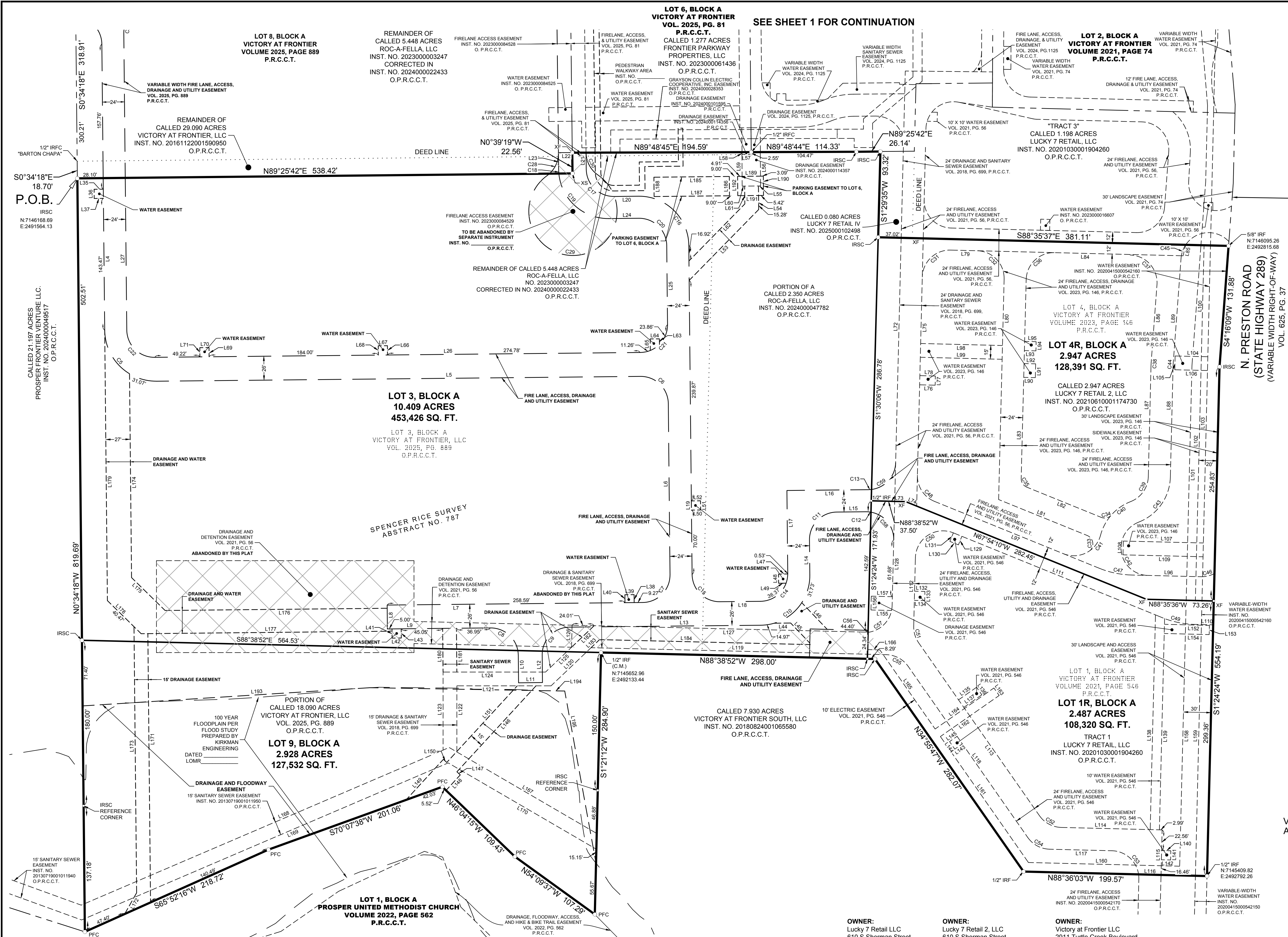




FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0120J, for Collin County, Texas and incorporated areas, dated June 02, 2009, as revised to reflect the letter of map revision (L.O.M.R. _____), Effective _____, a portion of this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to final plat Lots 3 and 9 for development and replat Lots 1 and 4 to dedicate easements.
- All landscape easements must be exclusive of any other type of easement, unless approved by the Town and reflected on this plat.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011) on grid coordinate values, no scale and no projection.
- See Sheet 3 for Line and Curve Tables.

