#### SURVEYOR'S NOTES:

- 1. 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. 48085C0120J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- 4. 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

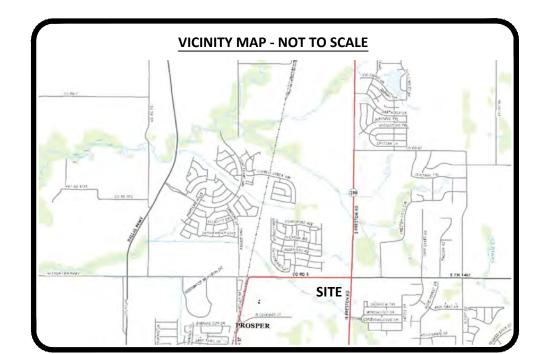
 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

 DOC.# DOCUMENT NUMBER

 C.M. CONTROLLING MONUMENT

 SQ. FT. SQUARE FEET ROW RIGHT OF WAY CAPPED REBAR SET CRS

SCALE: 1" = 30'



LOT 2, BLOCK A, VICTORY AT FRONTIER VOL. 2018, PG. 699 "x" set N89°26'11"E 83.18' S00°15'13"W WATER EASEMENT (DOC.# 20200415000542160, O.P.R.C.C.T.) S88°35'36"E 263.84' CONCRETE CURB & GUTTER PORTION OF LOT 3, BLOCK A VOL. 2018, PG. 699 P.R.C.C.T. 1.198 ACRES 52,186 SQUARE FEET 24' DRAINAGE & SANITARY SEWER EASEMENT 7(VOL. 2018, PG. 699, P.R.C.C.T.) "X" SET N88°35'37"W 344.09 S CONCRETE POINT OF BEGINNING LOT 3, BLOCK A, VICTORY AT FRONTIER √SIGN "CITY-LIMIT" VOL. 2018, PG. 699

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;

1. North 88 degrees 35 minutes 37 seconds West, a distance of 344.09 feet to an "X" cut in concrete set;

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

- 2. North 01 degrees 24 minutes 24 seconds East, a distance of 167.98 feet to an "X" cut in concrete set;
- 3. 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

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

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.

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

JOB NO. 2020.001.148 DRAWN: BCS CHECKED: JHB

TABLE OF REVISIONS

SUMMARY

DATE

PROSPER,

**TEXAS** 

**VICTORY AT** 

**FRONTIER** 

CATEGORY 1A, CONDITION II LAND TITLE SURVEY

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

<sub>GWELL</sub> gas well sanitary sewer manhole ① storm water manhole ① telephone manhole TFL Otank fill lid TPED ☐ telephone pedestal o TSP بسد traffic signal pole co ⊙ utility clean out ucc comm. utility cabinet UCE ☐ electric utility cabinet uvc comm. utility vault uvE elect. utility vault uvw water utility vault up/sp○ utility/service pole utility sign \* water shutoff wv ⋈ water valve w<sub>M</sub> ⊞ water meter CATV ○ cable tv riser ARV ○ air release valve ⋈ utility markings shrub/decorative tree or tree with diameter < 4 in. contour lines

**LEGEND OF SYMBOLS** 

LOT 3, BLOCK A,

VICTORY AT FRONTIER

VOL. 2018, PG. 699

P.R.C.C.T.

