

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line segments for the entire survey plat, including bearings and distances in feet.

LEGEND defining symbols for Point of Beginning (POB), Point of Commencing (POC), Iron Rod Found (IRF), and various easements like Drainage, Water, and Pedestrian Access.

GENERAL NOTES

- 1. 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...
2. Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law...
3. All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists 36 curves with their respective geometric data.

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, fences, trees, shrubs, or other improvements or obstruction...

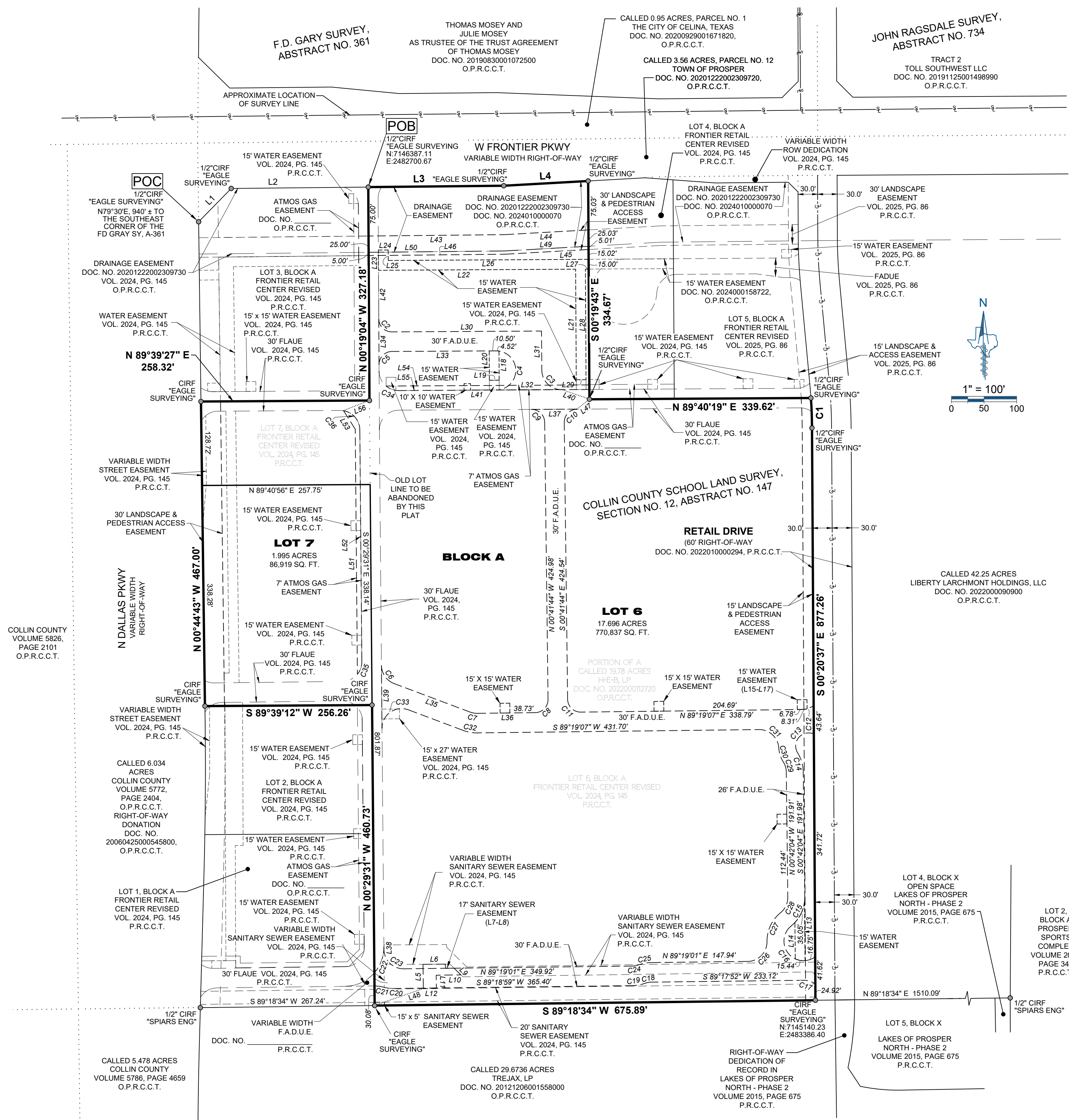
LANDSCAPE EASEMENT

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.

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, 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.

F.D. GARY SURVEY, ABSTRACT NO. 361



CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF DENTON

I, MATTHEW RAABE, Registered Professional Land Surveyor, 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...

