

LINE	BEARING	DISTANCE
L1	N 44°25'23" E	71.45'
L2	S 00°14'00" E	94.17'
L3	S 05°20'37" E	152.57'
L4	S 85°49'21" E	42.98'
L5	S 85°49'21" E	65.35'
L6	N 89°25'23" E	111.44'
L7	S 45°26'18" E	21.16'
L8	N 89°18'35" E	202.05'
L9	N 00°30'03" W	347.53'
L10	S 89°18'34" W	185.25'
L11	N 89°18'34" E	197.40'
L12	N 00°30'03" W	355.38'
L13	S 89°40'19" W	189.56'
L14	N 89°39'07" E	205.51'
L15	N 00°10'04" W	263.01'
L16	S 00°19'04" E	264.79'
L17	N 89°40'38" E	610.28'
L18	S 89°40'19" W	615.31'
L19	S 00°30'03" E	792.63'
L20	S 89°17'32" W	196.11'
L21	N 00°44'05" W	11.93'
L22	N 89°15'55" E	19.52'
L23	N 00°44'05" W	158.21'
L24	S 89°15'17" W	30.00'
L25	S 89°15'17" W	30.00'
L26	S 00°43'38" E	19.91'
L27	N 89°25'24" E	207.36'
L28	N 00°44'05" W	191.24'
L29	S 00°42'28" E	11.52'
L30	N 89°29'57" E	21.68'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.03'	830.00'	5°06'37"	S 02°47'18" E	74.00'
C2	67.20'	770.00'	5°00'00"	S 02°50'37" E	67.17'
C3	229.67'	5744.58'	2°17'26"	N 00°24'01" E	229.65'
C4	18.78'	36.65'	35°08'16"	N 72°12'19" W	18.49'
C5	47.17'	29.97'	90°10'22"	S 44°38'23" W	42.45'
C6	94.03'	60.00'	89°47'35"	S 44°23'44" W	84.70'
C7	29.96'	30.00'	57°12'57"	S 60°41'03" W	28.73'
C8	19.20'	30.00'	36°40'31"	S 72°22'13" E	18.88'
C9	47.02'	30.00'	89°48'37"	N 44°24'16" E	42.36'
C10	47.22'	30.00'	91°11'23"	N 45°35'44" W	42.50'
C11	31.14'	30.00'	59°28'09"	S 59°34'55" W	29.76'
C12	14.72'	30.18'	27°56'33"	S 75°10'15" E	14.57'
C13	47.02'	30.00'	89°48'37"	N 44°24'16" E	42.36'
C14	47.03'	30.00'	89°49'38"	N 45°24'52" W	42.36'
C15	29.10'	30.00'	55°34'23"	S 56°58'09" W	27.97'
C16	19.28'	31.14'	36°28'37"	S 71°35'54" E	18.97'
C17	31.42'	20.00'	90°00'03"	N 44°40'57" E	28.28'
C18	39.36'	30.00'	75°10'33"	N 37°54'21" W	36.60'
C19	18.66'	30.00'	35°38'13"	S 17°30'02" W	18.36'
C20	47.12'	30.00'	89°59'57"	S 45°19'03" E	42.43'
C21	21.82'	29.99'	41°41'06"	N 68°37'24" E	21.34'

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.
- Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
- The purpose of this revised conveyance plat is to dedicate easements and right-of-way and to create Lots 5 and 7 as shown hereon.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.