 air conditioning unit <sub>ICV</sub> ⊠ irrigation control valve

—□— fence or guardrail

<sub>FH</sub> **∵** fire hydrant

<sub>AD</sub> □ area drain

G □ grate inlet

gv ⋈ gas valve

<sub>см</sub> 🖸 gas meter

FDC of fire dept. connection

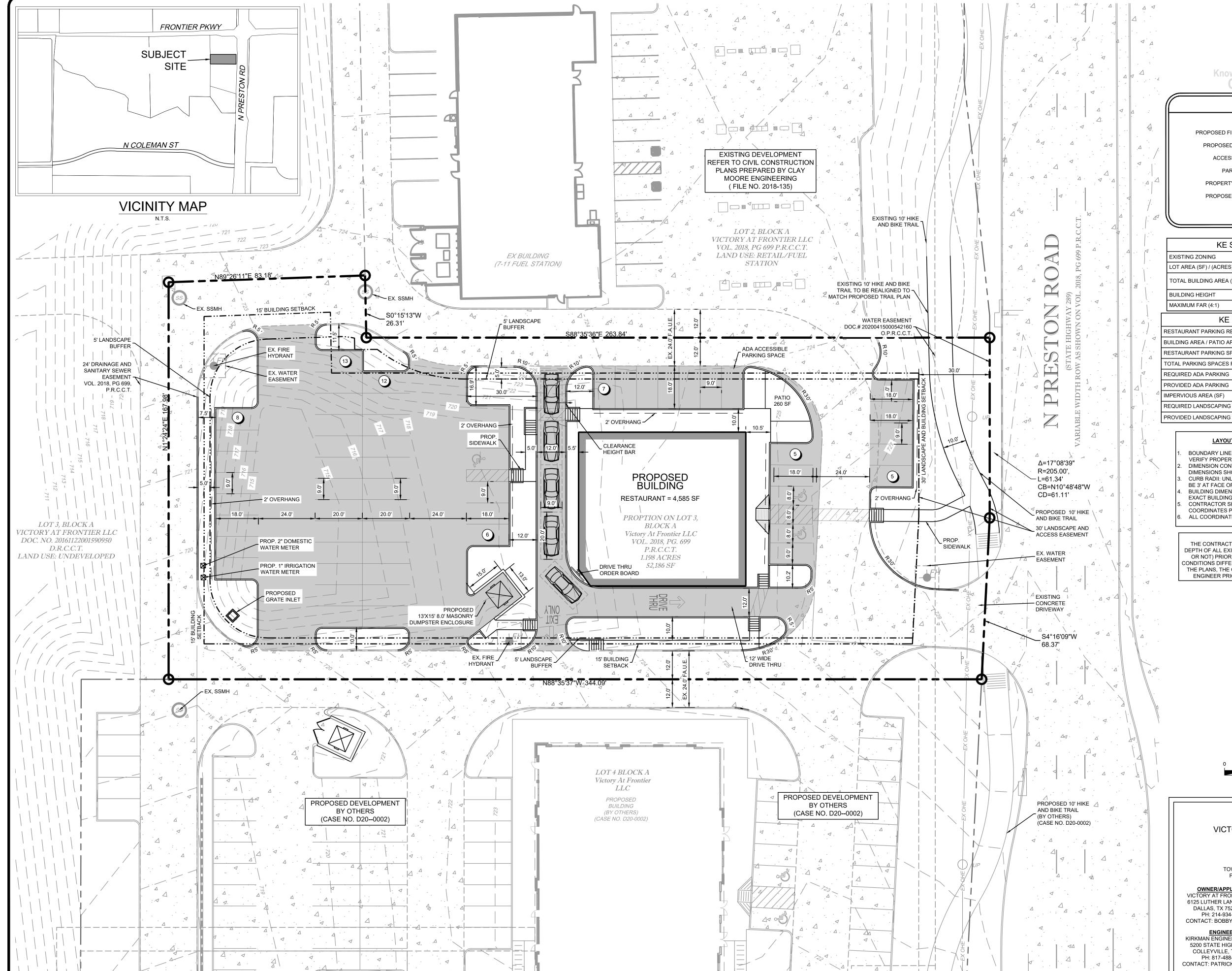
° <sub>catv</sub> ○ cable tv <sub>EM</sub> ○ electric meter

<sub>BOL</sub> ○ bollard

 $\underline{\textit{Z:}\label{lem:project Data-Survey-001 - Kirkman Engineering-2020-148 - Frontier Retail-Drawings}}$ 

