

LEGEND

LEGEND
= POINT OF BEGINNING
= POINT OF COMMENCING
= IRON ROD FOUND
= CAPPED IRON ROD FOUND
= DOCUMENT NUMBER
= DEED RECORDS, COLLIN COUNTY, TEXAS
= PLAT RECORDS, COLLIN COUNTY, TEXAS
= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
= FIRE LANE, ACCESS, AND UTILITY EASEMENT
= FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
 SUBJECT BOUNDARY LINE
EASEMENT

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.
- The purpose of this plat is to final plat 2 lots of record for site development, moving lot line between Lots 6 and 7, and dedicating the following: Water Easements, Fire Lane, Access, Drainage & Utility Easements, Sanitary Sewer Easement, Landscape & Pedestrian Access Easements, and Drainage Easement.
- 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.
- Except as shown on this plat, the landscape easement(s) shall be exclusive of other easements.

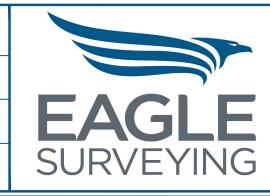
			CURVE TABLE		
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.12'	770.00'	3°25'55"	S 02°03'34" E	46.11'
C2	31.42'	20.00'	90°00'18"	S 45°19'13" E	28.29'
C3	47.13'	30.00'	90°00'18"	S 45°19'13" E	42.43'
C4	94.25'	30.00'	180°00'00"	N 00°19'22" W	60.00'
C5	31.41'	20.00'	89°59'42"	S 44°40'47" W	28.28'
C6	36.09'	30.00'	68°55'31"	S 34°57'48" E	33.95'
C7	11.13'	30.00'	21°15'19"	S 80°03'13" E	11.07'
C8	31.42'	20.00'	90°00'51"	N 44°18'42" E	28.29'
C9	31.29'	20.00'	89°37'57"	N 45°30'43" W	28.19'
C10	31.54'	20.00'	90°22'03"	S 44°29'17" W	28.37'
C11	31.41'	20.00'	89°59'09"	S 45°41'18" E	28.28'
C12	19.62'	29.99'	37°29'00"	N 71°32'18" E	19.27'
C13	50.74'	20.00'	145°21'24"	S 40°33'23" W	38.19'
C14	30.71'	56.00'	31°25'16"	S 16°24'41" E	30.33'
C15	50.56'	56.00'	51°43'36"	S 25°09'45" W	48.86'
C16	92.98'	30.00'	177°34'22"	S 37°45'38" E	59.99'
C17	19.42'	30.01'	37°04'37"	N 72°39'58" W	19.08'
C18	10.05'	30.00'	19°11'17"	S 79°43'22" W	10.00'
C19	20.09'	60.00'	19°11'17"	S 79°43'22" W	20.00'
C20	16.74'	60.00'	15°59'08"	N 82°41'27" W	16.69'
C21	13.35'	50.00'	15°17'48"	N 82°20'47" W	13.31'
C22	43.35'	60.00'	41°23'54"	N 20°11'54" E	42.42'
C23	47.22'	30.00'	90°10'56"	S 45°35'31" E	42.49'
C24	10.05'	30.00'	19°11'17"	N 79°43'22" E	10.00'
C25	20.09'	60.00'	19°11'17"	N 79°43'22" E	20.00'
C26	47.16'	30.00'	90°04'09"	N 44°16'57" E	42.45'
C27	50.61'	56.00'	51°47'04"	N 25°08'22" E	48.91'
C28	27.08'	30.00'	51°43'36"	N 25°09'45" E	26.17'
C29	16.52'	30.00'	31°33'28"	N 16°21'17" W	16.32'
C30	22.84'	46.00'	28°26'50"	N 17°53'28" W	22.61'
C31	45.56'	30.00'	87°00'50"	N 47°10'28" W	41.31'
C32	22.26'	60.00'	21°15'19"	N 80°03'13" W	22.13'
C33	58.16'	30.00'	111°04'29"	S 55°02'12" W	49.47'
C34	20.91	30.00'	39°56'25"	S 70°20'48" E	20.49'
C35	20.91	30.00'	39°56'40"	N 19°28'17" E	20.49'
C36	41.85	30.00'		N 40°19'10" W	38.54'

