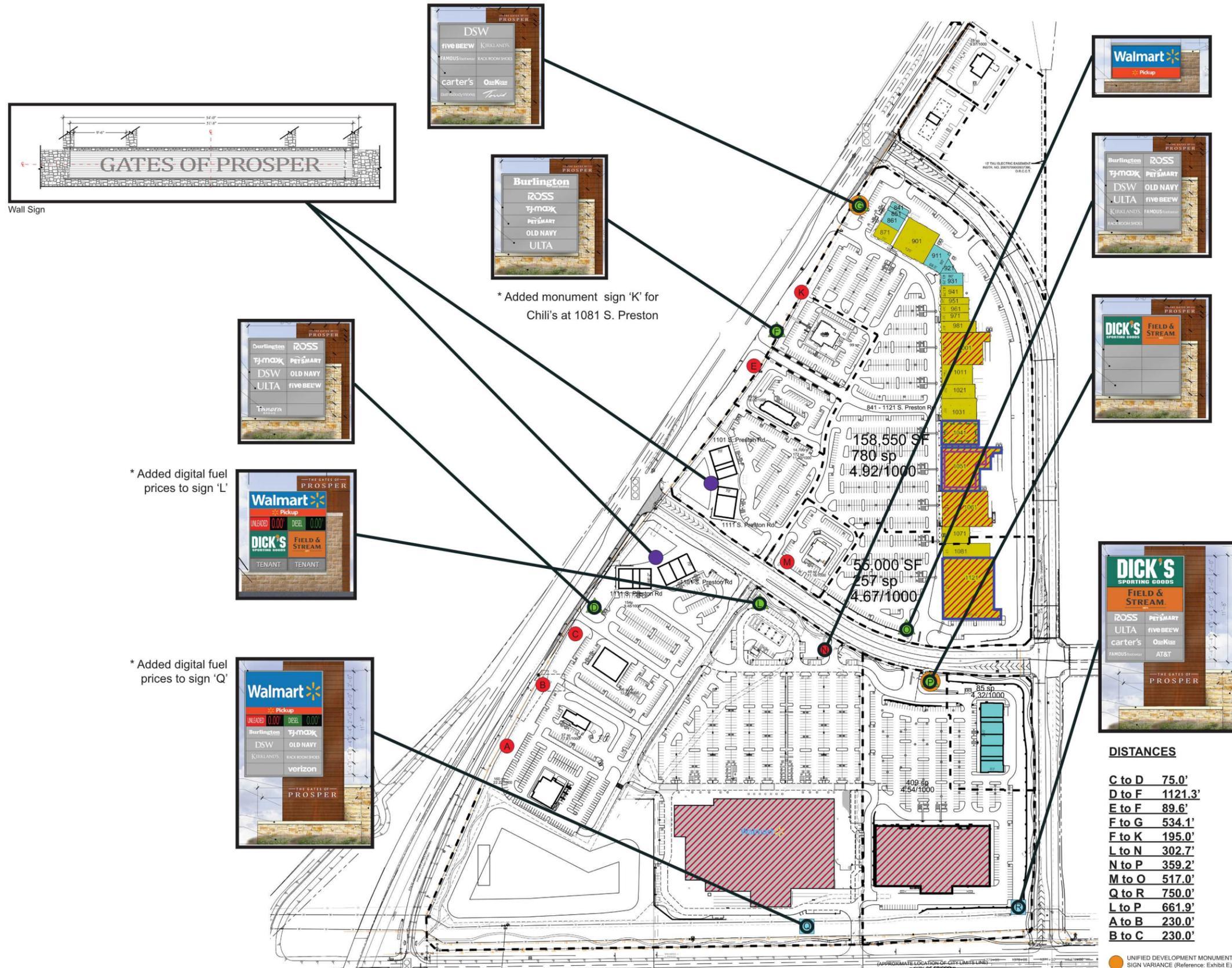
Anchor Tenants: 500 Richland, 700 Richland, 1001, 1061, and 1121 S. Preston.

3. Digital fuel price on Signs 'L' and 'Q' for 510 Richland.
4. Refer to Exhibit D-30.1. Wall signage up to 30'-1" in height and increased sign length (66'-10") for 700 Richland Blvd. Wall signage up to 15'-0 ¼" in height for and increased sign length (28'-3 ¼") 700 Richland Blvd.
5. Refer to Exhibit D-33. Wall signage up to 6'-0" in height and increased sign length (29'-9") for 1211 S. Preston.
6. Refer to Exhibit D-27. Wall signage up to 7'-7 ¼" in height and increased sign length (44'-3 ½") for 1071 S. Preston.
7. Refer to Exhibit D-24 and D-24.1. Wall signage up to 11'-1" in height and increased sign length (32'-5") for 1041 S. Preston.
8. Refer to Exhibit D-25 and D-25.1. Wall signage up to 12'-0" in height and increased sign length (42'-0") for 1051 S. Preston.
9. Refer to Exhibit D-29, D-29.1, and D-29.2. Increased sign length (36'-11") for 1121 S. Preston.
10. Refer to Exhibit D-34. Fountain signage 5'-0" in height and 51'-8" in length to be located at the NE and SE corners of Richland and Preston, which is not addressed in the currently adopted Sign Ordinance.

This is a major development in a wider regional trade area. It is important for the long term success of the individual tenants as well as the development to make it easy and intuitive for the customer to find their destination during the approach to and travel within the development. Appropriate signage size, location and design all contribute to the first impression and overall long term success.

CASE #: MD18-0002

EXHIBIT C Sign Coordination Plan



▲ TYPE A @ 12'-0"
 - UNIFIED DEVELOPMENT MONUMENT SIGN
 - PROVIDED **6 SIGNS:**
 ▲ D ▲ F ▲ G ▲ L ▲ O ▲ P

■ TYPE B @ 20'-0"
 - UNIFIED DEVELOPMENT MONUMENT SIGN
 - ALONG U.S HWY 380
 - PROVIDED **2 SIGNS:**
 ■ Q ■ R

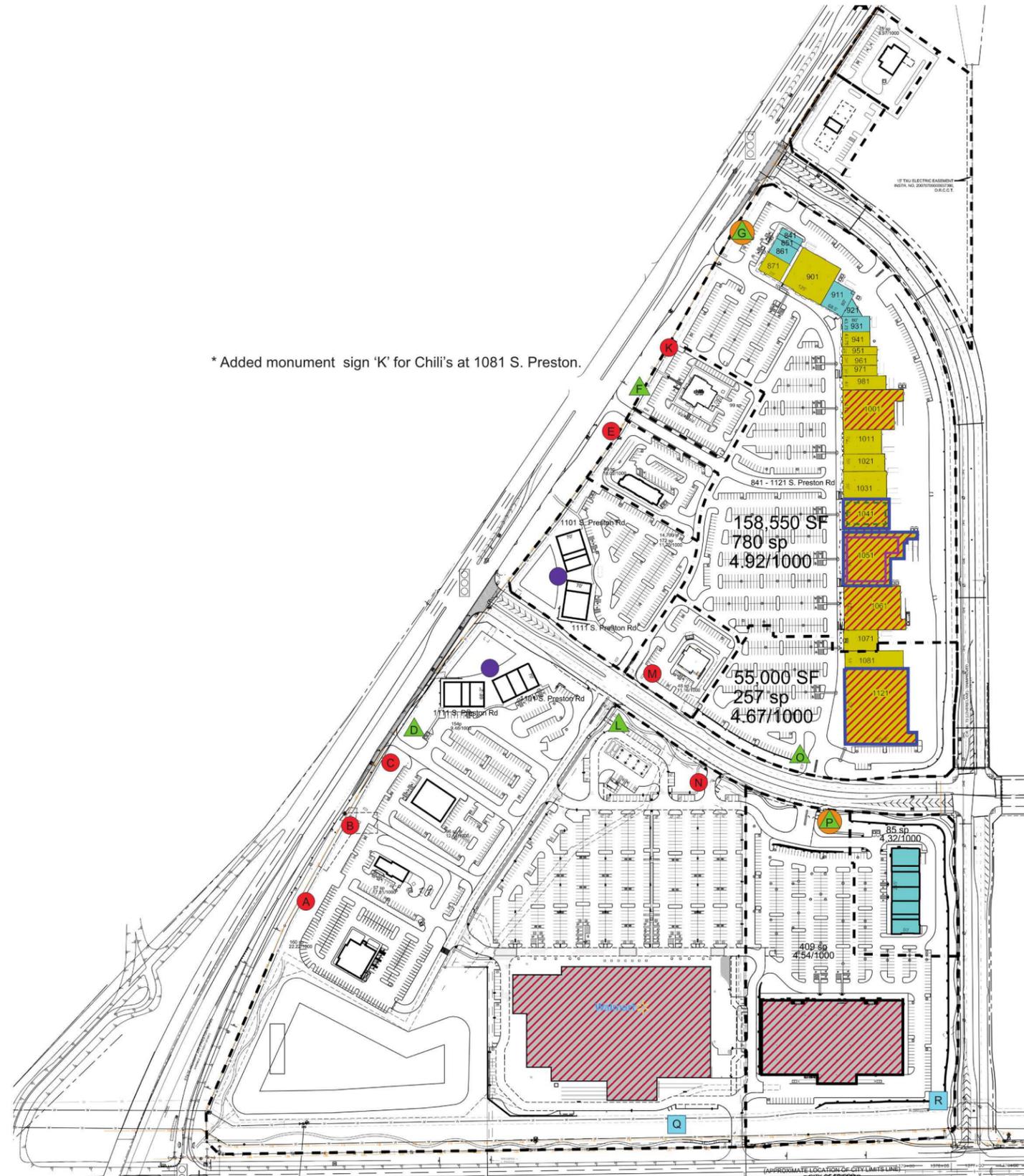
● TYPE C @ 8'-0"
 - MONUMENT SIGN
 - PROVIDED **7 SIGNS:**
 ● A ● B ● C ● E ● K ● M ● N

BUILDING HEIGHTS:

- 20+ Feet to 30 Feet
- 30+ Feet
- ANCHOR TENANT (Requested 9'-0" Max Signs)

- Buildings with requested deviations to sign width
- Max sign height: 11'-1"
- Max sign height: 12'-0"
- Wall Sign

EXHIBIT C Sign Coordination Plan



TYPE A @ 12'-0"
 - UNIFIED DEVELOPMENT MONUMENT SIGN
 - PROVIDED **6 SIGNS:**
 D F G L O P

TYPE B @ 20'-0"
 - UNIFIED DEVELOPMENT MONUMENT SIGN
 - ALONG U.S HWY 380
 - PROVIDED **2 SIGNS:**
 Q R

TYPE C @ 8'-0"
 - MONUMENT SIGN
 - PROVIDED **7 SIGNS:**
 A B C E K M N

DISTANCES

- C to D 75.0'
- D to F 1121.3'
- E to F 89.6'
- F to G 534.1'
- F to K 195.0'
- L to N 302.7'
- N to P 359.2'
- M to O 517.0'
- Q to R 750.0'
- L to P 661.9'
- A to B 230.0'
- B to C 230.0'

BUILDING HEIGHTS:

- 20+ Feet to 30 Feet
- 30+ Feet
- ANCHOR TENANT
(Requested 9'-0" Max Signs)

- Buildings with requested deviations to sign width
- Max sign height: 11'-1"
- Max sign height: 12'-0"
- Wall Sign

UNIFIED DEVELOPMENT MONUMENT SIGN VARIANCE (Reference: Exhibit E)

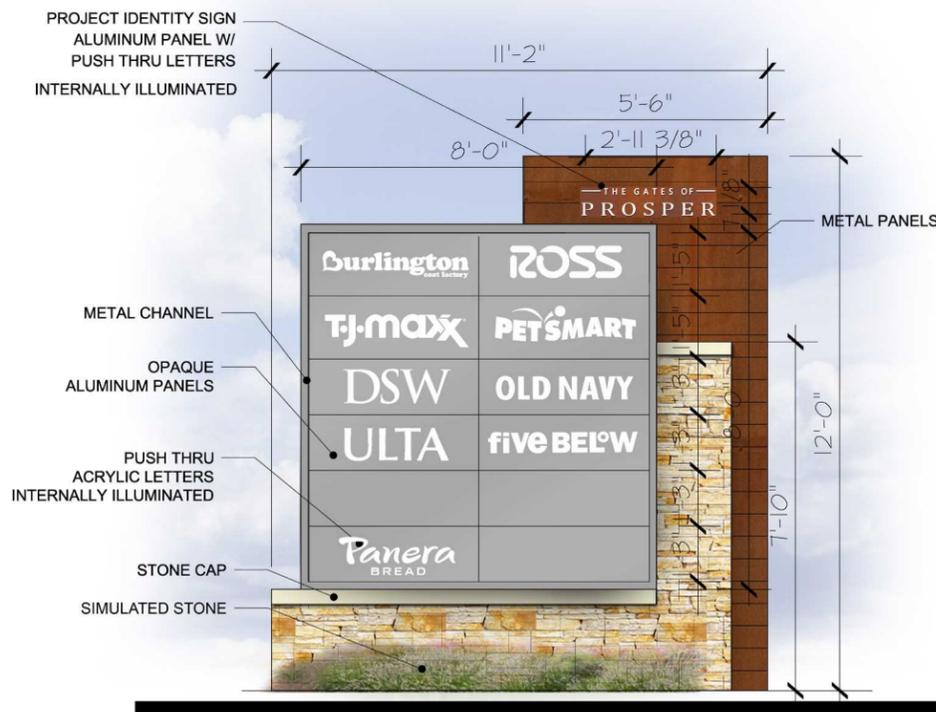


**TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 6 SIGNS**

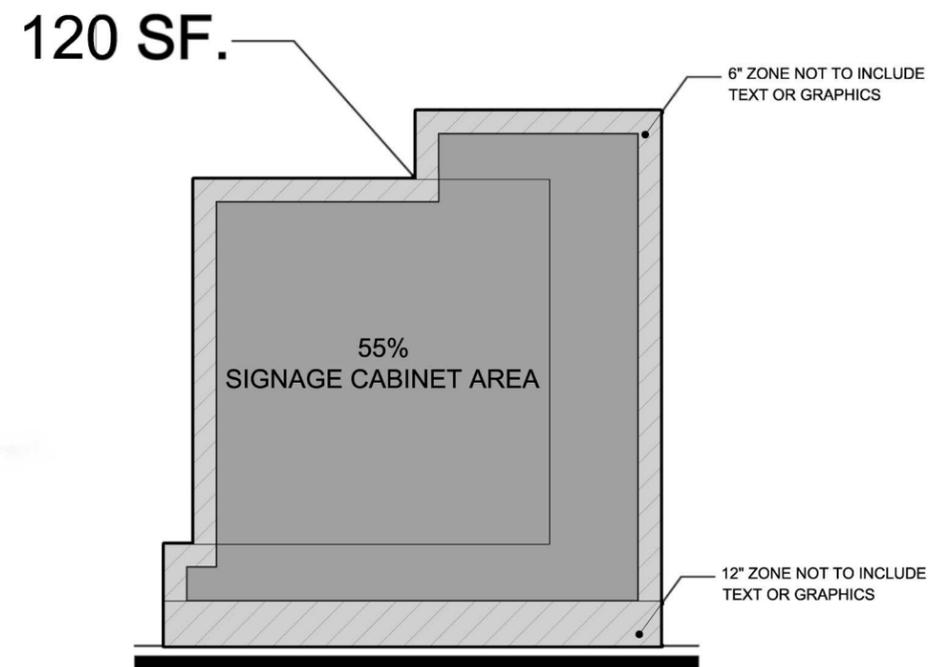
**EXHIBIT D-1
Elevations / Sign Details**

D

1. All tenant panels, except those noted in Exhibit C, must have routed-out push-thru letters.
2. The panel colors for all tenant panels, except those noted in Exhibit C, must match PMS Cool Grey 8
3. All tenant copy, except those noted in Exhibit C, must be white acrylic. Corporate colors are not allowed on the panel.