SURVEYOR

Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER

Claymore Engineering
Contact: Matt Moore, PE
301 S. Coleman, Suite 40
Prosper, Texas 75078
(817) 281-0572

OWNER

DNT Frontier, LP
4303 W Lovers Lane, Suite 200
Dallas, TX 75209

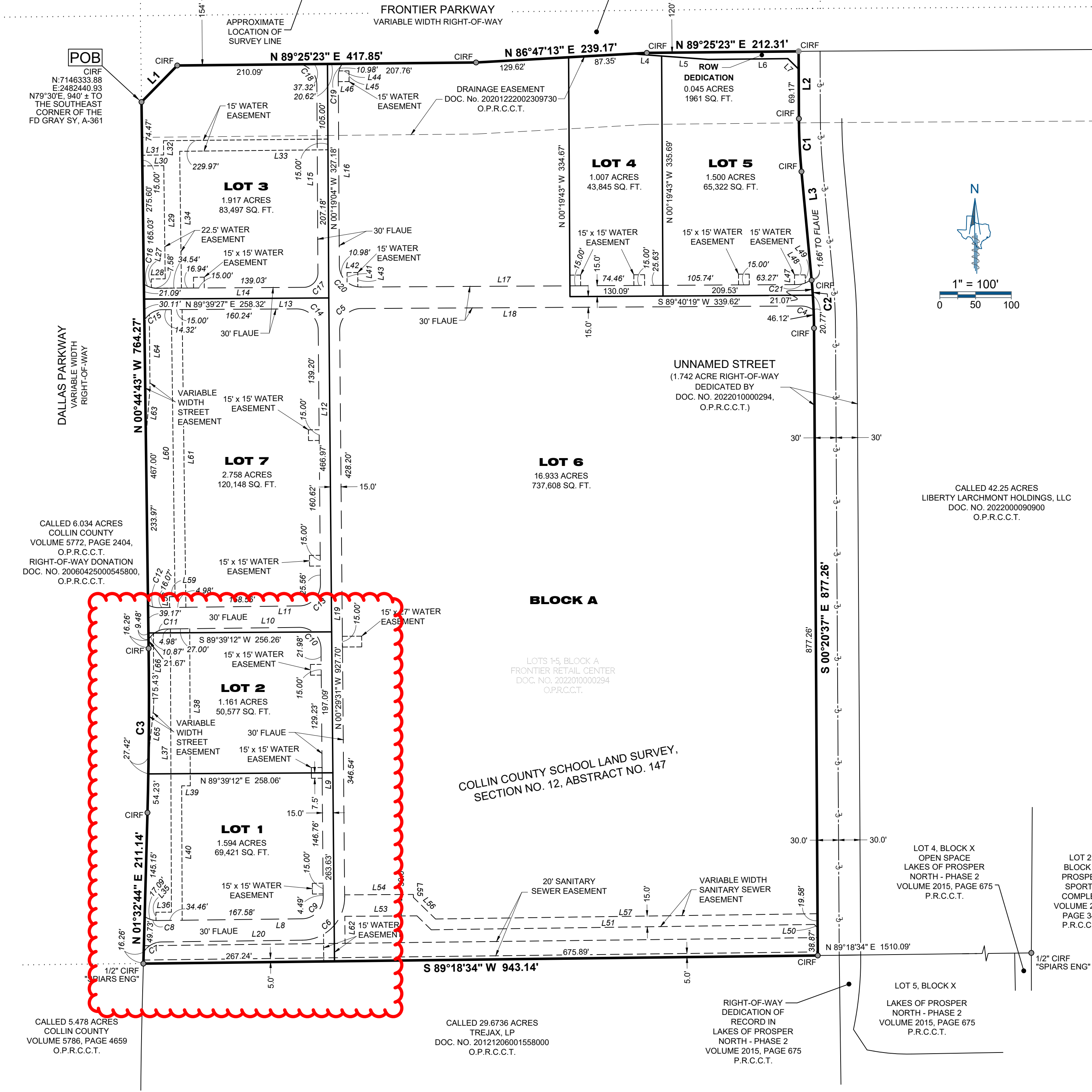
OWNER

H-E-B, LP
646 S. Flores Street
San Antonio, TX 78204

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



Previously Approved Conveyance Plat (DEVAPP-23-0172)



