

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 18-17

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, ADOPTING AND APPROVING A SPECIAL PURPOSE SIGN DISTRICT, PURSUANT TO SECTION 3.14.012 OF THE TOWN'S CODE OF ORDINANCES, AS AMENDED, FOR 97.452 ACRES OF LAND, MORE OR LESS, COMMONLY KNOWN AS WESTFORK CROSSING; 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 97.452 acres of land, more or less ("the Property"), commonly known as Westfork Crossing, generally located on the northwest corner of US Highway 380 and Gee Road in the Town; 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 Exhibit D, 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.

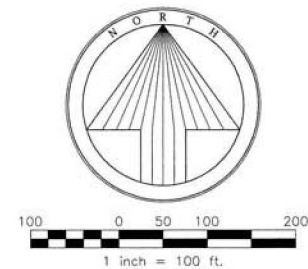
DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE
TOWN OF PROSPER, TEXAS, ON THIS 13TH DAY OF MARCH, 2018.

ATTEST:  
Robyn Battle, Town Secretary

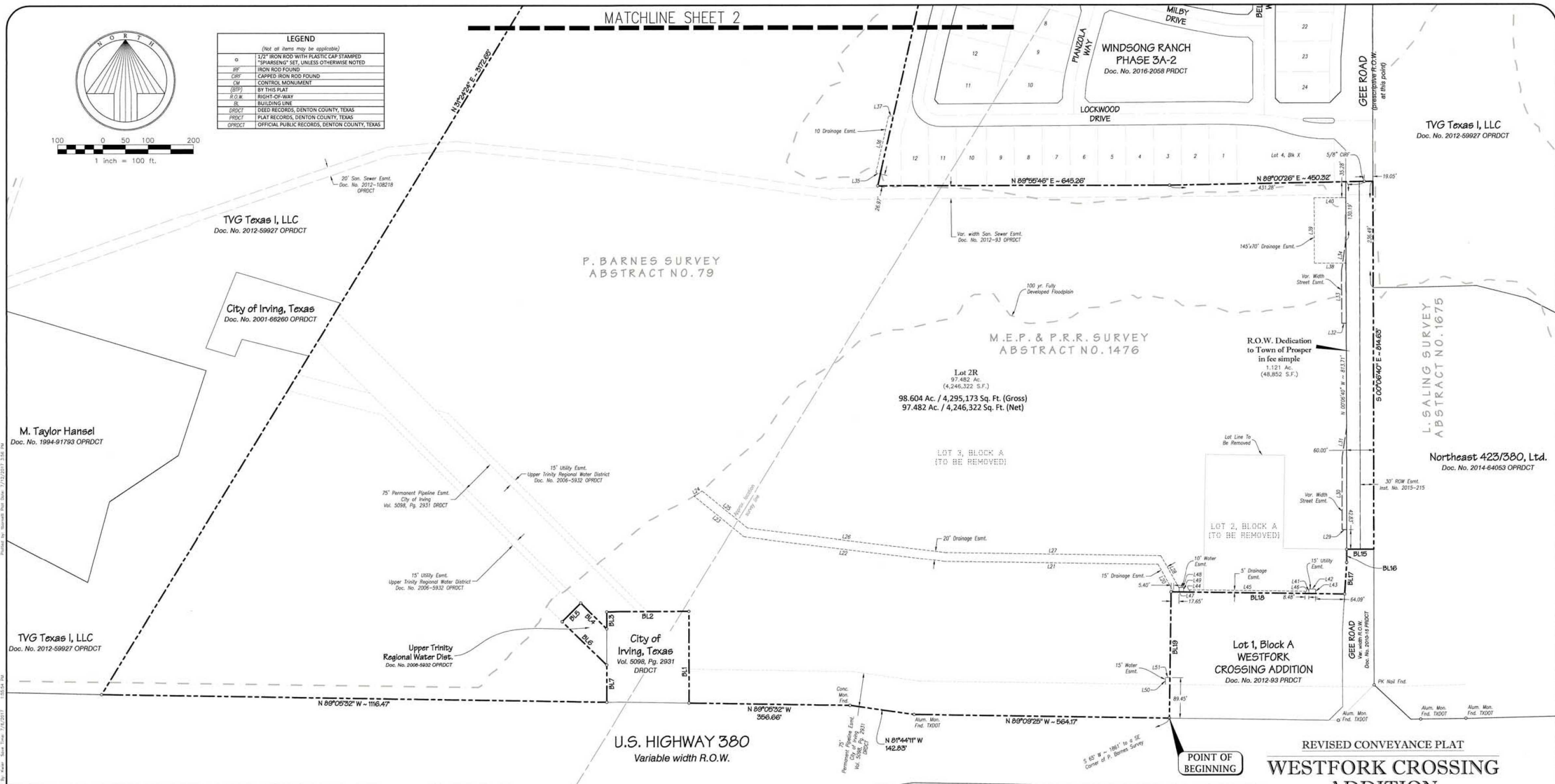

Ray Smith, Mayor

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, Town Attorney



LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IR	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
BL1	N 00°01'38\"	202.87'	L21	N 89°05'32\"	472.13'	L41	N 00°50'06\"	10.00'
BL2	S 89°58'22\"	182.00'	L22	N 82°54'49\"	447.87'	L42	S 89°59'54\"	15.00'
BL3	S 00°01'38\"	21.63'	L23	N 82°41'40\"	141.83'	L43	S 00°50'06\"	10.00'
BL4	N 45°02'22\"	81.04'	L24	N 57°43'42\"	21.08'	L44	N 00°50'06\"	5.00'
BL5	N 44°59'38\"	58.50'	L25	S 50°41'40\"	128.25'	L45	S 89°59'54\"	254.72'
BL6	S 45°02'22\"	137.58'	L26	S 82°54'49\"	440.80'	L46	S 00°50'06\"	5.00'
BL7	S 00°01'38\"	62.34'	L27	S 89°05'32\"	478.81'	L47	N 00°50'59\"	10.00'
BL8	N 38°25'25\"	198.71'	L28	S 29°59'25\"	83.12'	L48	S 89°59'54\"	10.00'
BL9	N 52°42'40\"	203.71'	L29	S 89°53'20\"	10.00'	L49	S 00°50'59\"	10.00'
BL10	N 22°47'20\"	137.88'	L30	N 00°04'40\"	158.86'	L50	N 00°50'06\"	15.00'
BL11	N 81°13'54\"	101.01'	L31	N 08°25'14\"	67.43'	L51	S 89°10'23\"	10.00'
BL12	S 27°58'48\"	148.81'	L32	S 89°53'20\"	10.00'			
BL13	S 27°38'44\"	78.58'	L33	N 00°06'40\"	117.41'			
BL14	S 71°12'08\"	50.18'	L34	N 08°25'14\"	67.41'			
BL15	S 89°53'21\"	60.00'	L35	N 77°20'15\"	15.00'			
BL16	S 00°06'30\"	29.85'	L36	N 12°39'45\"	128.08'			
BL17	S 62°42'12\"	70.35'	L37	N 89°24'23\"	10.27'			
BL18	N 89°59'54\"	284.38'	L38	S 89°53'21\"	70.00'			
BL19	S 00°50'06\"	278.49'	L39	N 00°06'30\"	145.00'			
L20	N 29°59'25\"	70.17'	L40	N 89°53'21\"	70.00'			

NOTES:

- A Conveyance Plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
- Basils of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The purpose of this Revised Conveyance Plat is to combine 2 lots into 1 and dedicate easements and ROW.

REVISED CONVEYANCE PLAT WESTFORK CROSSING ADDITION

BLOCK A, LOT 2R
BEING A REVISED CONVEYANCE PLAT OF BLOCK A, LOTS 2 & 3
WESTFORK CROSSING ADDITION
BEING 98.604 ACRES GROSS (97.482 ACRES NET) OF LAND
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476
A. JAMISON SURVEY, ABSTRACT NO. 672
& P. BARNES SURVEY, ABSTRACT NO. 79
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT
Northeast 423/380, Ltd.
7001 Preston Rd., Ste. 410
Dallas, Texas 75205
Telephone (214) 224-4644
Contact: Robert V. Dorazil

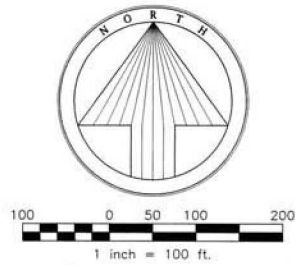
ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

Filed for Record
in the Official Records of:
Denton County
On: 7/28/2017 1:39:47 PM
In the PLAT Records
WESTFORK CROSSING ADDI
Doc Number: 2017-333
Number of Pages: 2
Amount: 100.00
Order#: 20170728000433
By: CB

EXHIBIT A

EXHIBIT A

TVG Texas I, LLC
Doc. No. 2012-59927 OPRDCT



A. JAMISON SURVEY
