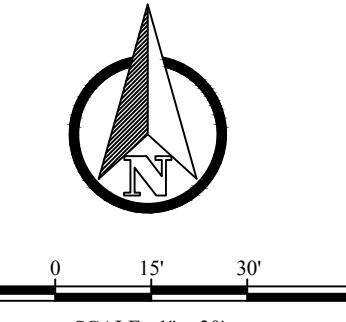
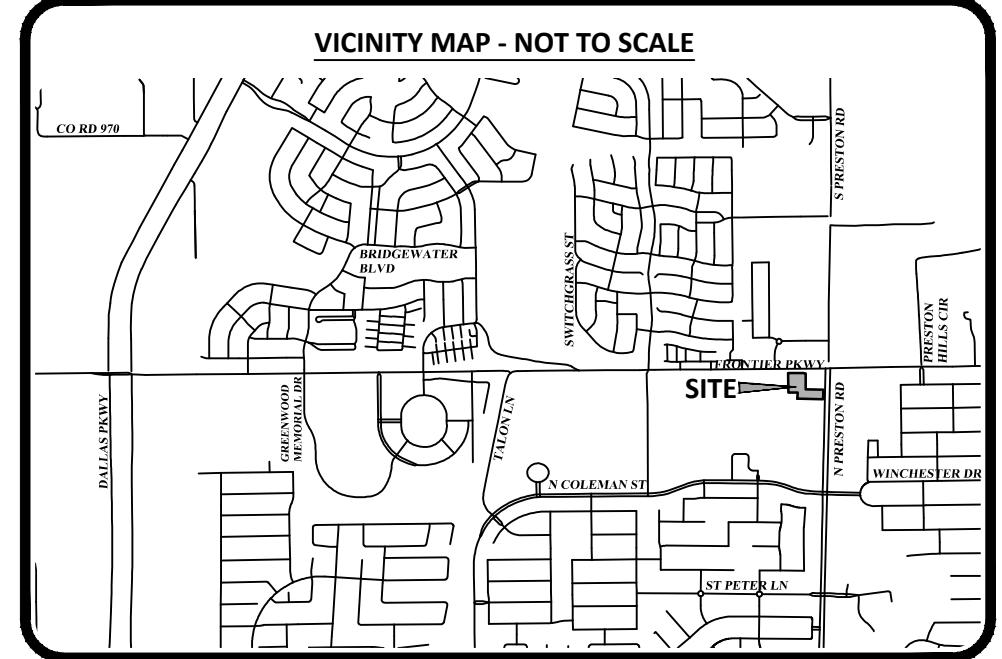


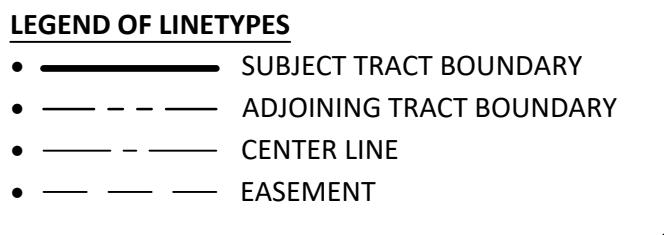
## SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- No floodplain exists on the site, according to FEMA FIRM #48085C0120J, effective 06/02/2009.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- 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 revise the boundary of Lot 5 and final plat, to revise the boundary of Lot 7 and replat, and to dedicate easements dictated by the town of Prosper.
- All landscape easements must be exclusive of any other type of easement, unless otherwise approved by the Town and reflected on this plat.