**VO1** 

CATEGORY 1A, **CONDITION II** LAND TITLE **SURVEY** 





# **LEGEND**

PROPOSED FIRE HYDRANT

0 PROPOSED CURB INLET

ACCESSIBLE ROUTE • • • • • • • • • • • • PARKING COUNT

PROPERTY BOUNDARY -

PROPOSED PAVEMENT

10

KE SITE PLAN DATA TABLE EXISTING ZONING PD-10 LOT AREA (SF) / (ACRES) 52,186 SF / 1.198 AC. TOTAL BUILDING AREA (SF) RESTAURANT: 4,845 SF BUILDING HEIGHT 20'-0" (1 STORY) MAXIMUM FAR (4:1) 9.28% / 0.0928:1

	KE PARKING DATA	KE PARKING DATA TABLE  T PARKING REQUIREMENT 1 SPACE PER 100 SE			
	RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF			
$\triangleleft$	BUILDING AREA / PATIO AREA	4,585 SF / 260 SF = 4,845 SF			
	RESTAURANT PARKING SPACES REQUIRED	49 SPACES			
1	TOTAL PARKING SPACES PROVIDED	56 SPACES			
	REQUIRED ADA PARKING	3 SPACES (1 VAN)			
	PROVIDED ADA PARKING	3 SPACES (1 VAN)			
Δ.	IMPERVIOUS AREA (SF)	42,956 SF			
	REQUIRED LANDSCAPING (10% OF LOT AREA)	5,218 SF			
	PROVIDED LANDSCAPING	8,069 SF			

#### **LAYOUT & DIMENSIONAL CONTROL NOTES:**

- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL
- BE 3' AT FACE OF CURB. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
- COORDINATES PRIOR TO CONSTRUCTION. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT

ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



GRAPHIC SCALE

SCALE: 1" = 20'

### SITE PLAN **CASE NO. S21-0004**

VICTORY AT FRONTIER LOT 5 1.198 ACRES LOT 5, BLOCK A VICTORY AT FRONTIER, LLC (VOL. 2018, PAGE 699)

P.R.R.C.T. TOWN OF PROSPER, COLLIN, TEXAS PREPARATION DATE: 10/25/2021

6125 LUTHER LANE STE 583 DALLAS, TX 75225-6202 PH: 214-934-2566 CONTACT: BOBBY MENDOZA

<u>OWNER/APPLICANT</u> VICTORY AT FRONTIER, LLC

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960

CONTACT: PATRICK FILSON, PE

LANDSCAPE ARCHITECT LONDON LANDSCAPES P.O. BOX 28 COLLINSVILLE, TS 76233 CONTACT: AMY LONDON, RLA

<u>SURVEYOR</u> BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034

PH: 817-864-1957

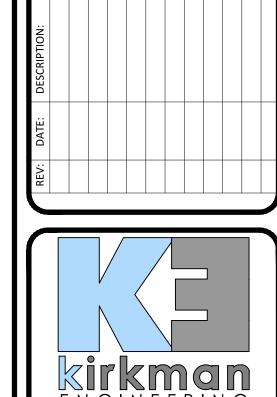
CONTACT: JACK BARTON, RPLS

FOR REVIEW ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF: PATRICK C. FILSON P.E.# 108577