ABSTRACT NO. 672

M.E.P. & P.R.R. SURVEY
ABSTRACT NO. 1476

WINDSONG RANCH
PHASE 3A-1
Doc. No. 2015-128 PRDCT

P. BARNES SURVEY
ABSTRACT NO. 79

TVG Texas I, LLC
Doc. No. 2012-59927 OPRDCT

TOWN APPROVAL

APPROVED THIS 5th DAY OF August, 2014, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Planning & Zoning Commission Chairperson
Town Secretary
Engineering Department
Development Services Department



Ordinance No. 18-17, Page 5

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Northwest 423/380 LP is the owner of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 1476, the A. Jamison Survey, Abstract No. 672, and the P. Barnes Survey, Abstract No. 79, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract conveyed to Lots 2 and 3, Block A, Westfork Crossing Addition, according to the plat recorded in Document No. 2012-93 of the Plat Records, Denton County, Texas (PRDCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" found on the north line of U.S. Highway 380, a variable width public right-of-way, for the southwest corner of Lot 1, Block A, Westfork Crossing Addition;

THENCE along the north line of said highway, the following:
N 89°09'25" W, 564.17 feet to an aluminum TxDOT monument found;
N 81°44'11" W, 142.83 feet to a concrete highway monument found;

And N 89°05'32" W, 356.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the southeast corner of a tract conveyed to the City of Irving, Texas, recorded in Volume 5058, Page 2931, Deed Records, Denton County, Texas;

THENCE along the common line thereof, the following:
N 00°01'38" W, 202.87 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;
S 89°58'22" W, 182.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

And S 00°01'38" E, 37.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the northeast corner of a tract conveyed to the Upper Trinity Regional Water District, recorded in Document No. 2006-5932, Official Public Records, Denton County, Texas (OPRDCT);

THENCE along the common line thereof, the following:
N 45°00'22" W, 81.04 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;
S 44°59'38" W, 58.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

And S 45°50'23" E, 137.59 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found on the west line of said City of Irving tract;

THENCE S 00°01'38" E, 82.34 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found on the north line of U.S. Highway 380;

THENCE N 89°05'32" W, 1116.47 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for a southeasterly corner of a tract conveyed to TVG Texas I, LLC, recorded in Document No. 2012-59927 OPRDCT;

THENCE N 31°24'24" E, along an east line of said TVG Texas tract, and of a tract conveyed to the City of Irving, Texas, recorded in Document No. 2001-66260 OPRDCT, a total distance of 3172.65 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE continuing along the common line of said TVG Texas tract, the following:
N 57°48'00" W, 602.40 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 38°38'25" E, 198.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 52°42'40" E, 203.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 22°47'20" E, 137.89 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 81°13'54" E, 101.01 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 27°58'48" E, 148.81 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 27°38'44" E, 76.59 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 71°12'09" E, 50.19 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