OWNER:

Lucky 7 Retail LLC
610 S Sherman Street
Suite 108
Richardson, Texas 75081
Contact: Tony Ramji
Ph. (972) 707-9555
jesus@vg-re.com

OWNER:

ROC-A-FELLA, LLC
2911 Turtle Creek Boulevard
Suite 700
Contact: Tony Ramji
Ph. (972) 707-9555
jesus@vg-re.com

OWNER:

Lucky 7 Retail 2, LLC
2911 Turtle Creek Boulevard
Suite 700
Richardson, Texas 75081
Contact: Tony Ramji
Ph. (972) 707-9555
jesus@vg-re.com

APPLICANT / ENGINEER:

Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower,
Suite #700, Dallas, Texas 75240
Contact: Neda Hosseini
Ph. (972) 770-1300
neda.hosseini@kimley-horn.com

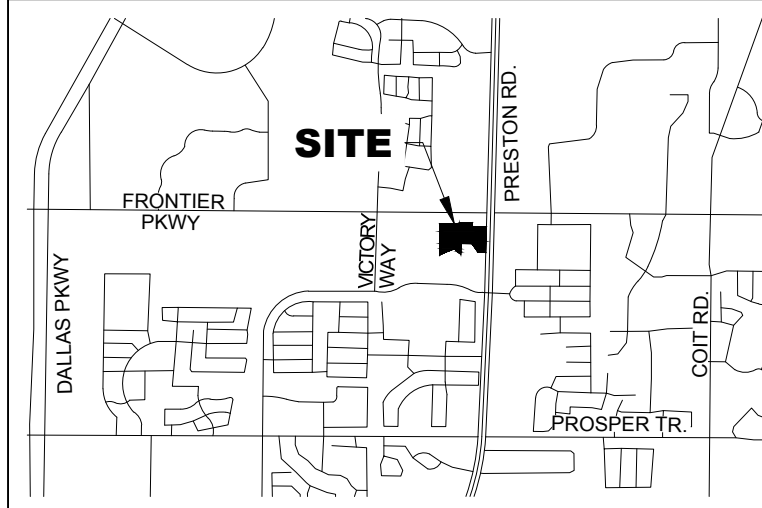
OWNER:

Victory at Frontier LLC
2911 Turtle Creek Boulevard
Suite 700
Contact: Tony Ramji
Ph. (972) 707-9555
jesus@vg-re.com

SURVEYOR:

Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
Contact: David J. De Weirtd
Ph. (817) 335-6511
david.deweidt@kimley-horn.com

VICINITY MAP



GRAPHIC SCALE IN FEET
0 25 50 100
1" = 50' @ 24X36

LEGEND

IRSC	5/8" IRON ROD WITH CAP FOUND
IRFC	IRON ROD WITH CAP FOUND
STAMPED	"BARTON CHAPA"
IRF	IRON ROD FOUND
XF	"X" CUT FOUND
XS	"X" CUT SET
P.O.B.	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE

TOWN PROJECT
DEVAPP-25-0079

**FINAL PLAT OF
VICTORY AT FRONTIER
BLOCK A, LOTS 3 & 9**

AND

**REPLAT OF
VICTORY AT FRONTIER
BLOCK A, LOTS 1R & 4R**

BEING ALL OF LOTS 3 & 9, BLOCK A, VICTORY AT FRONTIER,
RECORDED IN VOL. 2025, PG. 889, ALL OF LOT 1, BLOCK A,
VICTORY AT FRONTIER, RECORDED IN VOL. 2021, PG. 546, AND
ALL OF LOT 4, BLOCK A, VICTORY AT FRONTIER, RECORDED IN
VOL. 2023, PG. 146, PLAT RECORDS OF COLLIN COUNTY,
TEXAS, AND BEING 18.771 ACRES SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NO. 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: OCTOBER 27, 2025