DATE: 10/26/2021

Victory Real Estate Group

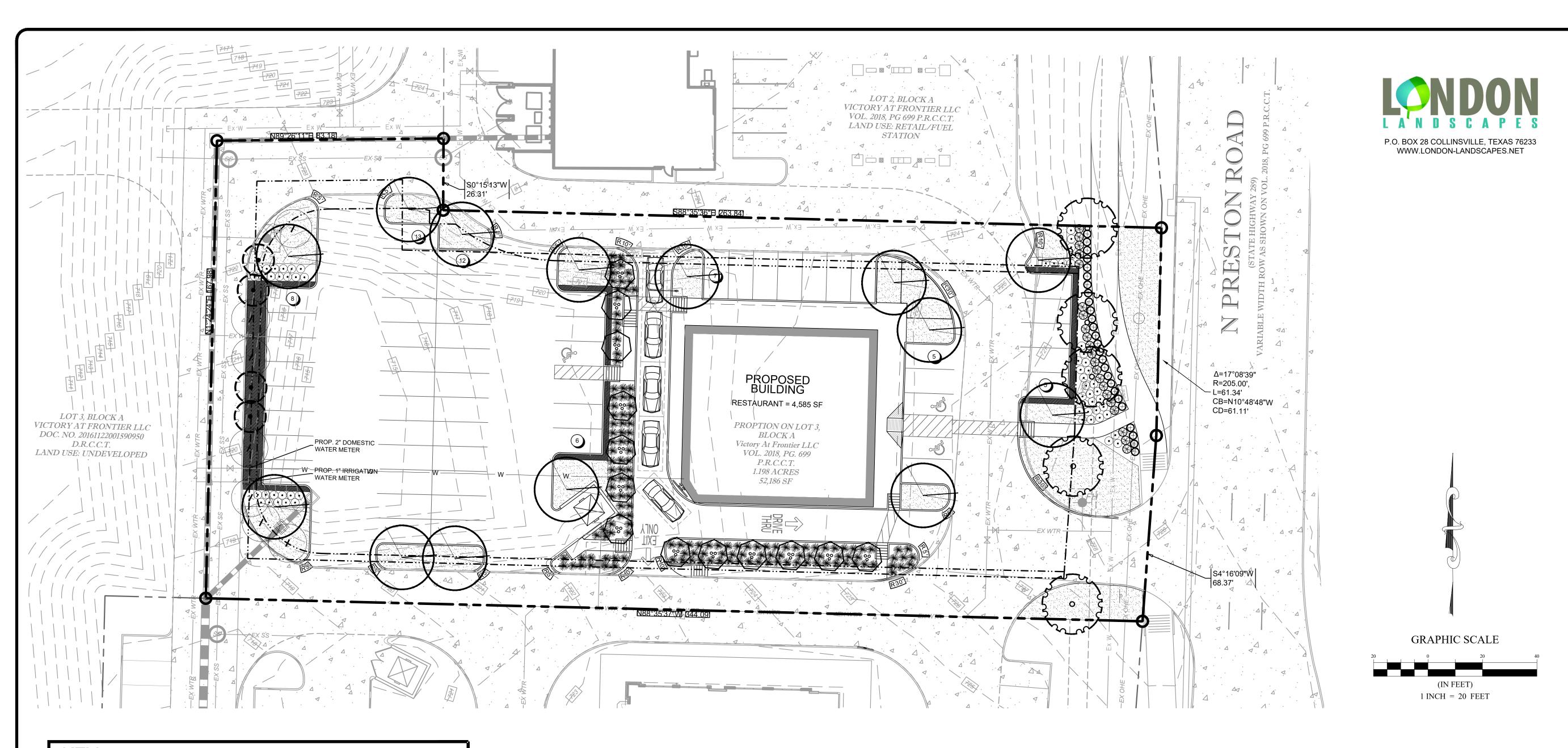
6125 LUTHER LANE SUITE 583 DALLAS, TX 75225-6202 214-934-2566



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**



KEY								
TREES								
	14	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread Specimen			
25000	5	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread Specimen			
*	7	СН	Chilopsis linearis	Desert Willow	3" Trunk Min. 30 Gal. Cont. Grown 1" Cal. Per Trunk, 4—5 Canes 8' Height, 5' Spread, Specimen			
0	4	CL	llex 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			
0	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			
GROUNDCOVER								
	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 COLUMN AREA FOR EXPENSION.

  \*\*THE COLUMN AREA FOR EVERY COLUMN ARE
- 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 SHRUBSPROVIDED: 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 PAYER BOUNDARIES OF THE PARKING LOT AREA.

THE PAYER BOUNDARIES OF THE PARKING LOT AREA.