**12' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX**



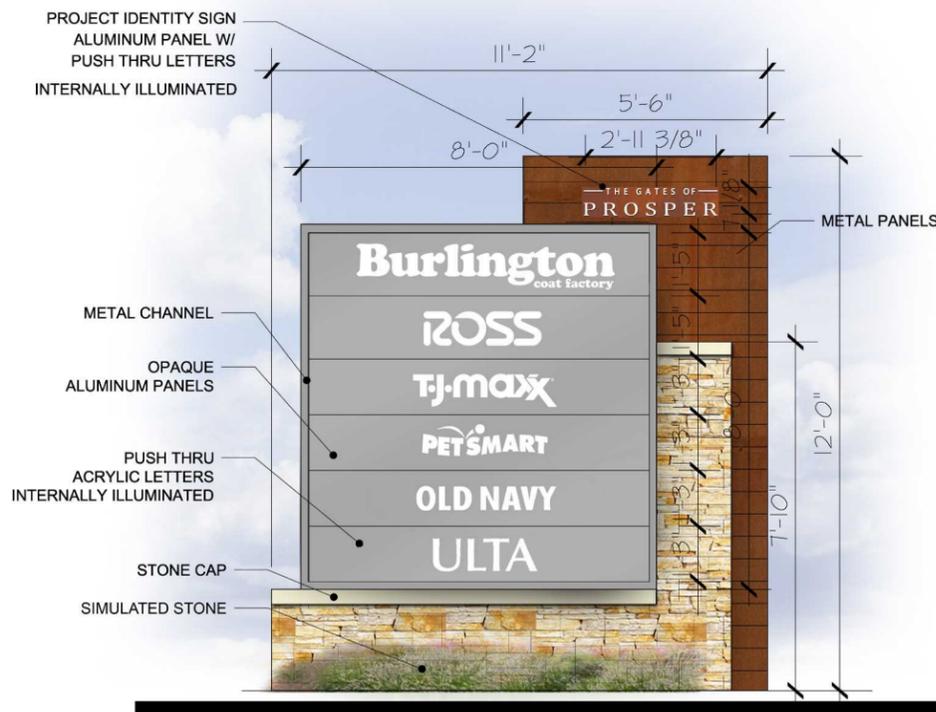


**TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 6 SIGNS**

**EXHIBIT D-1
Elevations / Sign Details**

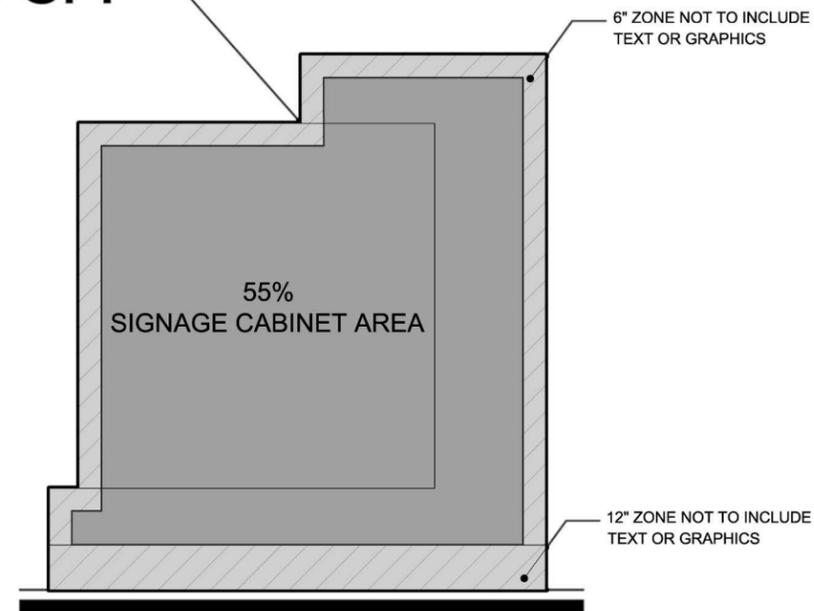
F

1. All tenant panels, except those noted in Exhibit C, must have routed-out push-thru letters.
2. The panel colors for all tenant panels, except those noted in Exhibit C, must match PMS Cool Grey 8
3. All tenant copy, except those noted in Exhibit C, must be white acrylic. Corporate colors are not allowed on the panel.



**12' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX**

120 SF.



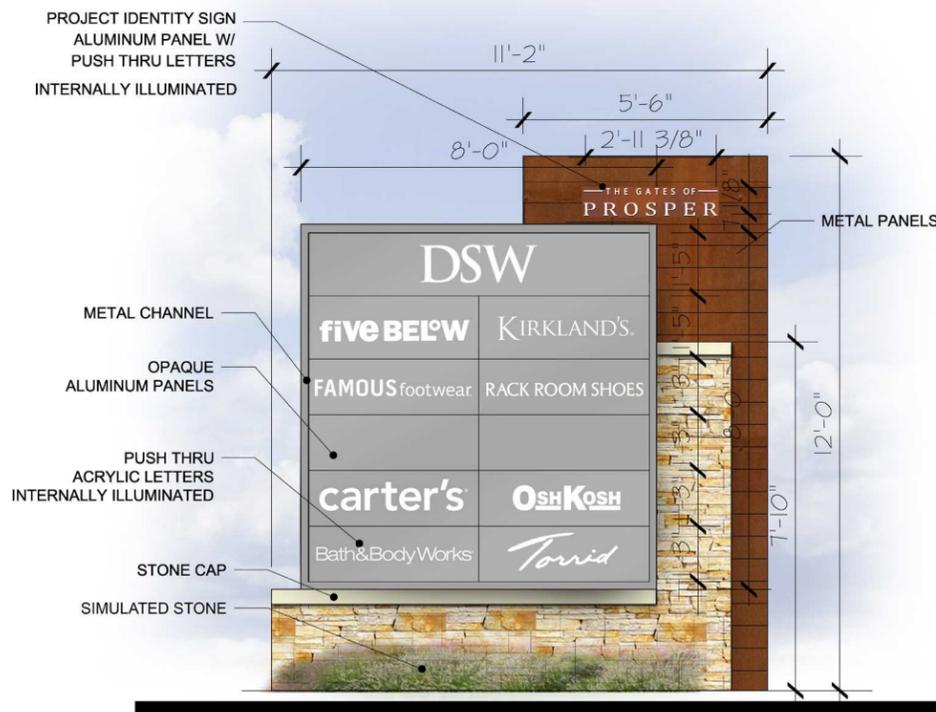


**TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 6 SIGNS**

**EXHIBIT D-2
Elevations / Sign Details**

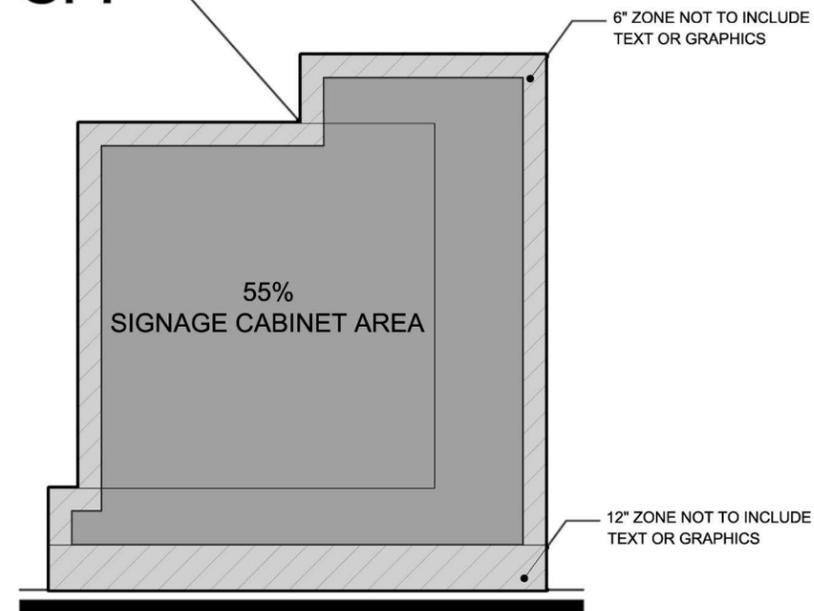
G

1. All tenant panels, except those noted in Exhibit C, must have routed-out push-thru letters.
2. The panel colors for all tenant panels, except those noted in Exhibit C, must match PMS Cool Grey 8
3. All tenant copy, except those noted in Exhibit C, must be white acrylic. Corporate colors are not allowed on the panel.



**12' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX**

120 SF.





**TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 6 SIGNS**

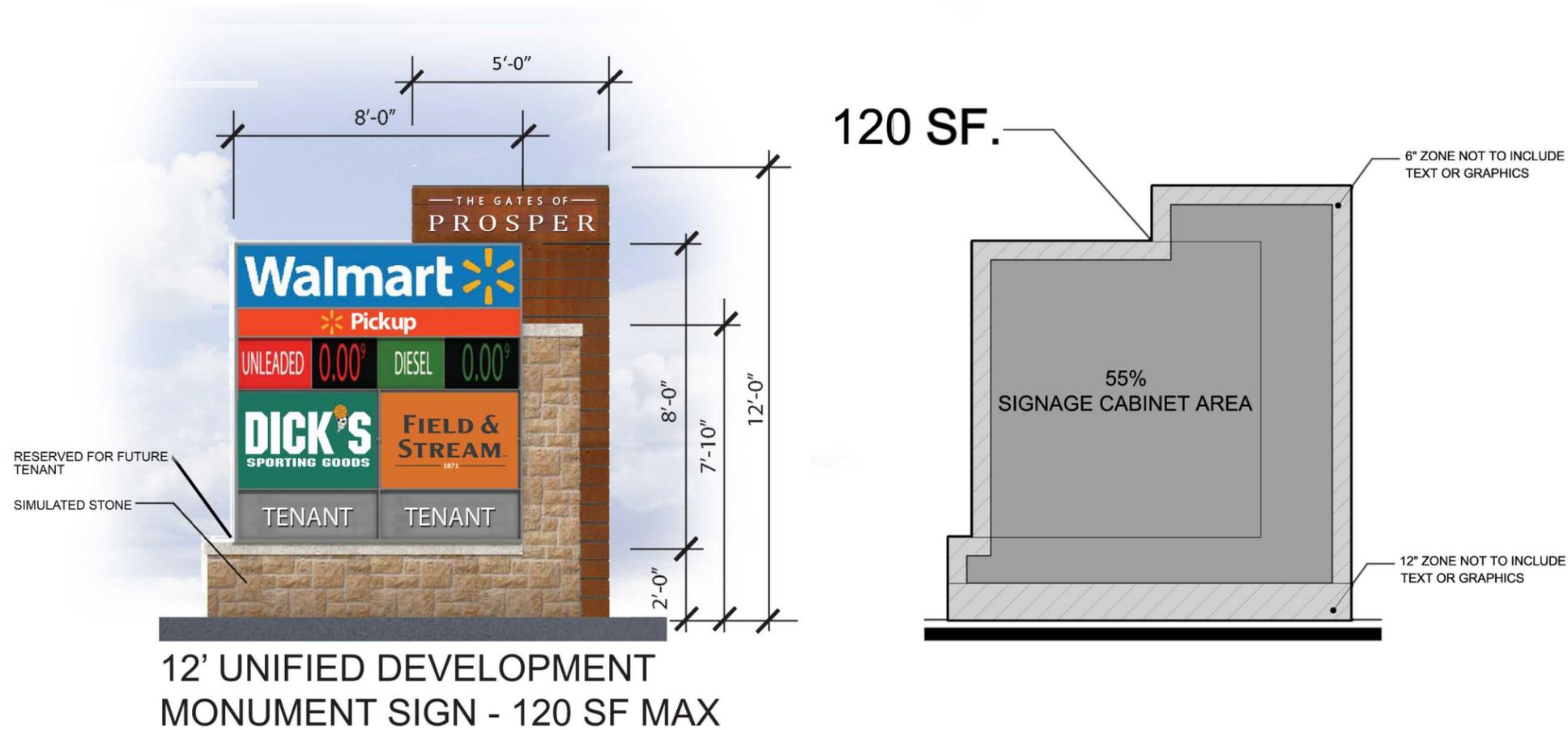
**EXHIBIT D-3
Elevations / Sign Details**



1. All tenant panels, except those noted in Exhibit C, must have routed-out push-thru letters.
2. The panel colors for all tenant panels, except those noted in Exhibit C, must match PMS Cool Grey 8
3. All tenant copy, except those noted in Exhibit C, must be white acrylic. Corporate colors are not allowed on the panel.

Amendment:

* Added digital fuel pricing to this sign



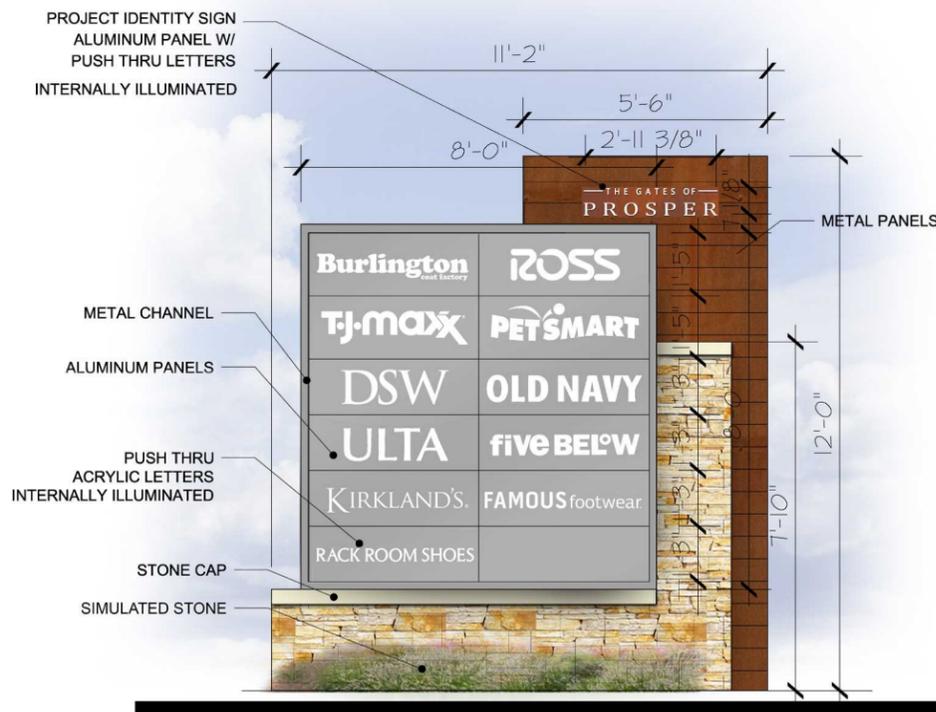


**TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 6 SIGNS**

**EXHIBIT D-4
Elevations / Sign Details**

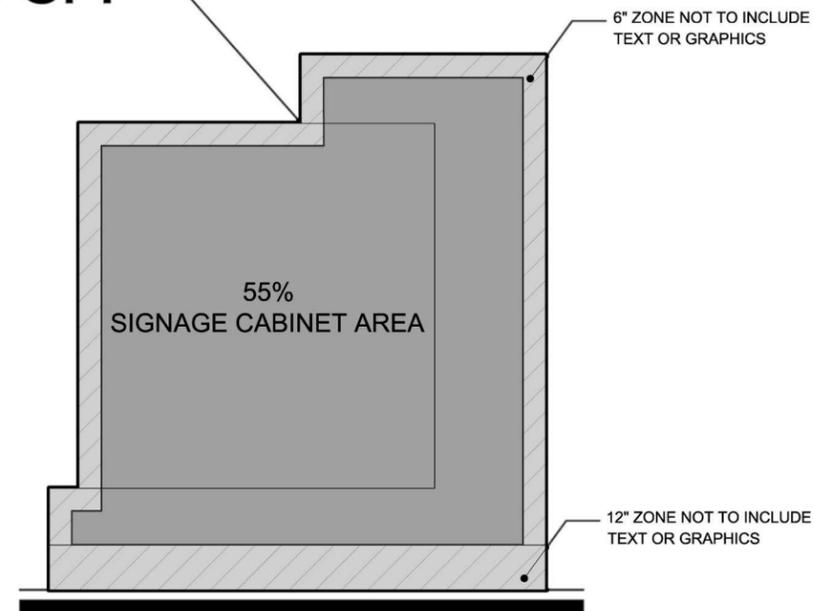


1. All tenant panels, except those noted in Exhibit C, must have routed-out push-thru letters.
2. The panel colors for all tenant panels, except those noted in Exhibit C, must match PMS Cool Grey 8
3. All tenant copy, except those noted in Exhibit C, must be white acrylic. Corporate colors are not allowed on the panel.