Kimley»Horn

801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
FIRM # 10194040
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JJW	DJD	OCT. 2025	064460922	2 OF 4

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°34'18"W	30.00'	L35	S89°25'42"W	10.00'	L69	S00°34'18"E	10.00'	L103	N01°22'07"E	386.54'	L137	S55°04'12"W	23.96'	L171	S00°34'18"E	292.42'
L2	N89°25'42"E	6.91'	L36	S00°34'18"E	10.00'	L70	N89°25'42"E	10.00'	L104	S88°37'53"E	35.55'	L138	N01°24'24"E	233.65'	L172	S29°25'42"W	26.53'
L3	S00°34'18"E	24.06'	L37	N89°25'42"E	10.00'	L71	N00°34'18"W	10.00'	L105	N01°22'07"E	15.00'	L139	S01°24'24"W	229.92'	L173	N00°34'18"W	289.50'
L4	S00°34'18"E	165.50'	L38	S00°34'18"E	8.63'	L72	N01°24'24"E	286.75'	L106	N88°37'53"W	35.55'	L140	S89°07'22"E	10.01'	L174	S00°34'18"E	221.77'
L5	S89°25'42"W	526.00'	L39	N89°25'42"E	10.00'	L73	S88°37'19"E	12.01'	L107	S88°37'53"E	87.09'	L141	S01°24'24"W	10.00'	L175	S45°34'27"E	51.10'
L6	N00°34'18"W	186.00'	L40	N00°34'18"W	8.63'	L74	S67°55'14"E	12.82'	L108	N01°22'07"E	15.00'	L142	N89°07'02"W	10.01'	L176	N89°25'42"E	241.50'
L7	N89°25'42"E	277.87'	L41	S00°34'18"E	10.00'	L75	S01°24'24"W	291.27'	L109	N88°37'53"W	87.09'	L143	S55°02'30"W	10.00'	L177	S89°25'42"W	272.79'
L8	N00°34'18"W	26.00'	L42	S89°25'42"W	10.00'	L76	S88°35'36"E	16.87'	L110	N88°35'36"W	20.15'	L144	N34°55'47"W	10.00'	L178	N45°34'18"W	51.40'
L9	S89°25'42"W	112.00'	L43	N00°34'18"W	10.00'	L77	N01°24'24"E	10.00'	L111	N67°54'10"W	242.42'	L145	N55°02'29"E	9.99'	L179	N00°34'18"W	294.15'
L10	N00°34'18"W	30.00'	L44	N89°25'42"E	17.88'	L78	N88°35'36"W	16.87'	L112	S01°24'24"W	74.67'	L146	S42°36'42"W	127.05'	L180	N00°34'18"W	47.49'
L11	S89°25'42"W	26.00'	L45	S43°38'54"E	30.10'	L79	N88°35'37"W	252.92'	L113	S34°55'47"E	229.33'	L147	S47°23'18"E	5.00'	L181	S00°34'18"E	47.63'
L12	S00°34'18"E	30.00'	L46	S43°38'54"E	40.09'	L80	S01°25'40"W	239.99'	L114	S88°36'03"E	109.61'	L148	S42°36'42"W	22.87'	L182	S46°21'06"W	33.95'
L13	S89°25'42"W	207.87'	L47	N89°25'42"E	10.00'	L81	S67°54'10"E	103.85'	L115	N01°24'24"E	49.02'	L149	N42°36'42"E	60.02'	L183	S46°21'06"W	12.74'
L14	S00°34'18"E	38.29'	L48	N00°34'18"W	10.00'	L82	N67°54'10"W	87.21'	L116	S88°36'03"E	24.42'	L150	S47°23'18"E	5.00'	L184	N88°38'54"W	229.23'
L15	S89°25'42"W	31.64'	L49	S89°25'42"W	8.09'	L83	N01°26'20"E	216.49'	L117	N88°36'03"W	67.75'	L151	N42°36'42"E	113.25'	L185	N89°25'42"E	82.00'
L16	S89°25'42"W	88.54'	L50	S89°25'42"W	10.00'	L84	N88°35'37"W	252.92'	L118	N34°55'47"W	226.88'	L152	S88°35'36"E	48.90'	L186	S00°34'18"E	21.00'
L17	S00°34'18"E	90.29'	L51	S00°34'18"E	10.00'	L85	S13°17'04"W	12.26'	L119	N88°38'52"W	321.09'	L153	S01°24'24"W	10.00'	L187	S89°25'42"W	82.00'