And S 88°32'40" E, 451.97 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE S 12°39'45" W, passing at 47.81 feet the northwest corner of Windsong Ranch Phase 3A-1, an addition recorded in Document No. 2015-128 PRDCT, continuing along the west line thereof, passing at 1155.95 feet the southwest corner of said addition, and being a northwest corner of a remainder of said TVG Texas tract, and continuing along the west line thereof a total distance of 2150.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE N 89°55'46" E, 645.26 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE N 89°00'26" E, continuing along the common line thereof, passing at 431.28 feet a 5/8" iron rod with plastic cap found, continuing a total distance of 450.32 feet to a point in Gee Road, a prescriptive right-of-way at this point;

THENCE S 00°06'40" E, along Gee Road, passing at 236.49 feet a point for the northwest corner of a tract conveyed to Northwest 423/380, Ltd., recorded in Document No. 2014-64053 OPRDCT, and continuing along the west line thereof a total distance of 814.63 feet to a point for the northeast corner of a right-of-way dedication for Gee Road according to the Conveyance Plat of Westfork Crossing Addition, recorded in Document No. 2010-15 PRDCT;

THENCE along the common line of said right-of-way dedication, the following:
S 89°53'21" W, 60.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;
S 00°06'39" E, 29.65 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

And S 03°42'12" W, 70.35 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the northeast corner of Lot 1, Block A, Westfork Crossing Addition;

THENCE N 89°09'54" W, 384.38 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE S 00°50'06" W, 279.49 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 4,295,173 square feet or 98.604 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this 14 day of July, 2017.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of July, 2017.



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Northwest 423/380 LP acting herein by and through its duly authorized officer, do hereby certify and adopt this plat designating the hereinabove described property as WESTFORK CROSSING ADDITION, Block A, Lot 2R, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon.

- Northwest 423/380 LP does hereby certify the following:
1. The streets and alleys are dedicated for street purposes.
 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
 4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Prosper.
 5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
 6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
 7. The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
 8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
 9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

DRAINAGE EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage Easement". The Drainage Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

Witness our hands at Dallas County, Texas, this 17th day of July, 2017.

NORTHWEST 423/380, LP,
a Texas limited partnership

By: NORTHWEST CORNER, LLC
a Texas limited liability company
General Partner

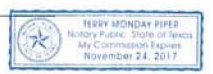
By: Robert V. Dorazil
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Robert V. Dorazil, known to me to be the Manager of Northwest Corner, LLC, a Texas limited liability company, General Partner of NORTHWEST 423/380, LP, a Texas limited partnership, whose name is subscribed to the foregoing instrument, and acknowledged to me that it was executed for the purposes and considerations therein mentioned and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of July, 2017.

Notary Public, State of Texas



REVISED CONVEYANCE PLAT WESTFORK CROSSING ADDITION

BLOCK A, LOT 2R
BEING A REVISED CONVEYANCE PLAT OF BLOCK A, LOTS 2 & 3
WESTFORK CROSSING ADDITION
BEING 98.604 ACRES GROSS (97.482 ACRES NET) OF LAND
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476
A. JAMISON SURVEY, ABSTRACT NO. 672
& P. BARNES SURVEY, ABSTRACT NO. 79
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT
Northwest 423/380, Ltd.
7001 Preston Rd., Ste. 410
Dallas, Texas 75205
Telephone (214) 224-4644
Contact: Robert V. Dorazil

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

Filed for Record
in the Official Records of:
Denton County
On: 7/28/2017 1:39:47 PM
In the PLAT Records
WESTFORK CROSSING ADDI
Doc Number: 2017-333
Number of Pages: 2
Amount: 100.00
Order: 20170728000433
By: CB

MATCHLINE SHEET 1

EXHIBIT B – STATEMENT OF INTENT AND PURPOSE

On behalf of UCD Real Estate, Comet Signs is requesting approval of a Special Purpose Sign District for the property located at 4650 West University Drive. This Special Purpose Sign District will address the free-standing signage along West University Drive and Gee Road, to allow tenants to be located on the four (4) signs not located on specific lots. All or any future submissions for signage at this property will follow the standard sign ordinance of the Town of Prosper.

We are requesting a special purpose sign district to allow the construction of three (3) unified type pylon displays, located on West University, west of Gee Rd. The UD signs on West University will be 20' OAH and located on the property line. In addition, we are requesting for six (6) tenant monuments, 6' OAH, which will be located 1' from the property line.

The requested signage was designed to provide minimum yet adequate visibility from West University Drive, and Gee Road, providing much needed business identity while maintaining a unified visual harmony throughout the center.

We appreciate your consideration in this matter.

Thank you,
Tommy Reynolds

Comet Signs
214-957-7858

THIS UDZ CONSISTS OF 14 LOTS, INCLUDING THE RACETRAC MONUMENTS. THIS DEVELOPMENT WILL CONTAIN 13 SIGNS. NO MORE THAN ONE ADDITIONAL SIGN WILL BE ALLOWED WITHOUT REVISING THE SPSD.

Exhibit C

Job Name:

NWC
SITE PLAN



UNITED COMMERCIAL DEVELOPMENT

☒ Proposal Drawing
☐ Final Drawing

Client: UCD

Location:

Salesperson: Tommy R.

Prj. Mngr.: Michelle C.

Date: 1/31/18

Designer: Kimberly P.