**12' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX**

120 SF.



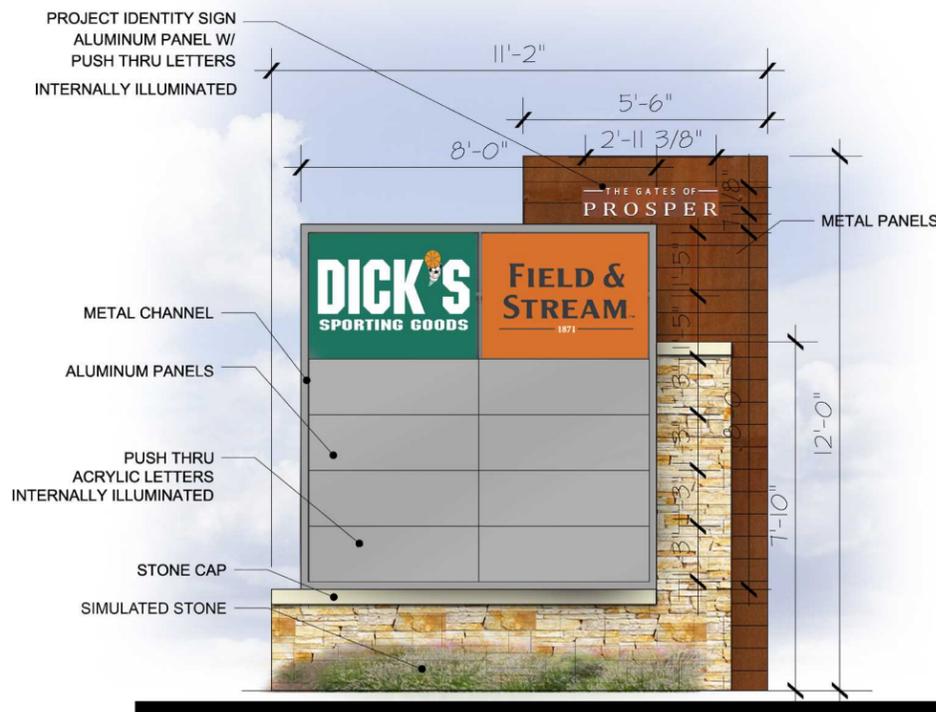


**TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 6 SIGNS**

**EXHIBIT D-5
Elevations / Sign Details**

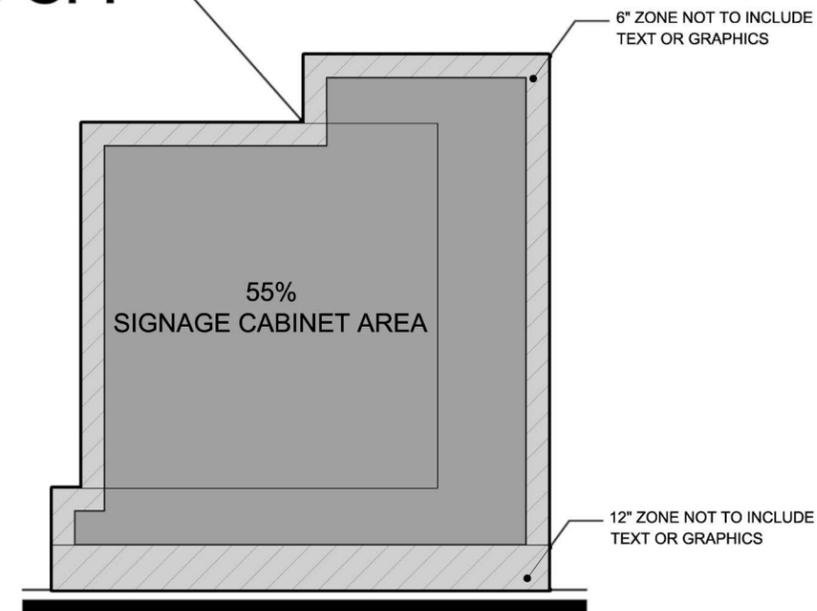
P

1. All tenant panels, except those noted in Exhibit C, must have routed-out push-thru letters.
2. The panel colors for all tenant panels, except those noted in Exhibit C, must match PMS Cool Grey 8
3. All tenant copy, except those noted in Exhibit C, must be white acrylic. Corporate colors are not allowed on the panel.



**12' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX**

120 SF.





**TYPE B - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 2 SIGNS**

EXHIBIT D-6

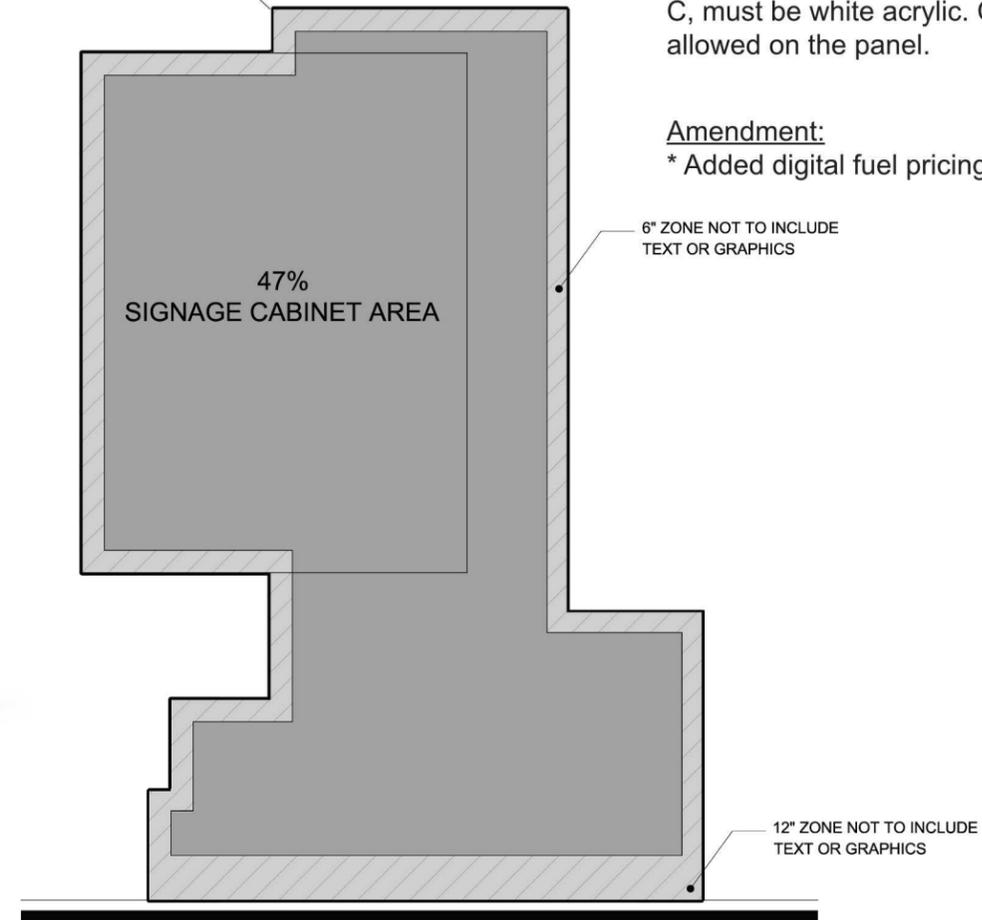
Elevations / Sign Details

Q



**20' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX**

215 SF.



1. All tenant panels, except those noted in Exhibit C, must have routed-out push-thru letters.
2. The panel colors for all tenant panels, except those noted in Exhibit C, must match PMS Cool Grey 8
3. All tenant copy, except those noted in Exhibit C, must be white acrylic. Corporate colors are not allowed on the panel.

Amendment:
* Added digital fuel pricing to this sign

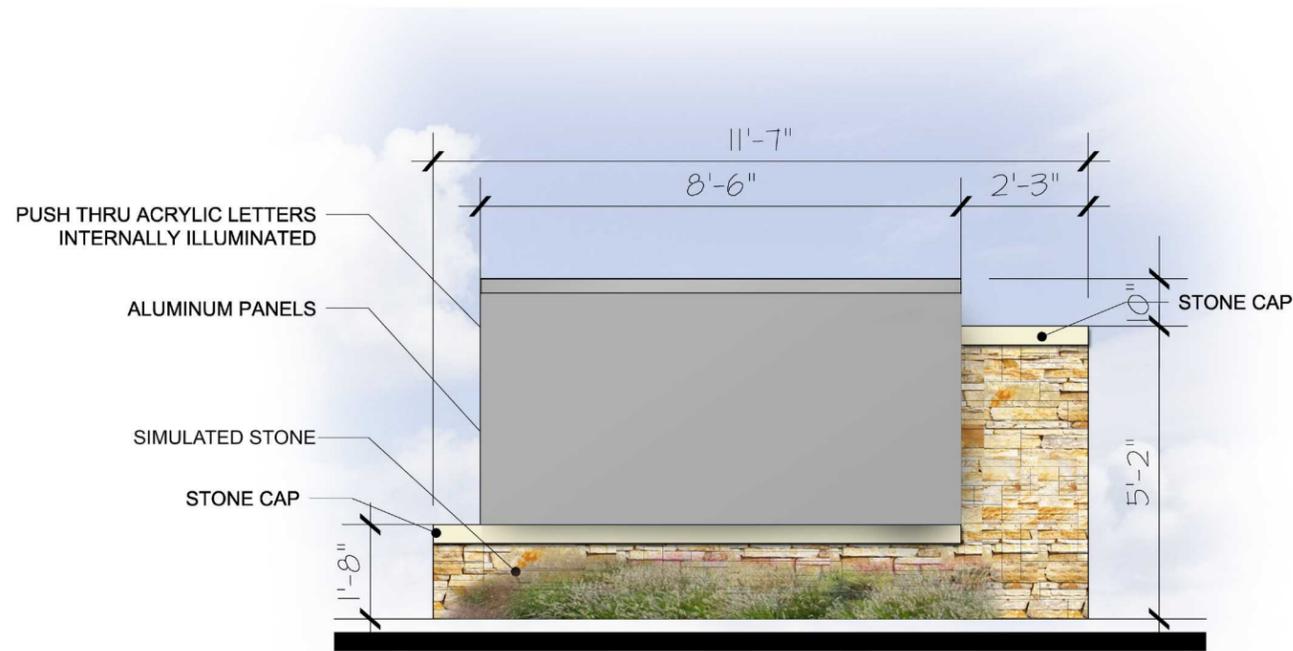
6" ZONE NOT TO INCLUDE
TEXT OR GRAPHICS

12" ZONE NOT TO INCLUDE
TEXT OR GRAPHICS



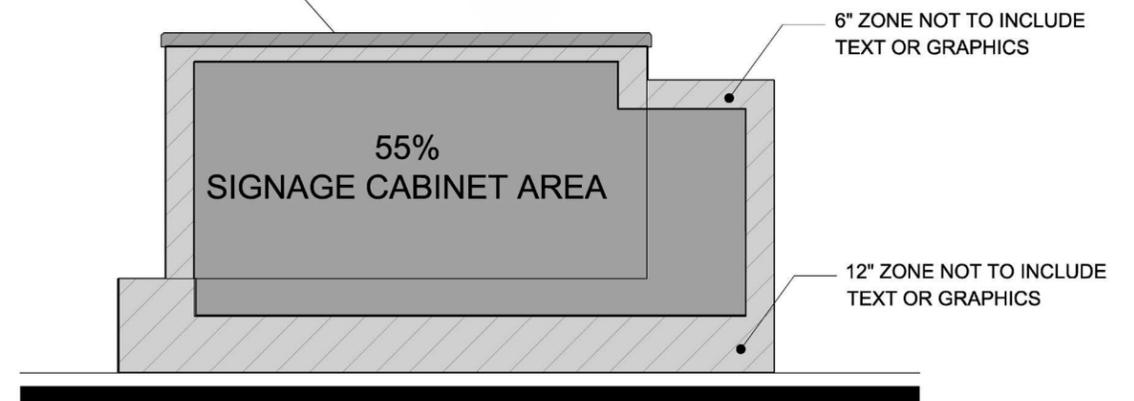
**TYPE C - MONUMENT SIGN
PROVIDED 7 SIGNS**

**EXHIBIT D-8
Elevations / Sign Details**



MONUMENT SIGN - 64 SF

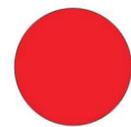
64 SF.



1. All tenant panels, except those noted in Exhibit C, must have routed-out push-thru letters.
2. The panel colors for all tenant panels, except those noted in Exhibit C, must match PMS Cool Grey 8
3. All tenant copy, except those noted in Exhibit C, must be white acrylic. Corporate colors are not allowed on the panel.

Amendment:

* Added monument sign 'K' for Chili's at 1081 S Preston



TYPE C - MONUMENT SIGN

EXHIBIT D-9 Elevations / Sign Details

N

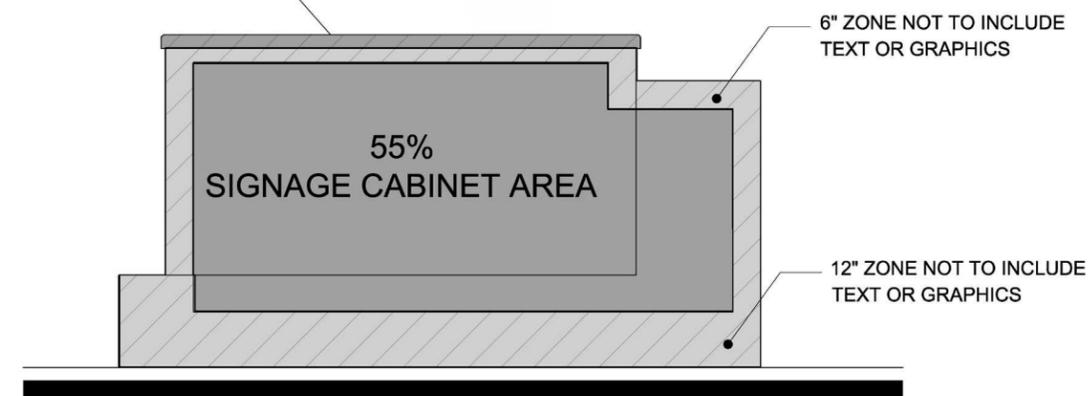


MONUMENT SIGN - 64 SF

Amendment:

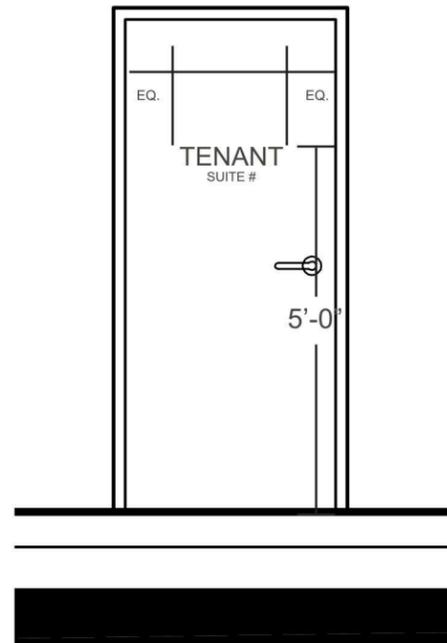
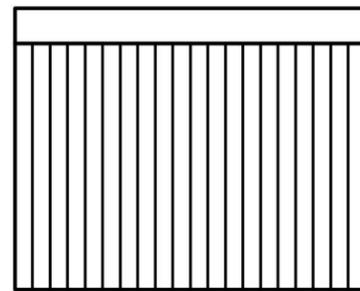
* Removed digital fuel pricing from this sign

64 SF.



Per code, no deviations.
For reference only.

EXHIBIT D-10 Elevations / Sign Details



TYPICAL REAR ENTRY SIGN - N.T.S.



TYPEFACE:
ARIAL

Sherwin Williams
SW7675 Sealskin
RGB: R-73, G-69, B-64

TYPICAL REAR ENTRY LETTER DETAIL - N.T.S.

Per code, no deviations.

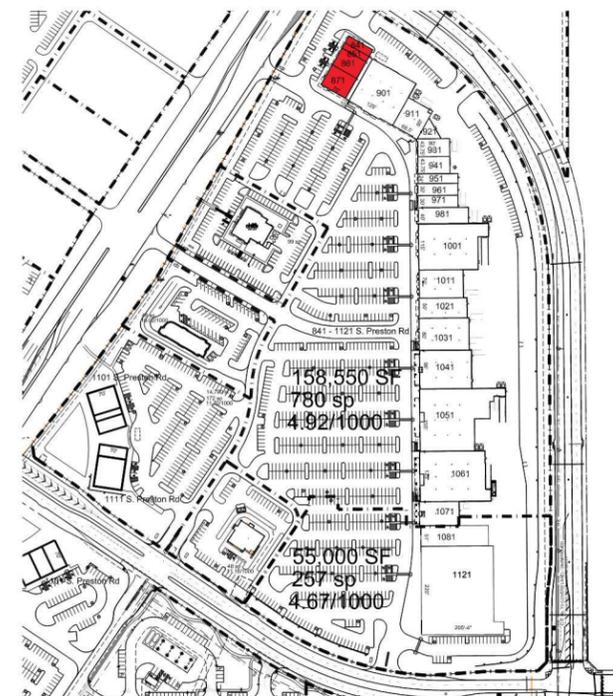
Building elevations are for reference only.

Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.

Cannot exceed 60% wall length overall, if height of building is between 20 to 30 ft.



NORTH CONCEPT ELEVATION
Concept Elevation to identify sign area only.



KEYPLAN

Per code, no deviations.

Building elevations are for reference only.

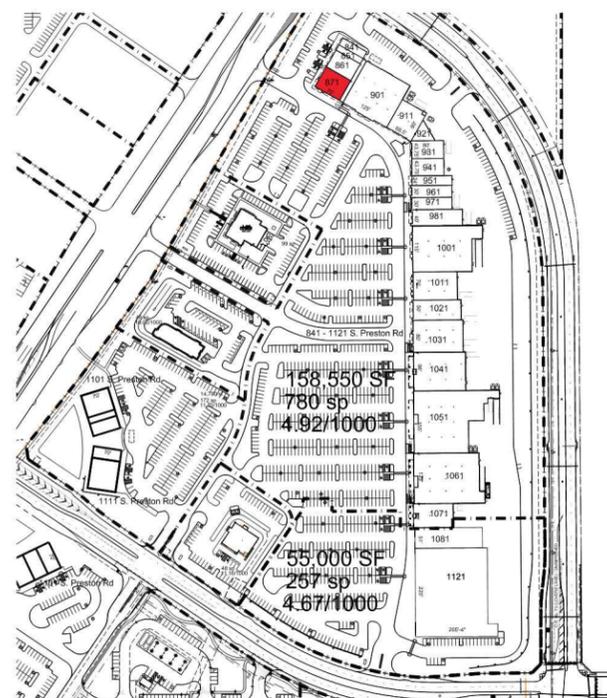
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.

Cannot exceed 60% wall length overall, if height of building is between 20 to 30 ft.



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



KEYPLAN

Per code, no deviations.

Building elevations are for reference only.

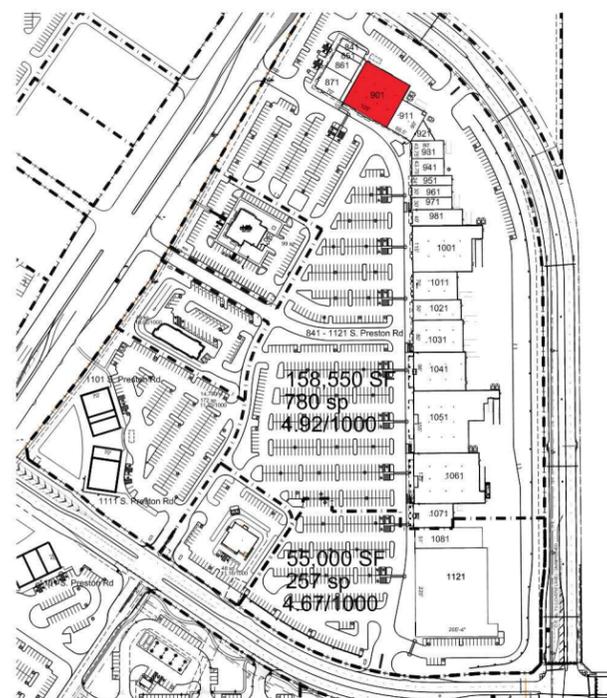
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.

Cannot exceed 60% wall length overall, if height of building is between 20 to 30 ft.



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



KEYPLAN

Per code, no deviations.

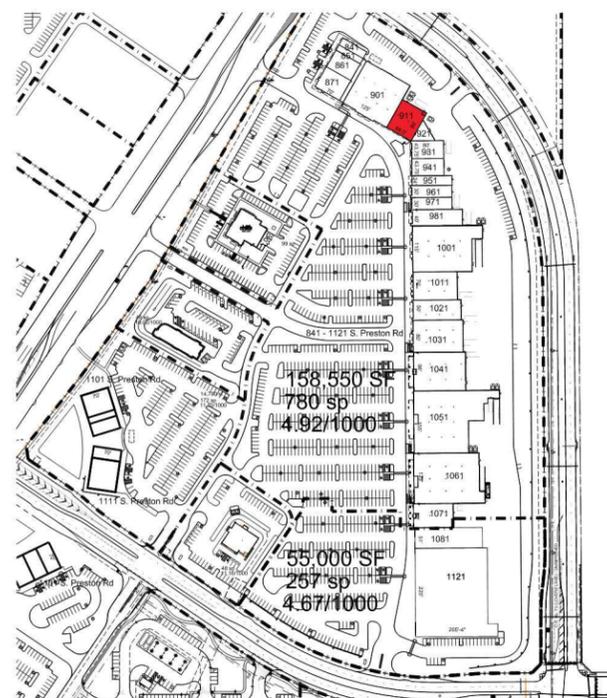
Building elevations are for reference only.

Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.

Cannot exceed 60% wall length overall, if height of building is between 20 to 30 ft.



WEST CONCEPT ELEVATION
Concept Elevation to identify sign area only.



KEYPLAN

Per code, no deviations.

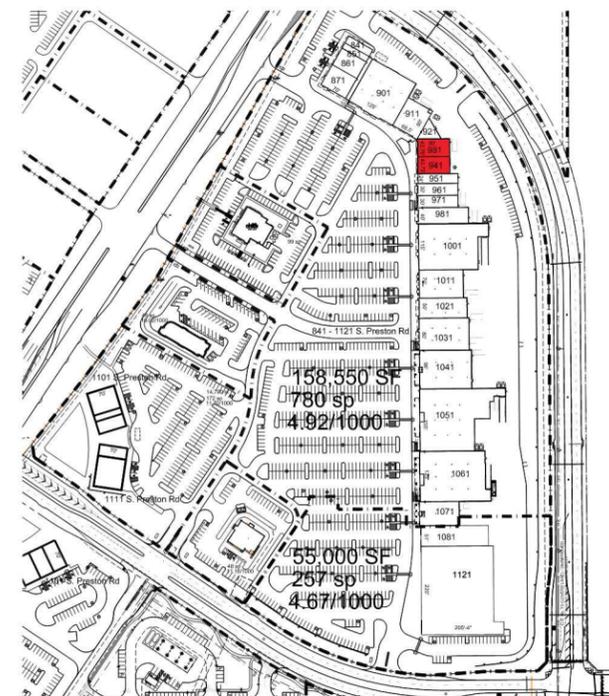
Building elevations are for reference only.

Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.

Cannot exceed 60% wall length overall, if height of building is between 20 to 30 ft.

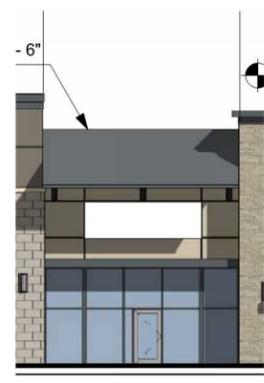


WEST CONCEPT ELEVATION
Concept Elevation to identify sign area only.



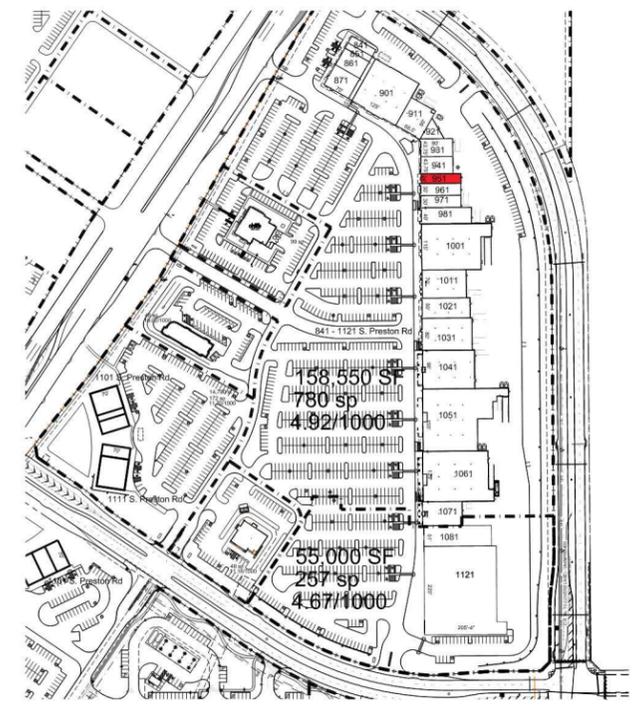
KEYPLAN

*Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.*



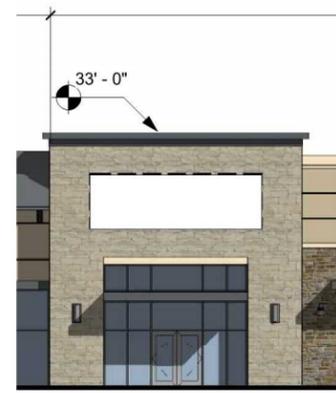
WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



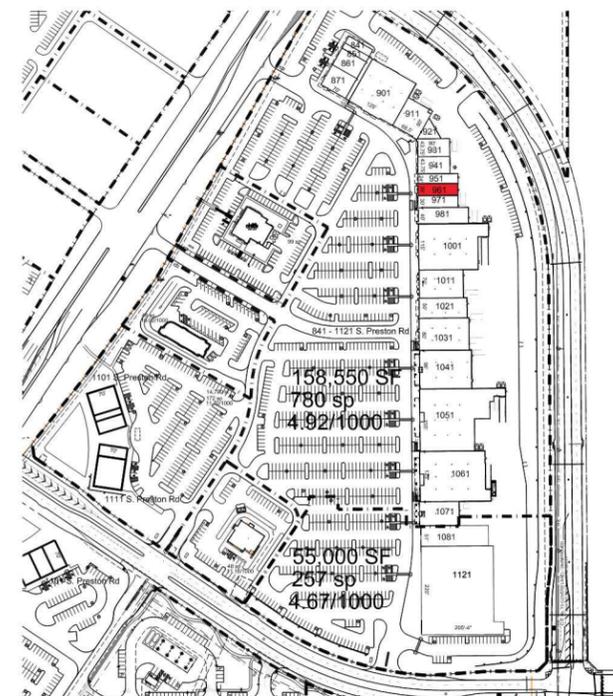
KEYPLAN

*Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.*



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



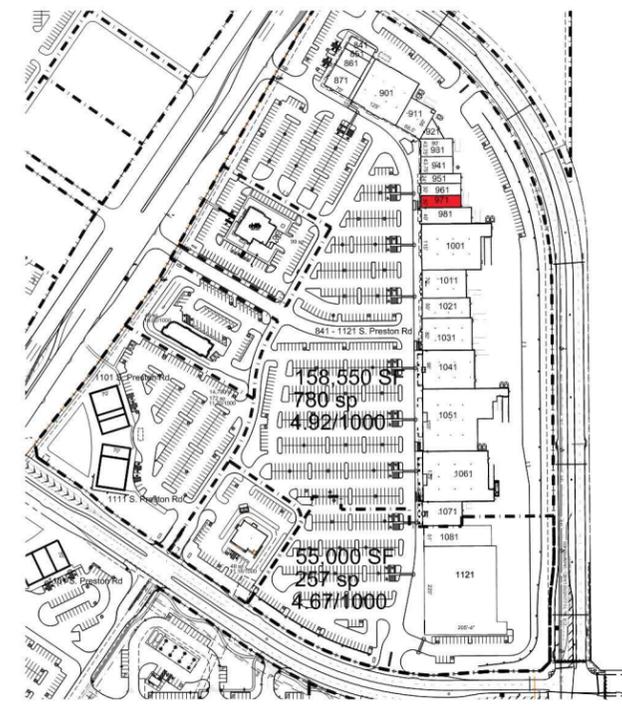
KEYPLAN

*Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.*



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



KEYPLAN

Per code, no deviations.

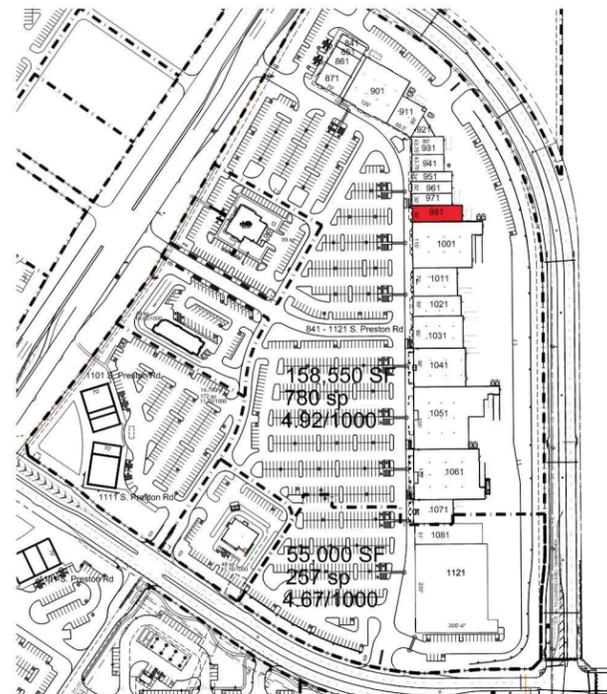
Building elevations are for reference only.

Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



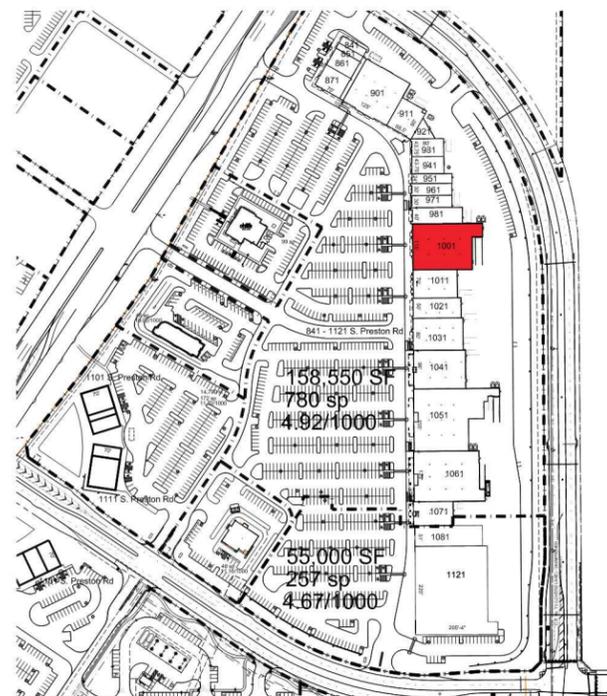
KEYPLAN

* Noted as "Anchor Tenant" on Exhibit C. Location on Exhibit C is permitted 9'-0" max sign height.



