

LINE	BEARING	DISTANCE
L1	N 44°25'23" E	71.45'
L2	N 89°25'23" E	210.09'
L3	S 89°25'23" W	207.76'
L4	S 86°47'13" W	129.62'
L5	N 00°46'24" W	37.33'
L6	N 89°31'53" E	34.34'
L7	S 00°20'37" E	6.37'
L8	S 45°46'18" E	14.67'
L9	S 89°12'19" W	37.89'
L10	S 00°46'24" W	20.38'
L11	S 89°18'34" W	20.00'
L12	S 70°52'11" W	79.04'
L13	S 00°34'57" E	89.69'
L14	N 00°34'57" W	55.73'
L15	S 00°19'15" E	44.66'
L16	S 89°41'35" W	15.00'
L17	N 00°19'15" W	45.00'
L18	N 00°19'43" W	169.55'
L19	S 89°40'17" W	302.25'
L20	N 00°19'04" W	31.07'
L21	N 89°40'56" E	15.00'
L22	S 00°19'04" E	16.07'
L23	N 89°40'17" E	307.24'
L24	S 89°40'17" W	5.00'
L25	S 00°19'43" W	169.55'
L26	S 89°40'38" W	15.00'
L27	S 89°40'38" W	229.36'
L28	S 00°29'59" E	60.00'
L29	S 89°40'38" W	99.98'
L30	S 89°40'38" W	159.58'
L31	N 00°19'04" W	70.00'
L32	S 69°25'33" E	124.41'
L33	N 89°19'07" E	88.83'
L34	N 89°40'19" E	70.00'
L35	S 00°30'03" E	3.94'
L36	N 00°30'03" W	96.45'
L37	S 70°56'31" E	45.29'
L38	N 89°40'23" W	39.41'
L39	N 00°19'26" W	74.52'
L40	N 89°25'24" E	208.24'
L41	N 86°47'14" W	129.16'
L42	S 86°47'14" W	129.34'
L43	S 89°25'24" W	209.07'
L44	N 51°06'05" E	24.06'

**LEGEND**

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS AND UTILITY EASEMENT
- F.A.D.U.E. = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- SUBJECT BOUNDARY LINE
- - - EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	31.42'	20.00'	90°00'18"	S 45°19'13" E	28.29'
C3	47.13'	30.00'	90°00'18"	S 45°19'13" E	42.43'
C4	94.25'	30.00'	180°00'00"	N 00°19'22" W	60.00'
C5	31.41'	20.00'	89°59'42"	S 44°40'47" W	28.28'
C6	36.09'	30.00'	68°55'31"	S 34°57'48" E	33.95'
C7	11.13'	30.00'	21°15'19"	S 80°03'13" E	11.07'
C8	31.42'	20.00'	90°00'51"	N 44°18'49" E	28.29'
C9	31.29'	20.00'	89°37'57"	N 45°30'43" W	28.19'
C10	31.54'	20.00'	90°22'03"	S 44°29'17" W	28.37'
C11	31.41'	20.00'	89°59'09"	S 45°41'18" E	28.28'
C12	19.62'	29.99'	37°29'00"	N 71°32'18" E	19.27'
C13	50.74'	20.00'	145°21'24"	S 40°33'23" W	38.19'
C14	30.71'	56.00'	31°25'16"	S 16°24'41" E	30.33'
C15	50.56'	56.00'	51°43'36"	S 25°09'45" E	48.86'
C16	92.98'	30.00'	177°34'22"	S 37°45'38" E	59.99'
C17	19.42'	30.01'	37°04'37"	N 72°39'58" W	19.08'
C18	10.05'	30.00'	19°11'17"	S 79°43'22" W	10.00'
C19	20.09'	60.00'	19°11'17"	N 79°43'22" W	20.00'
C20	16.74'	60.00'	15°59'08"	N 82°41'27" W	16.69'
C21	13.35'	50.00'	15°17'48"	N 82°20'47" W	13.31'
C22	43.35'	60.00'	41°23'54"	N 20°11'54" E	42.42'
C23	47.22'	30.00'	90°10'56"	S 45°35'31" E	42.49'
C24	10.05'	30.00'	19°11'17"	N 79°43'22" E	10.00'
C25	20.09'	60.00'	19°11'17"	N 79°43'22" E	20.00'
C26	47.16'	30.00'	90°04'09"	N 44°18'57" E	42.45'
C27	50.61'	56.00'	51°47'04"	N 25°08'22" E	48.91'
C28	27.08'	30.00'	51°43'36"	N 25°09'45" E	26.17'
C29	16.52'	30.00'	31°33'28"	N 16°21'17" W	16.32'
C30	22.84'	46.00'	28°26'50"	N 17°53'28" W	22.61'
C31	45.56'	30.00'	87°00'50"	N 47°10'28" W	41.31'
C32	22.26'	60.00'	21°15'19"	N 80°03'13" W	22.13'
C33	58.16'	30.00'	111°04'29"	S 55°02'12" W	49.47'