File Name: Exhibit B Sign

Coordination Plan.cdr

Proposal #: 33553

Job #: n/a

Revisions

Notes:



License #: 18010

Corporate Office
San Antonio
235 West Turbo
San Antonio, TX 78216
Ph.: (210) 341-7244

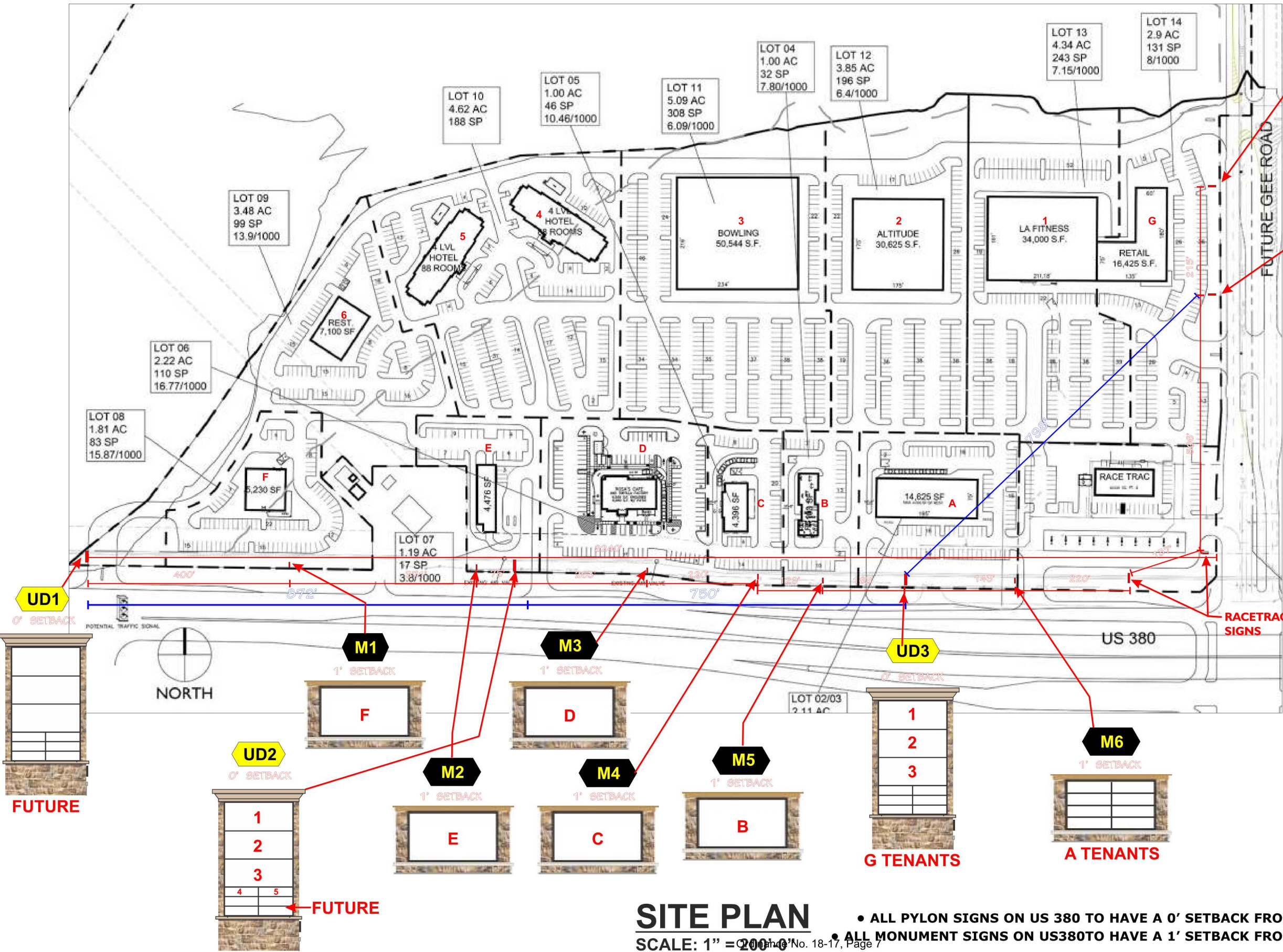
Dallas / Ft. Worth Branch
2703 W. Mockingbird Ln. #100
Dallas, TX 75235
Ph.: (972) 870-1594

Houston Branch
2906 Greenhouse Rd.
Houston, TX 77084
Ph.: (281) 492-6581

Austin Branch
2457 S. Loop 4, Bldg. 1B
Buda, TX 78610
Ph.: (512) 872-2800



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COMET SIGNS, LLC. ANY USE OR REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET SIGNS, LLC. IS STRICTLY PROHIBITED. OWNERSHIP AND COPYRIGHT IS RETAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK / COPYRIGHT LAWS.



SITE PLAN

SCALE: 1" = 200'

• ALL PYLON SIGNS ON US 380 TO HAVE A 0' SETBACK FROM THE PROPERTY LINE.

• ALL MONUMENT SIGNS ON US380 TO HAVE A 1' SETBACK FROM THE PROPERTY LINE.