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



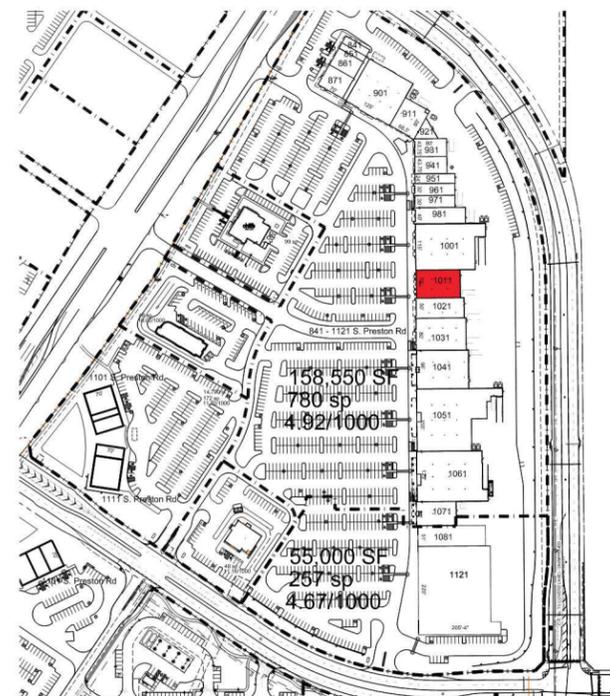
KEYPLAN

*Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.*



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



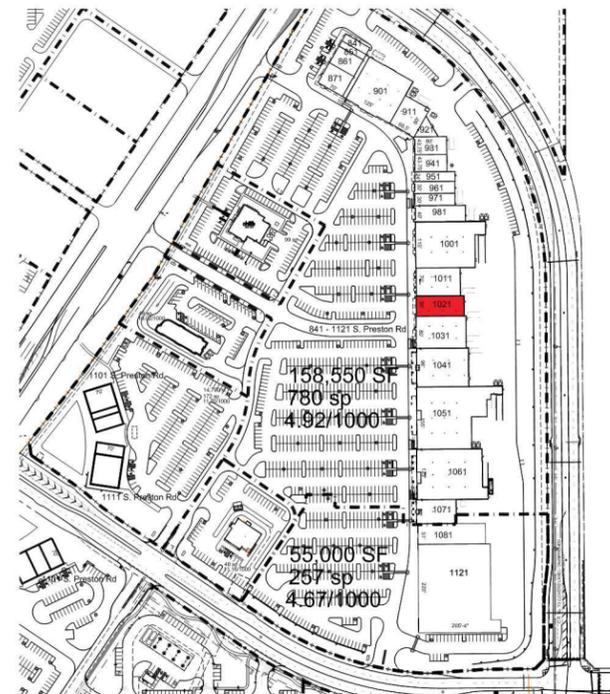
KEYPLAN

*Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.*



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



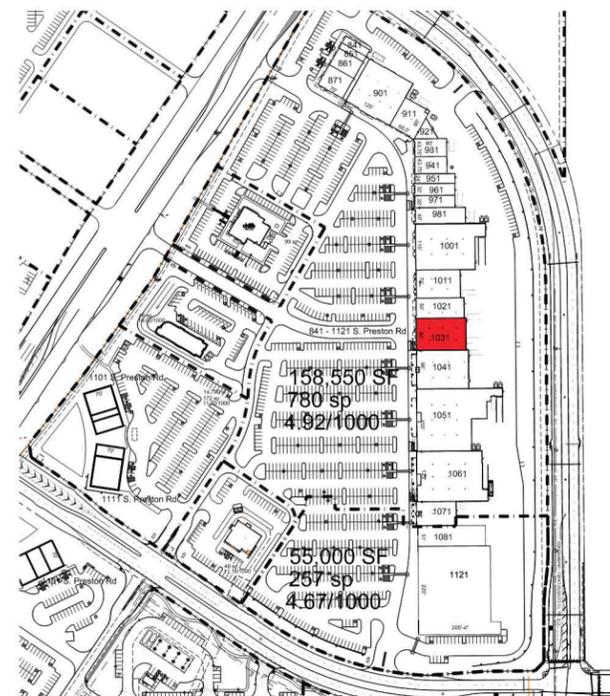
KEYPLAN

*Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.*



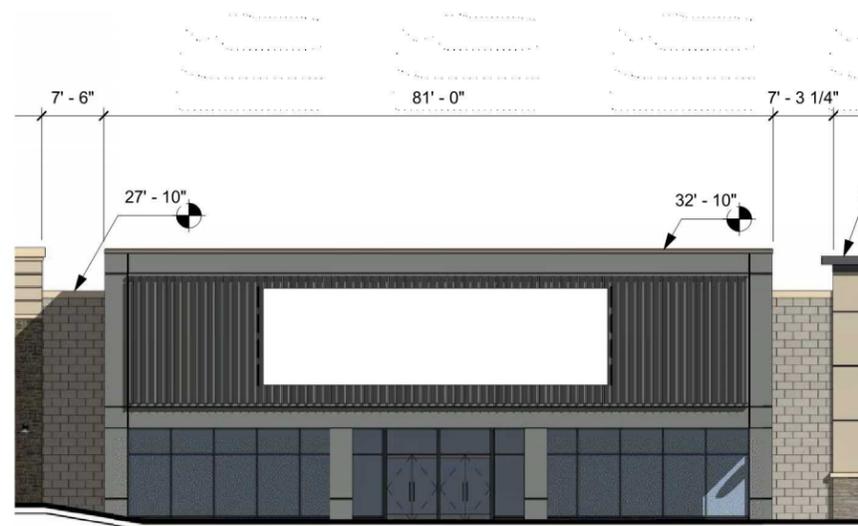
WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



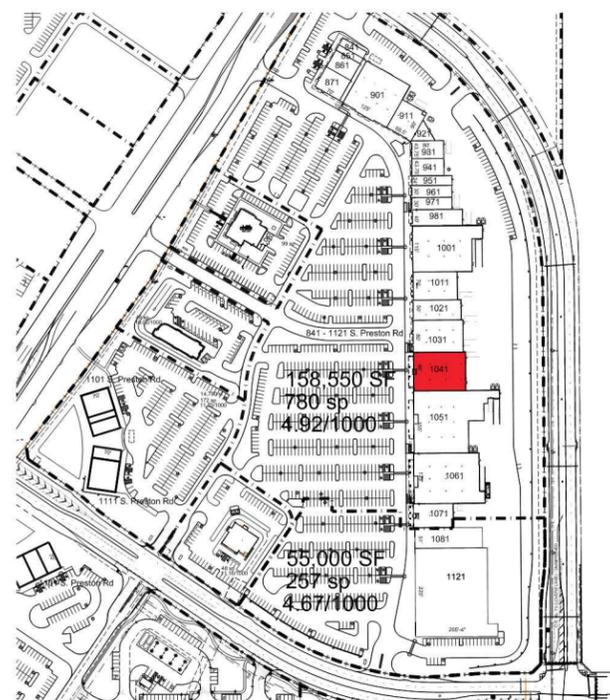
KEYPLAN

Amendment:
 * Noted as "Anchor Tenant" on Exhibit C. Location on Exhibit C is requesting 11'-1" max sign height.
 * Maximum width requested: 32'-5"



WEST CONCEPT ELEVATION

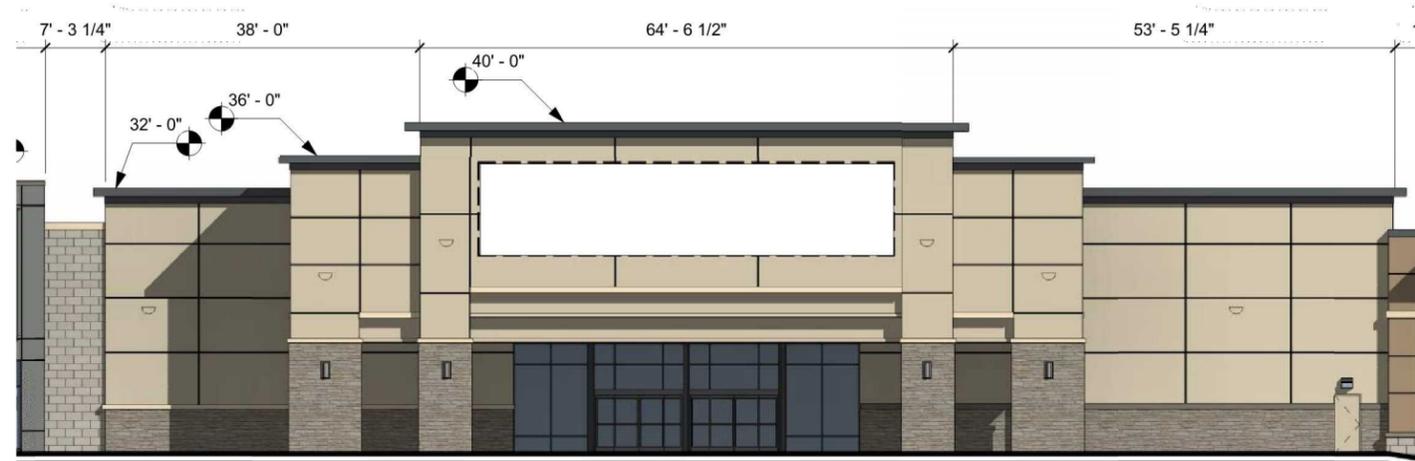
Concept Elevation to identify sign area only.



KEYPLAN

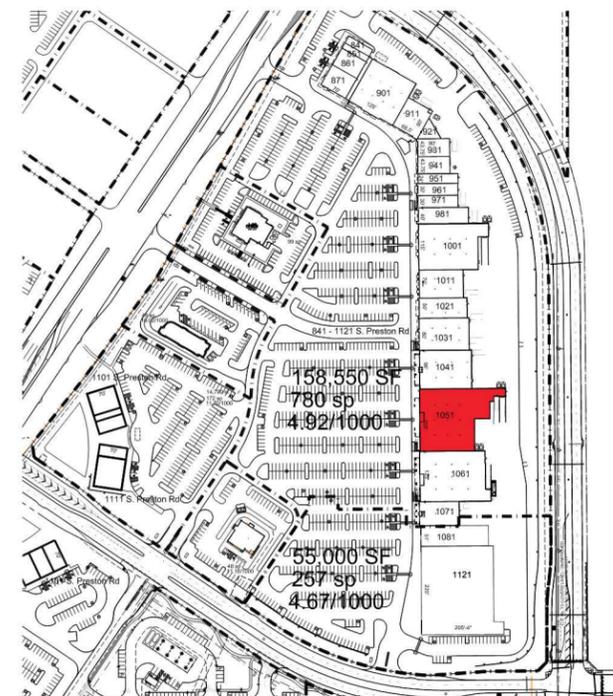
Deviation from code:

1. *Maximum sign height allowed: 9'*
Height requested: 12'-0"
2. *Maximum sign width allowed: 50% or 30'*
Width requested: 42'-0"



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



KEYPLAN

EXHIBIT D-25.1

Deviation from code:

1. Maximum sign height allowed: 5' Height requested: 12'-0"
2. Maximum sign width allowed: 50% or 30' Width requested: 42'-0"

Notes:

LANDLORD TO PROVIDE:

- ADEQUATE ACCESS BEHIND LOGO LETTERS FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
- ONE (1) 20 AMP 120V ISOLATED SIGN CIRCUIT AND JUNCTION BOX TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM
- AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.I.F.S. WALL SYSTEMS FOR SIGN AND BANNER SUPPORT

SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.

ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING, SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.

IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

(A) 72"H INDIVIDUAL "ROSS" PAN CHANNEL LETTER-LOK LOGO LETTERS;
 FACES: TUF-GLAS SG 21210-E4 MATTE BLUE
 RETURNS: 8"D ALUM. W/ WHITE FINISH
 TRIM CAP: 2" WHITE JEWELITE
 LETTER BACKS: ALUMINUM
 LEDS: INSEM S6-KDL2CL-RW 9000K WHITE
 MOUNTING: 1/4"-20 GALV. THRU BOLTS
 PEG OFF: 1/2" SPACERS

(B) 42"H INDIVIDUAL "DFL" LOGO LETTERS;
 ALL CALLOUTS SAME AS "ROSS" EXCEPT:
 RETURNS: 5"D ALUM. W/ WHITE FINISH
 TRIM CAP: 1" WHITE JEWELITE
 LEDS: INSEM S6-KDL2CL-RW 9000K WHITE

(C) 23"H X 46"W X 10"D DOUBLE-FACE INTERNALLY ILLUMINATED UNDER-CANOPY SIGN, SEE SHEET UC FOR DETAILS.

(D) 24"H X 48"W X 1"D SINTRA OVAL "ROSS" LOGO WALL PLAQUE TWO (2) REQUIRED AS SHOWN, SEE SHEET EL FOR DETAILS.

1 SIGN FASCIA BY LANDLORD, SEE NOTES

2 TYPICAL ARCHITECTURAL LIGHTING BY LANDLORD

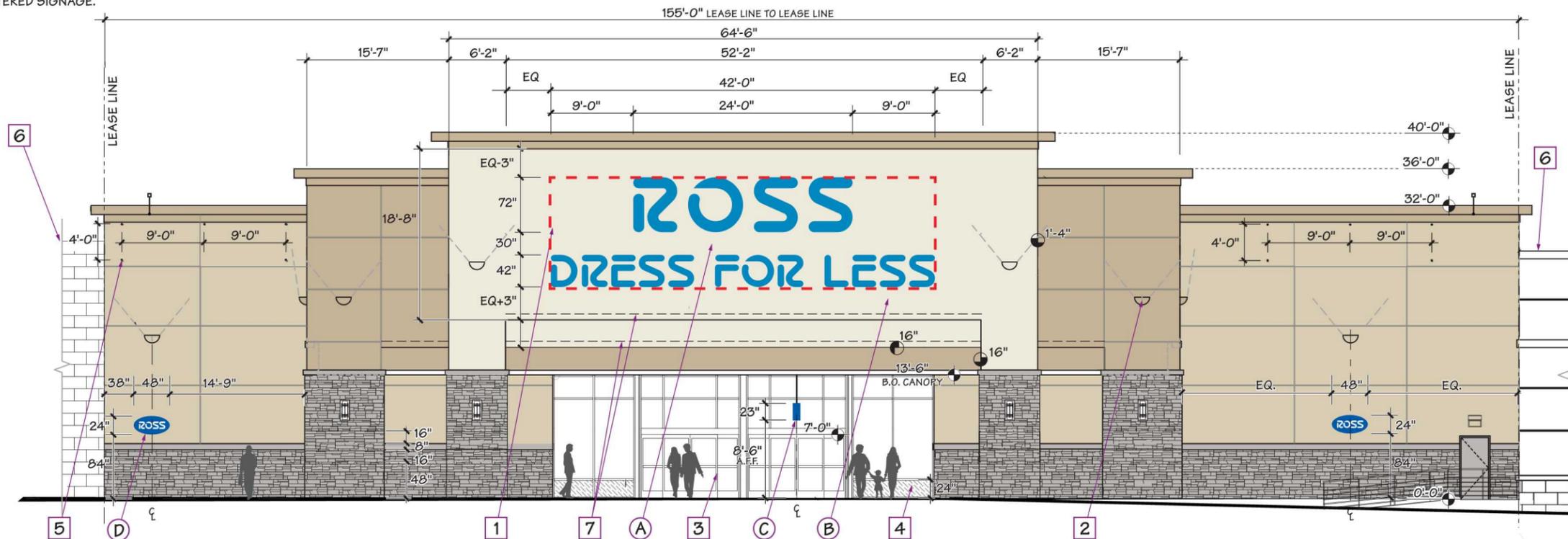
3 CLEAR ANODIZED ALUMINUM STOREFRONT & DOORS BY LANDLORD

4 FROSTED FILM BY LANDLORD

5 SET OF FIVE (5) EYE-BOLTS FOR BANNER ATTACHMENT BY LANDLORD. TWO (2) SETS REQUIRED AS SHOWN.

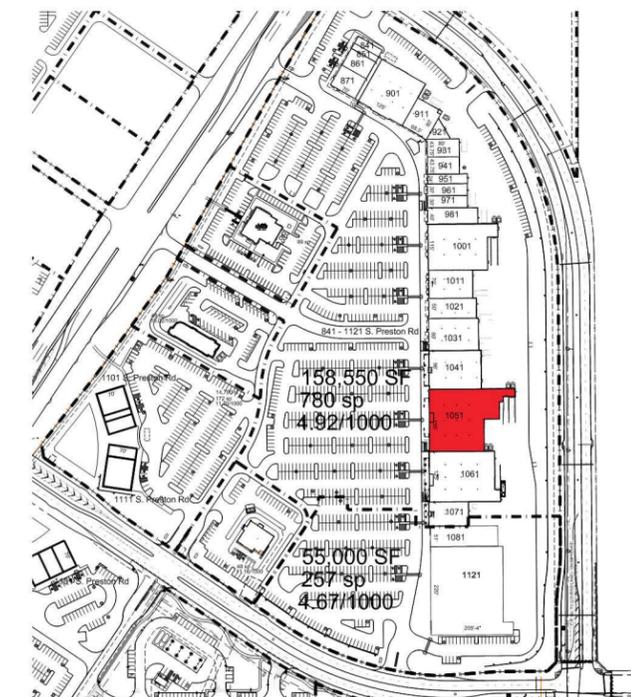
6 ADJACENT PARAPET MAY NOT BE HIGHER THAN THE ROSS BASE BUILDING

7 RECESSED ILLUMINATED NICHE BY LANDLORD



1 STOREFRONT - WEST - PRESTON ROAD - ELEVATION

SCALE: 3/32" = 1'- 0"



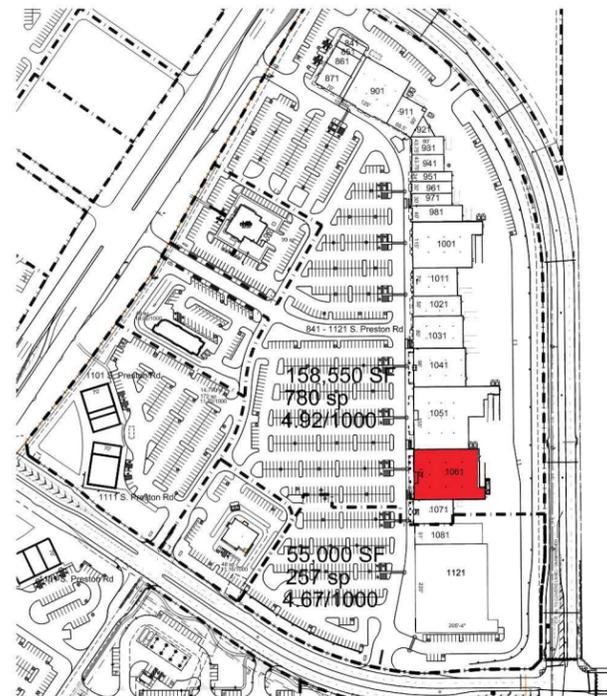
KEYPLAN

Amendment:
 * Noted as "Anchor Tenant" on Exhibit C. Location on Exhibit C is requesting 9'-0" max sign height.



