

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, AMENDING SPECIAL PURPOSE SIGN DISTRICT-5, PURSUANT TO SECTION 3.14.015 OF THE TOWN'S CODE OF ORDINANCES, AS AMENDED, FOR 46.6 ACRES OF LAND, MORE OR LESS, COMMONLY KNOWN AS WINDSONG RANCH MARKETPLACE; 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 3.14.015 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 46.6 acres of land, more or less ("the Property"), commonly known as Windsong Ranch Marketplace, generally located on the northeast 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 Exhibits C through C-3 and incorporated by reference, the detailed elevations, attached hereto as Exhibits D-1 through D-18, 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

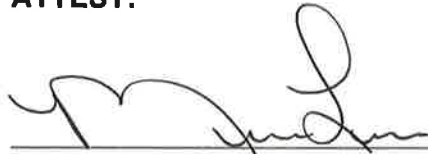
This Ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 28TH DAY OF APRIL, 2020.



Ray Smith, Mayor

ATTEST:


Melissa Lee, Town Secretary

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, Town Attorney

EXHIBIT A

Tract 1:

Whereas Northeast 423/380, Ltd., and Kroger Texas L.P. are the owners of all that certain 24.379 acre tract of land situated in the J. Saling Survey, Abstract Number 1675, and being a portion of that certain tract of land conveyed to Northeast 423/380, Ltd., according to the deed recorded under County Clerk Document Number 2014-64053, Official Public Records, Denton County, Texas, and being all that certain tract of land conveyed to Kroger Texas L.P., according to the deed recorded under County Clerk Document Number 2014-64057, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for the most southerly Southeast corner of said Northeast tract, same being the South end of a corner clip at the Northwest intersection of the North right-of-way line of US Highway 380 (variable width right-of-way) and the West right-of-way line of Good Hope Road (variable width right-of-way);

THENCE along the North right-of-way line of said US Highway 380 as follows:
South 88 deg. 34 min. 34 sec. West, a distance of 785.14 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the Southeast corner of aforesaid Kroger tract, same being the POINT OF BEGINNING;

South 88 deg. 34 min. 34 sec. West, passing the Southwest corner of said Kroger tract, same being in the South line of aforesaid Northeast tract, and continuing along the common line of said Northeast tract and said US Highway 380, a total distance of 1269.62 feet to a TXDOT Monument found for angle point;

South 89 deg. 05 min. 46 sec. West, a distance of 101.04 feet to a TXDOT Monument found for angle point;

South 89 deg. 17 min. 50 sec. West, a distance of 2.80 feet to a 1/2 inch iron rod set for the South end of a corner clip in the intersection of said US Highway 380 and Gee Road (variable width right-of-way);

THENCE North 46 deg. 37 min. 51 sec. West, along a West line of said Northeast tract and along said corner clip, a distance of 41.01 feet to a 1/2 inch iron rod set for the most northerly Southwest corner of the herein described tract, same being the North end of said corner clip, same being in the East line of said Gee Road,

THENCE along the East right-of-way line of said Gee Road as follows:

North 00 deg. 06 min. 39 sec. West, a distance of 169.98 feet to a 1/2 inch iron rod set for angle point;

North 03 deg. 55 min. 28 sec. West, a distance of 150.35 feet to a 1/2 inch iron rod set for angle point;

North 00 deg. 06 min. 39 sec. West, a distance of 607.60 feet to a 1/2 inch iron rod set for the Northwest corner of the herein described tract;

THENCE along the Northerly line of said Northeast tract as follows:

EXHIBIT A

North 88 deg. 40 min. 10 sec. East, a distance of 168.65 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;
South 76 deg. 05 min. 37 sec. East, a distance of 114.09 feet to a 1/2 inch iron rod set;
South 62 deg. 52 min. 46 sec. East, a distance of 248.99 feet to a 1/2 inch iron rod set;
North 88 deg. 34 min. 34 sec. East, passing the most northerly Northwest corner of aforesaid Kroger tract, and continuing along the North line of said Kroger tract, a total distance of 685.75 feet to a 1/2 inch iron rod set;

THENCE North 76 deg. 03 min. 31 sec. East, a distance of 48.28 feet to a 1/2 inch iron rod set for the Northeast corner of said Kroger tract;

THENCE along the easterly line of said Kroger tract and through the interior of said Northeast tract as follows:

South 01 deg. 25 min. 26 sec. East, a distance of 265.34 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 165.00 feet and a delta angle of 10 deg. 58 min. 10 sec.;

Along said curve to the right, an arc distance of 31.59 feet and a chord bearing and distance of South 04 deg. 03 min. 39 sec. West, 31.54 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 262.00 feet and a delta angle of 18 deg. 26 min. 52 sec.;

Along said curve to the right, an arc distance of 8.36 feet and a chord bearing and distance of South 18 deg. 46 min. 10 sec. West, 83.99 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 100.00 feet and a delta angle of 14 deg. 42 min. 53 sec.;

Along said curve to the right, an arc distance of 25.68 feet and a chord bearing and distance of South 35 deg. 21 min. 03 sec. West, 25.61 feet to a 1/2 inch iron rod set for angle point;

South 42 deg. 42 min. 29 sec. West, a distance of 23.11 feet to a 1/2 inch iron rod set for angle point;

South 39 deg. 21 min. 02 sec. West, a distance of 18.93 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 216.03 feet and a delta angle of 42 deg. 45 min. 24 sec.;

Along said curve to the left, an arc distance of 161.21 feet and a chord bearing and distance of South 20 deg. 01 min. 09 sec. West, 157.50 feet to a 1/2 inch iron rod set for angle point;

South 01 deg. 29 min. 22 sec. East, a distance of 43.36 feet to a 1/2 inch iron rod set for internal corner of the herein described tract;

North 88 deg. 32 min. 39 sec. East, a distance of 151.01 feet to a 1/2 inch iron rod set for internal corner of the herein described tract;

North 01 deg. 27 min. 23 sec. West, a distance of 19.18 feet to a 1/2 inch iron rod set for angle point;

North 88 deg. 32 min. 39 sec. East, a distance of 78.56 feet to a 1/2 inch iron rod set for angle point;

South 01 deg. 27 min. 23 sec. East, a distance of 19.18 feet to a 1/2 inch iron rod set for angle point;

EXHIBIT A

North 88 deg. 32 min. 38 sec. East, a distance of 64.65 feet to a 1/2 inch iron rod set for corner;

South 01 deg. 27 min. 21 sec. East, a distance of 201.68 feet to the POINT OF BEGINNING and containing 1,061,867 square feet or 24.379 acres of computed land, more or less.



EXHIBIT A

Tract 2

Being all that certain 20.862 acre tract of land situated in the J. L. Saling Survey, Abstract Number 1675, and being a portion of that certain tract of land conveyed to TVG Texas I, LLC according to the deed recorded under County Clerk Document Number 2012-59927, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for the most southerly Southeast corner of said TVG Texas tract, same being the South end of a corner clip at the Northwest intersection of the North right-of-way line of US Highway 380 (variable width right-of-way) and the West right-of-way line of Windsong Parkway South (Document Number 2014-248) (variable width right-of-way);

THENCE along the South line of said TVG Texas tract and the North right-of-way line of said US Highway 380 as follows:

South 88 deg. 34 min. 34 sec. West, a distance of 785.14 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for a Southwest corner of the herein described tract;

THENCE through the interior of said TVG Texas tract as follows:

North 01 deg. 27 min. 21 sec. West, a distance of 201.68 to a 1/2 inch iron rod set for internal corner;

South 88 deg. 32 min. 39 sec. West, a distance of 64.65 feet to a 1/2 inch iron rod set for angle point;

North 01 deg. 27 min. 23 sec. West, a distance of 19.18 feet to a 1/2 inch iron rod set for angle point;

South 88 deg. 32 min. 39 sec. West, a distance of 78.56 feet to a 1/2 inch iron rod set for angle point;

South 01 deg. 27 min. 23 sec. East, a distance of 19.18 feet to a 1/2 inch iron rod set for angle point;

South 88 deg. 32 min. 39 sec. West, a distance of 151.01 feet to a 1/2 inch iron rod set for a South corner of the herein described tract;

North 01 deg. 29 min. 22 sec. West, a distance of 43.36 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 216.03 feet and a delta angle of 42 deg. 45 min. 24 sec.;

Along said curve to the right, an arc length of 161.21 feet and a chord bearing and distance of North 20 deg. 01 min. 09 sec. East, 157.50 feet to a 1/2 inch iron rod set for angle point;

North 39 deg. 21 min. 02 sec. East, a distance of 18.93 feet to a 1/2 inch iron rod set for angle point;

North 42 deg. 42 min. 29 sec. East, a distance of 23.11 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 100.00 feet and a delta angle of 14 deg. 42 min. 53 sec.;

EXHIBIT A

Along said curve to the left, an arc length of 25.68 feet and a chord bearing and distance of North 35 deg. 21 min. 03 sec. East, 25.61 feet to 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 262.00 feet and a delta angle of 18 deg. 26 min. 52 sec.;

Along said curve to the left an arc length of 84.36 feet and a chord bearing and distance of North 18 deg. 46 min. 10 sec. East, 83.99 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 165.00 feet and a delta angle of 10 deg. 58 min. 10 sec.;

Along said curve to the left an arc length of 31.59 feet and a chord bearing and distance of North 04 deg. 03 min. 39 sec. East, 31.54 feet to a 1/2 inch iron rod set for angle point; North 01 deg. 25 min. 26 sec. West, a distance of 265.34 feet to a 1/2 inch iron rod set for the Northwest corner of the herein described tract;

North 76 deg. 03 min. 31 sec. East, a distance of 26.33 feet to a 1/2 inch iron rod set for angle point;

South 83 deg. 20 min. 45 sec. East, a distance of 109.69 feet to a 1/2 inch iron rod set for angle point;

North 39 deg. 51 min. 50 sec. East, a distance of 86.56 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;

North 72 deg. 47 min. 00 sec. East, a distance of 151.17 feet to a 1/2 inch iron rod set for angle point;

North 73 deg. 50 min. 45 sec. East, a distance of 132.35 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;

South 84 deg. 05 min. 32 sec. East, a distance of 101.58 feet to a 1/2 inch iron rod set for angle point;

North 81 deg. 05 min. 17 sec. East, a distance of 97.62 feet to a 1/2 inch iron rod set for angle point;

North 57 deg. 35 min. 24 sec. East, a distance of 144.66 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;

North 82 deg. 34 min. 18 sec. East, a distance of 78.09 feet to a 1/2 inch iron rod set for angle point;

North 69 deg. 27 min. 06 sec. East, a distance of 92.54 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;

North 52 deg. 39 min. 12 sec. East, a distance of 48.91 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract, same being in the East line of said TVG Texas tract, same being in the West right-of-way line of aforesaid Windsong Parkway South, same being the beginning of a non-tangent curve to the right having a radius of 203.50 feet and a delta angle of 11 deg. 53 min. 50 sec.;

THENCE along the East line of said TVG Texas tract and the West right-of-way line of said Windsong Parkway South as follows:

In a Southwesterly direction and along said non-tangent curve to the right, an arc length of 42.26 feet and a chord bearing and distance of South 00 deg. 17 min. 14 sec. West, 42.18 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 226.50 feet and a delta angle of 10 deg. 21 min. 17 sec.;

EXHIBIT A

Along said curve to the left, an arc distance of 40.93 feet and a chord bearing and distance of South 01 deg. 03 min. 30 sec. West, 40.88 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 566.00 feet and a delta angle of 15 deg. 22 min. 07 sec.;

Along said curve to the right, an arc distance of 151.82 feet and a chord bearing and distance of South 03 deg. 33 min. 54 sec. West, 151.36 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 842.00 feet and a delta angle of 25 deg. 56 min. 28 sec.;

Along said curve to the left, an arc distance of 381.22 feet and a chord bearing and distance of South 01 deg. 43 min. 16 sec. East, 377.98 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 1005.00 feet and a delta angle of 13 deg. 35 min. 06 sec.;

Along said curve to the right, an arc length of 238.29 feet and a chord bearing and distance of South 07 deg. 53 min. 58 sec. East, 237.73 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 188.50 feet and a delta angle of 14 deg. 18 min. 56 sec.;

Along said curve to the right, an arc distance of 47.10 feet and a chord bearing and distance of South 06 deg. 03 min. 03 sec. West, 46.97 feet to a 1/2 inch iron rod set; South 13 deg. 12 min. 30 sec. West, a distance of 44.61 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 291.50 feet and a delta angle of 10 deg. 22 min. 32 sec.;

Along said curve to the left, an arc distance of 52.79 feet and a chord bearing and distance of South 08 deg. 01 min. 14 sec. West, 52.72 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 1111.50 feet and a delta angle of 03 deg. 43 min. 22 sec.;

Along said curve to the left, an arc distance of 72.22 feet and a chord bearing and distance of South 00 deg. 58 min. 17 sec. West, 72.21 feet to a 1/2 inch iron rod set for the North end of aforesaid corner clip at the Northwest intersection of the West right-of-way line of said Windsong Parkway South and the North right-of-way line of said US Highway 380;

THENCE South 43 deg. 56 min. 23 sec. West, along said corner clip, a distance of 40.08 feet to the POINT OF BEGINNING and containing 908,741 square feet or 20.862 acres of computed land, more or less.