L18	S89°25'42"W	44.00'	L52	N89°25'42"E	10.00'	L86	S04°16'09"W	85.06'	L120	S46°21'06"W	60.11'	L154	N88°35'36"W	48.90'	L188	N00°34'18"W	21.00'
L19	N00°34'18"W	358.00'	L53	S44°25'42"W	107.99'	L87	N01°24'24"E	121.83'	L121	S89°59'58"W	102.41'	L155	S88°35'36"E	22.45'	L189	N89°25'42"E	28.00'
L20	S89°25'42"W	26.70'	L54	S00°34'18"E	25.61'	L88	N01°24'24"E	121.83'	L122	S00°00'02"E	71.94'	L156	S01°24'24"W	15.00'	L190	S00°34'18"E	21.00'
L21	N00°37'21"W	17.98'	L55	S89°31'01"W	20.00'	L89	N04°16'09"E	115.18'	L123	N00°00'02"W	84.91'	L157	N88°35'36"W	22.91'	L191	S89°25'42"W	28.00'
L22	S89°49'20"W	14.99'	L56	S00°28'59"E	36.86'	L90	N88°38'40"W	12.60'	L124	N89°59'58"E	111.40'	L158	S01°24'29"W	299.36'	L192	N00°34'18"W	21.00'
L23	N00°37'21"W	18.21'	L57	S89°25'42"W	194.58'	L91	S01°21'20"W	15.00'	L125	N46°21'06"E	39.11'	L159	N01°22'07"E	299.36'	L193	N86°22'08"E	312.82'
L24	S89°25'42"W	32.70'	L58	N00°28'59"W	2.62'	L92	S88°38'39"E	12.58'	L126	N01°21'06"E	24.00'	L160	S88°36'03"E	164.51'	L194	S89°01'19"E	212.06'
L25	N00°34'18"W	86.00'	L59	N00°28'59"W	34.34'	L93	N88°38'40"W	12.54'	L127	S88°38'54"E	317.41'	L161	S34°55'47"E	167.14'			
L26	N89°25'42"E	528.00'	L60	S89°31'01"W	20.00'	L94	S01°21'20"W	10.00'	L128	N01°24'24"E	112.97'	L162	S55°04'13"W	77.96'			
L27	S00°34'18"E	165.50'	L61	S00°34'18"E	19.42'	L95	S88°38'40"E	12.53'	L129	S22°05'55"W	10.01'	L163	S34°55'47"E	10.00'			
L28	S17°55'10"W	32.71'	L62	S44°25'42"W	86.77'	L96	S88°35'36"E	75.18'	L130	N67°54'30"W	10.00'	L164	N55°04'13"E	77.96'			
L29	S00°34'18"E	6.19'	L63	N00°34'18"W	6.05'	L97	S67°54'10"E	193.35'	L131	N22°05'35"E	10.01'	L165	S34°55'47"E	104.93'			
L30	S00°34'18"E	40.82'	L64	N89°25'42"E	10.00'	L98	N88°35'36"W	88.99'	L132	S88°33'56"E	11.28'	L166	S88°38'52"E	13.35'			
L31	N89°25'42"E	548.97'	L65	N00°34'18"W	12.53'	L99	S88°35'36"E	88.99'	L133	S01°24'24"W	10.00'	L167	S59°45'40"E	176.17'			
L32	S89°25'42"W	10.00'	L66	N00°34'18"W	10.10'	L100	S04°16'09"W	131.13'	L134	N88°33'56"W	11.28'	L168	N66°47'59"E	423.96'			
L33	S00°34'18"E	10.00'	L67	N89°25'42"E	10.00'	L101	S01°24'24"W	255.58'	L135	N55°04'12"E	23.96'	L169	S66°47'59"W	433.70'			
L34	N89°25'42"E	10.00'	L68	S00°34'18"E	10.10'	L102	N01°24'24"E	386.54'	L136	S34°55'47"E	10.00'	L170	N59°45'40"W	186.58'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	52°42'15"	30.00'	27.60'	N26°55'26"W	26.63'	C35	69°21'40"	10.00'	12.11'	S33°13'45"E	11.38'
C2	30°06'56"	30.00'	15.77'	N15°37'46"W	15.59'	C36	89°08'47"	30.00'	46.68'	S46°00°19'W	42.11'
C3	120°06'56"	30.00'	62.89'	N29°22'14"E	51.99'	C37	92°51'26"	30.00'	48.62'	N42°09'27"W	43.47'