WEST CONCEPT ELEVATION

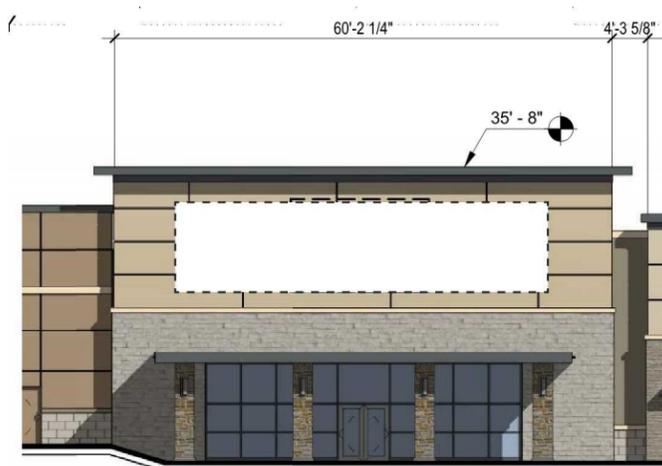
Concept Elevation to identify sign area only.



KEYPLAN

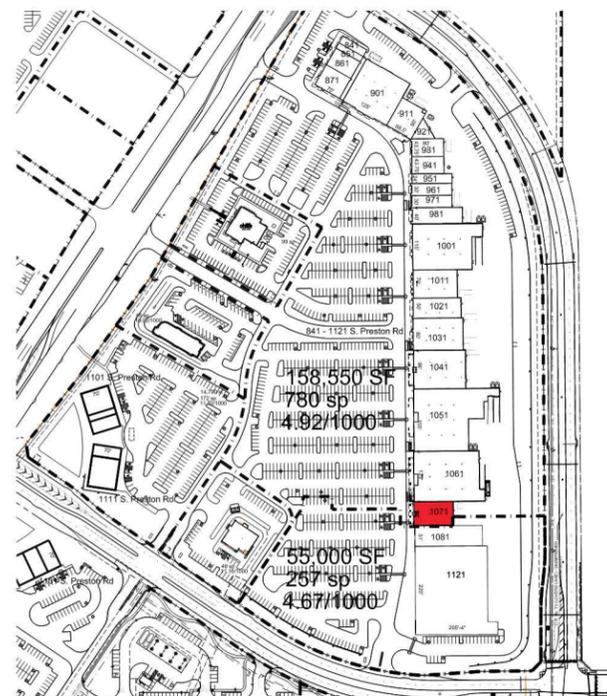
EXHIBIT D-27

1. *Maximum sign height allowed: 7'-7 1/4"*
2. *Maximum sign width allowed: 44'-3 1/2"*



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



KEYPLAN

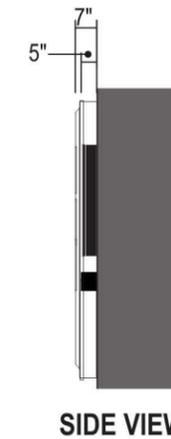
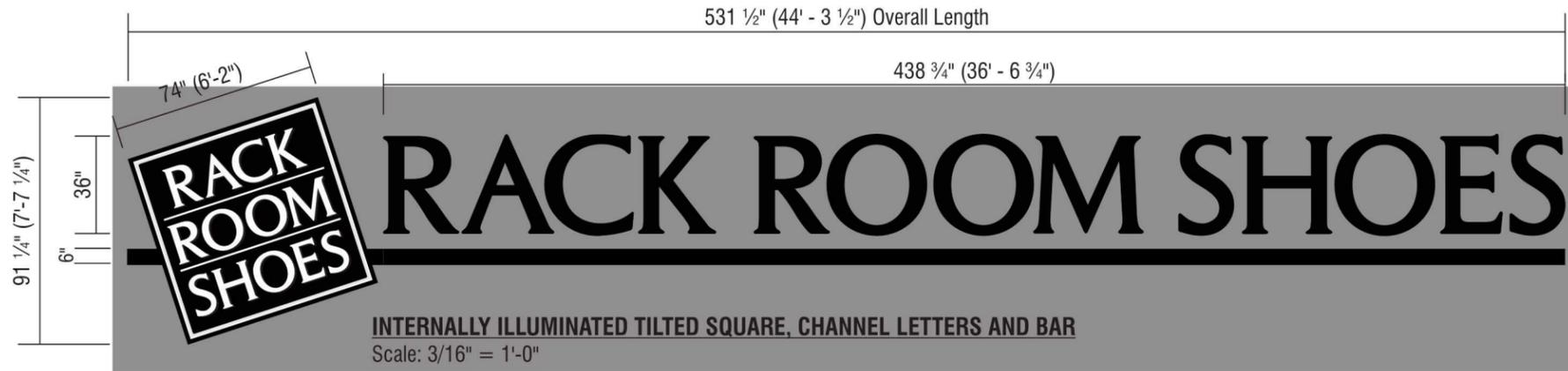


EXHIBIT D-27.1

Deviation from code:

1. Maximum sign height allowed: 7'-7 1/4"
2. Maximum sign width allowed: 44'-3 1/2"

SCOPE OF WORK:

Manufacture and install face lit channel letters with bar and tilted square.

TILTED SQUARE

CABINET: 7" deep S/F Cabinet.

FACES: Acrylic faces panned and embossed with surface applied graphics.

ILLUMINATION: Cabinet is internally illuminated with GE Tetra LED modules.

COLOR SCHEDULE:

- Returns = Aluminum fabricated & painted to match 2119 Orange
- Retainers = Aluminum fabricated & painted to match 2119 Orange
- ▨ Face = 7328 white acrylic - panned with 3M 3630-44 Orange vinyl
- ▨ Copy = Embossed - White with black vinyl Drop Shadow.
- Internal Illumination = GE Tetra LEDs - White

CHANNEL LETTERS

RETURNS & BACKS: 5" returns, Black (pre-finished) aluminum coil. Returns to house baffled drain-holes. Letter-backs of Ultra White aluminum. Letter interiors painted Ultra White.

FACES: Acrylic faces secured with 1" jewelite trimcap.

ILLUMINATION: Channel letters are internally illuminated with GE Tetra LED modules. Power supplies are located behind wall.

COLOR SCHEDULE:

- Returns = Formed aluminum pre-finish Black (satin)
- Jewelite Trimcap = 1" Black
- Letter Faces = 2119 Orange acrylic
- Internal Illumination = Amber/Red LEDs

ILLUMINATED BAR

RETURNS: 5" returns aluminum coil with painted finish. Returns to house baffled drain-holes. Backs of Ultra White aluminum with interior painted Ultra White.

FACES: Acrylic face secured with 1/2" (face side) x 3/4" (return side) aluminum retainer.

ILLUMINATION: Bar is internally illuminated with GE Tetra LED modules. Power supplies are located behind wall.

COLOR SCHEDULE:

- Returns = Formed aluminum painted PMS 281 Blue (satin)
- Aluminum Retainer = 1/2" x 3/4" formed aluminum painted PMS 281 Blue (satin)
- ▨ Letter Faces = 2447 White acrylic with 3M 3630-36 Blue vinyl overlay
- Internal Illumination = Blue LEDs

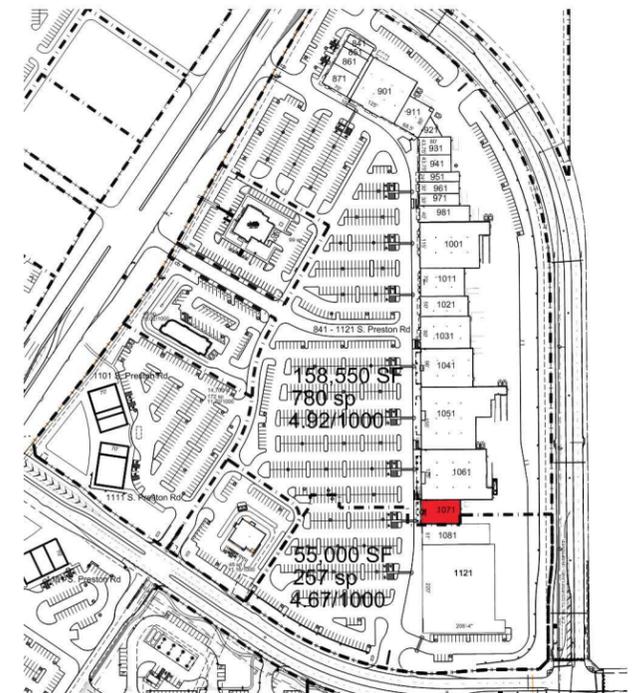


SQUARE FOOTAGE

Proposed: 60.87 x 356.50.....150.69 Sq Ft

ELECTRICAL DATA	
Volts	120V Primary / 24V Secondary
Total AMPS	1.3
Circuits	1
Visible Disconnects	(1) 20 Amp @ 120VAC
Power Supplies	(2) GEPS12-60UNA @ .65 Amps Each

ELECTRICAL NOTES	
1.	All materials and fasteners meet 3004.4
2.	All electrical components are UL listed and approved.
3.	Sign grounded according to NEC 6007.7
4.	Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5.	All branch circuits per NEC 600.5(B), 1 or (B), 2.
6.	All Signs controlled by photocell or time clock per FBC 13-415. (ABC), 1.4.
7.	One visible 20 amp disconnect per sign per circuit per NEC 600.6(A), 1.



KEYPLAN



Gates of Prosper, Suite 1071 - Prosper, TX

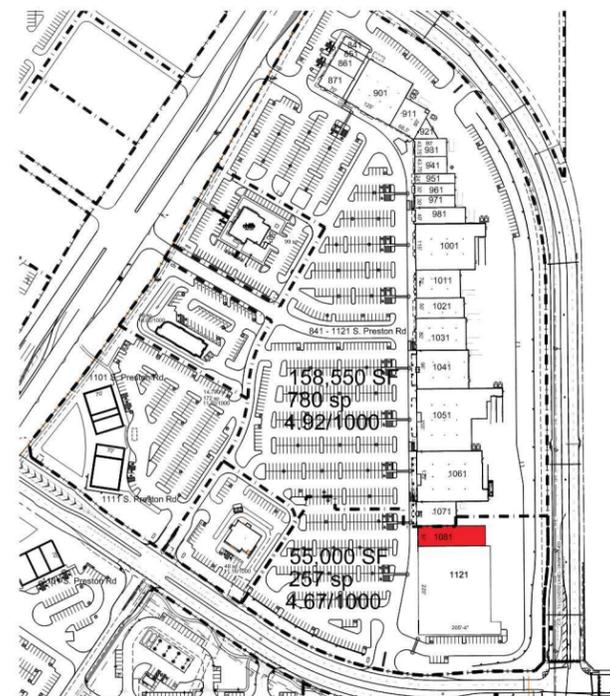
Channel Letters on Elevation

*Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.*



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



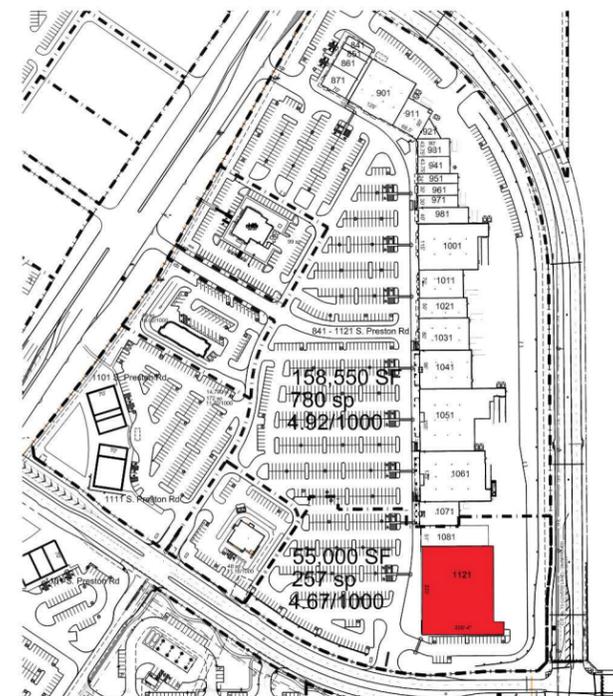
KEYPLAN

*Deviation from code:
Permitted 9'-0" Letters for Anchor Tenants *
Maximum sign length requested: 36'-11"*



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



KEYPLAN

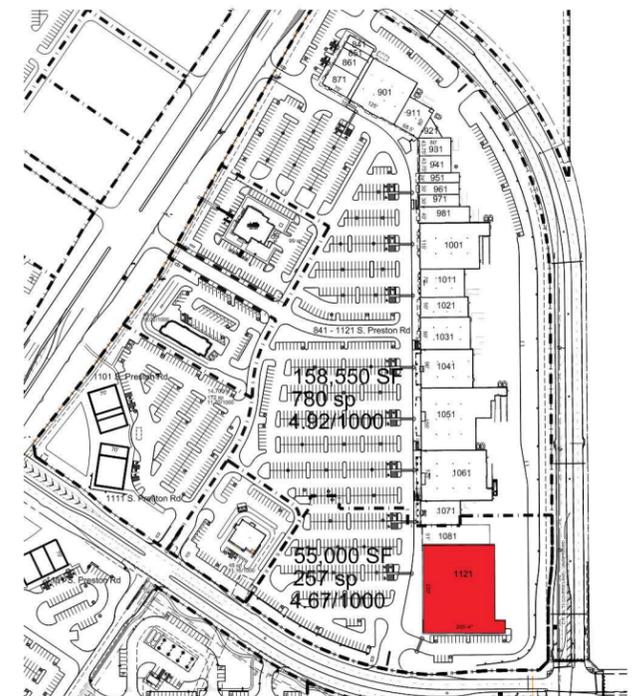
EXHIBIT D-29.1

Deviation from code:

1. Maximum sign height allowed: 9'
Height requested: 8'-0 3/4"
2. Maximum sign width allowed: 50% or 30' Width requested: 36'-11"



PROPOSED ELEVATION -- Signs A & B Concept Elevation to identify sign area only.



KEYPLAN



SIGN TYPE "A"

SCOPE OF WORK

Sign(s) Type: A

Manufacture and Install:
 (1) One Set of Internally (LED) Illuminated Remote Channel Letters

"Burlington" Letters:
 5" deep, .040" Aluminum Returns Pre-painted Black (Satin Finish), 3/16" Sign White Lexan Faces with 1st Surface Burlington Red Translucent Vinyl, 1" Black Trim Cap, Red LED's.

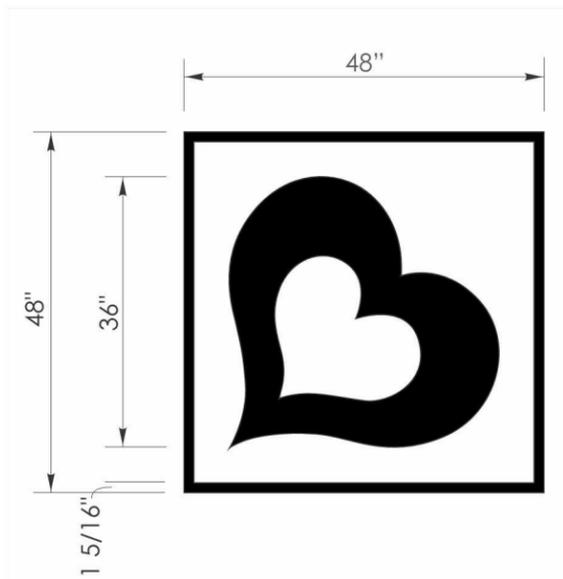
Tag Line Letters:
 3" deep, .040" Aluminum Returns Pre-painted Black (Satin Finish), 3/16" Clear Plex Faces w/ 1st Surface 3M # 3635-222 Perforated Black, 2nd Surface 3M 30% Diffuser. 1" Black Trim Cap. White 6500K LED Illumination.

Incoming Power/Access:
 120v Primary Circuit(s) by Others, Reasonable Access req'd.