Exhibit D

Job Name:



■ Proposal Drawing
□ Final Drawing

Client: UCD
Location:
Salesperson: Tommy R.
Prj. Mngr.: Michelle C.
Date: 1/31/18
Designer: Kimberly P.
File Name: Exhibit C R1
Elevations/Sign Details.cdr
Proposal #: 33553
Job #: n/a

Revisions

Notes:
R1/2-27-18/MP:Cabinet Sq. Ft. Chng



License #: 18010

Corporate Office
San Antonio
235 West Turbo
San Antonio, TX 78216
Ph.: (210) 341-7244

Dallas / Ft. Worth Branch
2703 W. Mockingbird Ln. #100
Dallas, TX 75235
Ph.: (972) 870-1594

Houston Branch
2906 Greenhouse Rd.
Houston, TX 77084
Ph.: (281) 492-6581

Austin Branch
2457 S. Loop 4, Bldg. 1B
Buda, TX 78610
Ph.: (512) 872-2800

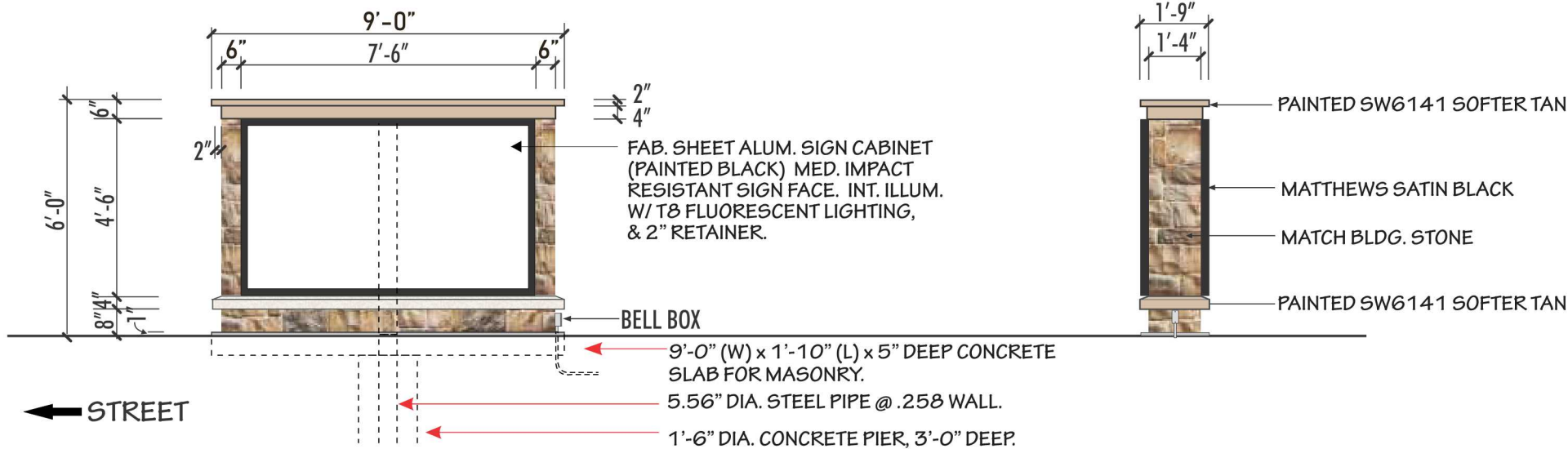


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ELECTRICAL

- 3.20 AMPS TOTAL.
- (1) 120V 20AMP CIR. REQ'D.



INDIVIDUAL TENANT



54 SQ. FT. TOTAL STRUCTURE

M SIGNS WILL NOT INCLUDE OFF-SITE TENANT SIGNAGE.



PER EXHIBIT B, THESE MONUMENT SIGNS ARE PROPOSED TO BE LOCATED 1' FROM THE PROPERTY LINE.

Exhibit D

Job Name:



☒ Proposal Drawing
☐ Final Drawing

Client: UCD
Location:
Salesperson: Tommy R.
Prj. Mngr.: Michelle C.
Date: 1/31/18
Designer: Kimberly P.
File Name: Exhibit C R1
Elevations/Sign Details.cdr
Proposal #: 33553
Job #: n/a

Revisions

Notes:
R1/2-27-18/MP:Cabinet Sq. Ft. Chng



License #: 18010

Corporate Office
San Antonio
235 West Turbo
San Antonio, TX 78216
Ph.: (210) 341-7244

Dallas / Ft. Worth Branch
2703 W. Mockingbird Ln. #100
Dallas, TX 75235
Ph.: (972) 870-1594

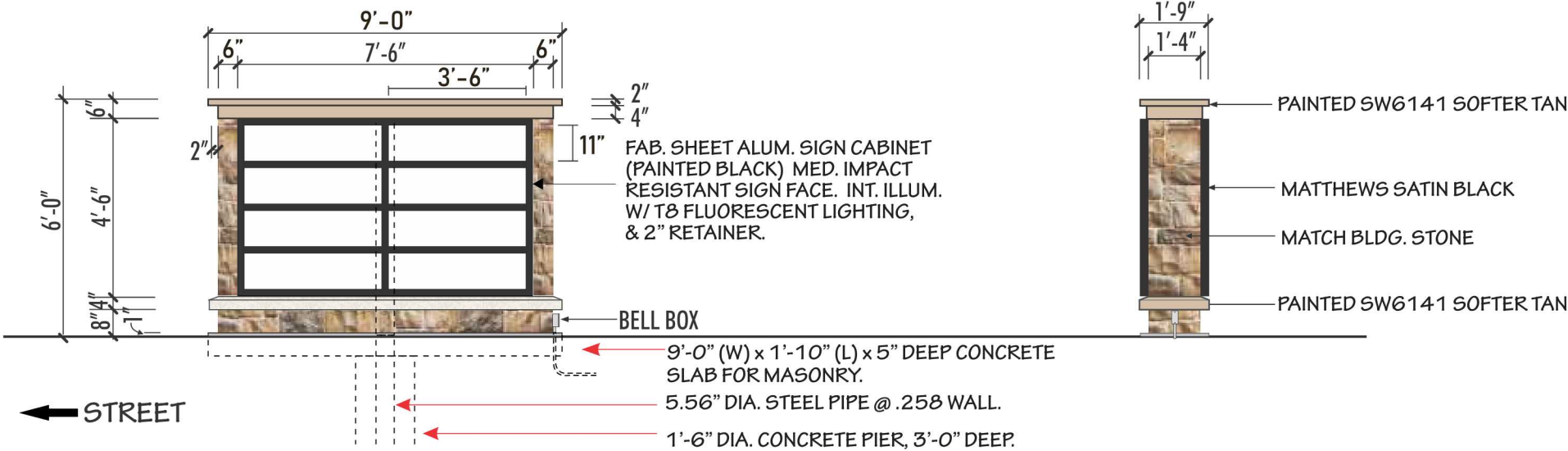
Houston Branch
2906 Greenhouse Rd.
Houston, TX 77084
Ph.: (281) 492-6581

Austin Branch
2457 S. Loop 4, Bldg. 1B
Buda, TX 78610
Ph.: (512) 872-2800



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ELECTRICAL
• 3.20 AMPS TOTAL.
• (1) 120V 20AMP CIR. REQ'D.