C4	86°22'09"	30.00'	45.22'	N43°45'22"W	41.06'	C38	2°51'53"	54.00'	2.70'	S02°50'16"W	2.70'
C5	90°00'00"	56.00'	87.96'	S45°34'18"E	79.20'	C39	66°10'48"	30.00'	34.65'	N35°35'18"E	32.76'
C6	90°00'00"	30.00'	47.12'	N45°34'18"W	42.43'	C40	54°09'13"	54.00'	51.04'	S41°54'01"W	49.16'
C7	90°00'00"	30.00'	47.12'	N44°25'42"E	42.43'	C41	96°51'49"	30.00'	50.72'	N63°07'14"E	44.89'
C8	90°00'00"	30.00'	47.12'	N45°34'18"W	42.43'	C42	155°27'55"	30.00'	81.40'	S08°21'46"E	58.63'
C9	90°00'00"	30.00'	47.12'	S44°25'42"W	42.43'	C43	67°09'59"	54.00'	63.30'	N34°59'15"E	59.74'
C10	90°00'00"	54.00'	84.82'	N44°25'42"E	76.37'	C44	2°51'53"	30.00'	1.50'	S02°50'16"W	1.50'
C11	90°00'00"	30.00'	47.12'	S44°25'42"W	42.43'	C45	29°37'34"	30.00'	15.51'	S19°05°10'W	15.34'
C12	10°37'35"	30.00'	5.56'	N85°15'30"W	5.56'	C46	29°22'10"	30.00'	15.38'	N76°43'32"E	15.21'
C13	6°42'34"	30.00'	3.51'	N86°04'25"E	3.51'	C47	20°41'22"	100.00'	36.11'	S78°14'53"E	35.91'
C14	90°00'00"	30.00'	47.12'	N44°25'42"E	42.43'	C48	69°18'53"	30.00'	36.29'	S33°14'53"E	34.12'
C15	90°00'00"	30.00'	47.12'	S45°34'18"E	42.43'	C49	22°05'32"	100.99'	38.94'	S77°29'45"E	38.70'
C16	90°00'00"	54.00'	84.82'	N45°34'18"W	76.37'	C50	110°41'26"	30.00'	57.96'	S56°45'07"W	49.36'
C17	89°56'57"	30.00'	47.10'	S45°35'50"E	42.41'	C51	36°20'11"	30.00'	19.03'	S16°45'42"E	18.71'
C18	4°43'46"	54.00'	4.46'	S02°59'14"E	4.46'	C52	53°40'01"	30.00'	28.10'	S01°45'48"E	27.08'
C19	85°13'11"	54.00'	80.32'	S47°57'42"E	73.12'	C53	80°24'21"	30.00'	42.10'	S48°23'13"E	38.73'
C20	90°00'00"	30.00'	47.12'	N45°34'18"W	42.43'	C54	53°40'16"	30.00'	28.10'	S01°45'55"E	27.09'
C21	90°00'00"	30.00'	47.12'	N44°25'42"E	42.43'	C55	53°43'22"	30.00'	28.13'	N61°14'20"W	27.11'
C22	90°00'00"	30.00'	47.12'	N45°34'18"W	42.43'	C56	8°35'04"	30.00'	4.49'	N87°03'18"E	4.49'
C23	18°29'28"	30.00'	9.68'	S08°40'26"W	9.64'	C57	82°20'45"	30.00'	43.12'	N41°37'13"E	39.50'
C24	18°29'28"	54.00'	17.43'	N08°40'26"E	17.35'	C58	81°21'07"	30.00'	42.60'	N39°16'09"W	39.11'
C25	39°56'40"	30.00'	20.91'	S19°24'02"W	20.49'	C59	81°18'44"	30.00'	42.58'	N42°03'46"E	39.09'
C26	39°56'40"	30.00'	20.91'	N19°24'02"E	20.49'						
C27	25°46'15"	30.00'	13.49'	S12°18'50"W	13.38'						
C28	55°14'53"	30.00'	28.93'	S26°29'11"W	27.82'						
C29	289°32'16"	48.00'	242.56'	N89°20'23"E	55.38'						
C30	54°46'27"	30.00'	28.68'	N28°02'25"W	27.60'						
C31	90°02'22"	30.00'	47.14'	S46°24'23"W	42.44'						
C32	89°23'37"	30.00'	46.81'	N43°15'51"W	42.20'						
C33	111°14'716"	10.00'	19.51'	N11°59'39"W	16.56'						
C34	61°27'39"	10.00'	10.73'	N81°22'54"E	10.22'						