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

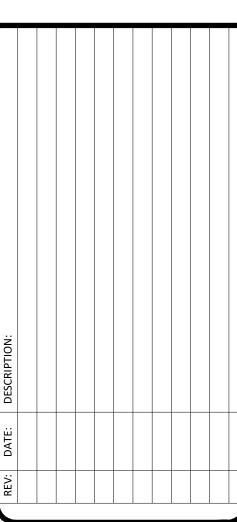
REQUIRED: A CANOPY TREE WITHIN 150 FEET OF EVERY PARKING SPACE
 PROVIDED: YES





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

RONTIER - LOT 5
LOT 5, BLOCK A





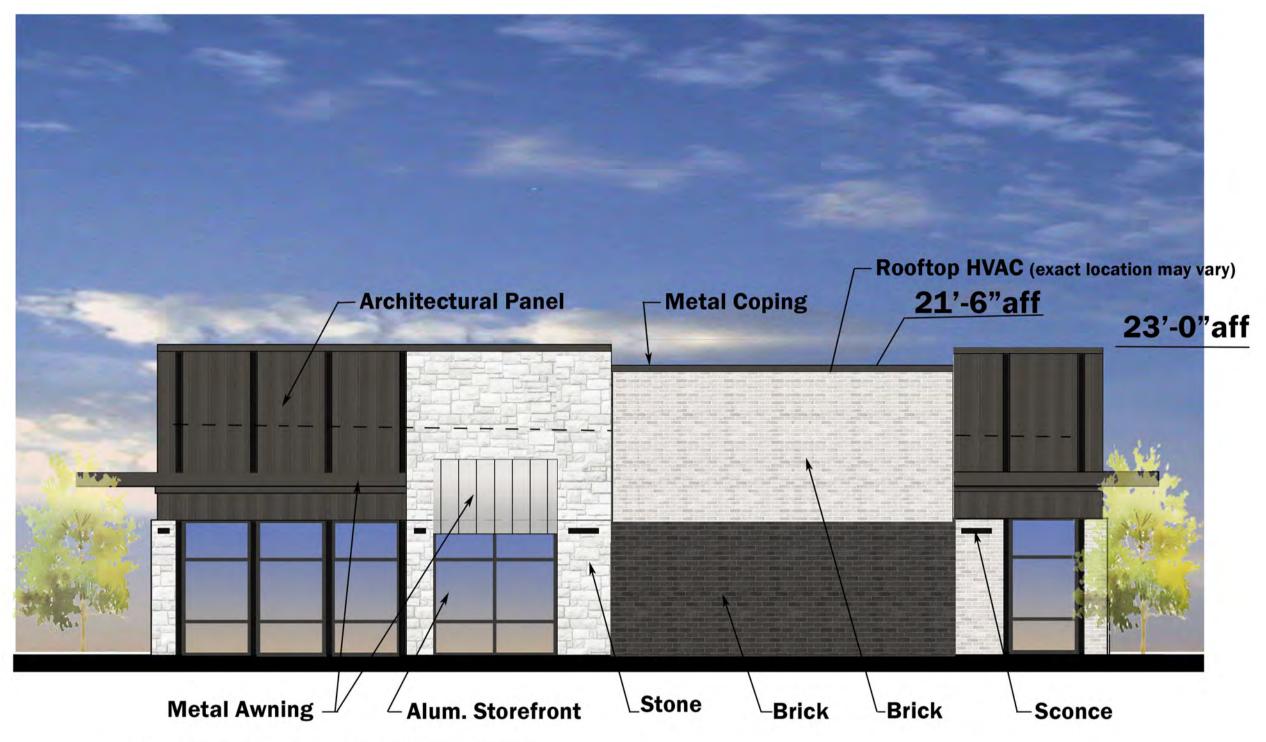
COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21019

ISSUE DATE: 10/26/21

EXHIBIT C LANDSCAPE PLAN

1100



Rooftop HVAC (exact location may vary) 21'-6"aff ? **Architectural Panel** - Metal Coping 23'-0"aff Brick  $_{\mathsf{Brick}} \ ^{ackslash} \mathsf{Downspout}$ ∠ Alum. Storefront \_Stucco

### **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 screed by a parapet wall or screening wall. Screening walls shall be the specifications of the Zoning Ordinance.