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 approved property of Windsong Ranch, located at 4650 West University Drive. This Special Purpose Sign District will only address the free-standing signage along West University Drive, Gee Road, and South Windsong Parkway, as well as the building signage for Kroger, Home Depot and the Kroger Fuel Center. 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 five (5) unified type monument displays, Kroger Fuel Center signage, and larger than code allowance signage for both Kroger and Home Depot wall signs.

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

Specifically, the proposed deviations to the Sign Ordinance are as follows:

- Additional Unified Developments, spaced less than 750 feet apart
Although UD1 and UD5 are less than 750 feet apart from UD2 and UD4, respectively, these signs are not on the same frontage as UD2 and UD4. UD1 is located on Gee Road frontage, and UD5 is located on Windsong Ranch frontage. The code allows for one unified development sign per street frontage. In addition, the Unified Developments are proposed to allow for encroachment into the 1'-0" setback due to restrictions with the City of Irving waterline easement.
- Digital fuel pricing signs located on off-site lots
Due to the competitiveness of fuel pricing and the distance that these signs are separated from each other, the fuel pricing units will have greater exposure, thus driving more business to the location. In addition, Kroger uses thee electronic type price changes due to the ease of uploading prices from their corporate office, as opposed to relying on an on-site employee to change the pricing daily on a scrolling or static type display. We ask the council allow the fuel price changers in lieu of the Kroger Fuel logo.



www.cometsigns.com

- Increased wall sign height
The sign sizes being requested are compatible with the Section 1.2 Special Purpose Sign District E(1) (a,b,& c) and give the tenant a proportionate size and scale of signage in comparison with the building, which is a total of 41' 8".
- Unified Development Sign and Monument Sign, spaced less than 75 feet apart
The request for UD2 and M3 to be permitted with 75 feet of each other is a result of TxDOT right-of-way acquisition which is causing a relocation of UD2 to within approximately 67 feet of M3

We appreciate your consideration in this matter.

Thank you,
Dean Kraus

Comet Signs
972-870-1594

Bringing Your Brand To Life

Manufacture ◀ Install ◀ Repair

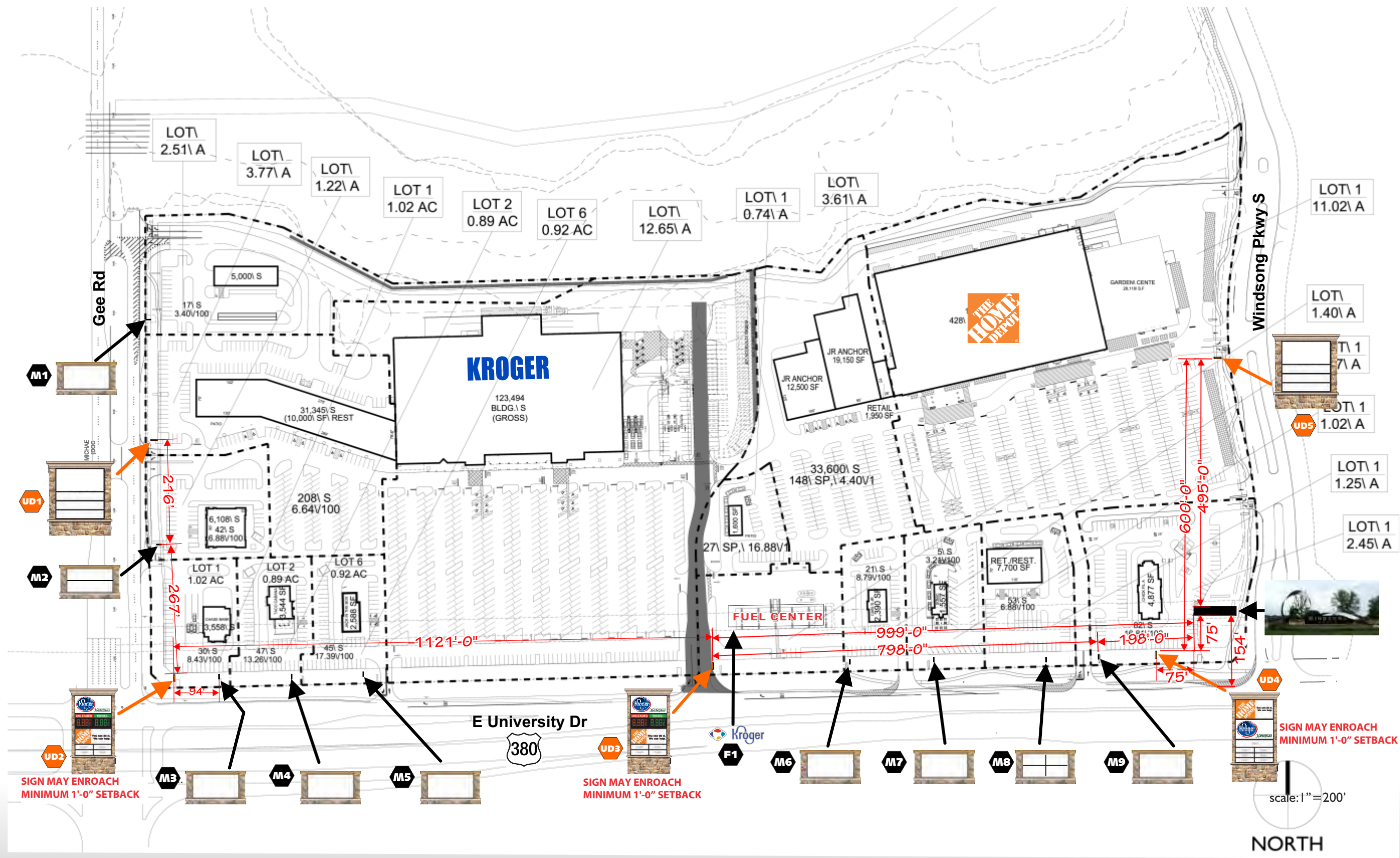
2457 S. Loop 4, Bldg. 1B
Buda, TX 78610
512 872 2800

3401 S. Alameda St.
Corpus Christi, TX 78411
361 210 3100

1336 S. Irving Heights Dr.
Irving, TX 75060
972 870 1594

2906 Greenhouse Rd.
Houston, TX 77084
281 492 6581

235 W. Turbo
San Antonio, TX 78216
210 341 7244



KROGER
UCD
UNITED
COMMERCIAL
DEVELOPMENT

☐ Approved
☐ Approved As Noted
☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson:
Prj. Mngr.: M. Garcia
Date: 6-2-2015
Designer: B. Bowers /
T. Davis
File Name: I5-1767 -
Kroger 589_Windsong
Proposal #: 22386
Job #: 16-1767

R35, 9-29-16, AS: Revise Kroger to Oval size

Comet
SIGNS

License #: 18010

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

Dallas / Ft. Worth Branch
1336 S. Irving Heights Dr.
Irving, TX 75060
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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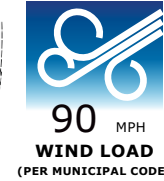
EXHIBIT - C

Job Name:



☐ Proposal Drawing
☒ Final Drawing

ENGINEER FOR



Client: UCD - PROSPER
Location: WINDSONG RANCH, PROSPER, TX
Salesperson: TOMMY REYNOLDS
Prj. Mngr.: KAY RANGEL
Date: 11/04/2019
Designer: CHRIS BLANTON
File Name: 51209 - FINAL - R4 - KROGER
589 WINDSONG
Proposal #: 51209
Job #: n/a

Revisions

Note: R1-11/04/2019-CHRIS BLANTON: ADD SITE PLAN TO PACKAGE.
R2-11/20/2019-CHRIS BLANTON: ADD DISTANCE FROM CURRENT LOCATION.
R3-01/20/2020-CHRIS BLANTON: REVISE TO 30' MOVEMENT EAST.
R4-01/28/2020-CHRIS BLANTON: REVISE RE-LOCATION PER CUSTOMER NOTE.
FINAL-02/07/2020-CHRIS BLANTON: MOVE TO FINALS, ADD ENGINEERING.



License #: 18010

Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

Dallas
2703 Mockingbird Ln
Dallas, TX 75235
(972) 870-1594

Houston (State Sign)
7630 Hansen Rd.
Houston, TX 77061
(713) 943-1831

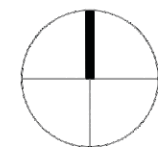
Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

Tyler (Design Center Signs)
3245 W. Grande Blvd.
Tyler, TX 75703
(903) 561-4995



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Exhibit C-1



NORTH
scale: 1" = 200'

Windsong Ranch Marketplace

Prosper, Texas

SP-125

Date: 01/23/17

UCD

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



☐ Proposal Drawing
☒ Final Drawing



Client: UCD - PROSPER
 Location: WINDSONG RANCH, PROSPER, TX
 Salesperson: TOMMY REYNOLDS
 Prj. Mngr.: KAY RANGEL
 Date: 11/04/2019
 Designer: CHRIS BLANTON
 File Name: 51209 - FINAL - R4 - KROGER
 589 WINDSONG
 Proposal #: 51209
 Job #: n/a

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 FINAL-02/07/2020-CHRIS BLANTON: MOVE TO FINALS, ADD ENGINEERING.



License #: 18010

Corporate Office
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 San Antonio, TX 78219
 (210) 341-7244

Dallas
 2703 Mockingbird Ln
 Dallas, TX 75235
 (972) 870-1594

Houston (State Sign)
 7630 Hansen Rd.
 Houston, TX 77061
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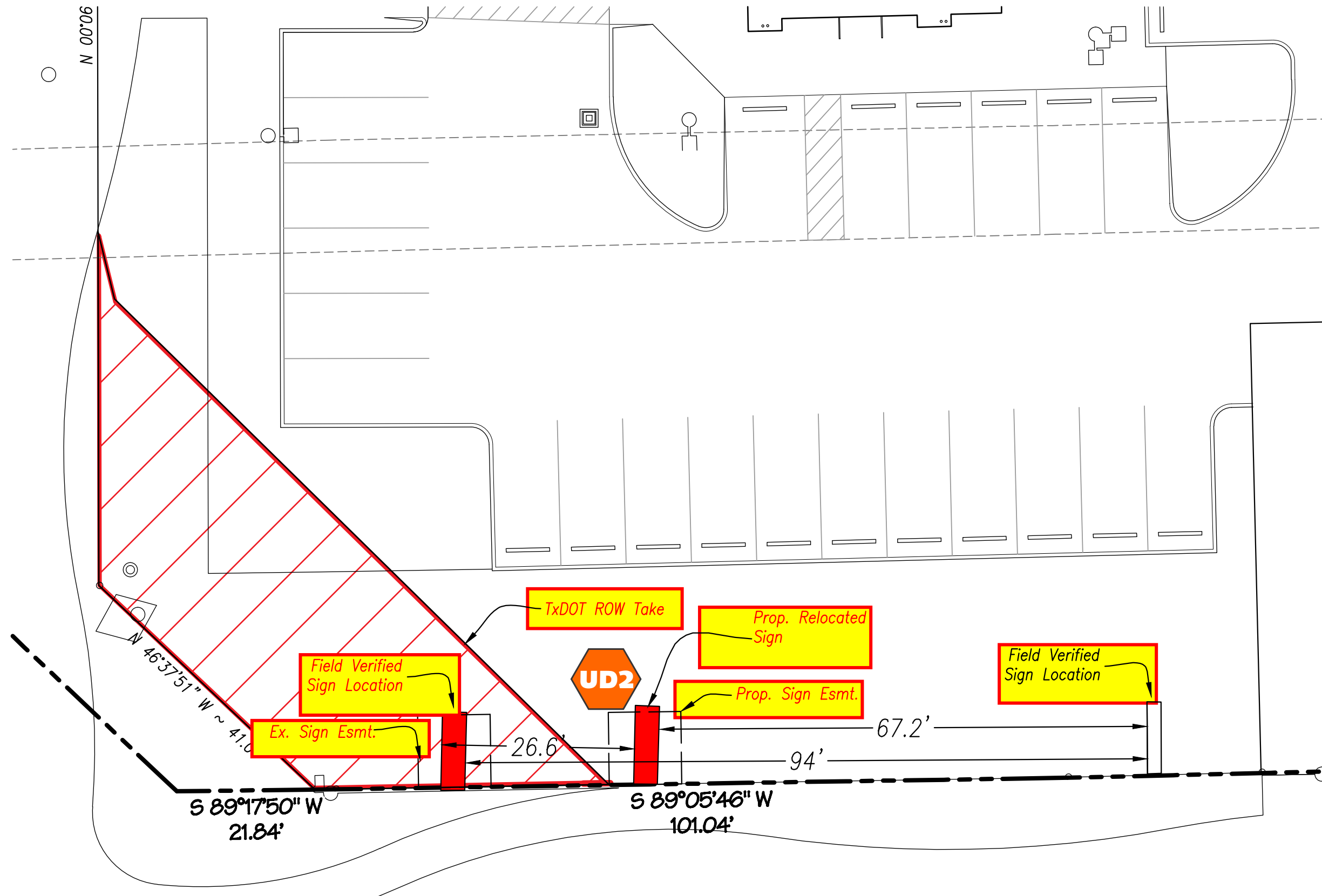
Austin (Custom Sign Creations)
 1130 Rutherford, Suite 180
 Austin, TX 78753
 (512) 374-9300