JOB NUMBER 2103.017-10 DATE 04/16/2024 REVISION

03/11/2025

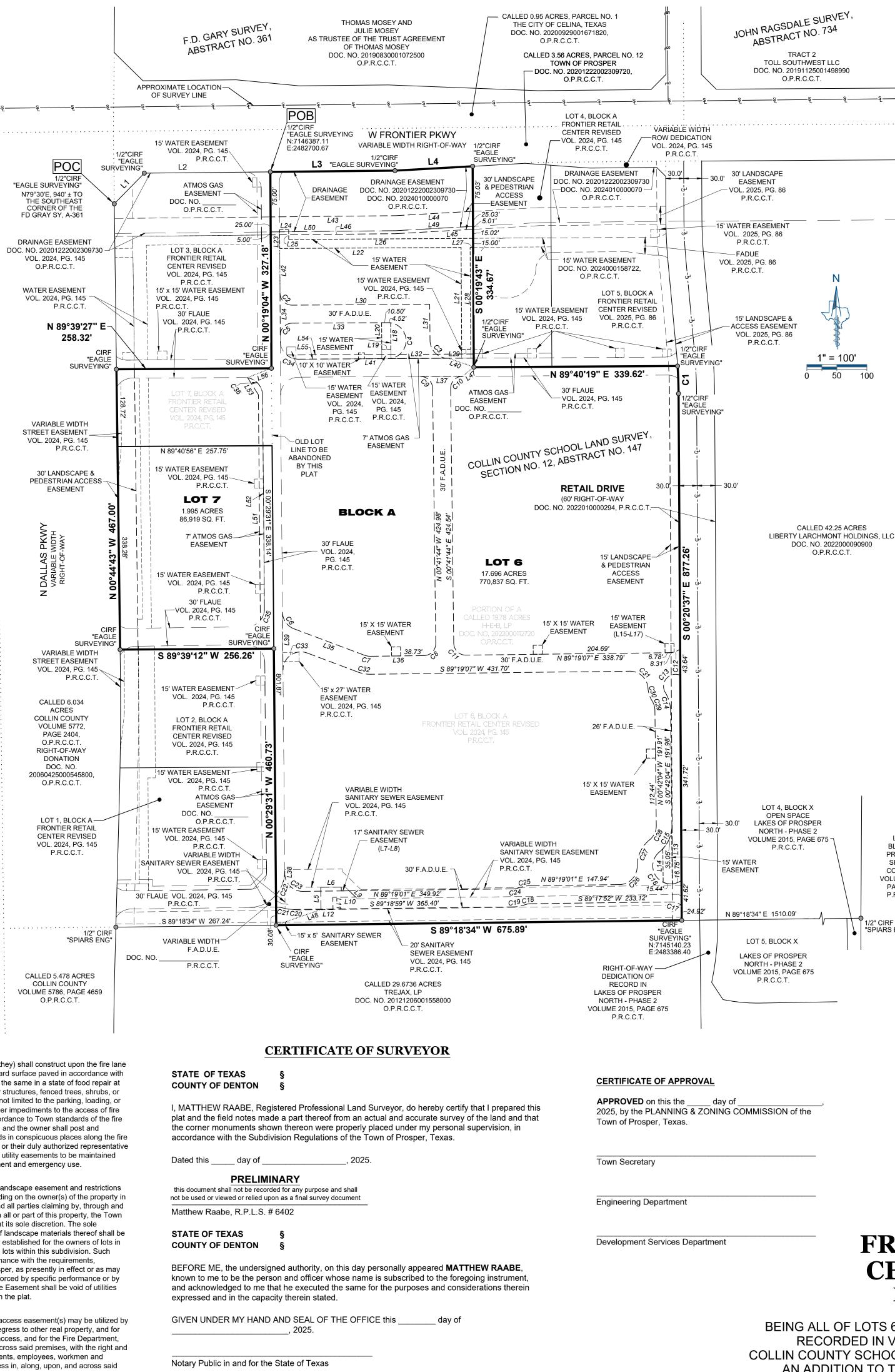
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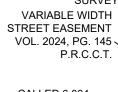
BE