**GENERAL NOTES**

- FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0115J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- 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/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The purpose of this plat is to final plat 1 lot of record for site development.
- The bearings shown on this survey are based on GPS observations utilizing the AIIterra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
- Except as shown on this plat, the landscape easement(s) shall be exclusive of other easements.

<b>SURVEYOR</b> Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Claymore Engineering Contact: Clay Cristy, PE 301 S. Coleman, Suite 40 Prosper, Texas 75078 (817) 281-0572	<b>OWNER</b> H-E-B, LP Contact: Benjamin R. Scott 646 S. Flores Street San Antonio, TX 78204 (210) 938-8000
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**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

Matthew Raabe, R.P.L.S. # 6402

**STATE OF TEXAS** §  
**COUNTY OF DENTON** §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

**STATE OF TEXAS** §  
**COUNTY OF DENTON** §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, 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 Regulations of the Town of Prosper, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**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

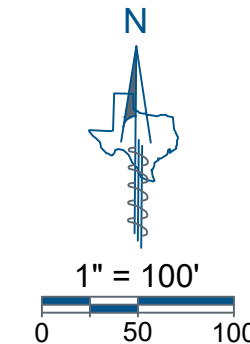
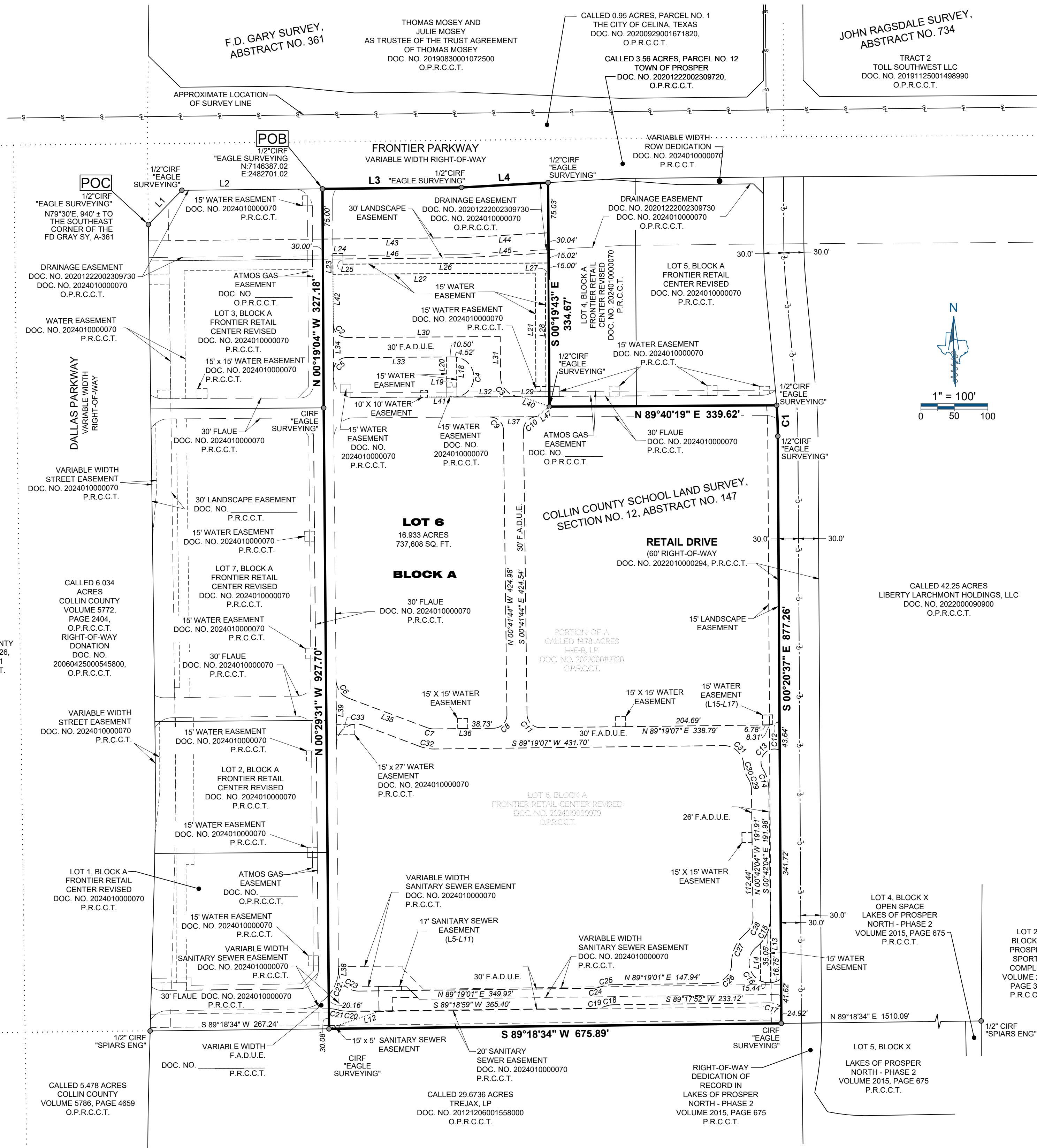
Matthew Raabe, R.P.L.S. # 6402

