

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.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C01201, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

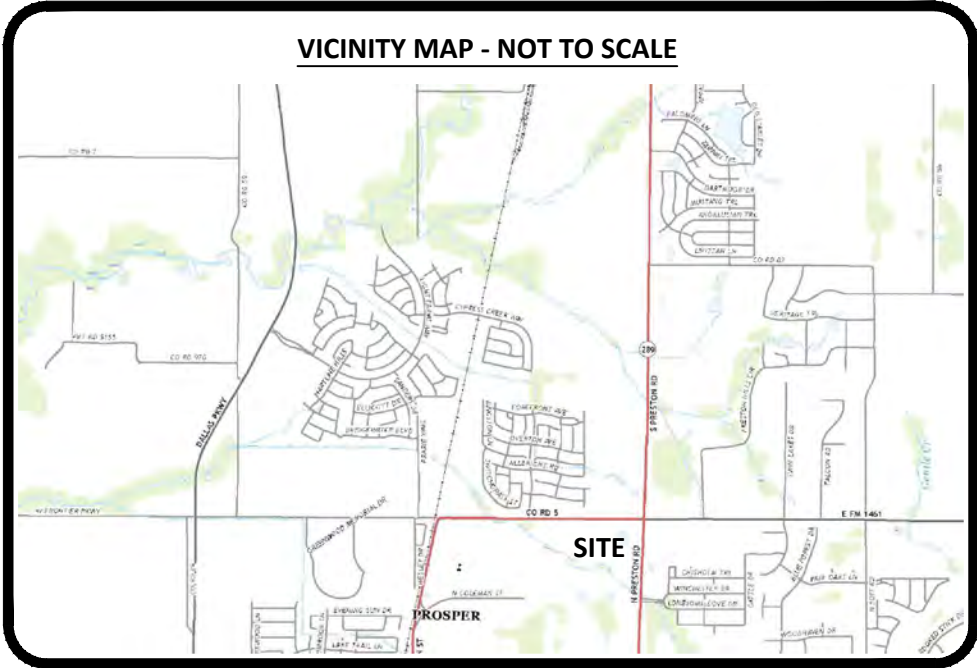
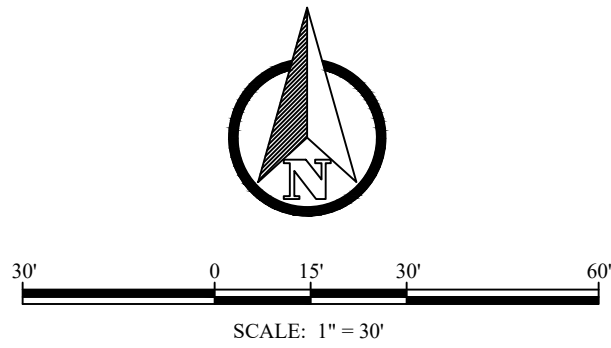
NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility locations are per observed evidence.

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



PROPERTY DESCRIPTION

BEING a portion of Lot 3 in Block A of Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded under Volume 2018, Page 699, Plat Records of Collin County, Texas, (P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone, North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the southeast corner of the herein described tract, said point being in the east line of said Lot 3;

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

- North 88 degrees 35 minutes 37 seconds West, a distance of 344.09 feet to an "X" cut in concrete set;
- North 01 degrees 24 minutes 24 seconds East, a distance of 167.98 feet to an "X" cut in concrete set;
- North 89 degrees 26 minutes 11 seconds East, a distance of 83.18 feet to an "X" cut in concrete set in the west line of Lot 2 in said Block A;

THENCE South 00 degrees 15 minutes 13 seconds West, with the west line of said Lot 2, a distance of 26.31 feet to a capped rebar set;

THENCE South 88 degrees 35 minutes 36 seconds East, with the south line of said Lot 2, a distance of 263.84 feet to a capped rebar set for the southeast corner thereof, same being a northeast corner of said Lot 3;

THENCE South 01 degrees 24 minutes 24 seconds West, with the east line of said Lot 3, a distance of 76.26 feet to a capped rebar set;

THENCE South 04 degrees 16 minutes 09 seconds West, with the east line of said Lot 3, a distance of 68.37 feet to the **POINT OF BEGINNING** and enclosing 1.198 acres (52,186 square feet) of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey. Fieldwork was completed on September 14, 2020.

