



### 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. No 100-year floodplain exists on the site.
- 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/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 conveyance plat is to combine two (2) lots created by a conveyance plat of record into one (1) lot, and to dedicate easements.
- The bearings and grid coordinates 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.
- Landscape Easement shall be exclusive of other easements unless approved by the Town per this plat.
- 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.
- 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 food 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.
- 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.
- DRAINAGE AND DETENTION EASEMENT:** 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 Owners, their heirs, grantors, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.
- 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.

CALLED 6.034 ACRES  
COLLIN COUNTY  
VOLUME 5172, PAGE 2404,  
O.P.R.C.C.T.  
RIGHT-OF-WAY DONATION  
DOC. NO. 20060425000545800,  
O.P.R.C.C.T.

CALLED 5.478 ACRES  
COLLIN COUNTY  
VOLUME 5786, PAGE 4659  
O.P.R.C.C.T.

CALLED 29.6736 ACRES  
TREJAX, LP  
DOC. NO. 20121206001558000  
O.P.R.C.C.T.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5744.58'	229.67'	2°17'26"	N 00°24'01" E	229.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°44'43" W	27.17'

LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
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
---	SUBJECT BOUNDARY LINE
- - - -	EASEMENT

JOB NUMBER	2501.066
DATE	08/27/2025
REVISION	
DRAWN BY	DJJ



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

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

**ENGINEER**  
Wier & Associates, Inc.  
Contact: Priya Acharya  
2201 E. Lamar Blvd., Suite 200E  
Arlington, TX 76006  
(817) 467-7700

**OWNER**  
DNT Frontier, LP  
Contact: David Scott Fogel, Manager  
4215 W Lovers Lane, Suite 250  
Dallas, TX 75209  
(214) 303-9800

### OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, **DNT FRONTIER, LP** is the owner of a 2.787 acre tract of land out of the Collin County School Land Survey Section Number 12, Abstract Number 147, situated in the Town of Prosper, Collin County, Texas, and being all of Lots 1 and 2, Block A of Frontier Retail Center Revised, Lots 1-7, Block A, a subdivision of record in Volume 2024, Page 145 of the Plat Records of Collin County, Texas, and being a portion of a called 70.91 acre tract of land conveyed to DNT Frontier, LP by deed of record in Document Number 20211122002383180 of the Official Public Records of Collin County, Texas, and being more particularly described by metes & bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod with a yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of Dallas Parkway (right-of-way width varies), at the Northwest corner 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, being the Southwest corner of said Lot 1;

**THENCE**, along the East right-of-way line of Dallas Parkway, being the common West line of said Lots 1 and 2, the following three (3) courses and distances:

- N01°32'44"E, a distance of 211.14 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set 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 a green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
- N00°44'43"W, a distance of 27.17 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 7, Block A of said Frontier Retail Center Revised, being the Northwest corner of said Lot 2;

**THENCE**, N89°40'17"E, departing the East right-of-way line of Dallas Parkway, along the South line of said Lot 7, being the common North line of said Lot 2, a distance of 256.28 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the West line of Lot 6, Block A of said Frontier Retail Center Revised, at the Southeast corner of said Lot 7, being the Northeast corner of said Lot 2;

**THENCE**, S00°29'31"E, along the West line of said Lot 6, being the common East line of said Lots 2 and 1, a distance of 466.15 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the North line of said 29.6736 acre tract, at the Southwest corner of said Lot 6, being the Southeast corner of said Lot 1;

**THENCE**, S89°18'34"W, along the North line of said 29.6736 acre tract, being the common South line of said Lot 1, a distance of 267.24 feet to the **POINT OF BEGINNING**, containing an area of 2.787 acres (121,398 square feet) of land, more or less.

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

THAT **DNT FRONTIER, LP**, does hereby certify and adopt this conveyance plat designating the herein described property as **FRONTIER RETAIL CENTER REVISED, BLOCK A, LOT 1**, 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**, 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 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 approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS AT MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

### SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that I prepared this plat and the field notes made a part thereof from and actual and accurate survey of the land and that the corner monuments shown thereon were properly place under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

### CERTIFICATE OF APPROVAL

**APPROVED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by the **PLANNING & ZONING COMMISSION** of the Town of Prosper, Texas.

Town Secretary \_\_\_\_\_

Engineering Department \_\_\_\_\_

Development Services Department \_\_\_\_\_

## REVISD CONVEYANCE PLAT FRONTIER RETAIL CENTER REVISED BLOCK A, LOT 1

2.787 ACRES  
BEING ALL OF LOTS 1 AND 2, BLOCK A OF FRONTIER RETAIL CENTER REVISED, LOTS 1-7, BLOCK A, RECORDED IN VOLUME 2024, PAGE 145, 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: AUGUST 14, 2025