**STATE OF TEXAS** §  
**COUNTY OF DENTON** §

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GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas



**OWNERS CERTIFICATE**

**STATE OF TEXAS** §  
**COUNTY OF COLLIN** §

WHEREAS, **H-E-B, LP** is the owner of a 16.933 acre tract of land out of the Collin County School Land Survey, Section No. 12, Abstract No. 147, situated in the Town of Prosper, Collin County, Texas, being all of Block A, Lot 6, Frontier Retail Center Revised, a subdivision of record in Document Number 2024010000070, of the Plat Records of Collin County, Texas, being a portion of a called 19.78 acre tract of land conveyed to H-E-B, LP by deed of record in Document No. 2022000112720, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING**, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the South end of a corner clip at the intersection of the East right-of-way line of Dallas Parkway (a variable width right-of-way) and the South right-of-way line of Frontier Parkway (County Road No. 5, a variable width right-of-way), being the most Westerly Northwest corner of Lot 3, Block A, of said Frontier Retail Center Revised;

**THENCE**, along the South right-of-way line of Frontier Parkway, being the common North line of said Frontier Retail Center Revised, the following five (5) courses and distances:

- N44°25'23"E, a distance of 71.45 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the North end of said corner clip;
- N89°25'23"E, a distance of 210.09 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at Northeast corner of said Lot 3 and the Northwest corner of said Lot 6, for the **POINT OF BEGINNING**;
- N89°25'23"E, a distance of 207.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- N86°47'13"E, a distance of 129.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northwest corner of Lot 4, Block A, of said Frontier Retail Center Revised and the most northerly Northeast corner of said Lot 6;
- THENCE, S00°19'43"E, along the West line of said Lot 4, being the common East line of said Lot 6, a distance of 334.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;

**THENCE**, N89°40'19"E, along the South line of said Lot 4, in part, being the common North line of said Lot 6, a distance of 339.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West right-of-way line of Retail Drive (a 60' right-of-way), at the Southeast corner of Lot 5, Block A, of said Frontier Retail Center Revised and the most easterly Northeast corner of said Lot 6, at the beginning of a non-tangent curve to the right;