Tyler (Design Center Signs)
 3245 W. Grande Blvd.
 Tyler, TX 75703
 (903) 561-4995



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Exhibit C-2

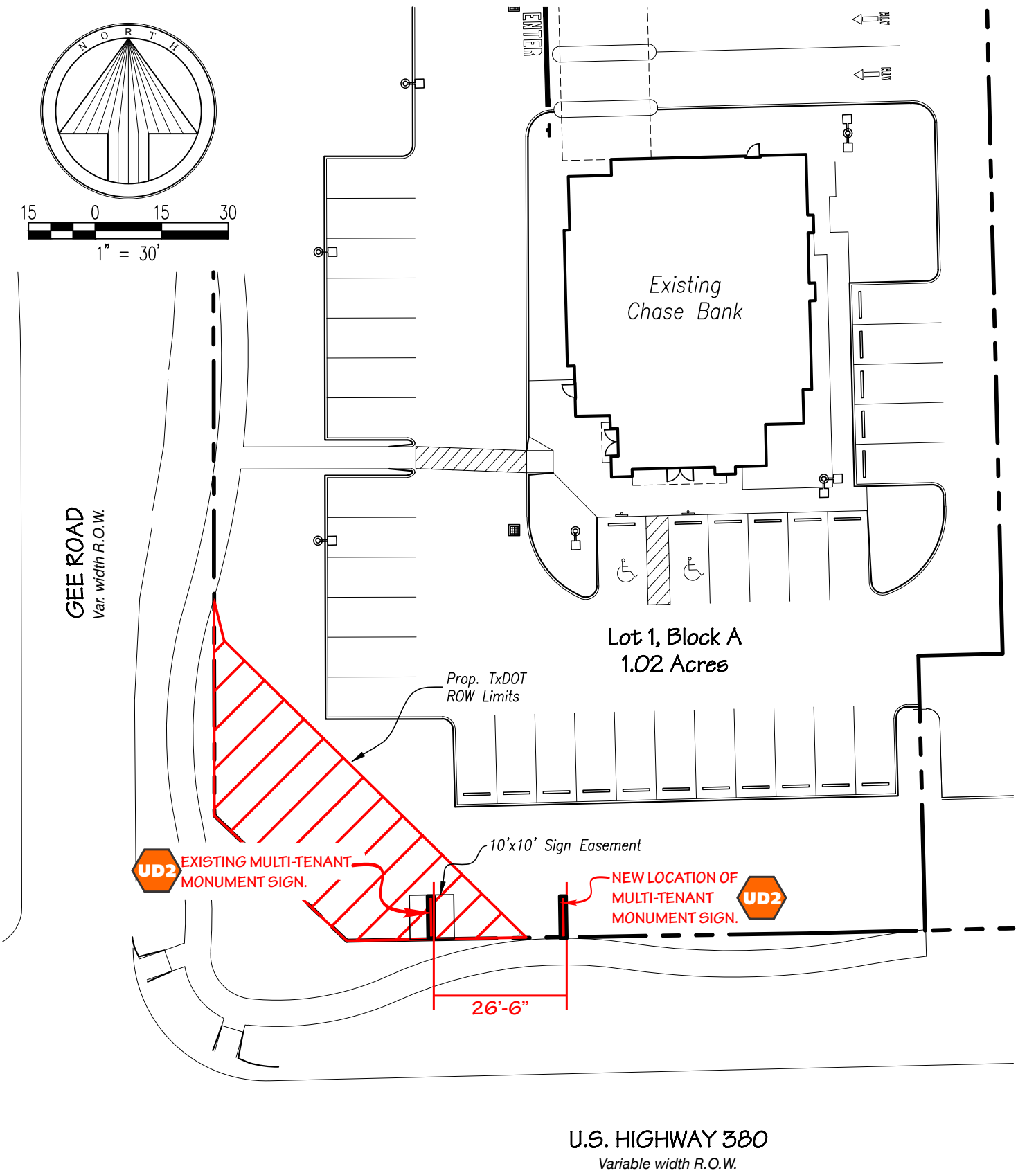


EASEMENT DETAIL: @ NORTHEAST CORNER OF U.S. 380 & GEE ROAD

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Ordinance No. 2020-35, Page 14



DETAIL:
@ NORTHEAST CORNER OF U.S. 380 & GEE ROAD

1" = 30'-0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:
KROGER
UCD
UNITED
COMMERCIAL
DEVELOPMENT

☐ Proposal Drawing
☒ **Final Drawing**

ENGINEER FOR

90 MPH
WIND LOAD
(PER MUNICIPAL CODE)

Client: UCD - PROSPER
Location: WINDSONG
RANCH, PROSPER, TX
Salesperson: TOMMY
REYNOLDS
Prj. Mngr.: KAY RANGEL
Date: 11/04/2019
Designer: CHRIS BLANTON
File Name: 51209 - FINAL -
R4 - KROGER
589 WINDSONG
Proposal #: 51209
Job #: n/a

Revisions

Note: R1-11/04/2019-CHRIS
BLANTON: ADD SITE PLAN TO
PACKAGE.
R2-11/20/2019-CHRIS BLANTON: ADD
DISTANCE FROM CURRENT LOCATION.
R3-01/20/2020-CHRIS BLANTON:
REVISE TO 30' MOVEMENT EAST.
R4-01/28/2020-CHRIS BLANTON:
REVISE RE-LOCATION PER CUSTOMER
NOTE.
FINAL-02/07/2020-CHRIS BLANTON:
MOVE TO FINALS, ADD ENGINEERING.



License #: 18010

Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

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2703 Mockingbird Ln
Dallas, TX 75235
(972) 870-1594

Houston (State Sign)
7630 Hansen Rd.
Houston, TX 77061
(713) 943-1831

Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

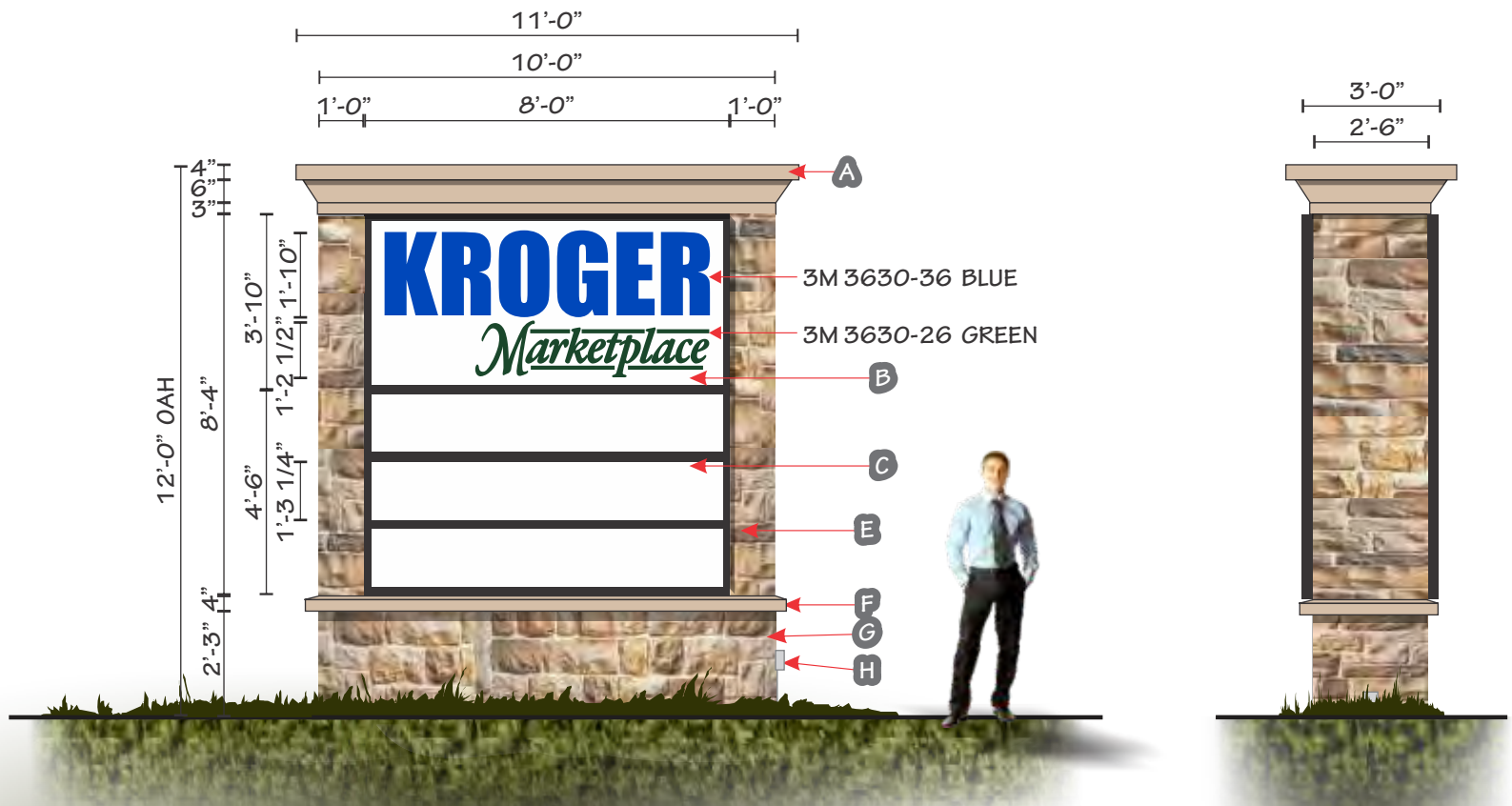
Tyler (Design Center Signs)
3245 W. Grande Blvd.
Tyler, TX 75703
(903) 561-4995



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LAWS.

Exhibit C-3

- A FAB. SHEET ALUM. CAP (PAINTED TO MATCH BUILDING TRIM).
- B FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT SIGN FACES. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING
- C TENANT
- E STONE VENEER TO MATCH BUILDING.
- F CAST CONCRETE TRIM.
- G STONE VENEER TO MATCH BUILDING.
- H BELL BOX.



LOCATED ON GEE RD. FRONTAGE

D/F SIGN ELEVATION

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

SIDE VIEW

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

UD1 **UD5**

LOCATED ON WINDSONG PKWY SOUTH FRONTAGE

REQUESTED DEVIATION FROM THE SIGN ORDINANCE:
LOCATED WITHIN 750' FROM ANOTHER UNIFIED DEVELOPMENT SIGN.
UD1 IS LOCATED 483' FROM UD2
UD5 IS LOCATED 600' FROM UD4

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

KROGER
UCD
UNITED
COMMERCIAL
DEVELOPMENT

☐ Approved
☐ Approved As Noted
☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 6-2-2015
Designer: B. Bowers /
T. Davis
File Name: I5-I767 R27 -
Kroger 589 - Sign Package
Proposal #: 22386
Job #: 16-I767

R1/1-2-15/TD: Rev. sign quan. & placement.
R2/1-7-15/TD: Rev. sign quan. & placement.
R3/4-7-15/TD: Rev. sign quan. & placement.
R4/5-5-15/TD: New site plan.
R5/6-2-15/TD: Rev. sign quan. & placement.
R6/6-8-15/TD: Removed "Marketplace" copy.
R7/7-10-15/TD: Rev. sign quan. & placement.
R8/8-7-15/TD: Rev. Pylon, LED price & placement.
R9/10-2-15/TD: Rev. Pylons, & monuments.
R10/10-6-15/TD: Rev. monu. tenant config.
R11/10-23-15/TD: Added Home Depot back.
R12/11-19-15/TD: Chg'd sign sizes per code.
R13/11-23-15/TD: Chg'd tenant config.
R14/12-9-15/TD: Chg'd pylon heights.
R15/12-14-15/TD: (2) monuments two tenant.
R16/12-30-15/TD: Chg'd pylon heights to 20'
R17/1-11-16/TD: Signs B & C: 10' setback from easement.
R19/3-18-16/TD: Chg'd sign sizes & placements
R20/4-5-16/TD: Chg'd sign sizes.
R22/4-21-16/BEN: Added notes.
R23/5-5-16/COREY: UD4 update and site plan
R24/5-26-16/TD: Added pic of Windsong sign.
R25/5-31-16/TD: Various Chgs.
R26/6-2-16/TD: Switched signs 8 & 9.
R27/7-5-16/TD: Added notes.