MULTI-TENANT

M D/F MONUMENT SIGN
1/4"=1'-0"

54 SQ. FT. TOTAL STRUCTURE

M SIGNS WILL NOT INCLUDE OFF-SITE TENANT SIGNAGE.

M6 **M7**

PER EXHIBIT B, M6 1' FROM THE PROPERTY LINE.
PER EXHIBIT B, M7 IS 15' FROM THE PROPERTY LINE.

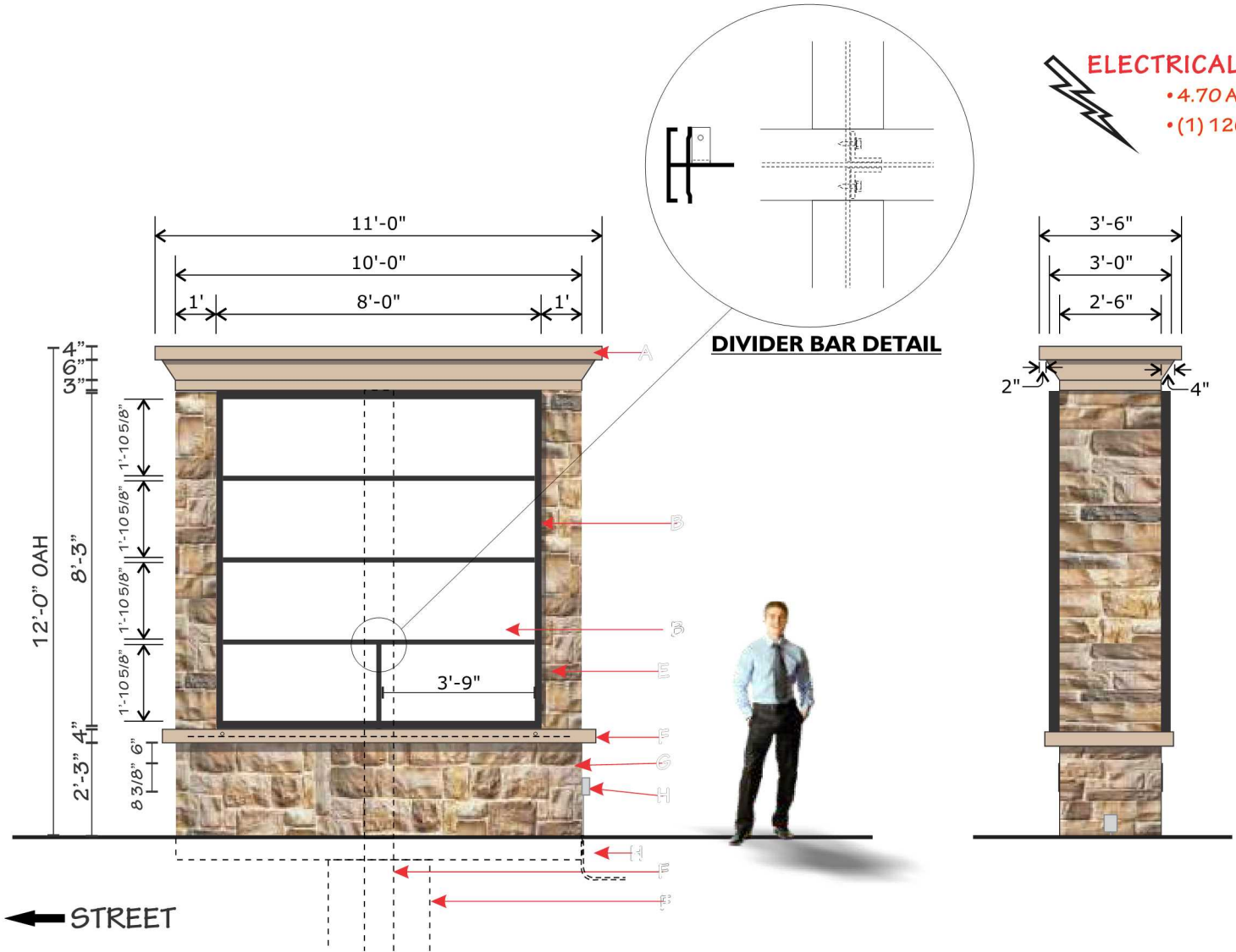
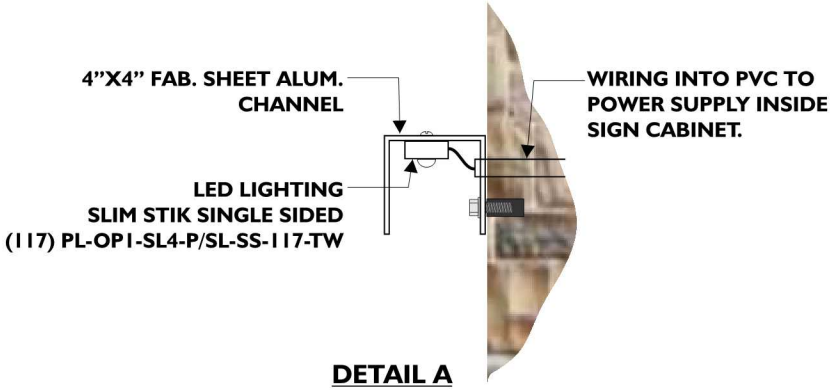
*Comet Signs to provide for manufacturing
*EXACT STEEL SUPPORT & FOUNDATION
SIZES TO BE CONFIRMED BY ENGINEER.