**THENCE**, along the West right-of-way line of said Retail Drive, being the common East line of said Lot 6, the following two (2) courses and distances:

- Along said non-tangent curve to the right, having a radius of 770.00 feet, a chord bearing of S02°03'34"E, a chord length of 46.11 feet, a delta angle of 03°25'55", an arc length of 46.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- S00°20'37"E, a distance of 877.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the North line of a called 29.6736 acre tract of land conveyed to TREJAX, LP by deed of record in Document No. 20121206001558000 of said Official Public Records, from which a 1/2 inch iron rod with yellow plastic cap stamped "SPIARS ENG" found at the Northeast corner of Lot 4, Block X of Lakes of Prosper North - Phase 2, a subdivision of record in Volume 2015, Page 675 of said Plat Records and the Southeast corner of a called 42.25 acre tract of land conveyed to Liberty Larchmont Holdings, LLC by deed of record in Document Number 2022000090900, of said Official Public Records, bears N89°18'34"E, a distance of 1,510.09 feet;

**THENCE**, S89°18'34"W, along the North line of said 29.6736 acre tract, being the common South line of said Lot 6, a distance of 675.89 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of Lot 1, Block A, of said Frontier Retail Center Revised and the Southwest corner of said Lot 6, from which a 1/2" iron rod with yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of said Dallas Parkway, being the Northwest corner of said 29.6736 acre tract and the Southwest corner of said Lot 1, bears S89°18'34"W a distance of 267.24 feet.

**THENCE**, N00°29'31"W, along the East line of said Lot 1, in part, being the common West line of said Lot 6, a distance of 927.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northeast corner of Lot 7, Block A of said Frontier Retail Center Revised and the Southeast corner of said Lot 3;

**THENCE**, N00°19'04"W, along the East line of said Lot 3, being the common West line of said Lot 6, a distance of 327.18 feet to the **POINT OF BEGINNING** and containing an area of 16.933 Acres, or (73768 Square Feet) of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT **H-E-B, LP**, does hereby certify and adopt this conveyance plat designating the herein described property as **FRONTIER RETAIL CENTER, BLOCK A, LOT 6**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **H-E-B, LP**, does herein 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 monetary encumbrances.
- The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape, trees, shrubs, or other improvements or growths may be placed in landscape easements in approved by the Town of Prosper. Notwithstanding the foregoing, the Owners of the property hereby reserve the right to use and enjoy the surface of all easements dedicated hereby for all purposes that do not interfere with the use of such easements by the Town of Prosper and public utilities, including but not limited to placing surface materials over and across said easement and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, lighting, and/or signage ("Permitted Encroachments").
- 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 user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- Except for Permitted Encroachments, the Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the 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 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 and approved by the Town of Prosper.
- 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 public and Owners, their heirs, grantees, successors and assigns: (a) FLAUE may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across the FLAUE, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said FLAUE; and (b) The Owners covenant and agree that they shall construct upon the FLAUE, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, 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 portions of the FLAUE is the responsibility of the owner upon which the fire lane is located, and each such owner shall post and maintain signage in accordance with 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.

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

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

OWNER: **H-E-B, LP** a Texas limited partnership

BY: \_\_\_\_\_  
Benjamin R. Scott  
Group Vice President of Real Estate and Shopping Center Development

**STATE OF TEXAS** §  
**COUNTY OF TEXAR** §

BEFORE ME, the undersigned authority, on this day personally appeared **BENJAMIN R. SCOTT**, 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 THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024,  
by the **PLANNING & ZONING COMMISSION** of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

**FINAL PLAT**  
**FRONTIER RETAIL CENTER**  
**BLOCK A, LOT 6**

16.933 ACRES  
BEING ALL OF LOT 6, BLOCK A, FRONTIER RETAIL CENTER REVISED  
RECORDED IN 2024010000070, O.P.R.C.C.T., SITUATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147,  
AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARATION DATE: APRIL 16, 2024



Eagle Surveying, LLC  
222 South Elm Street  
Suite 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

JOB NUMBER	2103-017-10
DATE	04/16/2024
REVISION	
DRAWN BY	BE