LOT TABLE			
LOT NO.	BLOCK NO.	ACRES	SQ. FT.
1R	A	2.487	108,320
3	A	10.409	453,426
4R	A	2.947	128,391
9	A	2.928	127,532

TOWN PROJECT
DEVAPP-25-0079

FINAL PLAT OF
VICTORY AT FRONTIER
BLOCK A, LOTS 3 & 9

AND

REPLAT OF
VICTORY AT FRONTIER
BLOCK A, LOTS 1R & 4R

BEING ALL OF LOTS 3 & 9, BLOCK A, VICTORY AT FRONTIER,
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SPENCER RICE SURVEY, ABSTRACT NO. 787
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PREPARATION DATE: OCTOBER 27, 2025

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102

FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JJW	DJD	OCT. 2025	064460922	3 OF 4

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Lucky 7 Retail LLC
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OWNER:

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david.deweirtd@kimley-horn.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS VICTORY AT FRONTIER LLC, ROC-A-FELLA, LLC, LUCKY 7 RETAIL, LLC and LUCKY 7 RETAIL 2, LLC, are the owners of a tract of land situated in the Spencer Rice Survey, Abstract No. 787, Town of Prosper, Collin County, Texas, being all of Lot 1, Block A of Victory at Frontier, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2021, Page 546, Plat Records, Collin County, Texas, all of Lot 4, Block A of Victory at Frontier, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2023, Page 146, Plat Records, Collin County, Texas, all of Lots 3 and 9, Block A of Victory at Frontier, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2025, Page 889, Plat Records, Collin County, Texas, all of a called 2.947 acre tract described in the Special Warranty Deed to LUCKY 7 RETAIL 2, LLC and being a portion of a called 29.090 acre tract of land as described in the Special Warranty Deed to Victory at Frontier LLC, recorded in Instrument No. 20161122001590950, Official Public Records, Collin County, Texas, a portion of a called 5.448 acre tract of land described in the Special Warranty Deed to ROC-A-FELLA, LLC, recorded in Instrument No. 2023000003247, as corrected in Instrument No. 2024000022433, Official Public Records, Collin County, Texas, the remaining portion of a called 2.350 acre tract of land described in the Special Warranty Deed to ROC-A-FELLA, LLC, recorded in Instrument No. 2024000047782, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found (disturbed) for the northwest corner of said Lot 8, Block A in the east line of a called 21.197 acre tract of land described in the Special Warranty Deed to Prosper Frontier Venture LLC, recorded in Instrument No. 2024000049517, Official Public Records, Collin County, Texas, and being the south right-of-way line of West Frontier Parkway (a variable width public right-of-way);

THENCE South 00°34'18" East with the common line of said Lot 8, Block A and said 21.197 acre tract, passing at a distance of 300.21 feet to a 1/2-inch iron rod with plastic cap stamped "BARTON CHAPA" found for the northwest corner of said 29.090 acre tract, and being the southwest corner of said 5.448 acre tract of land, continuing along said common line in all a distance of 318.91 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the POINT OF BEGINNING at the southwest corner of said Lot 8, Block A and the northwest corner of said Lot 3, Block A;