Date of Plat/Map: **September 15, 2020**

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT September 15, 2020

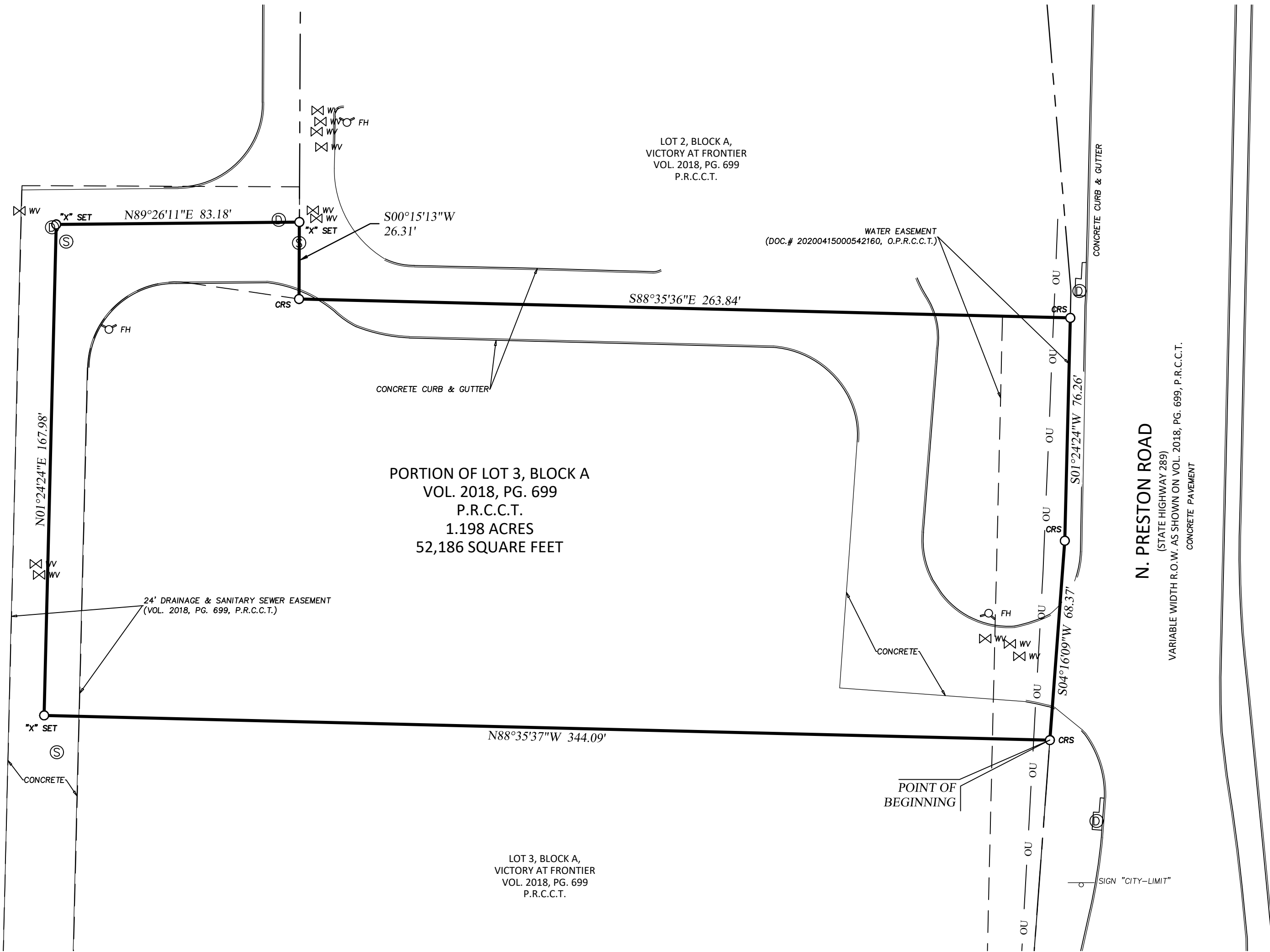
John H. Barton III, RPLS# 6737

TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcsdfw.com, or call (817) 864-1957.