Comet
SIGNS

License #: 18010

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San Antonio, TX 78216
Ph.: (210) 341-7244

Dallas / Ft. Worth Branch
1336 S. Irving Heights Dr.
Irving, TX 75060
Ph.: (972) 870-1594

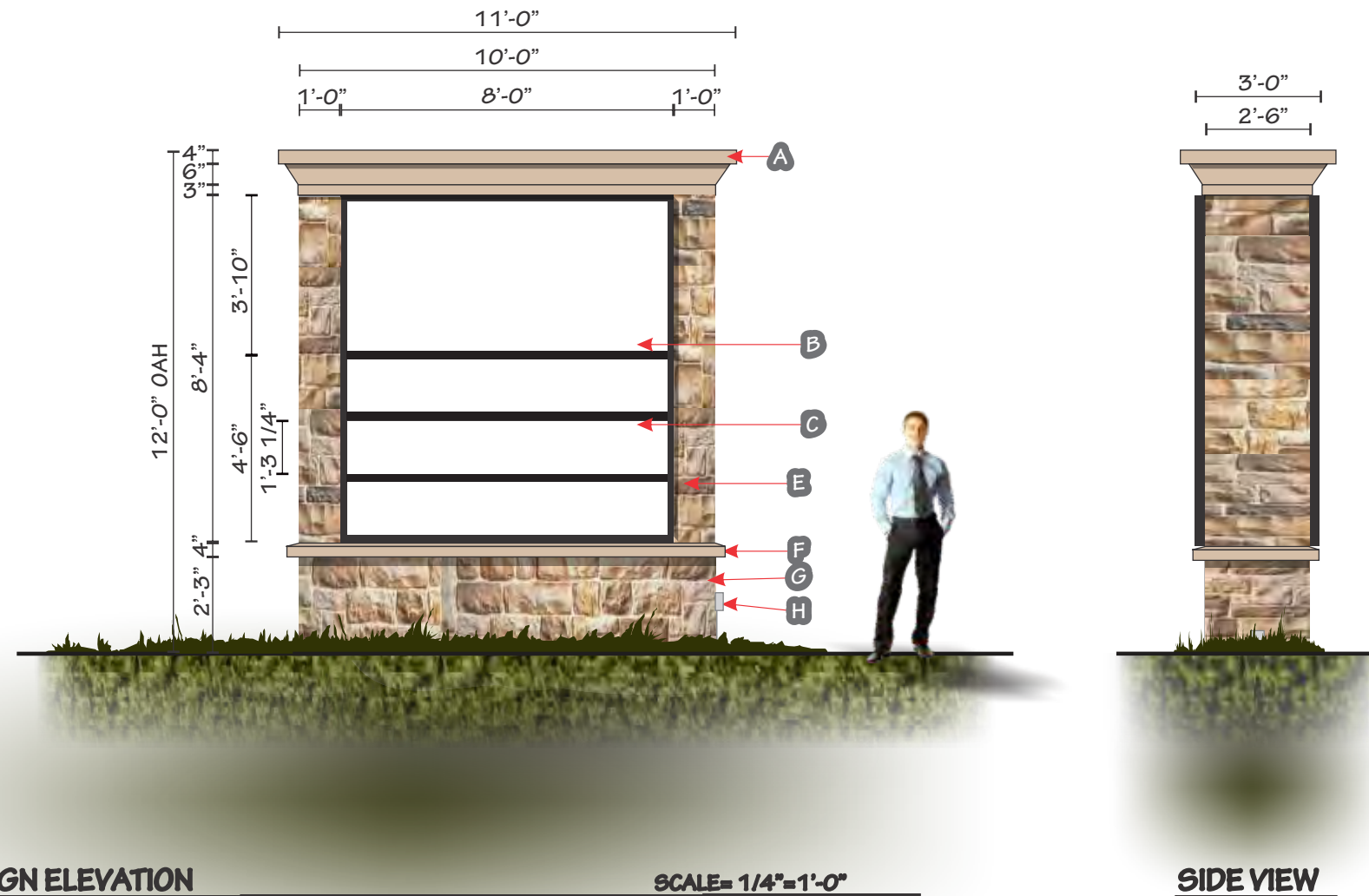
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2906 Greenhouse Rd.
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Ph.: (281) 492-6581

Austin Branch
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Buda, TX 78610
Ph.: (512) 872-2800

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EXHIBIT - D-1

- A** FAB. SHEET ALUM. CAP (PAINTED TO MATCH BUILDING TRIM).
- B** FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT SIGN FACES. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING
- C** TENANT
- E** STONE VENEER TO MATCH BUILDING.
- F** CAST CONCRETE TRIM.
- G** STONE VENEER TO MATCH BUILDING.
- H** BELL BOX.



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

D/F SIGN ELEVATION



LOCATED ON WINDSONG
PKWY SOUTH FRONTAGE

REQUESTED DEVIATION FROM THE SIGN ORDINANCE:
LOCATED WITHIN 750' FROM ANOTHER UNIFIED DEVELOPMENT SIGN.

UD1 IS LOCATED 483' FROM UD2
UD5 IS LOCATED 600' FROM UD4

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



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By:
Date:

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson:
Prj. Mngr.: M. Garcia
Date: 6-2-2015
Designer: B. Bowers /
T. Davis
File Name: 15-1767 -
Kroger 589_Windsong
Proposal #: 22386
Job #: 16-1767

R35, 9-29-16, AS: Revise Kroger to Oval size



License #: 18010

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San Antonio, TX 78216
Ph.: (210) 341-7244

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Irving, TX 75060
Ph.: (972) 870-1594

Houston Branch
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Ph.: (281) 492-6581

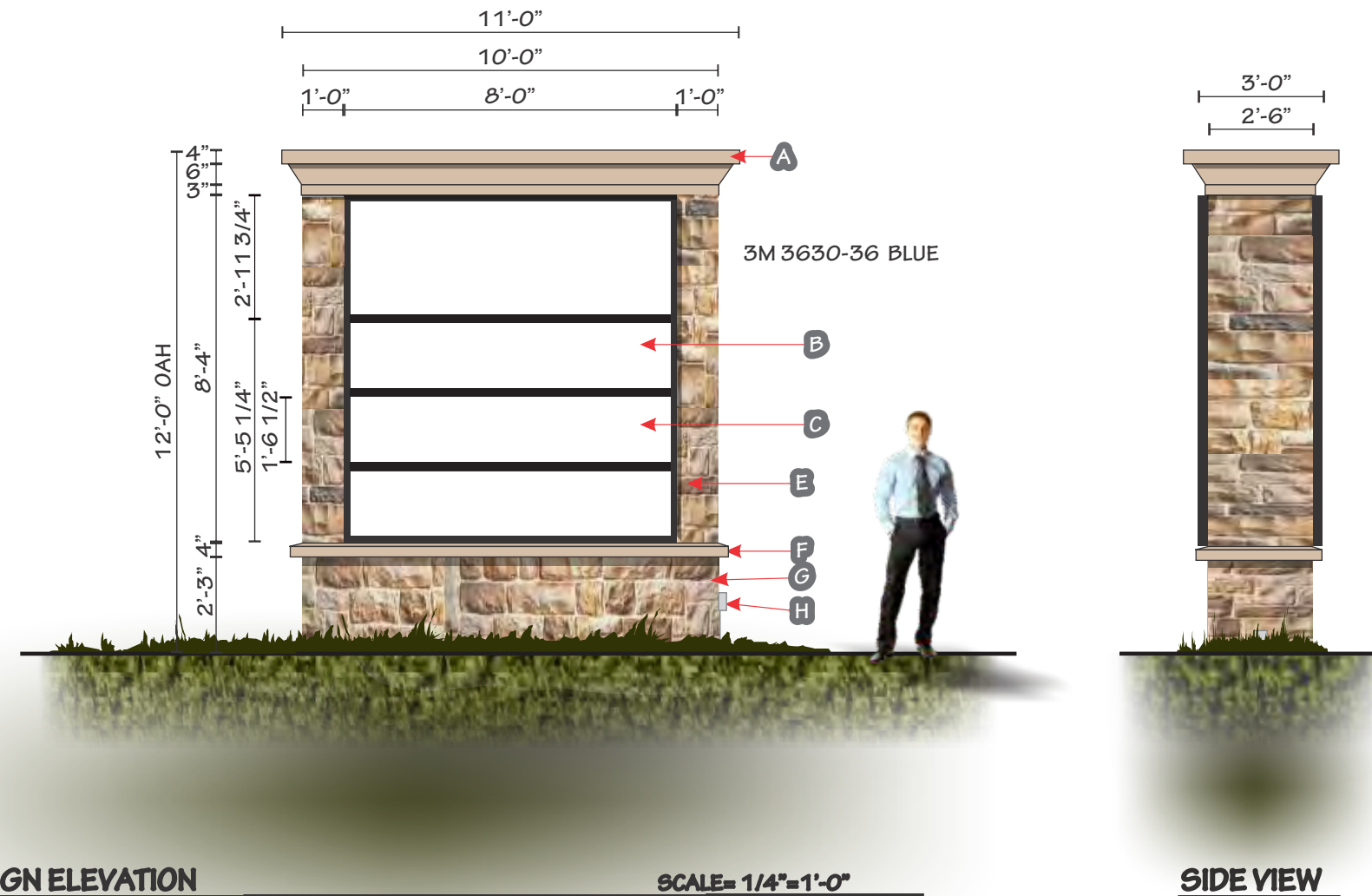
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- C** TENANT
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- F** CAST CONCRETE TRIM.
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- H** BELL BOX.



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

D/F SIGN ELEVATION



LOCATED ON WINDSONG PKWY SOUTH FRONTAGE

REQUESTED DEVIATION FROM THE SIGN ORDINANCE:
LOCATED WITHIN 750' FROM ANOTHER UNIFIED DEVELOPMENT SIGN.

UD1 IS LOCATED 483' FROM UD2
UD5 IS LOCATED 600' FROM UD4

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

KROGER

UCD
UNITED COMMERCIAL DEVELOPMENT

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By:

Date:

Client: Kroger

Location: Windsong Ranch, Prosper, TX

Salesperson:

Prj. Mngr.: M. Garcia

Date: 6-2-2015

Designer: B. Bowers / T. Davis

File Name: 15-1767 -

Kroger 589 Windsong

Proposal #: 22386

Job #: 16-1767

R35, 9-29-16, AS: Revise Kroger to Oval size



License #: 18010

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

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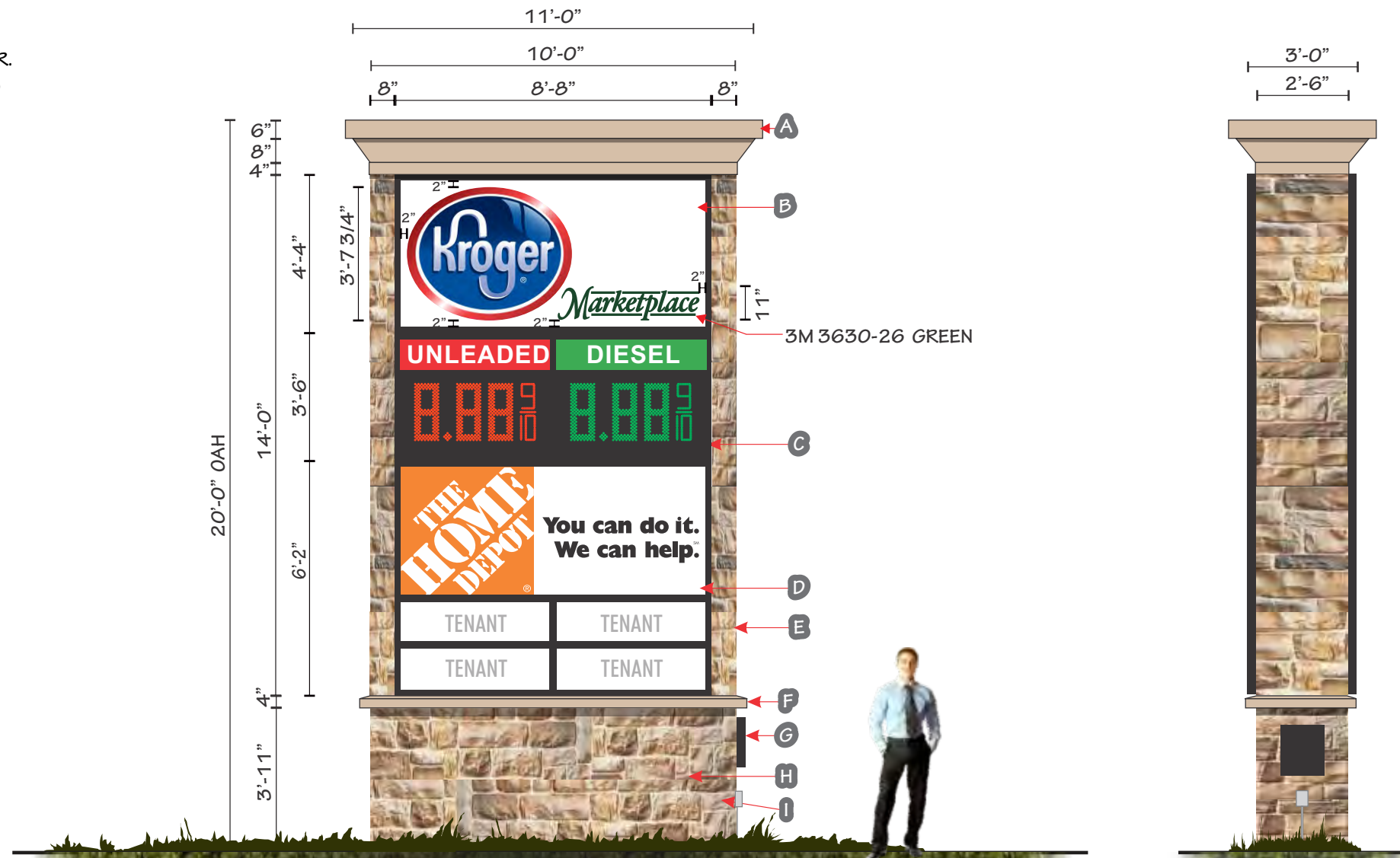
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 Ph.: (512) 872-2800



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EXHIBIT - D-1

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- C** LANDMARK LED PRICE CHANGER, 18" CHAR.
- 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** CAST CONCRETE TRIM.
- G** CONTROL BOX.
- H** STONE VENEER TO MATCH BUILDING.
- I** BELL BOX.