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 day of 2025, 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 is the owner of a 19.691 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 Block A, Lots 6 and 7 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, being a portion of a called 19.78 acre tract of land conveyed to H-E-B, LP by deed of record in Document No. 2022000112720 of the Official Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

- 1. 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 cutback line;
2. N89°25'23" E, a distance of 210.09 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at Northwest corner of said Lot 6, being the Northeast corner of said Lot 3, for the POINT OF BEGINNING;
3. N89°25'23" E, a distance of 207.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northwest corner of said Lot 6;
4. N89°25'23" E, a distance of 129.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northwest corner of Lot 5, Block A of said Frontier Retail Center Revised, being the most northerly Northeast corner of said Lot 6;
5. S00°19'43" E, a distance of 334.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of said Lot 6;
6. N89°40'19" E, a distance of 339.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the curving West right-of-way line of Retail Drive (60' right-of-way), being the Southeast corner of said Lot 5, also being the most easterly Northeast corner of said Lot 6;
7. S00°20'37" E, a distance of 877.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found 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 Lakes of Prosper North - Phase 2, a subdivision of record in Volume 2015, Page 675 of said Plat Records and the Southeast corner of a called 42.25 acre tract of land conveyed to Liberty Larchmont Holdings, LLC by deed of record in Document Number 202200009090 of said Official Public Records bears N89°18'34" E, a distance of 1,510.09 feet;
8. S89°18'34" W, along the North line of said 29.6736 acre tract, being the common South line of said Lot 6, a distance of 675.89 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of Lot 1, Block A of said Frontier Retail Center Revised, being the Southwest corner of said Lot 6, from which 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 and the Southwest corner of said Lot 1, bears S89°18'34" W, a distance of 207.24 feet;
9. N00°29'31" W, leaving the North line of said 29.6736 acre tract, along the West line of said Lot 6, being the common East lines of Lots 1 and 2 of said Frontier Retail Center Revised, a distance of 469.73 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northeast corner of said Lot 2, also being the Southwest corner of said Lot 7;
10. S89°39'12" W, along the North line of said Lot 2, being the common South line of said Lot 7, a distance of 256.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the East right-of-way line of Dallas Parkway (a variable width right-of-way), being the Northwest corner of said Lot 2, also being the Southwest corner of said Lot 7;
11. N00°44'43" W, along the East right-of-way line of Dallas Parkway, being the common West line of said Lot 7, a distance of 467.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of said Lot 3, also being the Northwest corner of said Lot 7;
12. N89°39'27" E, along the South line of said Lot 3, being the common North line of said Lot 3, a distance of 258.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West line of said Lot 6, being the Southeast corner of said Lot 3, also being the Northeast corner of said Lot 7;
13. N00°19'04" W, along the East line of said Lot 3, being the common West line of said Lot 6, a distance of 327.18 feet to the POINT OF BEGINNING and containing an area of 19.691 Acres, or (857,756 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT H-E-B, LP, does hereby certify and adopt this conveyance plat designating the herein described property as FRONTIER RETAIL CENTER REVISED, BLOCK A, LOTS 6 & 7, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, H-E-B, LP, does hereby 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 monetary encumbrances.
3. The easements and public use area, as shown are dedicated for 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 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 the 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").
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 user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. 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.
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, inspecting, patrolling, maintaining, repairing, and adding 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 and approved by the Town of Prosper.
10. 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 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, MY HAND, this day of 2025.

OWNER: H-E-B, LP a Texas limited partnership

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 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 ENGINEER OWNER

Eagle Surveying, LLC Claymoore Engineering H-E-B, LP Contact: Brad Eubanks Contact: Clay Crisney, PE Contact: Benjamin R. Scott 222 S. Elm Street, Suite 200 301 S. Coleman, Suite 40 646 S. Flores Street Denton, TX 76201 Prosper, Texas 75078 San Antonio, TX 78204 (940) 222-3009 (817) 281-0572 (210) 938-8000

FINAL PLAT FRONTIER RETAIL CENTER REVISED BLOCK A, LOTS 6 & 7

19.691 ACRES BEING ALL OF LOTS 6 & 7, BLOCK A, FRONTIER RETAIL CENTER REVISED RECORDED IN VOL. 2024, PG. 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: MARCH 11, 2025

CASE No. DEVAPP-23-0179 PAGE 1 OF 1

JOB NUMBER 2103.017-10 DATE 04/16/2024 REVISION 03/11/2025 DRAWN BY BE



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