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines



CATEGORY 1A, CONDITION II LAND TITLE SURVEY

PORTION OF LOT 3, BLOCK A
VICTORY AT FRONTIER
TOWN OF PROSPER
COLLIN COUNTY, TEXAS



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

JOB NO. 2020.001.148

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

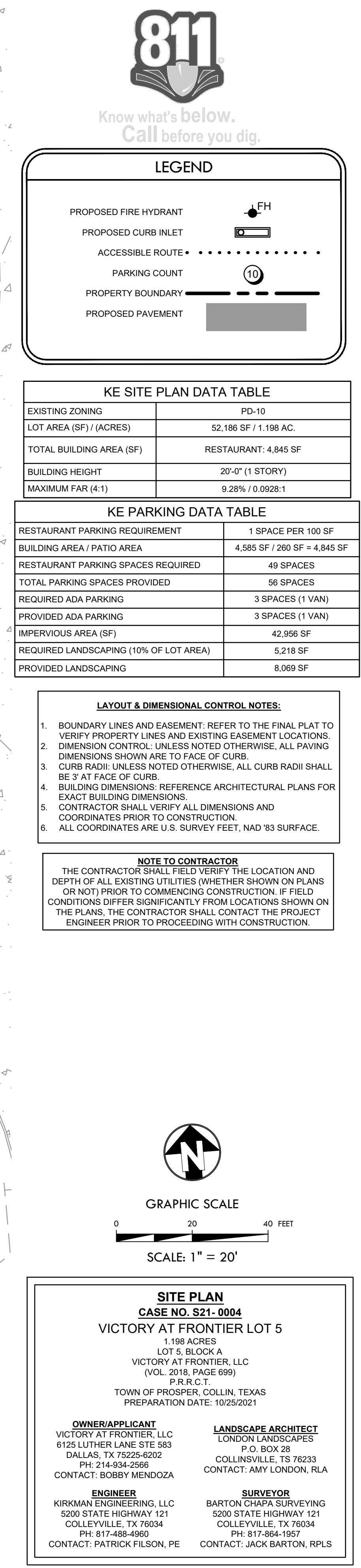
VICTORY AT
FRONTIER

PROSPER,
TEXAS

SHEET:

VO1

CATEGORY 1A,
CONDITION II
LAND TITLE
SURVEY



**VICTORY AT
FRONTIER - LOT 5**

LOT 5, BLOCK A
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

The logo for Kirkman Engineering features a large, stylized 'KE' in blue and grey, with the word 'kirkman' in a smaller, blue, lowercase font below it, and 'ENGINEERING' in a grey, uppercase font below that.

Kirkman
ENGINEERING

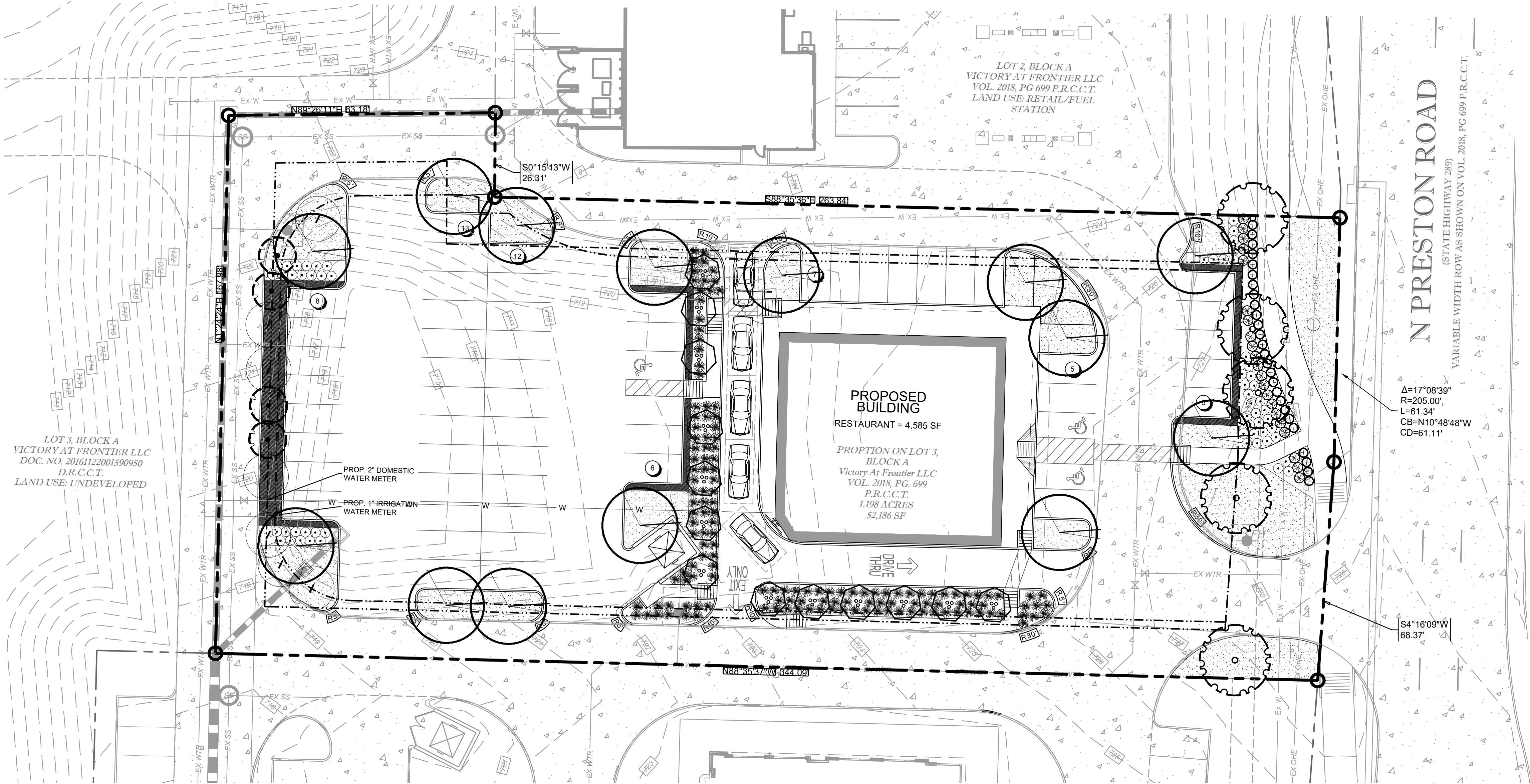
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21019

