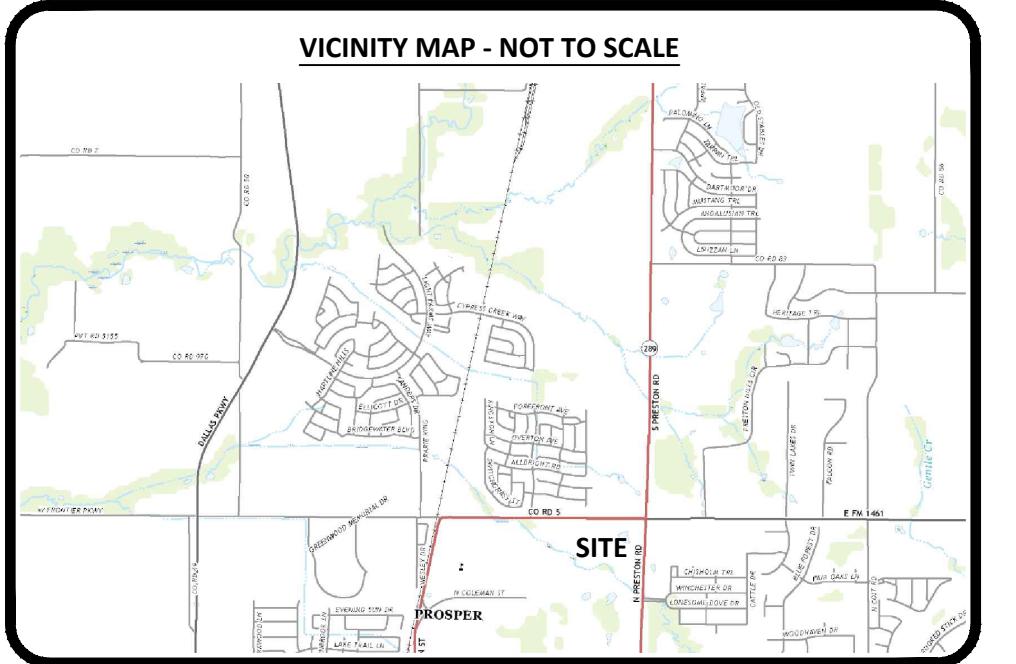


# Approved Final Plat for Lot 7 (D22-0094)



## LEGEND OF ABBREVIATIONS

- 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
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

## 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 good 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.

## CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE  
DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF PROSPER, TEXAS

\_\_\_\_\_  
TOWN SECRETARY

\_\_\_\_\_  
ENGINEERING DEPARTMENT

\_\_\_\_\_  
DEVELOPMENT SERVICES DEPARTMENT



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	48.10'	30.00'	091°51'53"	N44°31'35"W	43.11'
C2	24.89'	65.35'	021°49'24"	S78°31'21"W	24.74'
C3	34.85'	92.00'	021°42'18"	S78°27'48"W	34.64'
C4	26.19'	54.00'	027°47'11"	S76°40'43"E	25.93'
C5	14.25'	30.00'	027°13'06"	S76°23'41"E	14.12'
C6	46.99'	30.00'	089°44'04"	N45°07'35"E	42.33'
C7	47.25'	30.00'	090°14'01"	N44°51'48"W	42.51'
C8	25.66'	53.68'	027°23'04"	N76°23'42"W	25.41'
C9	14.55'	30.00'	027°47'09"	N76°40'44"W	14.41'
C10	47.11'	30.00'	089°58'32"	S44°26'26"W	42.42'
C11	47.14'	30.00'	090°02'15"	S45°33'58"E	42.44'
C12	25.76'	68.00'	021°42'18"	N78°27'48"E	25.61'
C13	34.06'	89.35'	021°50'20"	N78°31'49"E	33.85'
C14	23.82'	30.00'	045°29'37"	N23°00'02"E	23.20'
C15	13.59'	20.00'	038°55'48"	S70°04'33"W	13.33'