EXHIBIT D-29.2

Deviation from code:

1. *Maximum sign height allowed: 9' Height requested: 8'-0 3/4"*
2. *Maximum sign width allowed: 50% or 30' Width requested: 36'-11''*



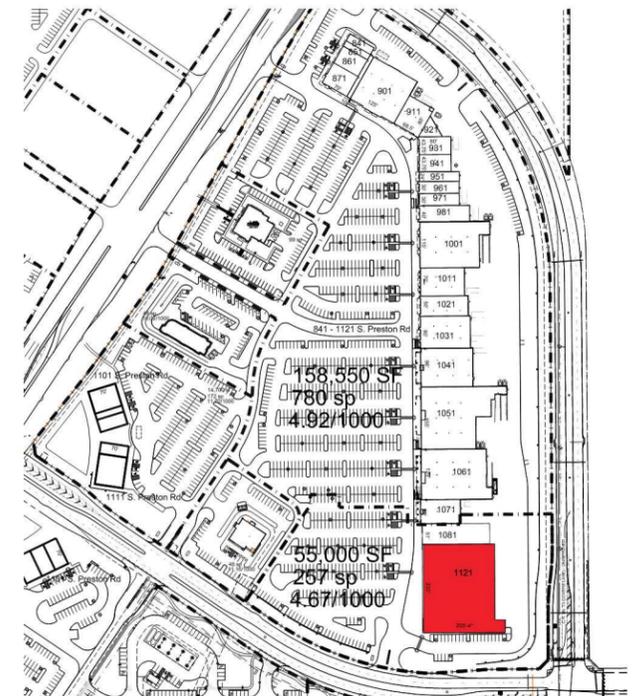
SIGN TYPE "B"

SCOPE OF WORK

Sign(s) Type: B

Manufacture and Install:
 (2) Two Non-Illuminated Boxed "B" Logos

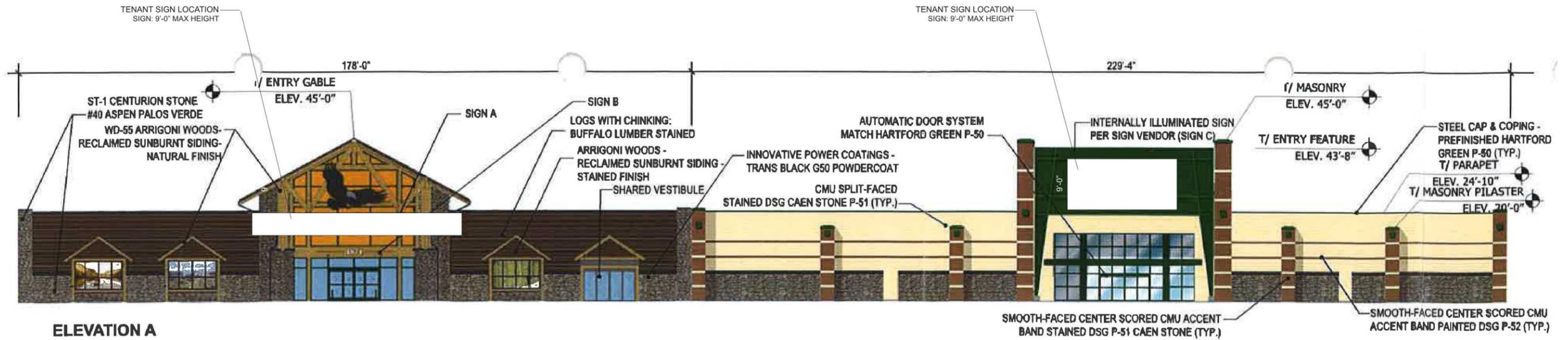
FCO Logo:
 1/2" Acrylic painted to match PMS 207c, satin finish. Stud mount, flush, with silicone.



KEYPLAN

Deviation from code:
Requested 9'-0" Letters for Anchor Tenants

EXHIBIT D-30



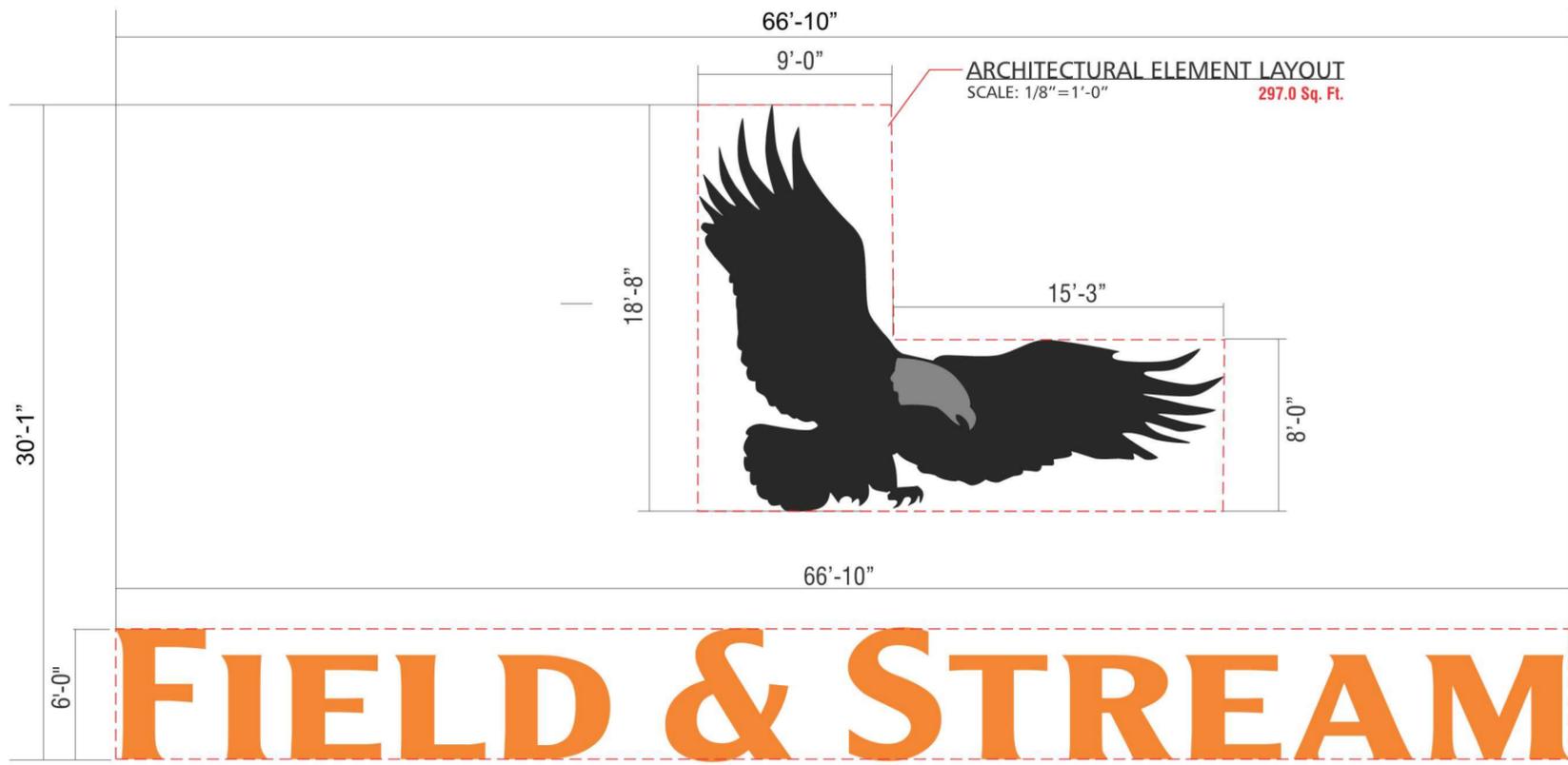
ELEVATION A

WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



KEYPLAN



A FIELD & STREAM SIGN LAYOUT
SCALE: 1/8"=1'-0" 400.99 Sq. Ft.

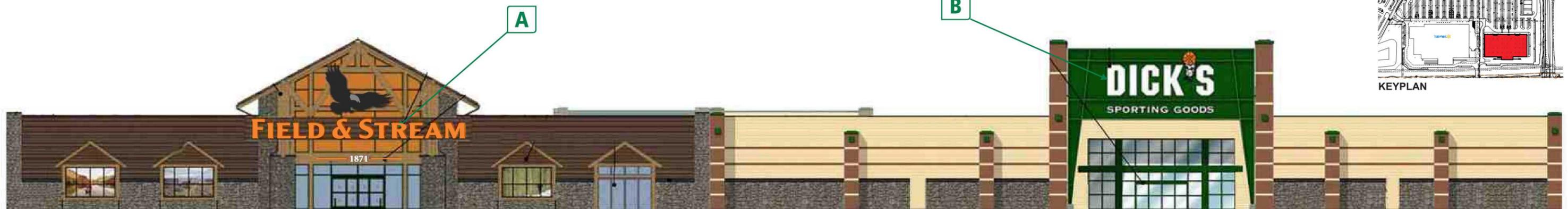
SIGN A Deviation from code:
Requested 30'-1" Letter for Anchor Tenants

EXHIBIT D-30.1



B DICK'S SPORTING GOODS SIGN LAYOUT
SCALE: 1/8"=1'-0" 424.7 Sq. Ft.

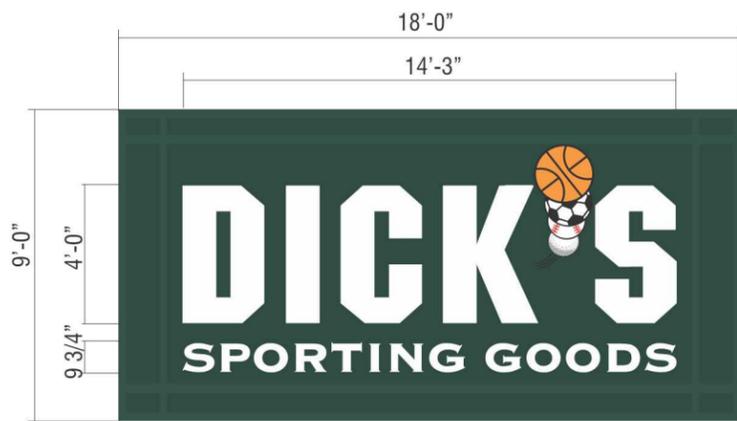
SIGN B Deviation from code:
Requested 15'-1" Letter for Anchor Tenants



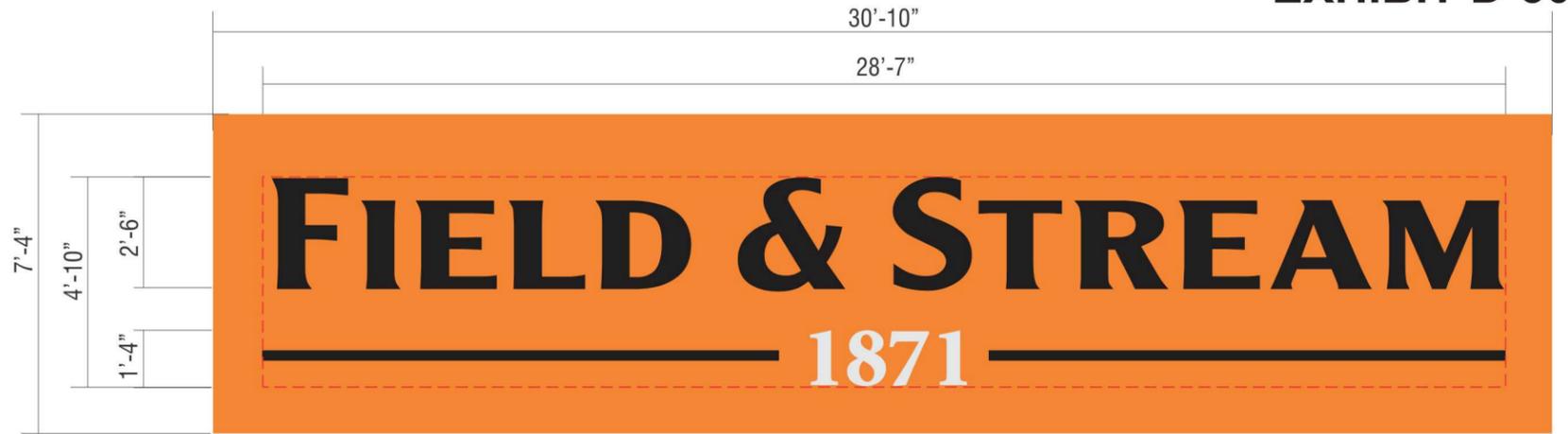
TOTAL F & S SQUARE FOOTAGE - 729.4

TOTAL F & S SQUARE FOOTAGE - 424.7

Front Elevation Exhibit
Scale: 1/32" = 1'-0"



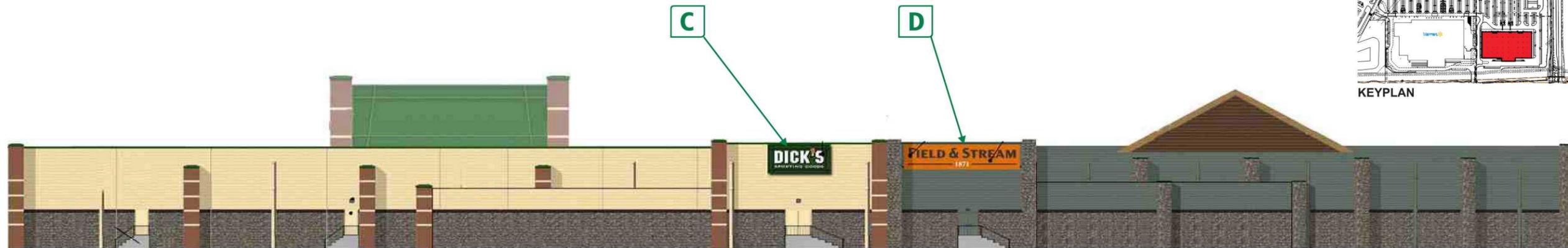
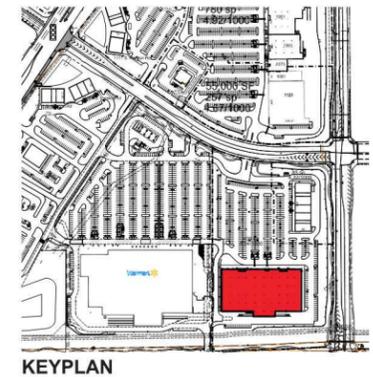
C DICK'S SPORTING GOODS SIGN LAYOUT
SCALE: 3/16" = 1'-0" **162.0 Sq. Ft.**



D F & S CHANNEL LETTERS ON PAINTED BACKGROUND
SCALE: 1/4" = 1'-0" **138.14 Sq. Ft. (CHANNEL LETTERS)**

SIGN C Deviation from code:
Requested 9'-0" Letter for Anchor Tenants

SIGN D Deviation from code:
Requested 7'-4" Letter for Anchor Tenants



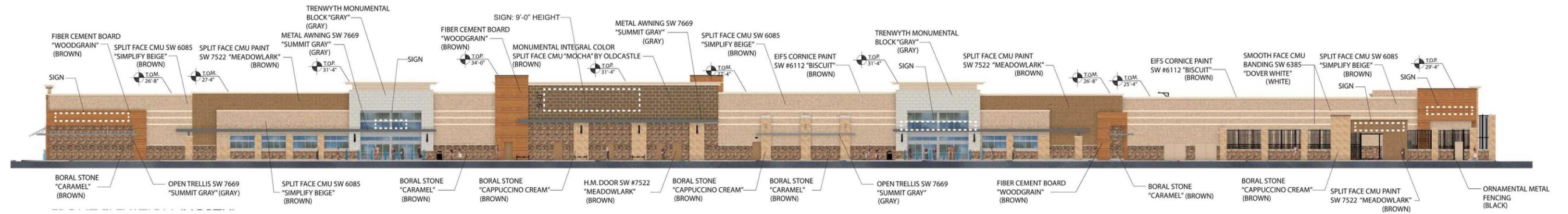
TOTAL DICK'S SIGNAGE SQUARE FOOTAGE - 162.0

TOTAL F & S SIGNAGE SQUARE FOOTAGE - 138.14

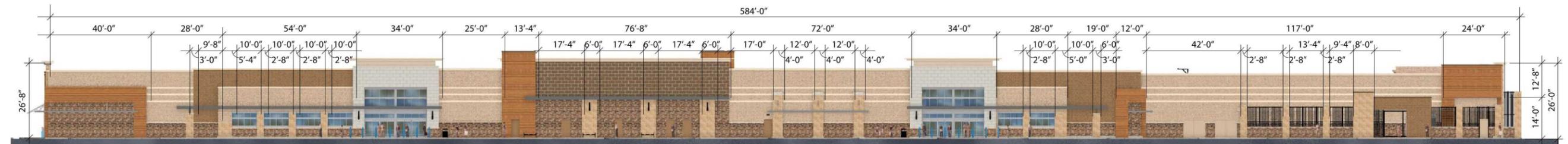
Rear Elevation Exhibit
Scale: 1/32" = 1'-0"

Deviation from code:
Requested 9'-0" Letters for Anchor Tenants

EXHIBIT D-31



NORTH ELEVATION



NORTH ELEVATION



KEYPLAN

Per code, no deviations.
Building elevations are for reference only.
Pad site signage will be required to meet current town sign ordinance.