ISSUE DATE: 10/19/2021

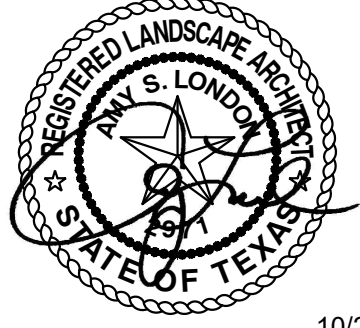
EXHIBIT B
SITE PLAN

SHEET:
C3.0



LONDON
LANDSCAPES

P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

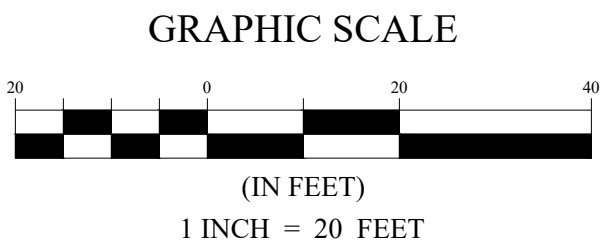
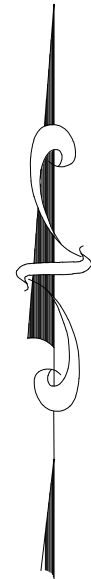


10/26/21

VICTORY | GROUP
Victory Real Estate Group

6125 LUTHER LANE SUITE 583
DALLAS, TX 75225-6202
214-934-2566

**VICTORY AT
FRONTIER - LOT 5**
LOT 5, BLOCK A
TOWN OF PROSPER
COLLIN COUNTY, TEXAS



KEY

TREES

	14	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	5	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	7	QH	Chilopsis linearis	Desert Willow	3" Trunk Min. 30 Gal. Cont. Grown 1" Cal. Per Trunk, 4-5 Canes 8' Height, 5' Spread, Specimen
	4	CL	Ilex opaca	Foster Holly	3" Cal. Min. Cont. Grown - 15 Gal. Full Crown, Min. 1" Canes, Min. 7' ht. Healthy, Plant as Shown
	13	CC	Cercis canadensis	Eastern Redbud	3" Cal. Min. Cont. Grown - 15 Gal. Full Crown, Min. 1" Canes, Min. 7' ht. Healthy, Plant as Shown

SHRUBS

	58	VIB	Viburnum v. davidii 'White'	Viburnum	5 Gal. Minimum 24" - 36" Minimum height at planting Spaced per plan, matching
	21	NER	Abelia x grandiflora	Glossy Abelia	5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	26	NDL	Nandina domestica 'Lemon Lime'	Lemon Lime Nandina	5 Gal. Minimum 4' Height at Planting Spaced per plan, matching
	146	NAN	Nandina domestica	Nandina	5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching

GROUND COVER

	957 SF	DG	Decomposed Granite		
	5,680 SF	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion

LANDSCAPE CALCULATIONS

A MINIMUM 10% OF PLATTED AREA TO BE LANDSCAPED

- REQUIRED LANDSCAPE AREA: 52,186 SF X 10% = 5,218 SF
- PROVIDED: 8,069 SF

30' LANDSCAPE BUFFER ALONG PRESTON ROAD MEASURED FROM THE PROPERTY LINE

- REQUIRED: 1 CANOPY TREE FOR EVERY 30 LINEAR FEET
- 129.71 LF / 30 = 5 TREES
- PROVIDED: 5 TREES

- REQUIRED: A MINIMUM OF 15 SHRUBS WITH A MINIMUM SIZE OF FIVE (5) GALLONS EACH WILL BE PLANTED IN THE LANDSCAPE AREA FOR EVERY 30 LINEAR FEET OF FRONTAGE
- 129.71 LF / 30 = 5 X 15 SHRUBS = 75 SHRUBS
- PROVIDED: 75 SHRUBS

5' LANDSCAPE BUFFER AROUND THE PERIMETERS OF THE PROPERTY

- REQUIRED: ONE SMALL TREE AND ONE FIVE-GALLON SHRUB SHALL BE PLANTED EVERY 15 LINEAR FEET.
- 167.98' x 15 = 12 TREES AND 12 SHRUBS
- PROVIDED: 12 TREES AND 23 SHRUBS

