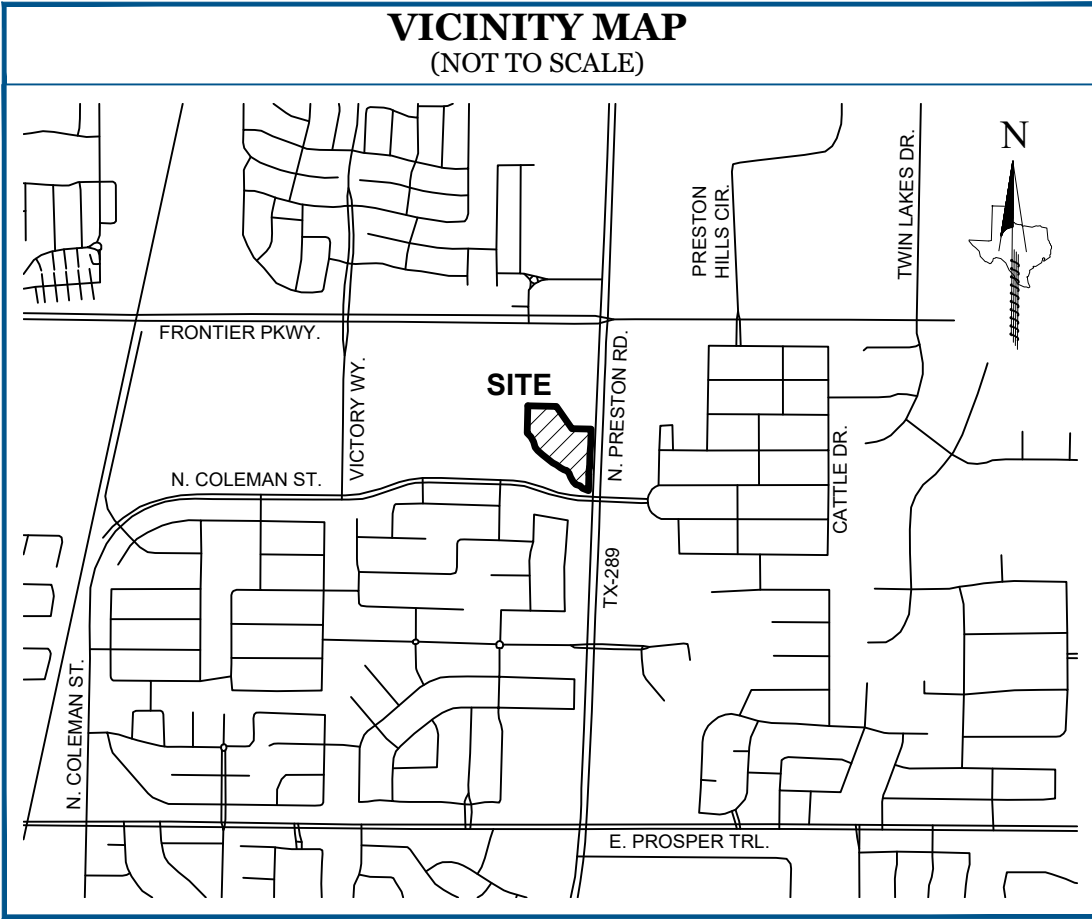
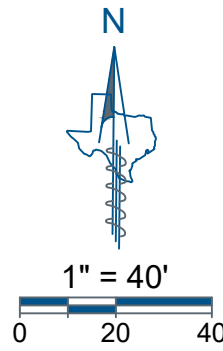
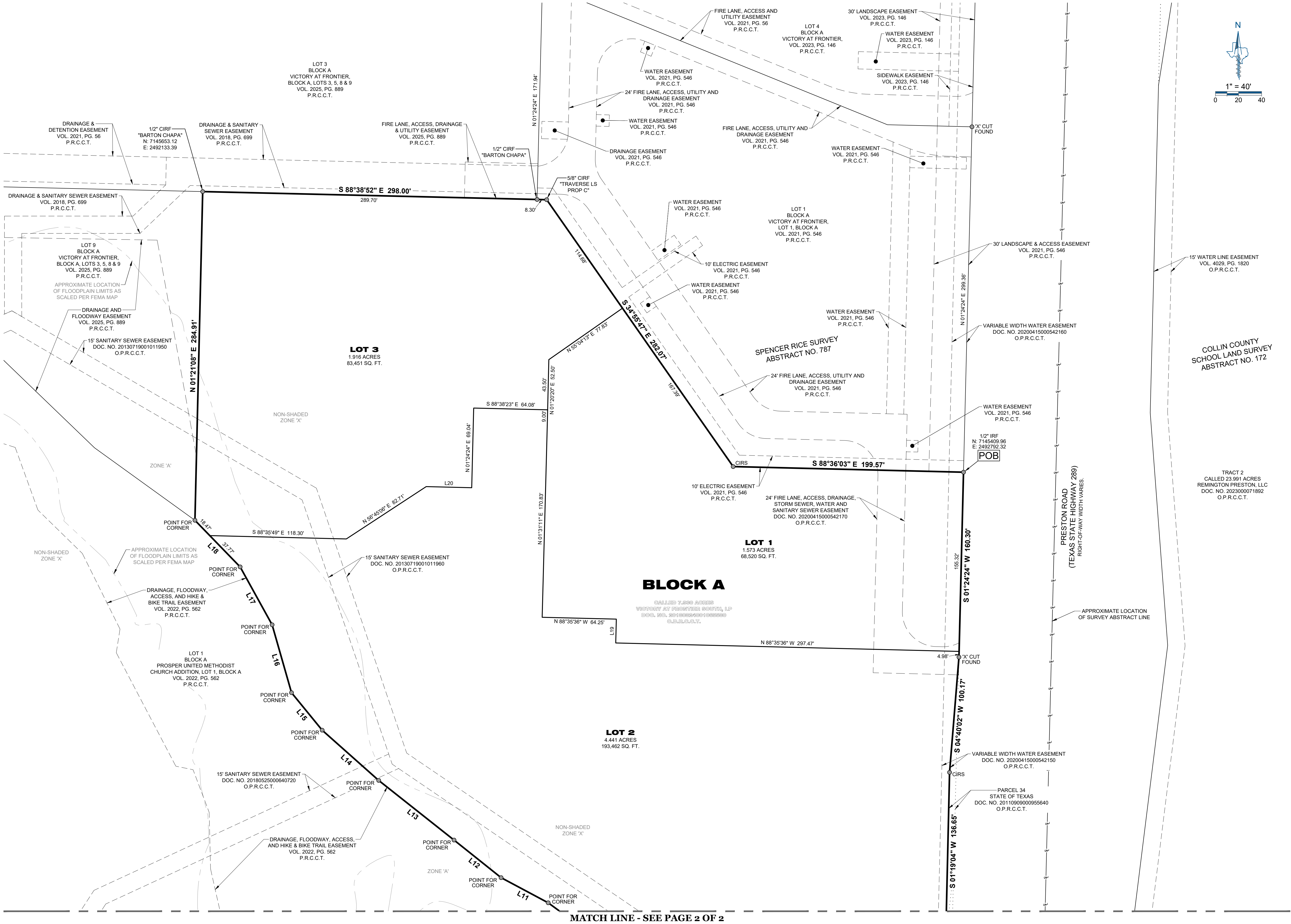




- GENERAL NOTES**
- FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J.
 - NOTICE: Selling a portion of this addition by metes 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 plat is to create three (3) lots from a non-platted tract of land for conveyance purposes.
 - 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.
 - 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.

LEGEND			
POB	= POINT OF BEGINNING	DOC. NO.	= DOCUMENT NUMBER
VOL.	= VOLUME	DISTANCE	= EASEMENT TIE (ITALICIZED)
PG.	= PAGE	D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
IRF	= IRON ROD FOUND	P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
CIRF	= CAPPED IRON ROD FOUND	O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET		



JOB NUMBER
2508.072-03
DATE
11/05/2025
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
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ENGINEER
Claymore Engineering
Contact: Mark Torres
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(817) 458-8973

OWNER
Victory at Frontier South, LP
Contact: Tony Ramji
2911 Turtle Creek Blvd., Suite: 700
Dallas, TX 75219
(469) 707-9555

CASE NO. DEVAPP-25-0117
CONVEYANCE PLAT
VICTORY AT FRONTIER SOUTH
BLOCK A, LOTS 1 - 3
7.930 ACRES

SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787, AN
ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: NOVEMBER 05, 2025

