

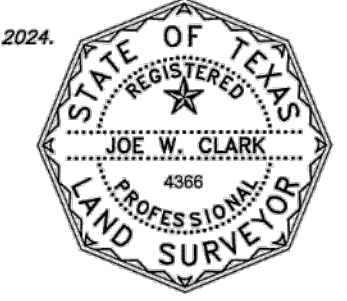
LEGEND and LOT TABLE. Legend includes symbols for Point of Beginning, Official Public Records, Deed Records, Building Setback Line, Iron Rod Found, and Iron Rod Set. Lot Table lists Lot 5, Block A, 1,500 Acres, 65,322 SQ. FT.

SURVEYOR'S NOTES: 1. Bearings are based on GPS observations... 2. According to FIRM Map Community Panels... 3. No Floodplain exist on site... 4. Selling a portion of this addition... 5. The purpose of this plat is to Final Plat Lot 5, Block A...

Easement Line Table with columns: Line #, Bearing, Length. Lists 16 easement lines (L1-L16) with their respective bearings and lengths.

Easement Curve Table with columns: Curve #, Delta, Length, Radius, Chord Bearing, Chord Dist. Lists 9 curves (C1-C9) with their geometric details.

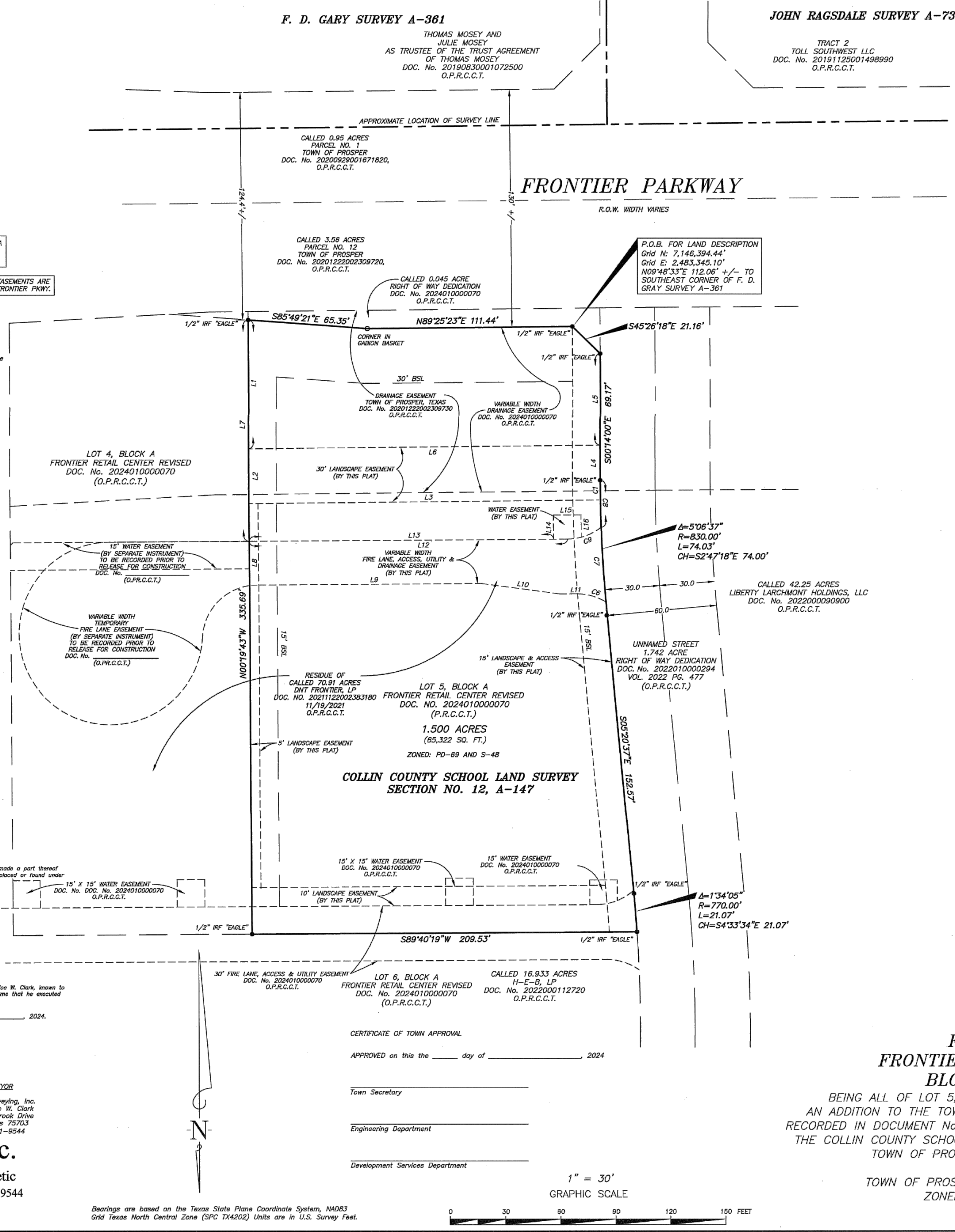
SURVEYOR'S CERTIFICATE: That I, Joe W. Clark of Summit Surveying, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land...



STATE OF TEXAS COUNTY OF SMITH. BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Joe W. Clark, known to me to be the person and officer whose name is subscribed to the foregoing instrument...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th day of February, 2024. Notary Public, State of Texas

OWNER: DNT Frontier, LP. ENGINEER: Claymore Engineering. SURVEYOR: Summit Surveying, Inc. Address: 2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544



JOHN RAGSDALE SURVEY A-734 STATE OF TEXAS COUNTY OF COLLIN. WHEREAS, DNT FRONTIER, LP is the owner of all that certain tract or parcel of land located in the Collin County School Land Survey, Section No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas...

BEGINNING at a 1/2 inch iron rod with green 'EAGLE' cap (found) for the northernmost northeast corner of the above referenced Lot 5, Block A, same being in the south right of way line Frontier Parkway as delineated by the above referenced Conveyance Plat. THENCE South 45 deg. 26 min. 18 sec. East with a northeast line of said Lot 5 and said south right of way line, a distance of 21.16 feet to a 1/2 inch iron rod with green 'EAGLE' cap (found) for the easternmost northeast corner of said Lot 5...

ACCESS EASEMENT: The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to their real property, and for the purpose of general public vehicular and pedestrian use and access...

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 good repair at all times...

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 the subdivision, their successors and assigns...

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DNT FRONTIER, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Lot 5, Block A, Frontier Retail Center Revised, an addition to the Town of Prosper...

- DNT FRONTIER, LP does hereby certify the following: 1. The streets and alleys are dedicated for street and alley purposes. 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the Town of Prosper, Texas. Witness, my hand, this 20th day of February, 2024.

Owner: DNT FRONTIER, LP. By: David Scott Fogel, Manager

STATE OF TEXAS COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th day of February, 2024. Notary Public, State of Texas

FINAL PLAT FRONTIER RETAIL CENTER BLOCK A, LOT 5 BEING ALL OF LOT 5, BLOCK A, FRONTIER RETAIL CENTER AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS RECORDED IN DOCUMENT No. 2024010000070 O.P.R.C.C.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY SECTION NO. 12, A-147 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

TOWN OF PROSPER CASE No. DEVAPP-24-0001 ZONED: PD-69 AND S-48 FEBRUARY 2024 Job No. 22-087