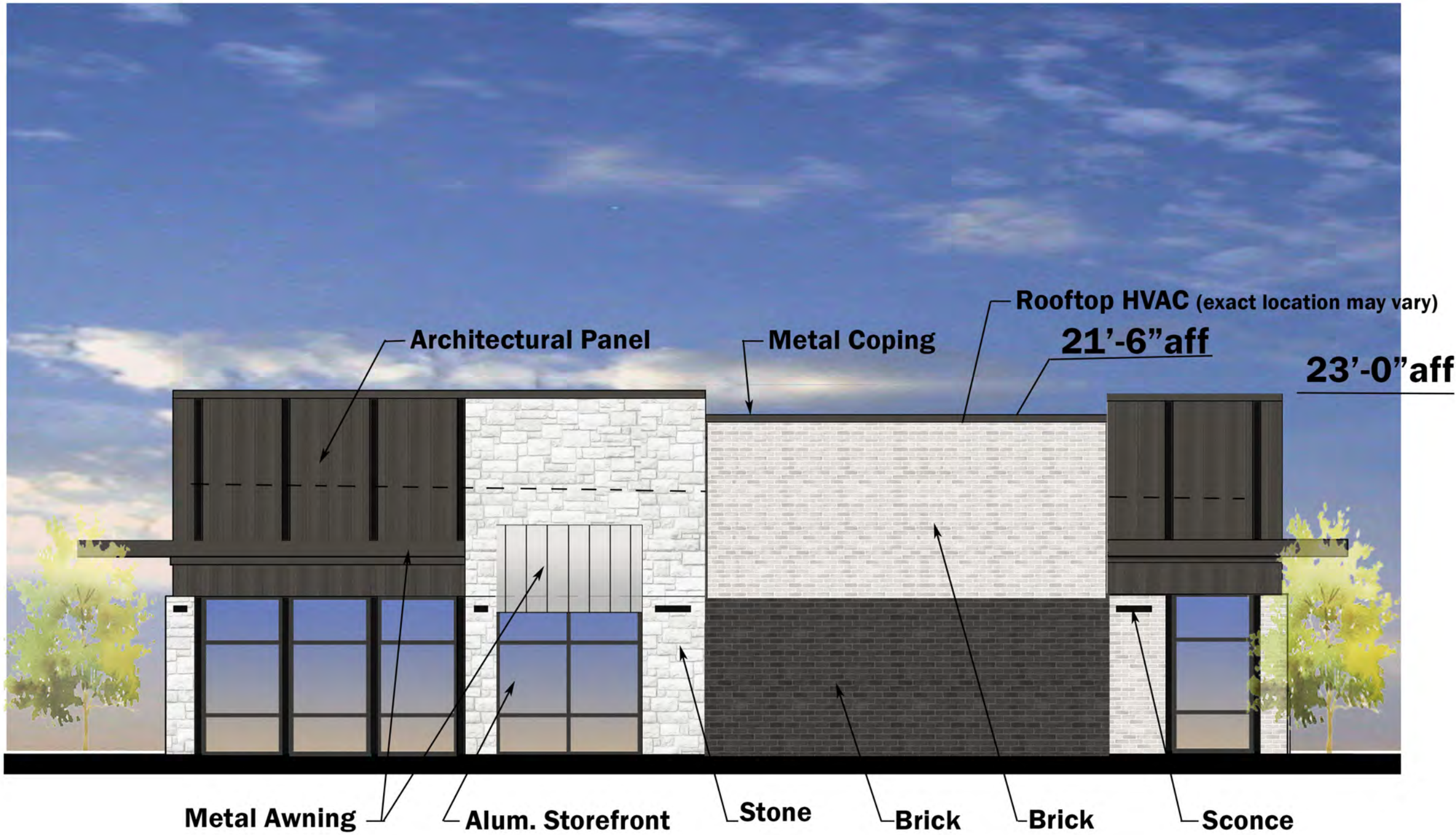
INTERIOR PARKING LANDSCAPING (ALL REQUIRED AND PROVIDED)

- REQUIRED: 15 SQ. FT. OF LANDSCAPING FOR EACH PARKING SPACE SHALL BE PROVIDED WITHIN THE PAVED BOUNDARIES OF THE PARKING LOT AREA.
- PROVIDED: YES