THENCE with the common line of said Lot 8, Block A and said Lot 3, Block A, the following courses and distances:

North 89°25'42" East, a distance of 538.42 feet to an "X" cut set for corner;

North 00°39'19" West, a distance of 22.56 feet to an "X" cut found for the southwest corner of Lot 6, Block A of Victory at Frontier, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2025, Page 81, Plat Records, Collin County, Texas;

THENCE North 89°48'45" East, with the common line of said Lot 3, Block A and said Lot 6, Block A, a distance of 194.59 feet to a 1/2-inch iron rod with plastic cap stamped "BARTON CHAPA" found for the southeast corner of said Lot 6, Block A and the southwest corner of Lot 7, Block A of Victory at Frontier, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2024, Page 1125, Plat Records, Collin County, Texas;

THENCE with the common line of said Lot 3, Block A and said Lot 7, Block A, the following courses and distances:

North 89°48'44" East, a distance of 114.33 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 89°25'42" East, a distance of 26.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of Lot 5, Block A of said Victory at Frontier, recorded in Volume 2025, Page 889, Official Public Records, Collin County, Texas;

THENCE with the common line of said Lot 3, Block A and said Lot 5, Block A, South 01°29'35" West, a distance of 93.32 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of Lot 5, Block A and the northwest corner of said Lot 4, Block A;

THENCE South 88°35'37" East, with the north line of said Lot 4, Block A, a distance of 381.11 feet to a 5/8-inch iron rod found for the northeast corner of said Lot 4, Block A, the southeast corner of said Lot 5, Block A, and being in the west right-of-way line of Preston Road (A.K.A. State Highway 289, a variable width right-of-way);

THENCE with said west right-of-way line of Preston Road, the following courses and distances:

South 04°16'09" West, a distance of 131.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 01°24'24" West, a distance of 554.19 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, Block A, and being the northeast corner of a called 7.930 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Victory At Frontier South, LLC., recorded in Instrument No. 20180824001065580, Official Public Records, Collin County, Texas;

THENCE with the common line of said Lot 1, Block A, and said 7.930 acre tract, the following courses and distances:

North 88°36'03" West, a distance of 199.57 feet to a 1/2-inch iron rod found for corner;

North 34°55'47" West, a distance of 282.07 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 88°38'52" West, passing at a distance of 8.29 feet the southwest corner of said Lot 1, Block A, and the southeast corner of said Lot 3, Block A, continuing with the common line of said Lot 3, Block A and said 7.930 acre tract, in all a distance of 298.00 feet to a 1/2-inch iron rod found for the northwest corner of said 7.930 acre tract and the northeast corner of Lot 9, Block A of said Victory At Frontier;

THENCE with the common line of said Lot 9, Block A and said 7.930 acre tract, South 01°21'12" West, passing at a distance of 150.00 feet, a 5/8-inch iron rod with red plastic cap stamped "KHA" set for reference, continuing in all a distance of 284.90 feet to a point for corner in the north line of Lot 1, Block A, of Prosper United Methodist Church, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2022, Page 562, Plat Records, Collin County, Texas;

THENCE with the common line of said Lot 9, Block A and said Lot 1, Block A, of Prosper United Methodist Church, the following courses and distances:

North 54°09'37" West, a distance of 107.29 feet to a point for corner;

North 46°04'15" West, a distance of 109.43 feet to a point for corner;

South 70°07'38" West, a distance of 201.06 feet to a point for corner;

South 65°52'16" West, a distance of 218.72 feet to a point for the southwest corner of said Lot 9, Block A, and being the southeast corner of aforementioned 37.632 acre tract;