CONCEPT FRONT ELEVATION



CONCEPT SIDE ELEVATION



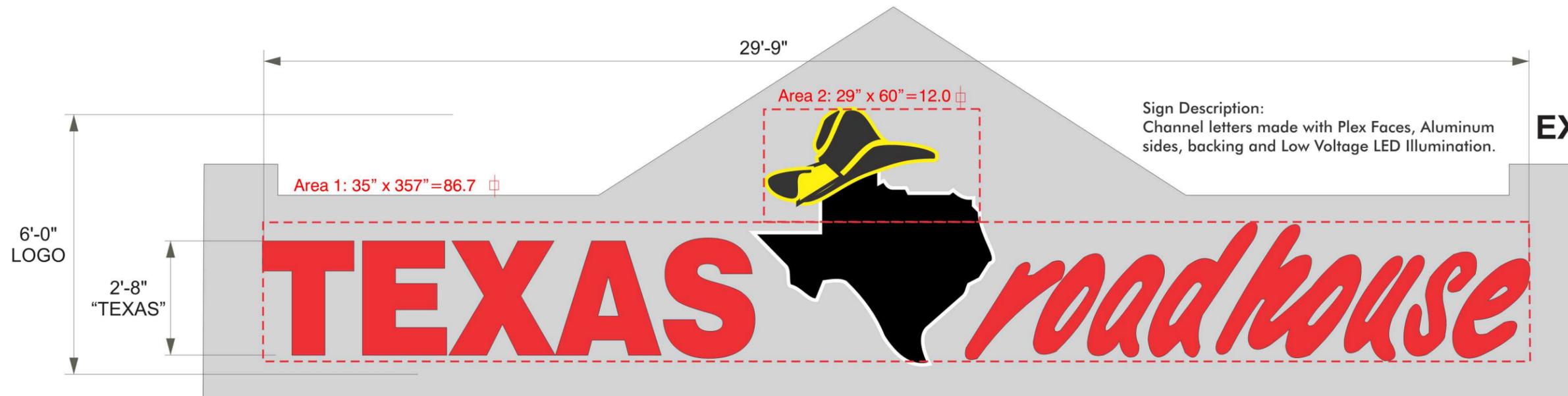
CONCEPT SIDE ELEVATION



CONCEPT REAR ELEVATION



KEYPLAN



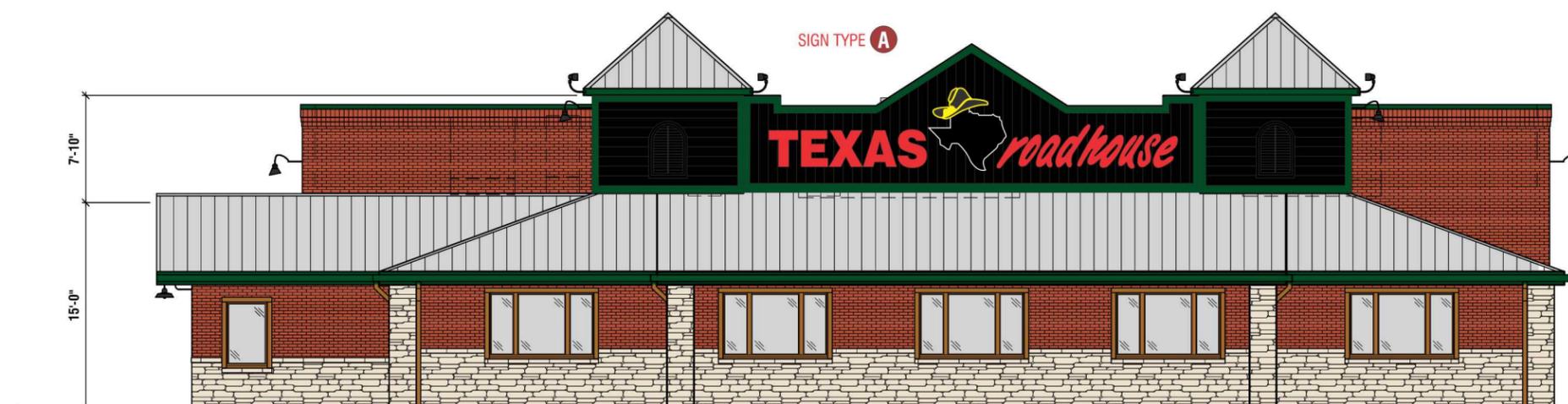
Sign Description:
Channel letters made with Plex Faces, Aluminum sides, backing and Low Voltage LED Illumination.

SIGN TYPE A TEXAS ROADHOUSE CHANNEL LETTERSET LAYOUT.

SCALE : 3/8" = 1'-0"

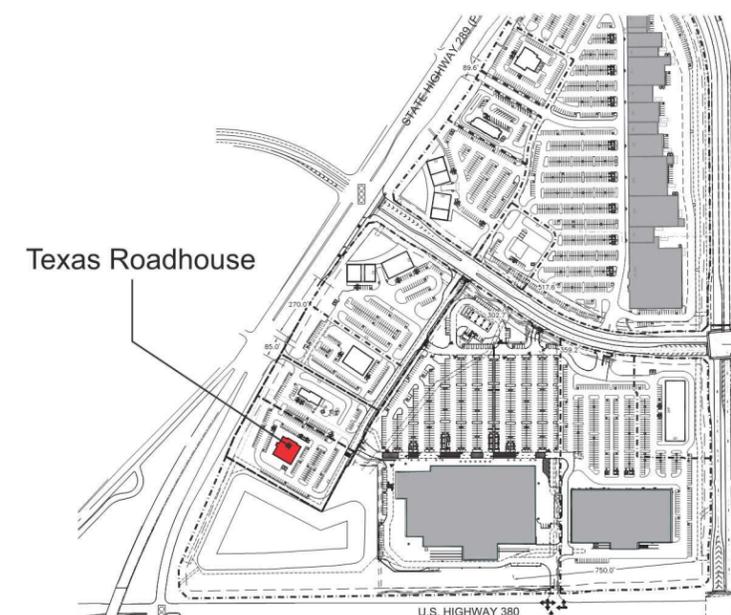
98.7 SQ.FT. TOTAL

SIGN TYPE A Deviation from code:
Request 6' Logo for Texas Roadhouse



FRONT ELEVATION-WEST

SCALE : 3/32" = 1'-0"



KEYPLAN

Depicted elevations are conceptual in nature and subject to Town Council approval



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160 W. Carmel Drive, Suite 236 Carmel, IN 46032
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Revisions:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: **Randy Cearlock**
Project Manager: **S. Maeser**
Drawn By: **S. Maeser**



Project / Location:
TEXAS roadhouse
1211 S. PRESTON RD.
PROSPER, TX 75078

Job Number: **23-39707-10**
Date: **January 4, 2017**
Sheet Number: **1** Of **1**
Design Number: **23-39707-10R2**

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EXTERIOR HALO-LIT CHANNEL LETTERS WITH FINISHED BACKS
INTERNALLY ILLUMINATED WITH RGB LED'S

SCALE: AS NOTED
QUANTITY(2)

FACES : 1/8" BRUSHED ALUM. FACES
RETURNS: .060" X 4" DEEP BRUSHED ALUM.
BACKS : 3/16" CLEAR LEXAN
SPACERS : 1" X 4" DEEP
ILLUMINATION RGB COLOR CHANGING LED
ATTACHMENT : SIGN TO MOUNT TO BLACK CERAMIC TILE WALL

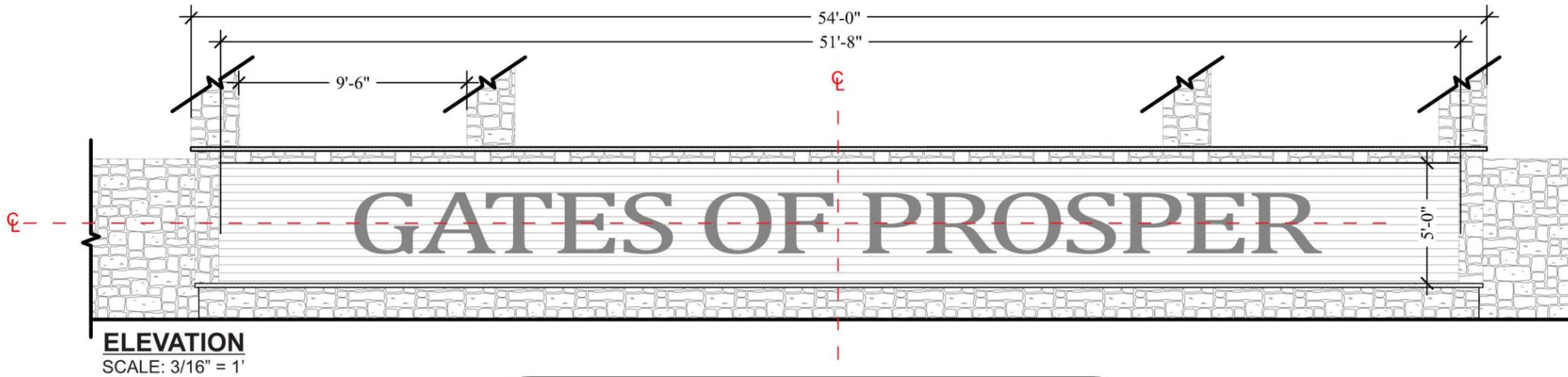
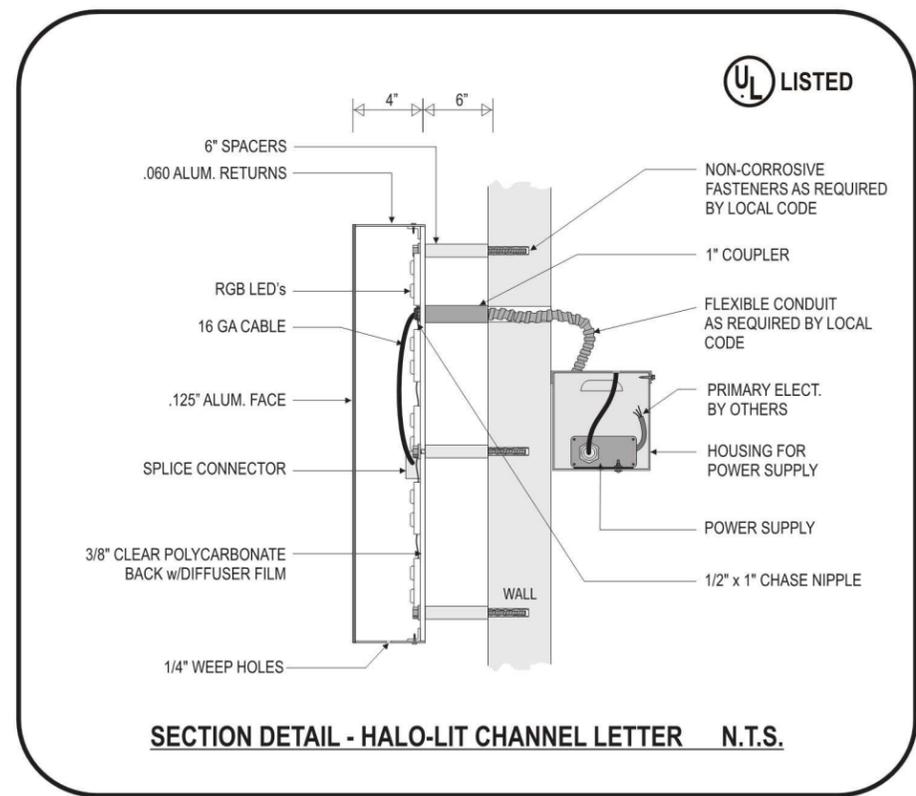
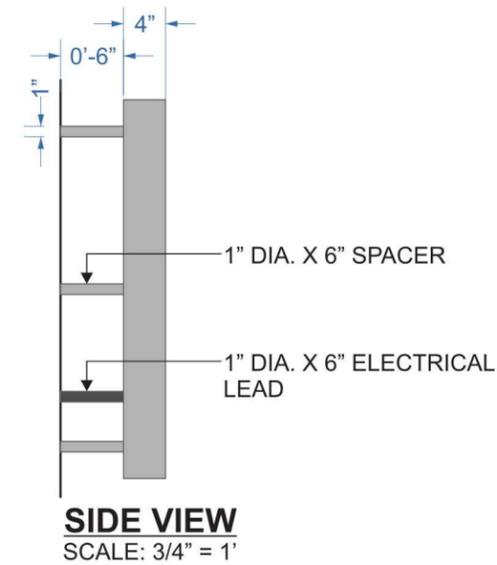


EXHIBIT D-34
FOUNTAIN SIGNAGE
GOP Fountain Letters



KEYPLAN

* Applicant is requesting for approval of fountain signage to be installed that is not covered in the currently adopted Sign Ordinance.



W
WALTON
10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
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Client: GATES OF PROSPER
Address: PROSPER, TX
Location: X
Sales: TH Designer: JLS
Date: 1/29/18 PM GM

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Revision:

Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:
Sales: _____ Date: _____
P.M.: _____ Date: _____
Design: _____ Date: _____
Client: _____ Date: _____

R0 / 1/30/18
CIDXXXXXX

EXHIBIT E - Sign Schedule / Development Standards

The following will define deviations from the Town of Prosper, (Regulations of Signs; Ordinance Number 10-010; Updated June 26, 2012).

1. **Unified Development Monument Signs** has increased in specific lots and the variations can be found on **Exhibit C - Sign Coordination Plan**. A total of two (2) additional Unified Development Monument Signs were added.

a. **Block B, Lot 3** - Variation of permitted Unified Development Monument Sign placement in accordance to Ordinance 10-010 Section 1.09 (G) (5a)

- *Sign G (Type A: Unified Development Monument Sign): is less than the required 750 feet from Sign F. Reference Exhibit C. Actual distance: 534.1'*

b. **Block A, Lot 4** - Variation of permitted Unified Development Monument Sign placement in accordance to Ordinance 10-010 Section 1.09 (G) (5a)

- *Sign P (Type A: Unified Development Monument Sign): is less than the required 750 feet from Sign L. Reference Exhibit C. Actual distance: 661.9'*

3. Sign Criteria Deviations

a. Sign heights shall be allowed from 5'-0" to 9'-0" for "Anchor Tenants".

Reference Exhibit C: 1001, 1061, and 1121 S. Preston.

b. Side and Rear Elevation signs shall be max 36" in height with the exception of 500 and 700 Richland.

c. Painted Signs are not permitted on any façade.

d. The color of the sign face and the color of the letters shall be submitted by the Tenant for the Landlord's approval.

e. Digital fuel prices shall be allowed on Signs 'L' and 'Q' for 510 Richland.

f. Wall signage shall we allowed as follow:

<u>Address</u>	<u>Maximum Height</u>	<u>Maximum Length</u>
700 Richland	30'-1"	66'-10"
700 Richland	15'-0 ¼"	28'-3 ¼"
1211 S. Preston	6'-0"	29'-9"
1071 S. Preston	7'-7 ¼"	44'-3 ½"
1041 S. Preston	11'-1"	32'-5"
1051 S. Preston	12'-0"	42'-0"
1121 S. Preston	9'-0" (as noted in (a) above)	36'-11"

3. Additional Sign Types

a. "Building Address Signage" is not defined in the Sign Ordinance Number 10-010

1. "Building Address Signage" means address signage for tenants. This signage will be installed by Landlord.

b. "Rear Entry Signs" are not defined in the Sign Ordinance Number 10-010.

1. "Rear Entry Signs" shall mean four (4) inch high vinyl die-cut letters for tenant's name and two (2) inch high vinyl die-cut letters for suite number below tenant's name, centered on the service door at five (5) feet above finish floor. The typeface for each letter must be Arial Bold and the color for each letter must match Sherwin Williams - SW7675 Sealskin. Tenant shall be responsible for the cost and installation of rear entry signage. See **Exhibit D-7** "Typical Rear Door Tenant Sign" for a diagram.

c. Fountain signage shall be allowed at the NE and SE corners of Richland and Preston, not to exceed 5'-0" in height and 51'-8" in length.