## LEGEND OF ABBREVIATIONS

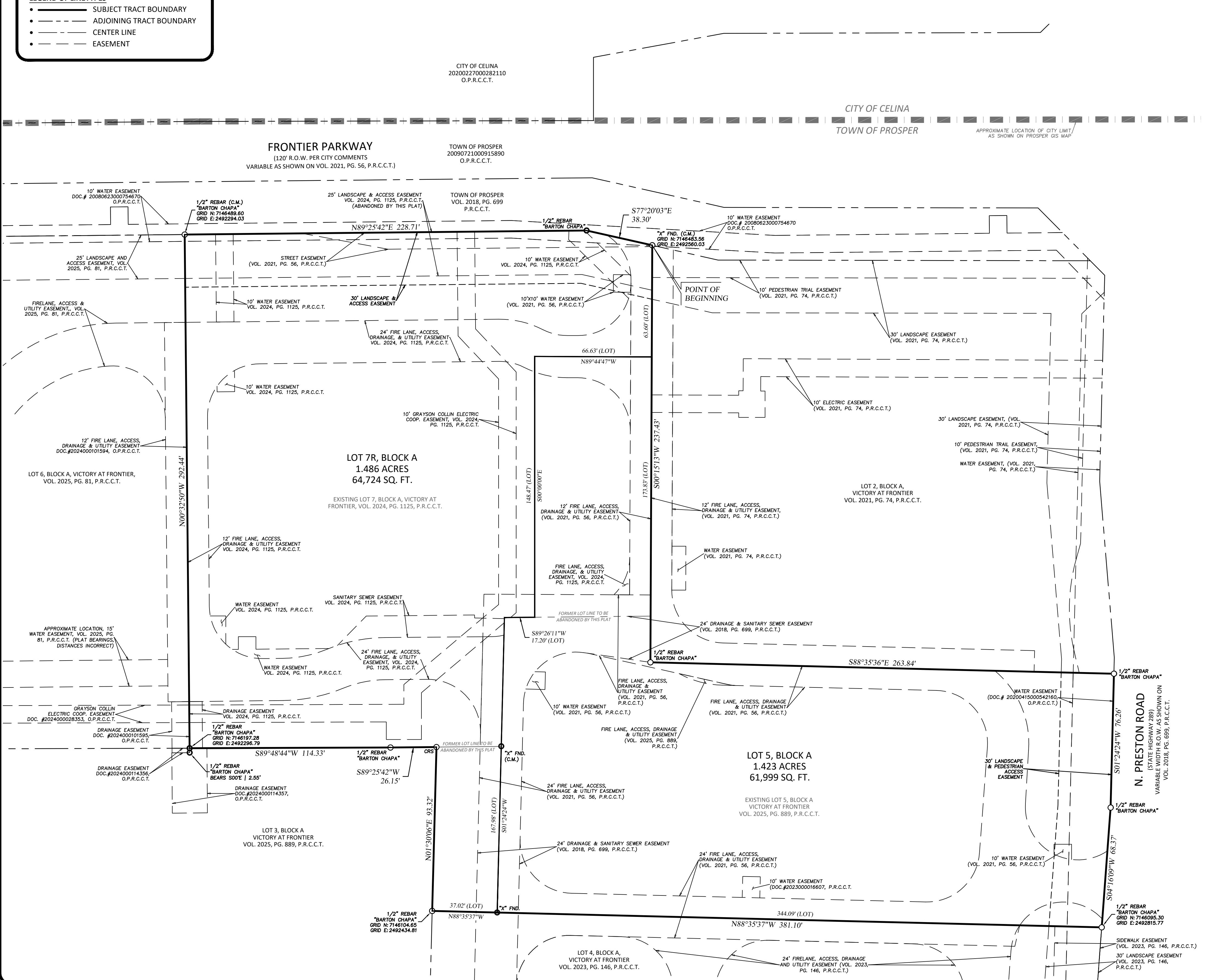
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET
- FND. FOUND



CITY OF CELINA  
2020027000282110  
O.P.R.C.C.T.

CITY OF CELINA  
TOWN OF PROSPER

APPROXIMATE LOCATION OF CITY LIMIT  
AS SHOWN ON PROSPER GIS MAP



## OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS LUCKY 7 RETAIL III, LLC AND LUCKY 7 RETAIL IV, LLC are the owners of a tract situated in the S. Rice survey, abstract number 787, being all of Lot 5, Block A, Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded in volume 2025, page 889, Plat Records, Collin County, Texas, together with of Lot 7, Block A, Victory at Frontier, an addition in said Town of Prosper, recorded in volume 2024, page 1125 of said Plat Records, the subject tract being more particularly described as follows:

BEGINNING at an "X" cut found in concrete at the northeast corner of said Lot 7;

THENCE with the east line of said Lot 7, SOUTH 00 degrees 15 minutes 13 seconds WEST, passing an "X" cut found at the southeast corner of said Lot 7, continuing for a total distance of 237.43 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at the northern re-entrant corner of said Lot 5;

THENCE with the north line of said Lot 5, SOUTH 88 degrees 35 minutes 36 seconds EAST, a distance of 263.84 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at its northeast corner;

THENCE with the east line of said Lot 5, SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 76.26 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE continuing with the east line of said Lot 5, SOUTH 04 degrees 16 minutes 09 seconds WEST, a distance of 68.37 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at the southeast corner thereof, same being the northeast corner of Lot 4, Block A, Victory at Frontier, an addition in said Town of Prosper, recorded in volume 2021, page 56, of said Plat Records;

THENCE with the north line of said Lot 4, NORTH 88 degrees 35 minutes 37 seconds WEST, a distance of 381.10 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at the northwest corner of said Lot 4, same being the southwest corner of said Lot 5;