D/F SIGN ELEVATION

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

SIDE VIEW



LOCATED ON 380 FRONTAGE

LOCATED ON 380 FRONTAGE

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

UD2 HAS DEVIATIONS TO THE SIGN ORDINANCE REQUESTED DUE TO IT'S OFF SITE DIGITAL FUEL PRICING

UD3 HAS NO DEVIATIONS TO THE SIGN ORDINANCE REQUESTED

**200 SQ. FT. TOTAL STRUCTURE
121.24 SQ. FT. MAX ACTIVE SIGN AREA**



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By:
Date:

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson:
Prj. Mngr.: M. Garcia
Date: 6-2-2015
Designer: B. Bowers /
T. Davis
File Name: 15-1767 -
Kroger 589_Windsong
Proposal #: 22386
Job #: 16-1767

R35, 9-29-16, AS: Revise Kroger to Oval size



License #: 18010

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

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Irving, TX 75060
Ph.: (972) 870-1594

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

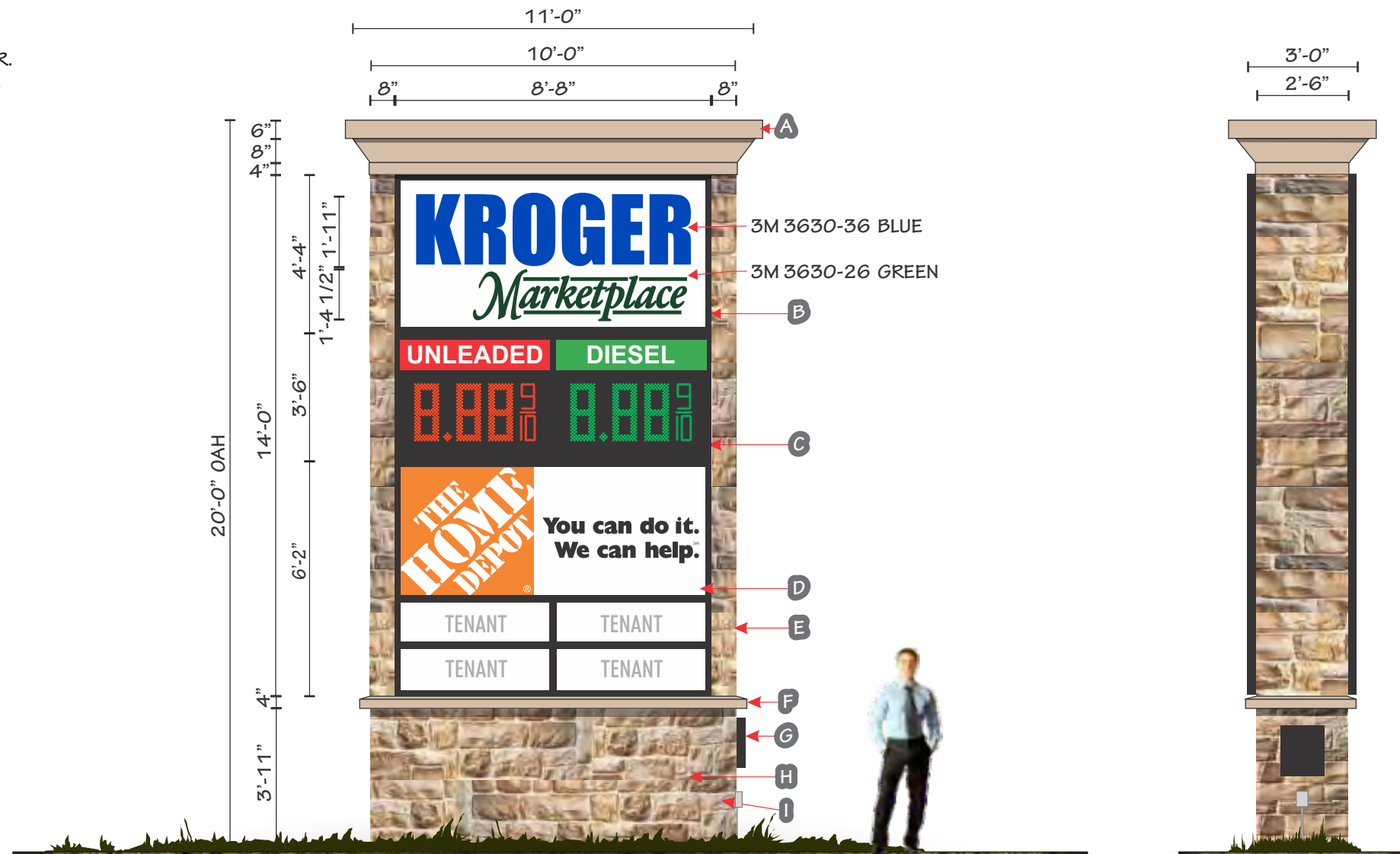
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EXHIBIT - D-3

- A** FAB. SHEET ALUM. CAP (PAINTED TO MATCH BUILDING TRIM).
- B** FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT RESISTANT SIGN FACE. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING
- C** LANDMARK LED PRICE CHANGER, 18" CHAR.
- 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** CAST CONCRETE TRIM.
- G** CONTROL BOX.
- H** STONE VENEER TO MATCH BUILDING.
- I** BELL BOX.



D/F SIGN ELEVATION

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

SIDE VIEW



LOCATED ON 380 FRONTAGE

LOCATED ON 380 FRONTAGE

UD2 HAS DEVIATIONS TO THE SIGN ORDINANCE REQUESTED DUE TO IT'S OFF SITE DIGITAL FUEL PRICING

UD3 HAS NO DEVIATIONS TO THE SIGN ORDINANCE REQUESTED

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.

KROGER

UCO
UNITED
COMMERCIAL
DEVELOPMENT

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By:

Date:

Client: Kroger

Location: Windsong Ranch,
Prosper, TX

Salesperson: T. Reynolds

Prj. Mngr.: M. Garcia

Date: 6-2-2015

Designer: B. Bowers /
T. Davis

File Name: I5-I767 R27 -

Kroger 589 - Sign Package

Proposal #: 22386

Job #: 16-I767

R1/1-2-15/TD: Rev. sign quan. & placement.
R2/1-7-15/TD: Rev. sign quan. & placement.
R3/4-7-15/TD: Rev. sign quan. & placement.
R4/5-5-15/TD: New site plan.
R5/6-2-15/TD: Rev. sign quan. & placement.
R6/6-8-15/TD: Removed "Marketplace" copy.
R7/7-10-15/TD: Rev. sign quan. & placement.
R8/8-7-15/TD: Rev. Pylon, LED price & placement.
R9/10-2-15/TD: Rev. Pylons, & monuments.
R10/10-6-15/TD: Rev. monu. tenant config.
R11/10-23-15/TD: Added Home Depot back.
R12/11-19-15/TD: Chg'd sign sizes per code.
R13/11-23-15/TD: Chg'd tenant config.
R14/12-9-15/TD: Chg'd pylon heights.
R15/12-14-15/TD: (2) monuments two tenant.
R16/12-30-15/TD: Chg'd pylon heights to 20'.
R17/1-11-16/TD: Signs B & C: 10' setback from easement.
R19/3-18-16/TD: Chg'd sign sizes & placements.
R20/4-5-16/TD: Chg'd sign sizes.
R22/4-21-16/BEN: Added notes.
R23/5-5-16/COREY: UD4 update and site plan.
R24/5-26-16/TD: Added pic of Windsong sign.
R25/5-31-16/TD: Various Chgs.
R26/6-2-16/TD: Switched signs 8 & 9.
R27/7-5-16/TD: Added notes.



License #: 18010

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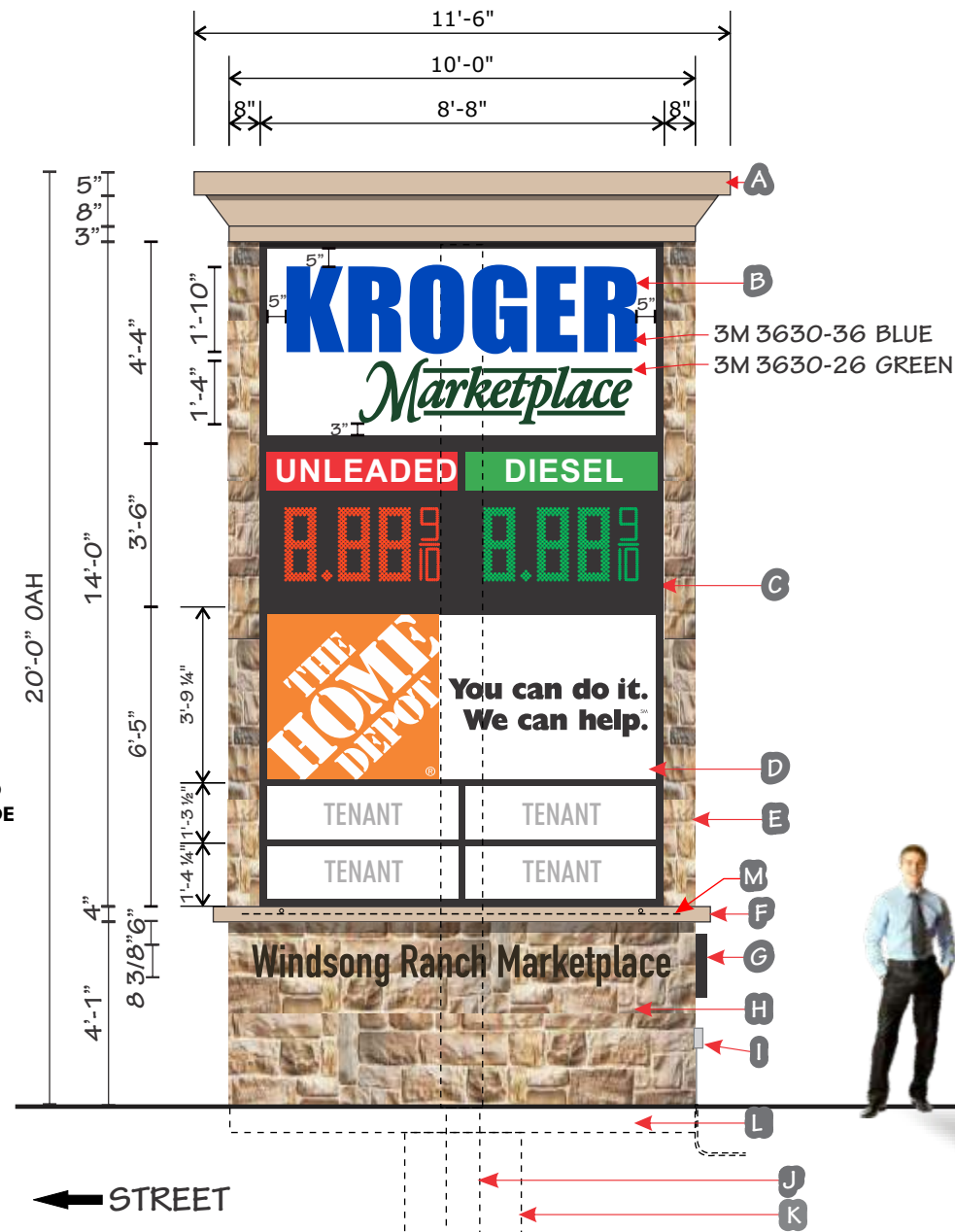
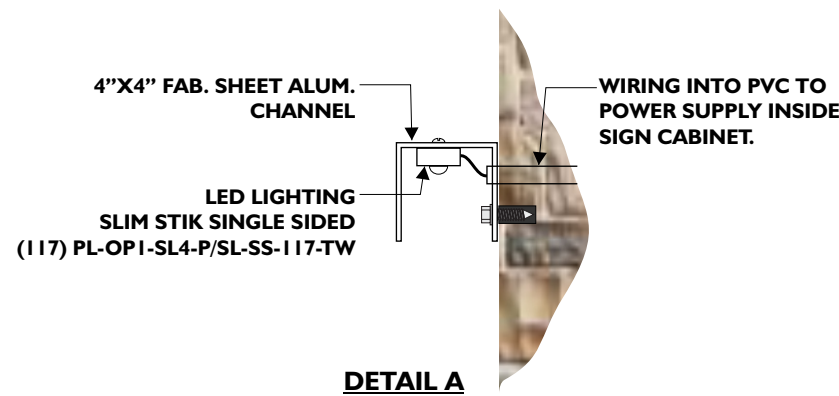
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EXHIBIT - D-3

- 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.
- C** LANDMARK LED PRICE CHANGER, 18" CHAR.
- 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, 10'-0" DEEP.
- L** 10'-0" (W) x 3'-0" (L) x 6" DEEP CONCRETE SLAB FOR MASONRY.
- M** RECESSED LED DOWN LIGHTING (SEE DETAIL A).



D/F SIGN ELEVATION

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

8'-11 5/8"
8 3/8" Windsong Ranch Marketplace

(2) Sets of .125" Aluminum FCO's painted dark bronze, pin mounted to base.