THENCE North 00°34'18" West with the common line of said Lot 9, Block A and said 37.632 acre tract, passing at a distance of 137.18 feet, a 5/8-inch iron rod with red plastic cap stamped "KHA" set for reference, continuing with the common line of said Lot 3, Block A and said 37.632 acre tract, passing at a distance of 180.00 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 9, Block A and the southwest corner of said Lot 3, Block A, in all a distance of 819.69 feet to the POINT OF BEGINNING and containing a computed area of 817,671 square feet or 18.771 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, VICTORY AT FRONTIER LLC, ROC-A-FELLA, LLC, LUCKY 7 RETAIL, LLC and LUCKY 7 RETAIL 2, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as a final plat of VICTORY AT FRONTIER, BLOCK A, LOTS 3 & 9, and a replat of VICTORY AT FRONTIER, BLOCK A, LOTS 1R & 4R, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The VICTORY AT FRONTIER LLC, ROC-A-FELLA, LLC, LUCKY 7 RETAIL, LLC and LUCKY 7 RETAIL 2, LLC, do hereby certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No building, fences, trees, shrubs, or other improvements or growth 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.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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 the public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any was endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- 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.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- For lots adjacent to a Floodplain Only:

- 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. 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 Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels.The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this ____ day of _____, 2025

VICTORY AT FRONTIER, LLC

BY: _____
Authorized Signature

Printer Name and Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ____ day of _____, 2025

Notary Public, State of Texas

ROC-A-FELLA, LLC

BY: _____
Authorized Signature

Printer Name and Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ____ day of _____, 2025

Notary Public, State of Texas

LUCKY 7 RETAIL, LLC

BY: _____
Authorized Signature

Printer Name and Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ____ day of _____, 2025

Notary Public, State of Texas

LUCKY 7 RETAIL 2, LLC

BY: _____
Authorized Signature

Printer Name and Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ____ day of _____, 2025

Notary Public, State of Texas

DRAINAGE AND FLOODWAY 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 Lot 9, Block A as shown on the plat is called "Drainage and Floodway Easement" and contains the natural drainage channel across the lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of 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 and Floodway Easement or the natural drainage channels, as herein above defined. Provided 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 streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway 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 natural drainage channels traversing or adjacent to his property 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 and Floodway Easement, as in the case of all natural channels, are 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 natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of food repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

OWNER:

Lucky 7 Retail LLC
610 S Sherman Street
Suite 108
Richardson, Texas 75081
Contact: Tony Ramji
Ph. (972) 707-9555
jesus@vg-re.com

OWNER:

Lucky 7 Retail 2, LLC
610 S Sherman Street
Suite 108
Richardson, Texas 75081
Contact: Tony Ramji
Ph. (972) 707-9555
jesus@vg-re.com

OWNER:

Victory at Frontier LLC
2911 Turtle Creek Boulevard
Suite 700
Contact: Tony Ramji
Ph. (972) 707-9555
jesus@vg-re.com

OWNER:

ROC-A-FELLA, LLC
2911 Turtle Creek Boulevard
Suite 700
Contact: Tony Ramji
Ph. (972) 707-9555
jesus@vg-re.com

APPLICANT / ENGINEER:

Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower,
Suite #700, Dallas, Texas 75240
Contact: Neda Hosseiny
Ph. (972) 770-1300
neda.hosseiny@kimley-horn.com

SURVEYOR:

Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
Contact: David J. De Weirdt
Ph. (817) 335-6511
david.deweirdt@kimley-horn.com

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That I, David J. De Weirdt, 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 thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this ____ day of _____, 2025

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
10/27/2025

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
(817) 335-6511
dave.deweirdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared David J. De Weirdt known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ____ day of _____, 2025

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2025 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town of Secretary

Engineering Department

Development Services Department

TOWN PROJECT
DEVAPP-25-0079

FINAL PLAT OF
VICTORY AT FRONTIER
BLOCK A, LOTS 3 & 9

AND

REPLAT OF
VICTORY AT FRONTIER
BLOCK A, LOTS 1R & 4R

BEING ALL OF LOTS 3 & 9, BLOCK A, VICTORY AT FRONTIER, RECORDED IN VOL. 2025, PG. 889, ALL OF LOT 1, BLOCK A, VICTORY AT FRONTIER, RECORDED IN VOL. 2021, PG. 546, AND ALL OF LOT 4, BLOCK A, VICTORY AT FRONTIER, RECORDED IN VOL. 2023, PG. 146, PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING 18.771 ACRES SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: OCTOBER 27, 2025

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JJW	DJD	OCT. 2025	064460922	4 OF 4