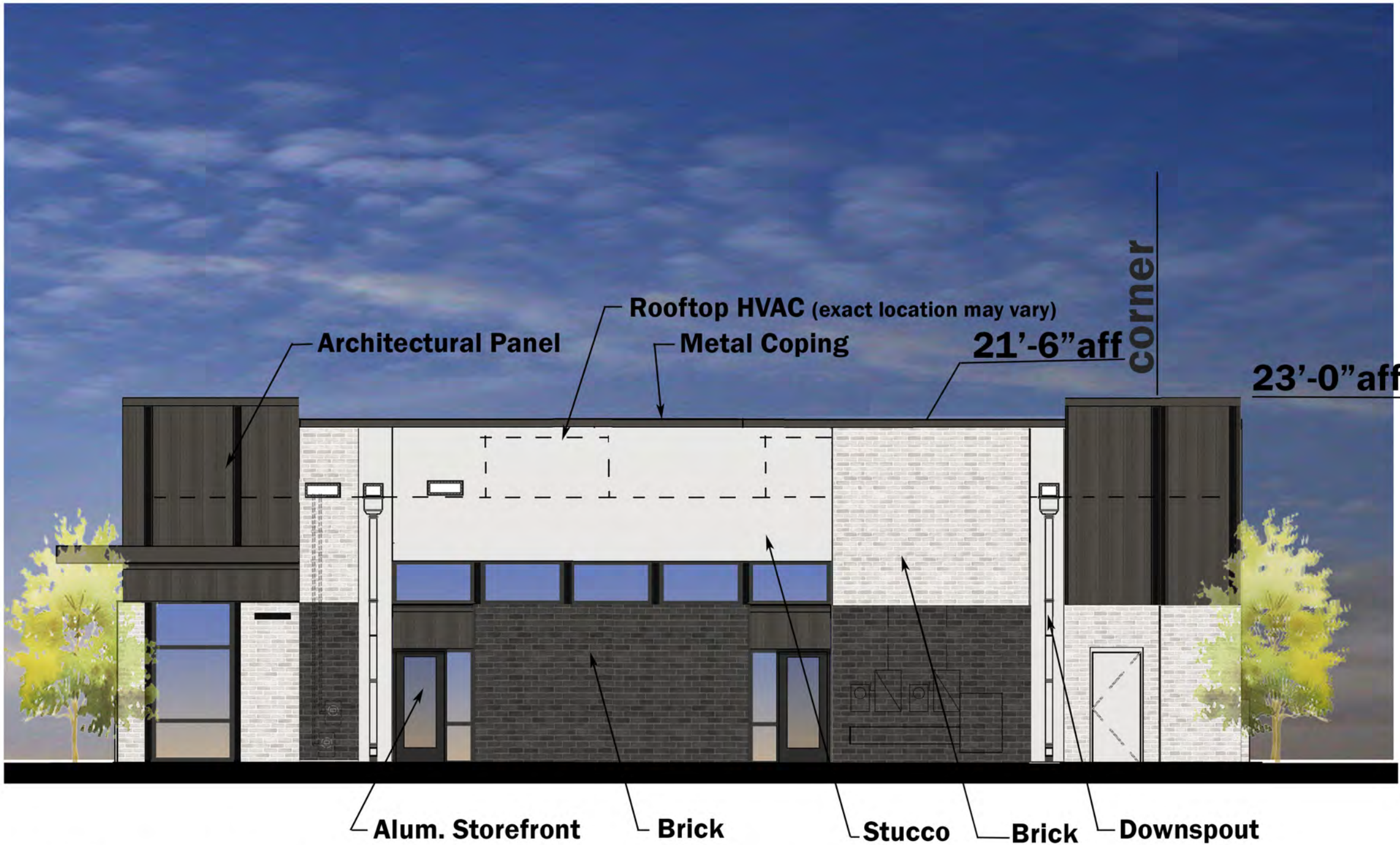
- REQUIRED: LANDSCAPE ISLAND (160 SF & NO LESS THAN 9' WIDE AND AN EQUAL LENGTH TO THE ABUTTING PARKING SPACE) AT THE END OF EVERY PARKING ROW WITH A CANOPY TREE
- PROVIDED: YES