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

	BEARING	DISTANCE
L1	N 44°25'23" E	71.45
L2	N 89°25'23" E	210.09
L3	N 89°25'23" E	207.76
L4	N 86°47'13" E	129.62'
L5	N 00°46'24" W	37.33'
L6	N 89°31'53" E	34.34'
L7	S 00°20'37" E	6.37'
L8	N 89°19'01" E	13.23'
L9	S 45°46'18" E	14.67'
L10	S 89°12'19" W	37.89'
L11	S 00°46'24" E	20.39'
L12	S 89°18'34" W	20.00'
L13	S 00°34'57" E	89.69'
L14	N 00°34'57" W	55.79'
L15	N 00°41'49" W	15.00'
L16	N 89°18'11" E	15.00'
L17	S 00°41'49" E	14.00'
L18	S 00°19'15" E	44.66'
L19	S 89°41'35" W	15.00
L20	N 00°19'15" W	45.00'
L20	N 00°19'43" W	169.55'
L21	S 89°40'17" W	302.25
L23	N 00°19'04" W	31.07
L23	N 89°40'56" E	15.00'
L24 L25	S 00°19'04" E	16.07
	N 89°40'17" E	307.24
L26		
L27	S 89°40'17" W	5.00
L28	S 00°19'43" E	169.55
L29	S 89°40'38" W	15.00'
L30	N 89°40'38" E	229.36'
L31	S 00°29'59" E	60.00'
L32	S 89°40'38" W	99.98'
L33	S 89°40'38" W	159.58'
L34	N 00°19'04" W	70.00'
L35	S 69°25'33" E	124.41'
L36	N 89°19'07" E	88.83'
L37	N 89°40'19" E	70.00'
L38	S 00°30'03" E	3.94'
L39	N 00°30'03" W	96.45'
L40	S 70°56'31" E	45.29'
L41	S 89°40'23" W	39.41'
L42	N 00°19'26" W	74.52'
L43	N 89°25'24" E	208.24
L44	N 86°47'14" E	129.16
L45	S 86°47'14" W	128.34'
L46	S 89°25'24" W	209.07'
L47	N 51°06'05" E	24.06
L48	S 70°52'11" W	79.04
L49	S 86°47'14" W	128.47
L50	S 89°25'24" W	208.93
L50	S 00°30'03" E	375.81
L51	N 00°30'03" W	355.38
L52 L53	S 32°22'32" E	
		33.47
L54	S 89°40'44" W	311.54
L55	N 89°40'38" E	292.28
L56	N 68°26'31" E	42.67'





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. LANDSCAPE EASEMENT

COLLIN COUNTY

VOLUME 5826,

PAGE 2101

O.P.R.C.C.T

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 Homeowner's 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.

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.

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 Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the South end of a cutback line 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 Lot 3, Block A of said Frontier Retail Center Revised;

THENCE, along the South right-of-way line of Frontier Parkway, being the common North line of said Lot 3, the following two (2) courses and distances:

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**: THENCE, continuing along the South right-of-way line of Frontier Parkway and the common North line of said Lot 3, the following two (2) courses and distances:

1. N89°25'23"E, a distance of 207.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found; 2. N86°47'13"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;

THENCE, leaving the South right-of-way line of Frontier Parkway, along the West and South lines of said Lot 5, being the common North line of said Lot 6, the following two (2) courses and distances

1. 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; 2. 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; THENCE, along the West right-of-way line of Retail Drive, being the common East line of said Lot 6, the following two (2) courses and distances:

- 1. Along a non-tangent curve to the right, having a radius of 770.00 feet, a chord bearing of S02°03'34"E, a chord length of 46.11 feet, a delta angle of 03°25'55", an arc length of 46.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the end of said curve;
- 2. 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 2022000090900 of said Official Public Records bears N89°18'34"E, a distance of 1,510.09 feet;

THENCE, 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 267.24 feet;

THENCE, 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 460.73 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 Southeast corner of said Lot 7;

THENCE, 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

THENCE, 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;

THENCE, N89°39'27"E, along the South line of said Lot 3, being the common North line of said Lot 7, 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; THENCE, 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 herein 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 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"
- 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
- 7. Except for Permitted Encroachments, the Town of Prosper and public utilities shall have the tight 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.

he user to particular utilities, said use by public utilities beind subordinate to the public's and Town of Prosper's use the

- 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 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.
- 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 the _____ 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.

SURVEYOR

Eagle Surveying, LLC

Contact: Brad Eubanks

222 S. Elm Street, Suite 200

Denton, TX 76201

(940) 222-3009

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this day of

Notary Public in and for the State of Texas

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

Claymoore Engineering Contact: Clay Cristy, PE 301 S. Coleman, Suite 40 Prosper, Texas 75078 (817) 281-0572

ENGINEER

, 2025.

OWNER

H-E-B, LP Contact: Benjamin R. Scott 646 S. Flores Street San Antonio, TX 78204 (210) 938-8000

CASE No. DEVAPP-23-0179

PAGE 1 OF 1



1/2" CIRF "SPIARS ENG"