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CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

UD2 LOCATED ON 380 FRONTAGE

UD2 HAS DEVIATIONS TO THE SIGN ORDINANCE REQUESTED DUE TO IT'S OFF SITE DIGITAL FUEL PRICING

200 SQ. FT. TOTAL STRUCTURE
121.24 SQ. FT. MAX ACTIVE SIGN AREA

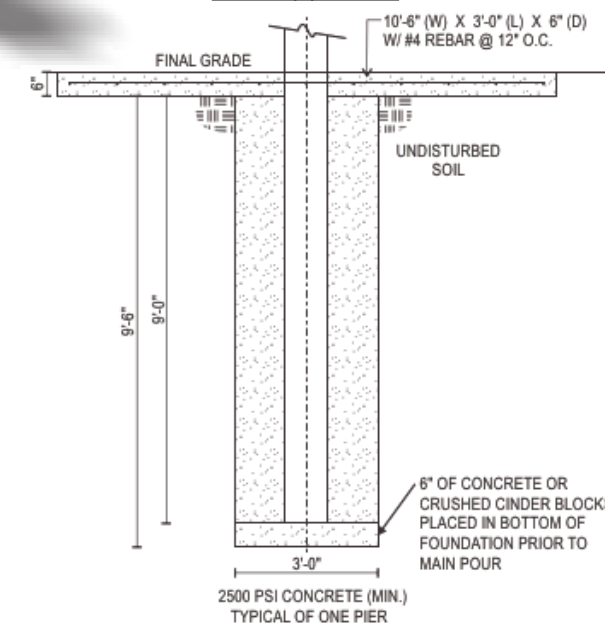
ELECTRICAL

© 2019 Comet Signs

- 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



SIDE VIEW



Job Name:

KROGER
UCD
UNITED COMMERCIAL DEVELOPMENT

☐ Proposal Drawing
☒ Final Drawing

Client: UCD - PROSPER
Location: WINDSONG RANCH, PROSPER, TX
Salesperson: TOMMY REYNOLDS
Prj. Mngr.: KAY RANGEL
Date: 11/04/2019
Designer: CHRIS BLANTON
File Name: 51209 - FINAL - R4 - KROGER
589 WINDSONG
Proposal #: 51209
Job #: n/a

Revisions

Note: R1-11/04/2019-CHRIS BLANTON: ADD SITE PLAN TO PACKAGE.
R2-11/20/2019-CHRIS BLANTON: ADD DISTANCE FROM CURRENT LOCATION.
R3-01/20/2020-CHRIS BLANTON: REVISE TO 30' MOVEMENT EAST.
R4-01/28/2020-CHRIS BLANTON: REVISE RE-LOCATION PER CUSTOMER NOTE.
FINAL-02/07/2020-CHRIS BLANTON: MOVE TO FINALS, ADD ENGINEERING.



License #: 18010

Corporate Office
5003 Stout Drive
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(210) 341-7244

Dallas
2703 Mockingbird Ln
Dallas, TX 75235
(972) 870-1594

Houston (State Sign)
7630 Hansen Rd.
Houston, TX 77061
(713) 943-1831

Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

Tyler (Design Center Signs)
3245 W. Grande Blvd.
Tyler, TX 75703
(903) 561-4995



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Exhibit D-3.1

- A** FAB. SHEET ALUM. CAP (PAINTED TO MATCH BUILDING TRIM).
- B** FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT RESISTANT SIGN FACE. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING
- C** FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT RESISTANT SIGN FACE. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING.
- 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** CAST CONCRETE TRIM.
- G** CONTROL BOX.
- H** STONE VENEER TO MATCH BUILDING.
- I** BELL BOX.



D/F SIGN ELEVATION

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



LOCATED ON 380 FRONTAGE

SIGN MUST BE LOCATED A MINIMUM OF 75' FROM WINDSONG RANCH SUBDIVISION ENTRY SIGN

SIDE VIEW

**200 SQ. FT. TOTAL STRUCTURE
121.24 SQ. FT. MAX ACTIVE SIGN AREA**

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.

KROGER

UCD
UNITED
COMMERCIAL
DEVELOPMENT

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By:
Date:

Client: Kroger

Location: Windsong Ranch,
Prosper, TX

Salesperson:

Prj. Mngr.: M. Garcia

Date: 6-2-2015

Designer: B. Bowers /
T. Davis

File Name: 15-1767 -

Kroger 589 Windsong

Proposal #: 22386

Job #: 16-1767

R35, 9-29-16, AS: Revise Kroger to Oval size



License #: 18010

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

Dallas / Ft. Worth Branch
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Irving, TX 75060
Ph.: (972) 870-1594

Houston Branch
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Ph.: (281) 492-6581

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



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EXHIBIT - D-4

- A** FAB. SHEET ALUM. CAP (PAINTED TO MATCH BUILDING TRIM).
- B** FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT RESISTANT SIGN FACE. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING
- C** FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT RESISTANT SIGN FACE. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING.
- 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** CAST CONCRETE TRIM.
- G** CONTROL BOX.
- H** STONE VENEER TO MATCH BUILDING.
- I** BELL BOX.



D/F SIGN ELEVATION

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

SIDE VIEW



LOCATED ON 380 FRONTAGE

SIGN MUST BE LOCATED A MINIMUM OF 75' FROM WINDSONG RANCH SUBDIVISION ENTRY SIGN

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

**200 SQ. FT. TOTAL STRUCTURE
121.24 SQ. FT. MAX ACTIVE SIGN AREA**

KROGER

UCD
UNITED
COMMERCIAL
DEVELOPMENT

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By:

Date:

Client: Kroger

Location: Windsong Ranch,
Prosper, TX

Salesperson: T. Reynolds

Prj. Mngr.: M. Garcia

Date: 6-2-2015

Designer: B. Bowers /
T. Davis

File Name: I5-1767 R27 -
Kroger 589 - Sign Package

Proposal #: 22386

Job #: 16-1767

R1/1-2-15/TD: Rev. sign quan. & placement.
R2/1-7-15/TD: Rev. sign quan. & placement.
R3/4-7-15/TD: Rev. sign quan. & placement.
R4/5-5-15/TD: New site plan.
R5/6-2-15/TD: Rev. sign quan. & placement.
R6/6-8-15/TD: Removed "Marketplace" copy.
R7/7-10-15/TD: Rev. sign quan. & placement.
R8/8-7-15/TD: Rev. Pylon, LED pricing & placement.
R9/10-2-15/TD: Rev. Pylons, & monuments.
R10/10-6-15/TD: Rev. monu. tenant config.
R11/10-23-15/TD: Added Home Depot back.
R12/11-19-15/TD: Chg'd sign sizes per code.
R13/11-23-15/TD: Chg'd tenant config.
R14/12-9-15/TD: Chg'd pylon heights.
R15/12-14-15/TD: (2) monuments two tenant.
R16/12-30-15/TD: Chg'd pylon heights to 20'.
R17/1-11-16/TD: Signs B & C: 10' setback from easement.
R19/3-18-16/TD: Chg'd sign sizes & placements.
R20/4-5-16/TD: Chg'd sign sizes.
R22/4-21-16/BEN: Added notes.
R23/5-5-16/COREY: UD4 update and site plan.
R24/5-26-16/TD: Added pic of Windsong sign.
R25/5-31-16/TD: Various Chgs.
R26/6-2-16/TD: Switched signs 8 & 9.
R27/7-5-16/TD: Added notes.



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Irving, TX 75060
Ph.: (972) 870-1594

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

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Buda, TX 78610
Ph.: (512) 872-2800



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EXHIBIT - D-4



D/F SIGN ELEVATION

NTS



LOCATED ON 380 FRONTAGE

NEW EXHIBIT



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: _____
Prj. Mngr.: M. Garcia
Date: 6-2-2015
Designer: B. Bowers /
T. Davis
File Name: 15-1767 -
Kroger 589_Windsong
Proposal #: 22386
Job #: 16-1767

R35, 9-29-16, AS: Revise Kroger to Oval size



License #: 18010

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Ph.: (210) 341-7244

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Irving, TX 75060
Ph.: (972) 870-1594

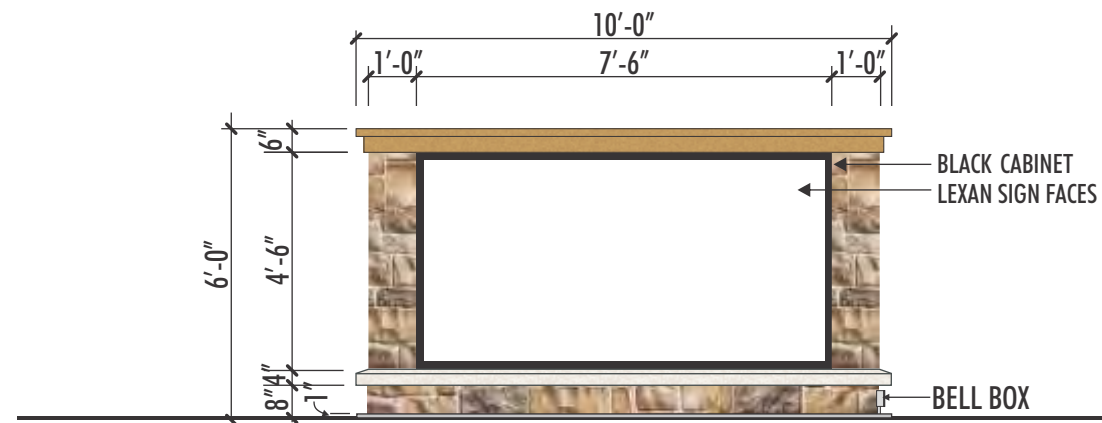
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Ph.: (281) 492-6581

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2457 S. Loop 4, Bldg. 1B
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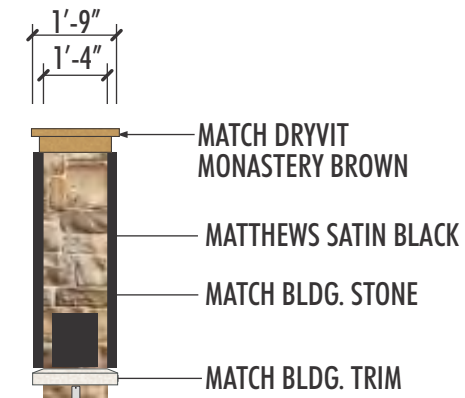
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EXHIBIT - D-4.2

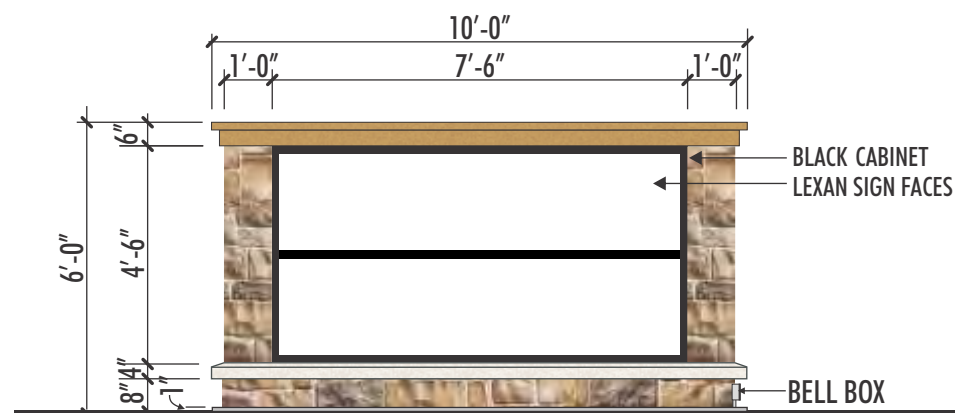


SINGLE TENANT

M D/F MONUMENT SIGN Scale: 1/4"=1'-0"
SEVEN (7) REQUIRED

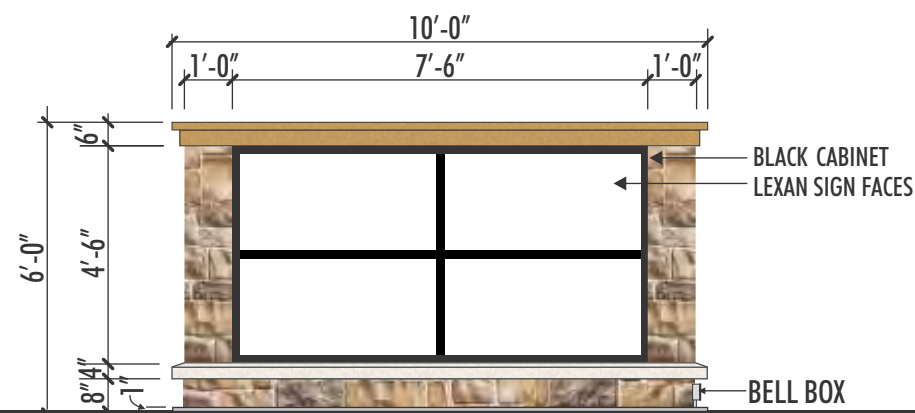


60 SQ. FT. TOTAL STRUCTURE
36 SQ. FT. ACTIVE SIGN AREA



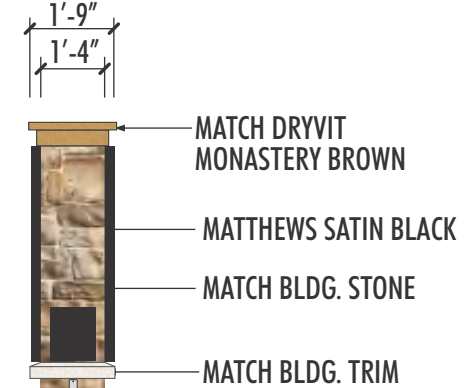
MULTI-TENANT

M2 D/F MONUMENT SIGN
ONE (1) REQUIRED 1/4"=1'-0"