Exhibit D

- A FAB. SHEET ALUM. CAP (PAINTED SW6141 SOFTER TAN).
- B FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK)
MED. IMPACT SIGN FACES. 2" RET. & 1 3/4" DIVIDER BARS
INT. ILLUM. W/ T8 FLUORESCENT LIGHTING.
- C TENANT
- E STONE VENEER TO MATCH BUILDING.
- F FAB. SHEET ALUM. TRIM SCREWED TO STONE BASE (SEE DETAIL A).
PAINTED SW6141 SOFTER TAN
- G STONE VENEER TO MATCH BUILDING.
- H BELL BOX.
- H 8.625" DIA. STEEL PIPE @ .322 WALL.
- H 2'-6" DIA. CONCRETE PIER, 6'-0" DEEP.
- H 10'-0" (W) x 3'-0" (L) x 6" DEEP CONCRETE
SLAB FOR MASONRY.

*COMET SIGNS TO PROVIDE FOR MANUFACTURING

*EXACT STEEL SUPPORT & FOUNDATION
SIZES TO BE CONFIRMED BY ENGINEER.



ELECTRICAL

- 4.70 AMPS TOTAL.
- (1) 120V 20AMP CIR. REQ'D.

D/F SIGN ELEVATION

SCALE= 1/4"=1'-0"

SIDE VIEW

IMPORTANT DISCLAIMER: Site signage specification and sign positioning is based on information/data provided by the customer at time of drawing request. Any freestanding sign, to include signs defined as pylons, multi-tenant pylons, and monument signs may be subject to review as required by the City, County or governing body in which said property is positioned. Freestanding signs positioned in proximity to urban corridors, utility easements, overhead power lines, ROW Transmission lines, State Department of Transportation ROW and underground pipelines/fiber optic lines may also be subject to review in regards to setbacks or encroachment requirements by those specific entities.

NOTE: Steel and foundation for this sign to be determined based on site specific basis, local soil conditions, and wind load requirements.



PER EXHIBIT B, UD4 IS PROPOSED TO BE SETBACK 15' FROM THE PROPERTY LINE, WHICH COMPLIES WITH THE CURRENTLY ADOPTED SIGN ORDINANCE.

120 SQ. FT. TOTAL STRUCTURE
66 SQ. FT. ACTIVE SIGN AREA

THE CABINET IS NOT MORE THAN 55% OF THE AREA OF THE UDS.

Job Name:



☒ **Proposal Drawing**
☐ Final Drawing

Client: UCD
Location:
Salesperson: Tommy R.
Prj. Mngr.: Michelle C.
Date: 1/31/18
Designer: Kimberly P.
File Name: Exhibit C R1
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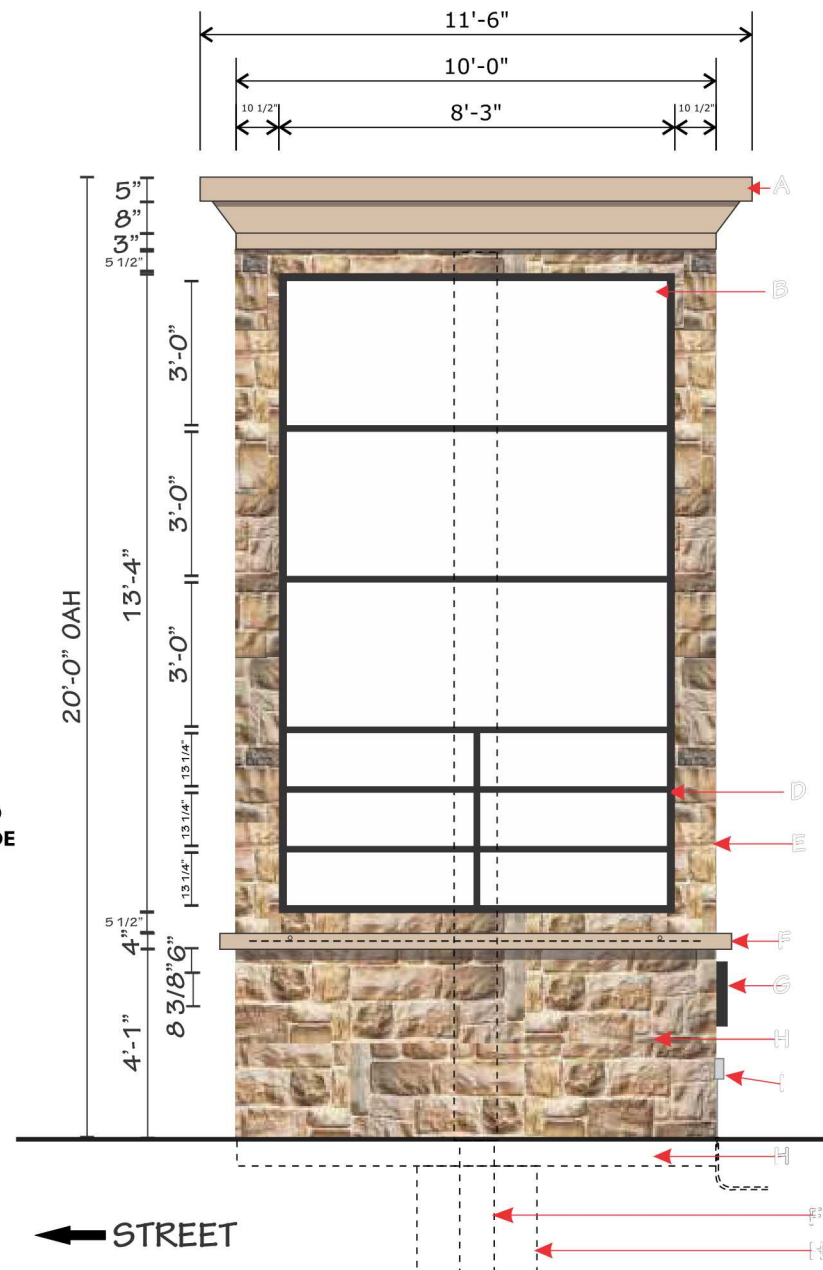
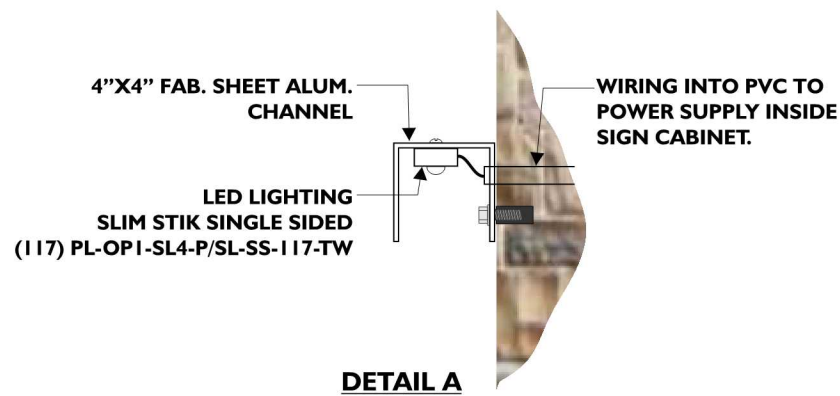