THENCE with the west line of said Lot 5, NORTH 01 degrees 30 minutes 06 seconds EAST, a distance of 93.32 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE with the south line of said Lot 7, SOUTH 89 degrees 25 minutes 42 seconds WEST, a distance of 26.15 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE with the west line of said Lot 7, NORTH 00 degrees 32 minutes 50 seconds WEST, a distance of 292.44 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at its northwest corner;

THENCE with the north line of said Lot 7, NORTH 89 degrees 48 minutes 44 seconds WEST, a distance of 114.33 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at its southwest corner, from which a 1/2 inch rebar with cap stamped "BARTON CHAPA" found for reference bears South 00 degrees East, a distance of 2.55 feet;

THENCE with the south line of said Lot 7, NORTH 89 degrees 25 minutes 42 seconds EAST, a distance of 228.71 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE continuing with said north line, SOUTH 77 degrees 20 minutes 03 seconds EAST, a distance of 38.30 feet, returning to the POINT OF BEGINNING and enclosing 2.909 acres (126,723 square feet) of land, more or less.

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

THAT LUCKY 7 RETAIL III, LLC AND LUCKY 7 RETAIL IV, LLC, do hereby certify and adopt this plat designating the herein above described property as VICTORY AT FRONTIER, BLOCK A, LOT 5 AND LOT 7R, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

LUCKY 7 RETAIL III, LLC AND LUCKY 7 RETAIL IV, LLC, do 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.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. LUCKY 7 RETAIL III, 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 and officer 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

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. LUCKY 7 RETAIL IV, 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 and officer 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

## 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 RELEASED FOR INTERIM  
REVIEW ON December 4, 2025

John H. Barton, RPLS #6737

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 and officer 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

## 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 obstructions, 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.

ENGINEER



5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING, LLC  
John H. Barton III, RPLS #6737  
3601 NE Loop 820, Ste. 108  
Fort Worth, TX 76137  
Phone: 817-864-1957  
info@bcsdfw.com  
TBPLS Firm# 10194474

OWNER/DEVELOPER

Lucky 7 Retail IV, LLC  
6125 LUTHER LANE, SUITE 583  
DALLAS, TX 75225  
CONTACT RYAN PRICE  
214.207.0944

JOB NO. 2022.001.283

DRAWN: BCS

CHECKED: JHB

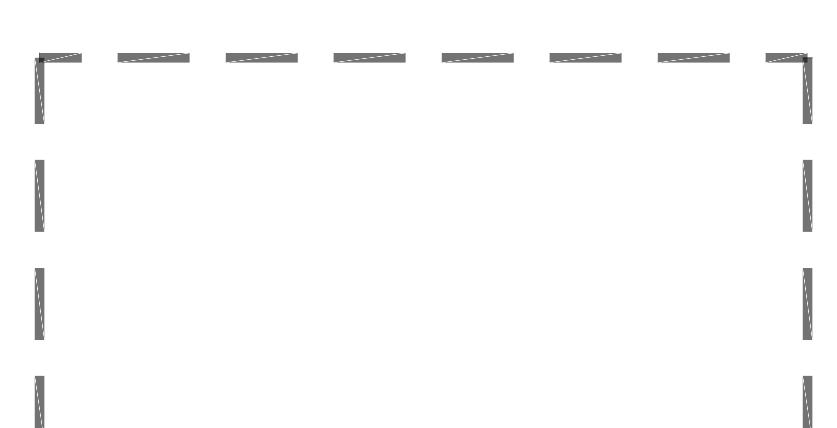
## TABLE OF REVISIONS

DATE SUMMARY

VICTORY AT  
FRONTIERPROSPER,  
TEXAS

CERTIFICATE OF APPROVAL	
APPROVED THIS _____ DAY OF _____, 20 _____. BY THE	
PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS	
_____ TOWN SECRETARY	
_____ ENGINEERING DEPARTMENT	
_____ DEVELOPMENT SERVICES DEPARTMENT	

CASE# DEVAPP-25-0091  
FINAL PLAT/REPLAT  
VICTORY AT FRONTIER  
BLOCK A, LOT 5 AND LOT 7R  
2.909 ACRES - S. RICE SURVEY, ABSTRACT #787  
AN ADDITION IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
BEING A FINAL PLAT OF VICTORY AT FRONTIER, BLOCK A, LOT 5  
BEING A REPLAT OF VICTORY AT FRONTIER, BLOCK A, LOT 7



VO1

FINAL PLAT

PAGE 1 OF 2