Line Data Table			Line Data Table		
Line #	Distance	Bearing	Line #	Distance	Bearing
L1	7.58'	N01°21'51"E	L15	4.93'	N90°00'00"W
L2	23.81'	S89°32'27"W	L16	12.00'	N89°44'47"W
L3	5.35'	S89°18'57"W	L17	8.97'	N89°44'47"W
L4	178.25'	N89°25'41"	L18	21.40'	S00°15'13"W
L5	6.30'	N89°59'46"E	L19	72.10'	N00°15'13"E
L6	84.00'	S00°15'13"W	L20	3.39'	N89°25'49"E
L7	5.93'	S89°59'46"W	L21	7.22'	N00°00'28"E
L8	136.28'	S89°25'42"W	L22	10.00'	N90°00'00"E
L9	107.84'	S00°32'50"	L23	7.12'	S00°03'34"E
L10	11.49'	N89°18'57"E	L24	23.40'	N44°25'42"E
L11	55.19'	N89°32'27"E	L25	61.64'	N89°25'42"E
L12	55.01'	S01°24'45"W	L26	1.68'	S00°34'18"E
L13	8.82'	N90°00'00"E	L27	16.97'	S88°35'36"E
L14	10.00'	S00°00'00"E	L28	5.75'	S01°24'24"W

STATE OF TEXAS  
COLLIN COUNTY  
SURVEY REPAID BY BARTON CHAPA SURVEYING, LLC  
HIGHWAY 121, COLLEYVILLE, TX 76034  
DOC# 20200472

Known All Men By These Presents:  
That I, John H. Barton III, 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 the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

## PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT December 1, 2022

John H. Barton, RPLS #6737

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

WHEREAS LUCKY 7 RETAIL, LLC, is the owner of a portion of Lot 3, Block A, Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded in Volume 2021, Page 56, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at an "X" cut in concrete set for the northeast corner of the herein described tract, same being the northwest corner of Lot 2 in Block A of Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded under Volume 2021, Page 74, P.R.C.T.;

THENCE South 00 degrees 15 minutes 13 seconds West, with the west line of said Lot 2, a distance of 211.13 feet to an "X" cut in concrete found;

THENCE through the interior of said Lot 3, the following calls:

1. South 89 degrees 26 minutes 11 seconds West, a distance of 83.18 feet to an "X" cut in concrete found;
2. South 01 degrees 24 minutes 24 seconds West, a distance of 73.39 feet to an "X" cut in concrete found;
3. South 89 degrees 25 minutes 42 seconds West, a distance of 63.04 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found (hereinafter called "capped rebar found")
4. South 89 degrees 48 minutes 44 seconds West, a distance of 114.33 feet to a capped rebar found;
5. North 00 degrees 32 minutes 50 seconds West, a distance of 292.44 feet to a capped rebar found in the north line of said Lot 3;

THENCE North 89 degrees 25 minutes 42 seconds East, with the north line of said Lot 3, a distance of 228.71 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set;

THENCE South 77 degrees 20 minutes 03 seconds East, with the north line of said Lot 3, a distance of 38.30 feet to the POINT OF BEGINNING and enclosing 1.631 acres (71,066 square feet) of land, more or less.

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Lucky 7 Retail, LLC do hereby certify and adopt this plat designating the herein above described property as LOT 7, BLOCK A, VICTORY AT FRONTIER, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

LUCKY 7 RETAIL, LLC, does herein 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 to the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper. Landscape easements are exclusive of any other type of easement.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

Lucky 7 Retail, LLC

By: \_\_\_\_\_  
Authorized Representative, Print Name/Title: \_\_\_\_\_

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

Notary Public in and for the State of Texas



BARTON CHAPA SURVEYING, LLC  
John H. Barton III, RPLS #6737  
5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
jack@bcsdfw.com  
TBPLS Firm # 10194474

OWNER/DEVELOPER  
Lucky 7 Retail, LLC

6125 LUTHER LANE  
SUITE 583  
DALLAS, TX 75225  
CONTACT RYAN PRICE  
214.207.0944

JOB NO. 2020.001.283

DRAWN: BCS

CHECKED: JHB

## TABLE OF REVISIONS

DATE SUMMARY

PROSPER,  
TEXAS

SHEET:

VO1

FINAL PLAT

## CASE# D22-0094 FINAL PLAT

## LOT 7, BLOCK A

## VICTORY AT FRONTIER

1.631 ACRES

AN ADDITION IN THE TOWN OF PROSPER,

COLLIN COUNTY, TEXAS

BEING A REPLAT OF PART OF LOT 3, BLOCK A

VICTORY AT FRONTIER