MULTI-TENANT

M8 D/F MONUMENT SIGN
ONE (1) REQUIRED 1/4"=1'-0"



60 SQ. FT. TOTAL STRUCTURE
36 SQ. FT. ACTIVE SIGN AREA

M2 AND M8 WILL NOT INCLUDE OFF-SITE TENANT SIGNAGE



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By:
Date:

Client: Kroger

Location: Windsong Ranch,
Prosper, TX

Salesperson:

Prj. Mngr.: M. Garcia

Date: 6-2-2015

Designer: B. Bowers /
T. Davis

File Name: 15-1767 -

Kroger 589_Windsong

Proposal #: 22386

Job #: 16-1767

R35, 9-29-16, AS: Revise Kroger to Oval size



License #: 18010

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EXHIBIT - D-5



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Material Percentages				
	East	South	West	North
BR1	37.0%	33.0%	40.0%	69.6%
BR2	22.7%	10.6%	24.2%	24.8%
ST1	8.8%	8.6%	9.4%	0.3%
ST2	11.0%	13.3%	8.4%	1.7%
EIFS	7.9%	10.0%	8.2%	0.5%
Cast Stone	2.8%	3.8%	2.6%	0.9%
Glazing	0.0%	12.3%	0.0%	0.0%

KROGER

UCD
UNITED
COMMERCIAL
DEVELOPMENT

- ☐ Approved
☐ Approved As Noted
☐ Revise & Resubmit

By:

Date:

Client: Kroger

Location: Windsong Ranch,
Prosper, TX

Salesperson: T. Reynolds

Prj. Mngr.: M. Garcia

Date: 4-5-2016

Designer: T. Davis

File Name: 15-1767 R2 -
Kroger 589_Windsong bldg
signs

Proposal #: 22386

Job #: 15-1767

Revisions

R1/1-2-15/TD: Rev. sign quan. & placement.
R2/4-21-16/BEN: Added notes



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EXHIBIT D-6



- 3630-157
- 3630-33
- WHITE
- RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)

B1



- 2030 GREEN
ACRYLIC FACE
- TRIMCAP:
BRONZE
- RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)

REQUESTED DEVIATION FROM THE SIGN ORDINANCE:
INCREASE WALL SIGN HEIGHT
MAXIMUM 5' REQUIRED BY SIGN ORDINANCE.
12'-6" REQUESTED

KROGER
UCD
UNITED
COMMERCIAL
DEVELOPMENT

☐ Approved
☐ Approved As Noted
☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 4-5-2016
Designer: T. Davis
File Name: 15-1767 R2 -
Kroger 589_Windsong bldg
signs
Proposal #: 22386
Job #: 15-1767

Revisions
R1/1-2-15/TD: Rev. sign quan. & placement.
R2/4-21-16/BEN: Added notes

**Comet
SIGNS**

License #: 18010

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LAWS.

EXHIBIT D-7



Actual sq. ft.: 79.72
Boxed sq. ft.: 123.25



- | | | | |
|---|----------|---|--|
|  | 3630-157 |  | TRIMCAP:
BRONZE |
|  | 2793 |  | RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.) |
|  | WHITE | | |

REQUESTED DEVIATION FROM THE SIGN ORDINANCE:

INCREASE WALL SIGN HEIGHT

MAXIMUM 5' REQUIRED BY SIGN ORDINANCE.

8'-6" REQUESTED



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 4-5-2016
Designer: T. Davis
File Name: 15-1767 R2 -
Kroger 589_Windsong bldg
signs
Proposal #: 22386
Job #: 15-1767

Revisions
R1/1-2-15/TD: Rev. sign quan. & placement.
R2/4-21-16/BEN: Added notes



License #: 18010

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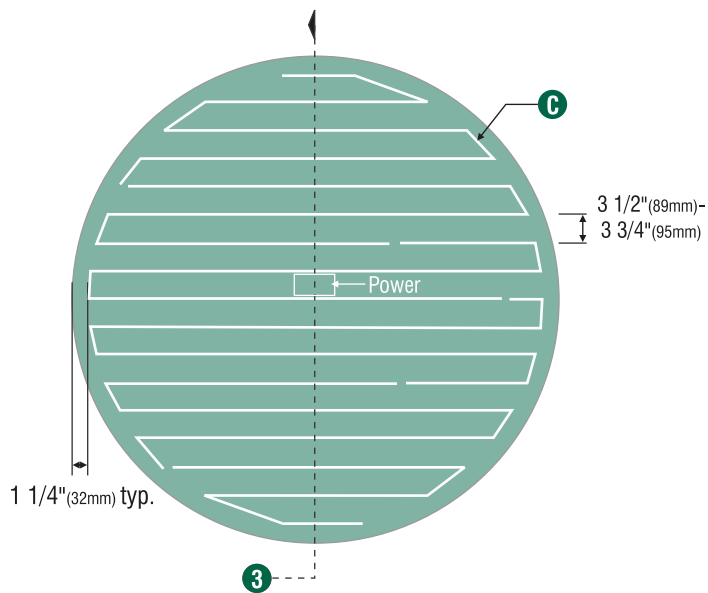
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EXHIBIT D-8

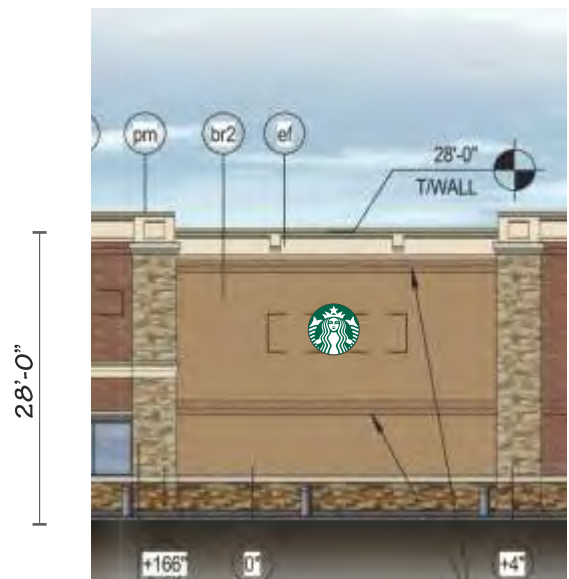
60" ILLUMINATED SIREN
Qty. 1 SBC-S13164-277



1 Front View
1/2" = 1' (11x17 Paper)



2 LED Detail
LED's Provided By: LUMi Efficient



REQUESTED DEVIATION FROM THE SIGN ORDINANCE:

INCREASE WALL SIGN HEIGHT

MAXIMUM 4' REQUIRED BY SIGN ORDINANCE.

5' REQUESTED



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 4-5-2016
Designer: T. Davis
File Name: 15-1767 R2 -
Kroger 589_Windsong bldg
signs
Proposal #: 22386
Job #: 15-1767

Revisions
R1/1-2-15/TD: Rev. sign quan. & placement.
R2/4-21-16/BEN: Added notes



License #: 18010

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Ph.: (972) 870-1594

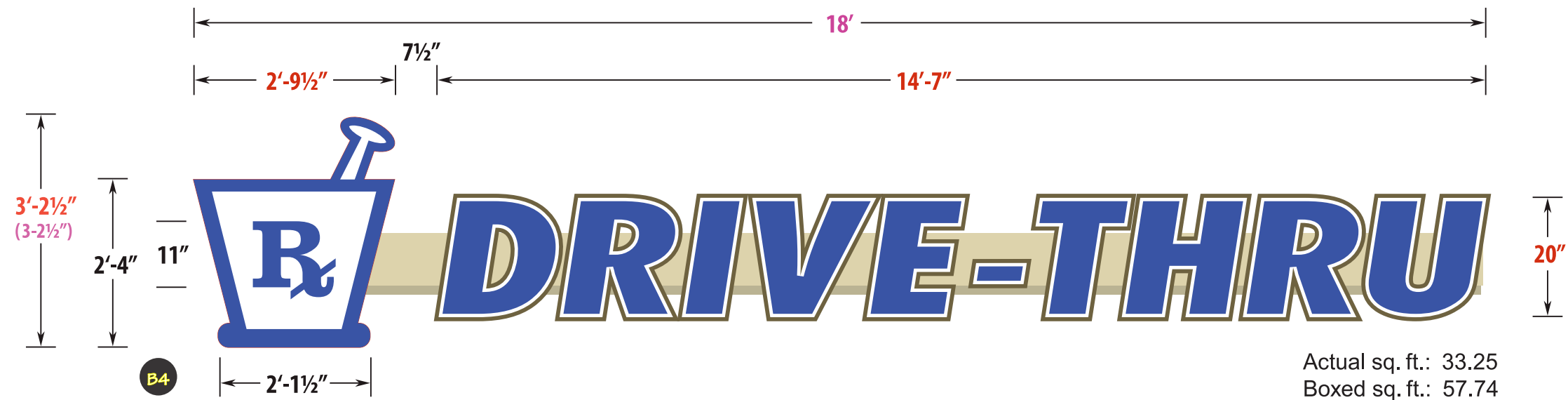
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EXHIBIT D-9



3/8" white outline shown

 3M 3630-8508 BLUE

 JEWELITE TRIMCAP
BRONZE

 FILLER:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



NO DEVIATIONS TO THE SIGN ORDINANCE REQUESTED



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 4-5-2016
Designer: T. Davis
File Name: 15-1767 R2 -
Kroger 589_Windsong bldg
signs
Proposal #: 22386
Job #: 15-1767

Revisions
R1/1-2-15/TD: Rev. sign quan. & placement.
R2/4-21-16/BEN: Added notes



License #: 18010

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LAWS.

EXHIBIT D-10



B5 B6

3M 3630-8508 BLUE

WHITE ACRYLIC FACE

BRONZE
JEWELITE

RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)

NO DEVIATIONS TO THE SIGN ORDINANCE REQUESTED



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 4-5-2016
Designer: T. Davis
File Name: 15-1767 R2 -
Kroger 589_Windsong bldg
signs
Proposal #: 22386
Job #: 15-1767

Revisions

R1/1-2-15/TD: Rev. sign quan. & placement.
R2/4-21-16/BEN: Added notes



License #: 18010

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LAWS.

EXHIBIT D-11

- ☐ Approved
☐ Approved As Noted
☐ Revise & Resubmit

By: _____

Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 4-5-2016
Designer: T. Davis
File Name: 15-1767 R2 -
Kroger 589_Windsong bldg
signs
Proposal #: 22386
Job #: 15-1767

Revisions

R1/1-2-15/TD: Rev. sign quan. & placement.
R2/4-21-16/BEN: Added notes



License #: 18010

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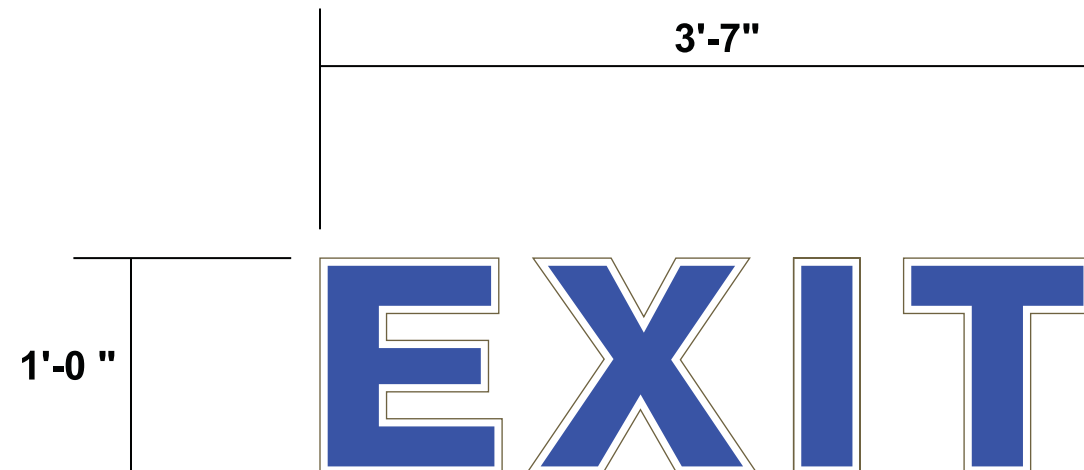
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EXHIBIT D-12



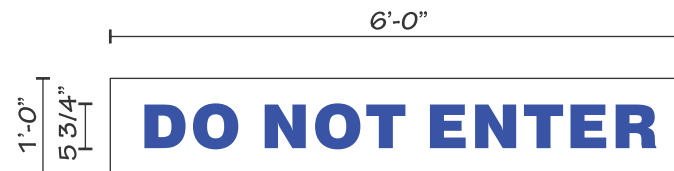
B7 B8

 3M 3630-8508 BLUE

 WHITE ACRYLIC FACE

 BRONZE
JEWELITE

 RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



B9 B10 S/F SIGN PANEL ELEVATION SCALE= 3/16"=1'-0"
(3) REQ'D.