- REQUIRED: EVERY 15 PARKING SPACES MUST BE INTERRUPTED BY A LANDSCAPE ISLAND
- PROVIDED : YES

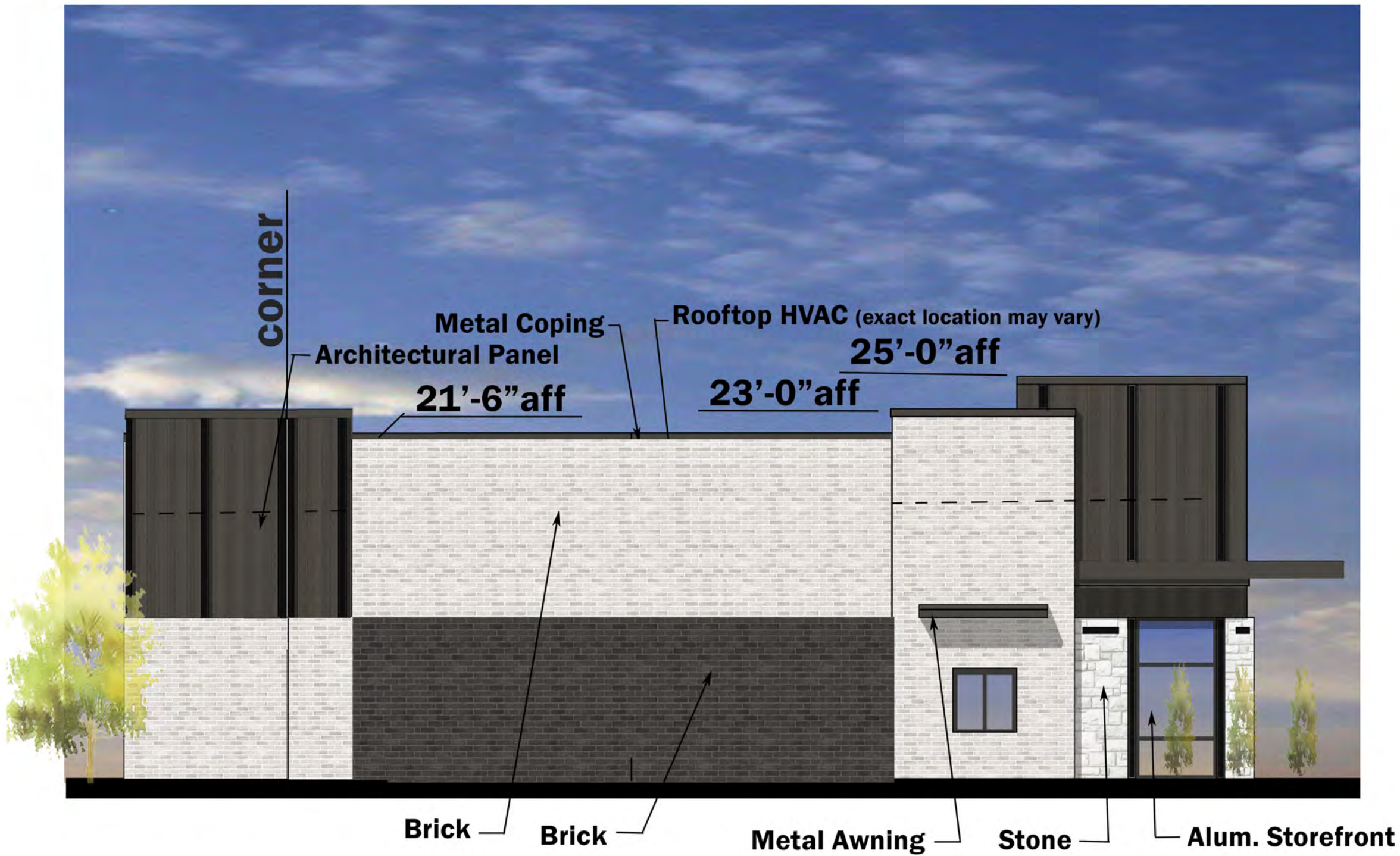
- REQUIRED: A CANOPY TREE WITHIN 150 FEET OF EVERY PARKING SPACE
- PROVIDED: YES