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

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

Date

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 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 ____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of ____, 2023, by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, H-E-B, LP and DNT FRONTIER, LP are the owners of a 28.657 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 Lots 1, 2, 3, 4, & 5, Block A, and all of a 1.742 acre unnamed right-of-way dedication, in Frontier Retail Center, a subdivision of record in Document Number 2022010000294, of the Plat Records of Collin County, Texas, being a portion of a called 70.91 acre tract of land conveyed to DNT Frontier, LP by deed of record in Document No. 2021122002383180 of the Official Public Records of Collin County, Texas, and being all of a called 19.78 acre tract of land conveyed to H-E-B, LP by deed of record in Document No. 2022000112720, of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, 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 said Lot 1 and hereof;

THENCE, along the South right-of-way line of Frontier Parkway, being the common North line of said Frontier Retail Center, 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 417.85 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- N86°47'13"E, a distance of 239.17 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- N89°25'23"E, a distance of 212.31 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the intersection of the South right-of-way line of said Frontier Parkway and the West right-of-way line of an unnamed 1.742 acre right-of-way dedication, at the Northeast corner of said Lot 4;

THENCE, leaving the South right-of-way line of Frontier Parkway, along the West right-of-way line of said unnamed 1.742 acre right-of-way dedication, being the common East line of said Lots 4 and 5, the following five (5) courses and distances:

- S00°14'00"E, a distance of 94.17 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of curvature of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 830.00 feet, a chord bearing of S02°47'18"E, a chord length of 74.00 feet, a delta angle of 05°06'37", an arc length of 74.03 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of tangency of said curve;
- S05°20'37"E, a distance of 152.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of curvature of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 770.00 feet, a chord bearing of S02°50'37"E, a chord length of 67.17 feet, a delta angle of 05°00'00", an arc length of 67.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of tangency of said curve;
- S00°20'37"E, a distance of 877.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of said unnamed 1.742 acre right-of-way dedication, 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 said Lakes of Prosper North - Phase 2, being the Southeast corner of said 70.91 acre tract, bears N89°18'34"E, a distance of 1,510.09 feet;

THENCE, S89°18'34"W, along South line of said Frontier Retail Center, being the common North line of said 29.6736 acre tract a distance of 943.14 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of Dallas Parkway, being the Northwest corner of said 29.6736 acre tract, also being the Southwest corner of said Lot 1 and hereof;

THENCE, along the East right-of-way line of Dallas Parkway, being the common West line of said Frontier Retail Center, the following three (3) courses and distances:

- N01°32'44"E, a distance of 211.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of curvature of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 5744.58 feet, a chord bearing of N00°24'01"E, a chord length of 229.65 feet, a delta angle of 02°17'26", an arc length of 229.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of tangency of said curve;
- N00°44'43"W, a distance of 764.27 feet to the **POINT OF BEGINNING** and containing an area of 26.914 Acres, or (1,172,380 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DNT FRONTIER, LP and H-E-B, LP, do hereby certify and adopt this conveyance plat designating the herein described property as **FRONTIER RETAIL CENTER REVISED, LOTS 1-7, BLOCK A**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown hereon, **DNT FRONTIER, LP** and **H-E-B, LP**, do 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 improvements 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 said 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 of Prosper") 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 AT MY HAND, this ____ day of ____, 2023.

OWNER: **DNT FRONTIER, LP**

BY: David Scott Fogel, Manager

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared **DAVID SCOTT FOGEL**, known to me to be the person 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 ____, 2023.

Notary Public in and for the State of Texas

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 BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared **BENJAMIN R. SCOTT**, known to me to be the person 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 ____, 2023.

Notary Public in and for the State of Texas



P&Z Conditional Approval

November 7, 2023

REVISED CONVEYANCE PLAT
FRONTIER RETAIL CENTER REVISED
LOTS 1-7, BLOCK A
26.914 ACRES
BEING ALL OF LOTS 1-5, BLOCK A, FRONTIER RETAIL CENTER
RECORDED IN 2022010000294, 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: OCTOBER 12, 2023

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