.063 PREFINISHED WHITE SHT. ALUM. SIGN PANEL W/ RED VINYL COPY.
MOUNT FLUSH TO WALL W/ SCREWS.

 3630-33

NO DEVIATIONS TO THE SIGN ORDINANCE REQUESTED

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By:

Date:

Client: Kroger

Location: Windsong Ranch,
Prosper, TX

Salesperson: T. Reynolds

Prj. Mngr.: M. Garcia

Date: 4-5-2016

Designer: T. Davis

File Name: 15-1767 R2 -
Kroger 589_Windsong bldg
signs

Proposal #: 22386

Job #: 15-1767

Revisions

R1/1-2-15/TD: Rev. sign quan. & placement.
R2/4-21-16/BEN: Added notes



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EXHIBIT D-13



SINGLE FACE LED
ILLUMINATED SIGN.

BRONZE CABINET.
RED AND GREEN LED'S.
POLYCARBONATE FACE.
MESSAGES "BLANK OUT"
WHEN TURNED OFF -
ELIMINATING CONFUSION.



403-TCL718GR-100LED

NO DEVIATIONS TO THE SIGN ORDINANCE REQUESTED



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

KROGER

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

Client: Kroger
 Location: Windsong Ranch,
 Prosper, TX
 Salesperson: T. Reynolds
 Prj. Mngr.: M. Garcia
 Date: 2-18-2016
 Designer: TD
 File Name: 15-1767 R3-
 Kroger 589 Windsong fuel
 Proposal #: 22386
 Job #: 15-1767

Revisions

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 R3/4-21-16/BEN: Added notes



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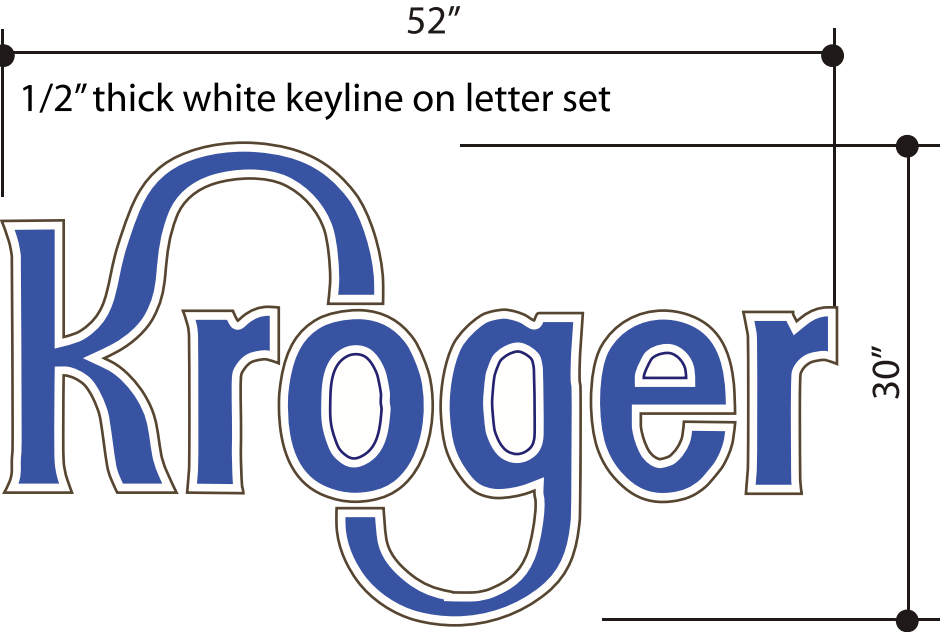
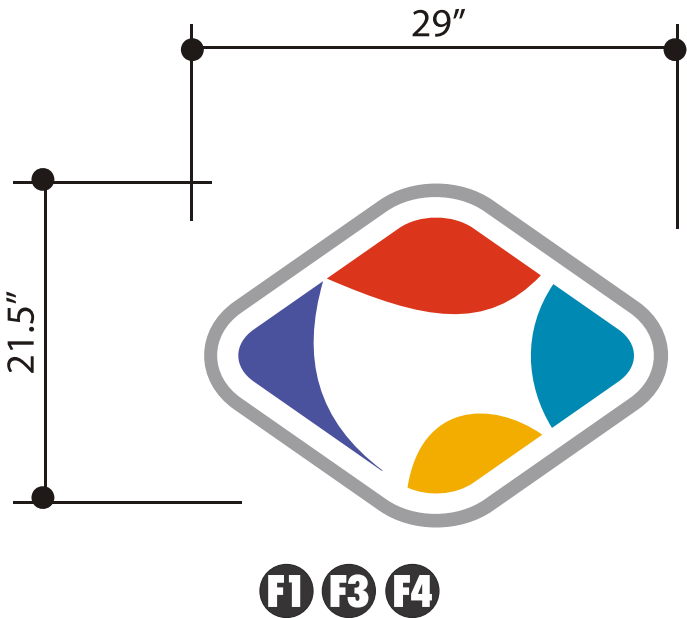
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EXHIBIT - D-14

ELECTRICAL	110 V.	277 V.
LOGO:	1.2 A	2.4 A
I	20 AMP CIR. REQ'D.	



COLORS

PANTONE 2726 C	PANTONE 485 C	PANTONE 3135 C	PANTONE 1375 C	PANTONE Cool Gray 4C

NO DEVIATIONS TO THE SIGN ORDINANCE REQUESTED

KROGER

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 2-18-2016
Designer: TD
File Name: 15-1767 R3-
Kroger 589_Windsong fuel
Proposal #: 22386
Job #: 15-1767

Revisions
R1/1-2-15/TD: Rev. sign quan. & placement.
R3/4-21-16/BEN: Added notes



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EXHIBIT - D-15

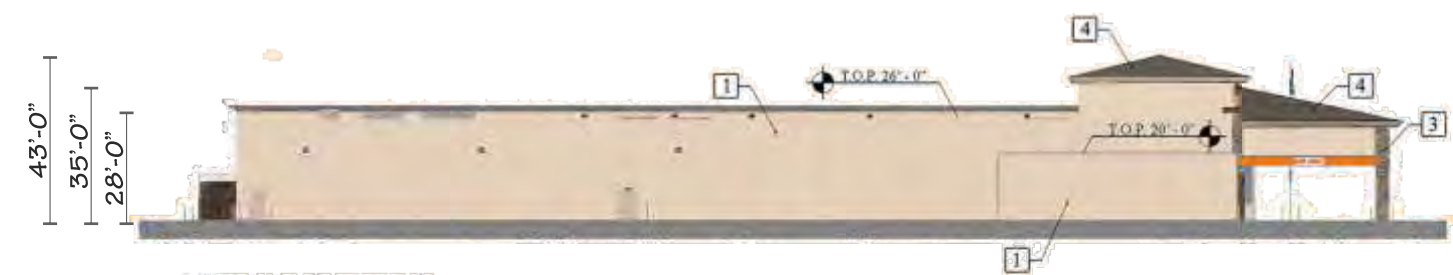
BUILDING ELEVATIONS ARE FOR REFERENCE ONLY



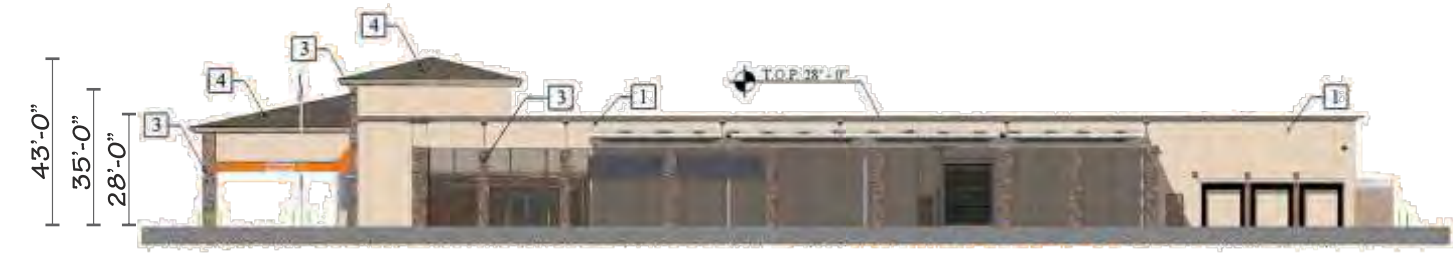
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch,
Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 4-5-2016
Designer: T. Davis
File Name: 15-1767 R2 -
Kroger 589_Windsong bldg
signs
Proposal #: 22386
Job #: 15-1767

Revisions
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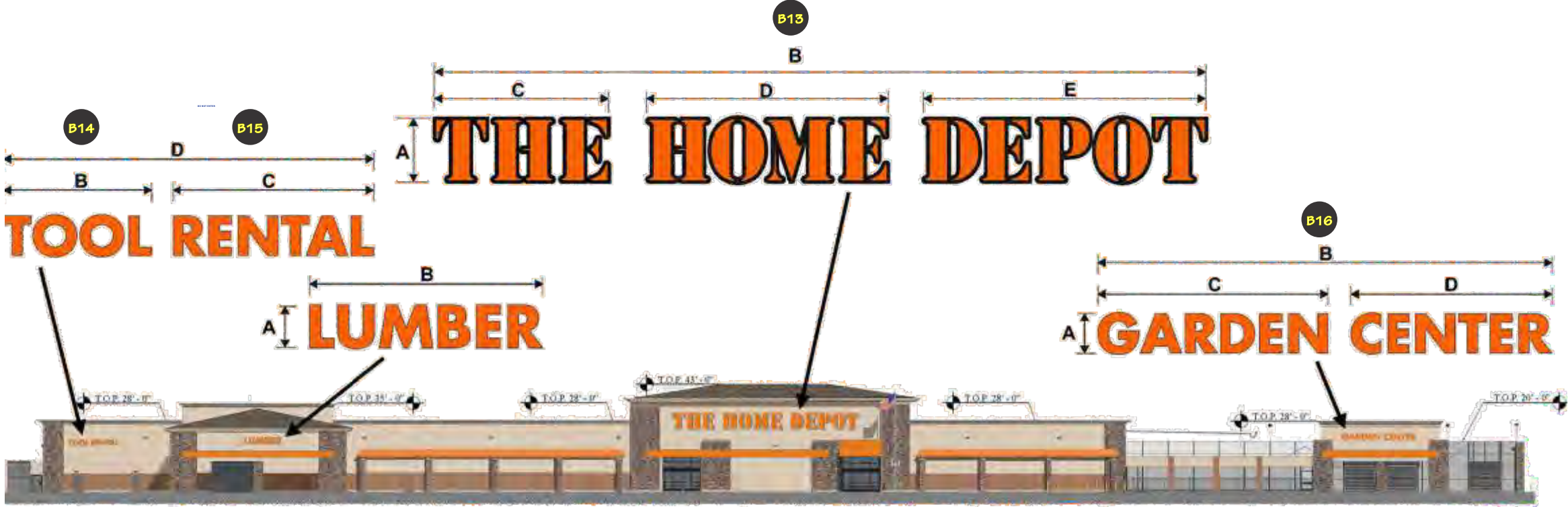
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EXHIBIT D-17

BUILDING ELEVATIONS ARE FOR REFERENCE ONLY



NORTH ELEVATION

Measurements & Square Footage

SIGNAGE	A	B	C	D	E	Square Feet
TOOL RENTAL	24"	7'-9 11/16"	10'-8 11/16"	19'-8"		39.33
LUMBER	30"	13'-7 7/16"				34.05
THE HOME DEPOT	6'-0"	72'-11 13/16"	16'-6 5/16"	22'-10 3/16"	26'-9 7/16"	437.91
GARDEN CENTER	30"	28'-9"	14'-7"	12'-8 3/4"		71.88

REQUESTED DEVIATION FROM THE SIGN ORDINANCE:

INCREASE WALL SIGN HEIGHT FOR B13

MAXIMUM 5' REQUIRED BY SIGN ORDINANCE.

6' REQUESTED



- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

By: _____
Date: _____

Client: Kroger
Location: Windsong Ranch, Prosper, TX
Salesperson: T. Reynolds
Prj. Mngr.: M. Garcia
Date: 4-5-2016
Designer: T. Davis
File Name: 15-1767 R2 - Kroger 589_Windsong bldg signs
Proposal #: 22386
Job #: 15-1767

Revisions
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EXHIBIT E – SIGN SCHEDULE / DEVELOPMENT STANDARDS

Unified Development Signs:

UD1 – Shall be permitted to be located within 750' of UD2, in accordance with Exhibit C.

UD2 – Shall be permitted within 750' of UD1 and 75' of M3 in accordance with Exhibit C.

UD4 – Shall be permitted to be located within 750' of UD5, in accordance with Exhibit C.

UD5 - Shall be permitted to be located within 750' of UD4, in accordance with Exhibit C.

UD2, UD3, and UD4 - Shall be permitted to encroach the 1'-0" setback requirement, in accordance with Exhibit C.

Wall Signs:

B1 – Shall be permitted to be a maximum of 12' 6" in height.

B2 - Shall be permitted to be a maximum of 8' 6" in height.

B3 - Shall be permitted to be a maximum of 5' in height.

B13 - Shall be permitted to be a maximum of 6' in height.

Digital Fuel Pricing Signs:

UD2 – Digital fuel pricing shall be permitted, as shown on Exhibit D-2.