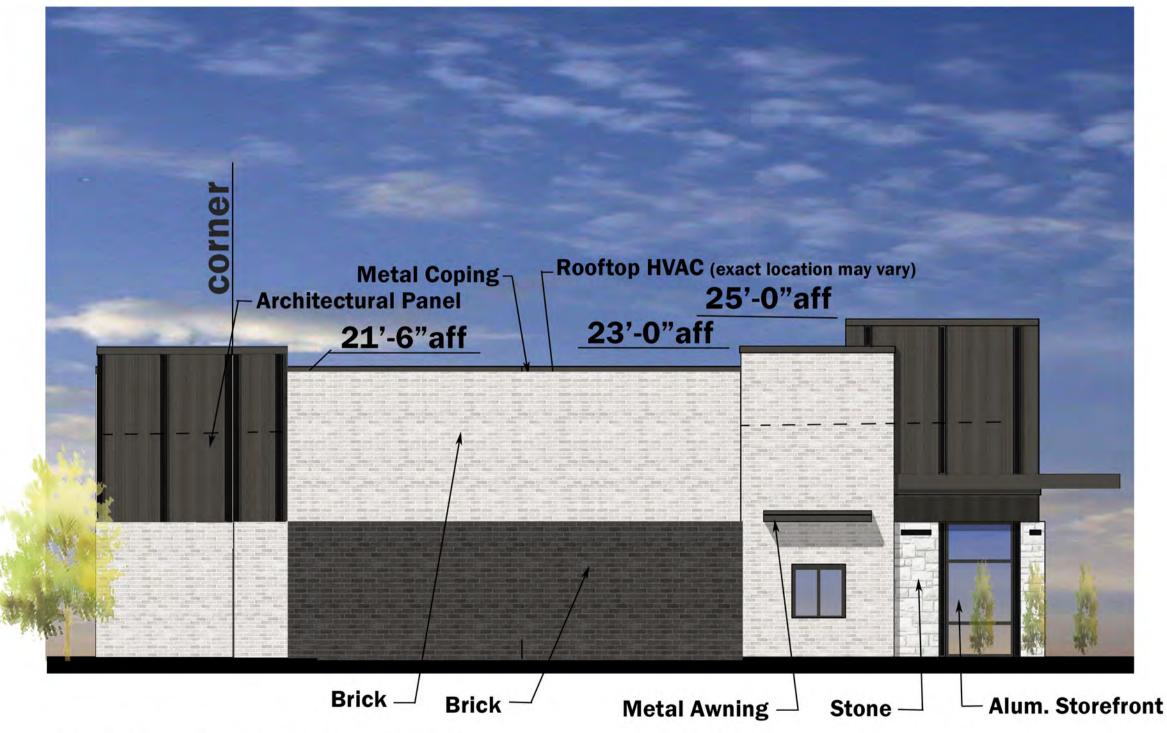
When permitted, exposed utility boxes and conduits shall be painted to match the building.