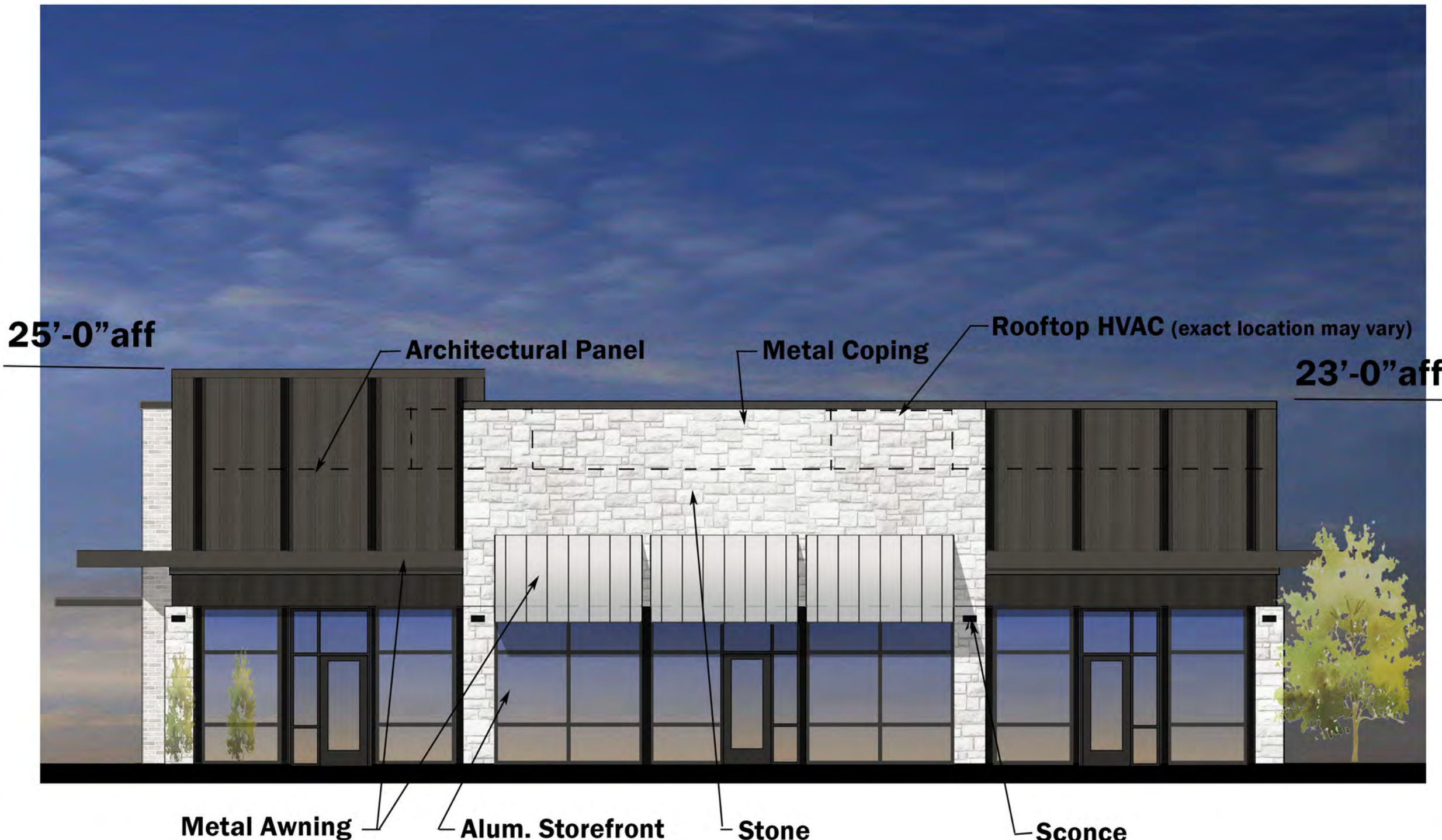
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

FACADE NOTES

This Façade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspections Division.

All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screened by a parapet wall or screening wall. Screening walls shall be the specifications of the Zoning Ordinance.

When permitted, exposed utility boxes and conduits shall be painted to match the building.

All signage areas and locations are subject to approval by the Building Inspections Division.

Windows shall have a maximum exterior visible reflectivity of ten (10) percent.

Any deviation from the approved Façade Plan will require re-approval by the Town of Prosper.

NORTH	
TOTAL FACADE:	1,594 SF
DOORS/GLAZING:	323 SF
NET FACADE:	1,271 SF 100%
MASONRY (STONE):	256 SF 20%
MASONRY (BRICK):	620 SF 49%
TOTAL MASONRY:	69%
PANELS :	320 SF 25%
METAL AWNING:	75 SF 6%

SOUTH	
TOTAL FACADE:	1,596 SF
DOORS/GLAZING:	76 SF
NET FACADE:	1,520 SF 100%
MASONRY (STONE):	51 SF 3%
MASONRY (BRICK):	1,126 SF 74%
TOTAL MASONRY:	77%
PANELS :	277 SF 19%
METAL AWNING:	66 SF 4%

WEST	
TOTAL FACADE:	1,512 SF
DOORS/GLAZING:	184 SF
NET FACADE:	1,328 SF 100%
MASONRY (BRICK):	803 SF 60%
TOTAL MASONRY:	60%
PANELS :	255 SF 19%
METAL AWNING:	66 SF 5%
STUCCO :	214 SF 16%

EAST	
TOTAL FACADE:	1,671 SF
DOORS/GLAZING:	624 SF
NET FACADE:	1,047 SF 100%
MASONRY (STONE):	479 SF 46%
TOTAL MASONRY:	46%
PANELS :	376 SF 36%
METAL AWNING:	192 SF 18%

TOTAL FACADE:	6,373 SF
TOTAL DOORS/GLAZING:	1,207 SF

NET FACADE	5,166 SF	100%
TOTAL MASONRY:	3,325 SF	64%
TOTAL ARCHITECTURAL PANEL:	1,228 SF	24%
TOTAL AWNINGS:	399 SF	7%
TOTAL STUCCO:	214 SF	5%



20023-01 tws 10/29/21 updated
20023-01 tws 10/27/21 updated
20023-01 tws 10/22/21

PAD 6 VICTORY at FRONTIER

Case Number: S21-0004