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- A FAB. SHEET ALUM. CAP (PAINTED SW6141 SOFTER TAN).
- B FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT RESISTANT SIGN FACE. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING, 2" RET.
- D FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT RESISTANT TENANT FACES W/ VINYL GRAPHICS. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING.
- E STONE VENEER TO MATCH BUILDING.
- F FAB. SHEET ALUM. TRIM SCREWED TO STONE BASE (SEE DETAIL A) PAINTED SW6141 SOFTER TAN
- G CONTROL BOX.
- H STONE VENEER TO MATCH BUILDING.
- I BELL BOX.
- J 10.75" DIA. STEEL PIPE @ .365 WALL.
- K 3'-0" DIA. CONCRETE PIER, 8'-0" DEEP.
- H 10'-0" (W) x 3'-0" (L) x 6" DEEP CONCRETE SLAB FOR MASONRY.

*COMET SIGNS TO PROVIDE FOR MANUFACTURING

*EXACT STEEL SUPPORT & FOUNDATION SIZES TO BE CONFIRMED BY ENGINEER.



D/F SIGN ELEVATION



UD SIGNS DEViate FROM THE SIGN ORDINANCE DUE TO THE ENCROACHMENT OF THE REQUIRED 1' SETBACK.

PER EXHIBIT B, THESE SIGNS ARE PROPOSED TO BE PLACED ON THE PROPERTY LINE.

IMPORTANT DISCLAIMER: Site signage specification and sign positioning is based on information/data provided by the customer at time of drawing request. Any freestanding sign, to include signs defined as pylons, multi-tenant pylons, and monument signs may be subject to review as required by the City, County or governing body in which said property is positioned. Freestanding signs positioned in proximity to urban corridors, utility easements, overhead power lines, ROW Transmission lines, State Department of Transportation ROW and underground pipelines/fiber optic lines may also be subject to review in regards to setbacks or encroachment requirements by those specific entities.

NOTE: Steel and foundation for this sign to be determined based on site specific basis, local soil conditions, and wind load requirements.

Exhibit D



SIDE VIEW

ELECTRICAL

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- 12.0 AMPS TOTAL FOR CAB. SIGNS.
- (1) 120V 20AMP CIR. REQ'D.
- FUEL PRICER: (2) 120V 20AMP CIRS. REQ'D.
- 1.0 AMP. FOR LIGHTING, (1) 20AMP CIR. REQ'D.
- 1.5 AMP. FOR LEDS, (1) 20AMP CIR. REQ'D

Job Name:



☒ Proposal Drawing
☐ Final Drawing

Client: UCD

Location:

Salesperson: Tommy R.

Prj. Mngr.: Michelle C.

Date: 1/31/18

Designer: Kimberly P.

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EXHIBIT E – SIGN SCHEDULE / DEVELOPMENT STANDARDS

Unified Development Signs:

Signs UD1, UD2, UD3, UD4

Sign UD4 is conforming as per Town of Prosper code allowance section G (8) which states that one (1) unified development sign is allowed per street frontage. Signs UD1, UD2 & UD3 along HWY 380 meet the necessary distance requirements for that street frontage as per section G (8) which states one additional unified development monument sign is permitted along a street for each additional 750 linear feet, or portion thereof. Our street frontage on HWY 380 is approximately 2207' giving us ample room to use UD1, UD2 & UD3.

UD1 – Shall be permitted to be located within 872' of UD2, in accordance with Exhibit B.

UD2 – Shall be permitted to be located within 750' of UD3, in accordance with Exhibit B.

Single/Multi-Tenant Monument Signs:

Signs M1, M2, M3, M4, M5, M6, M7

All monument displays are within Town of Prosper code allowance. Only tenants within the lot of each sign location will be allowed on that display. (No off-site advertising)