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

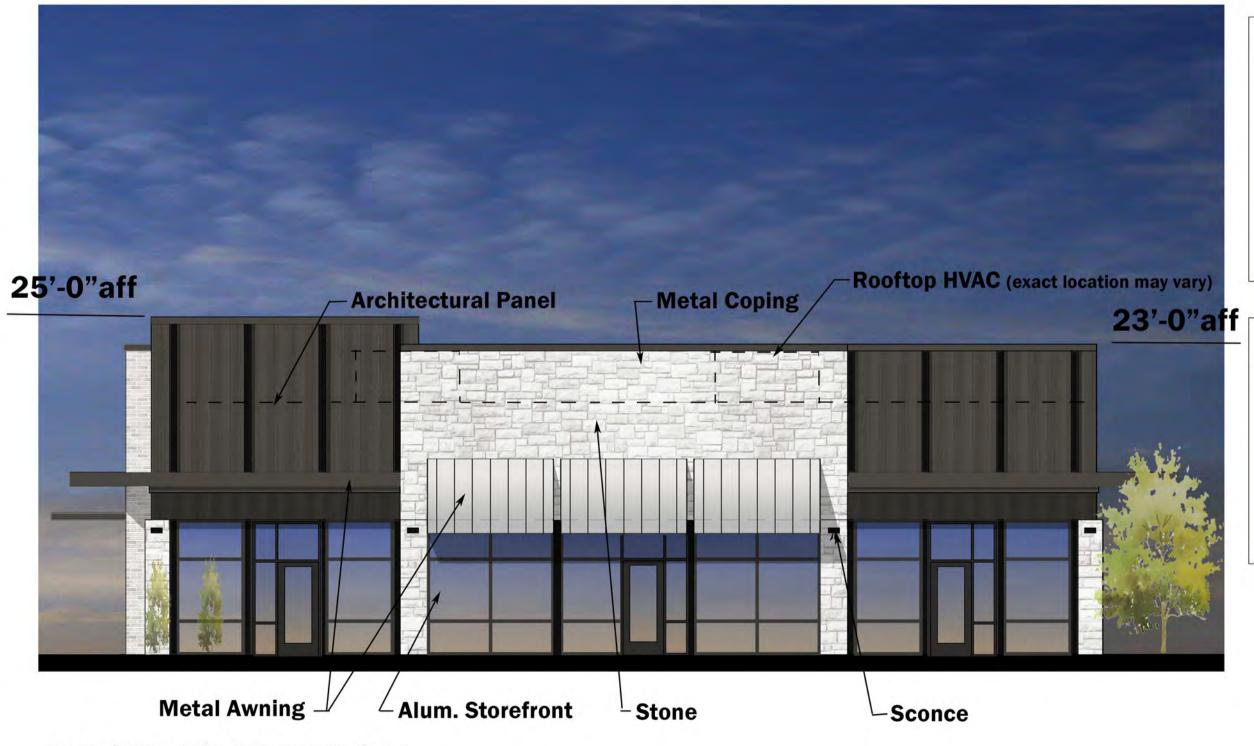
Windows shall have a maximum exterior visible reflectivity of ten (10) percent.

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

# **NORTH ELEVATION**



**SOUTH ELEVATION** 



**EAST ELEVATION** 

**WEST ELEVATION** 

# SOUTH

**NORTH** TOTAL FACADE: 1,594 SF TOTAL FACADE: 1,596 SF DOORS/GLAZING: 323 SF DOORS/GLAZING: NET FACADE: 1,271 SF 100% NET FACADE: 1,520 SF 100% MASONRY (STONE): 256 SF 20% MASONRY (STONE): 51 SF 3% MASONRY (BRICK): 1,126 SF 74% MASONRY (BRICK): 620 SF 49% TOTAL MASONRY: 69% TOTAL MASONRY: PANELS: 320 SF 25% PANELS: METAL AWNING: 75 SF 6% METAL AWNING:

# **WEST**

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

**TOTAL FACADE:** 

# **EAST**

TOTAL FACADE: 1,671 SF DOORS/GLAZING: NET FACADE: 1,047 SF 100% 479 SF 46% MASONRY (STONE): TOTAL MASONRY: 376 SF 36%

277 SF 19%

66 SF 4%

192 SF 18% METAL AWNING:

**TOTAL DOORS/GLAZING:** 1,207 SF **NET FACADE** 5,166 SF 100% **TOTAL MASONRY:** 3,325 SF

**TOTAL ARCHITECTURAL PANEL:** 1,228 SF 24% **TOTAL AWNINGS:** 399 SF **TOTAL STUCCO:** 214 SF



Case Number: S21-0004

6,373 SF