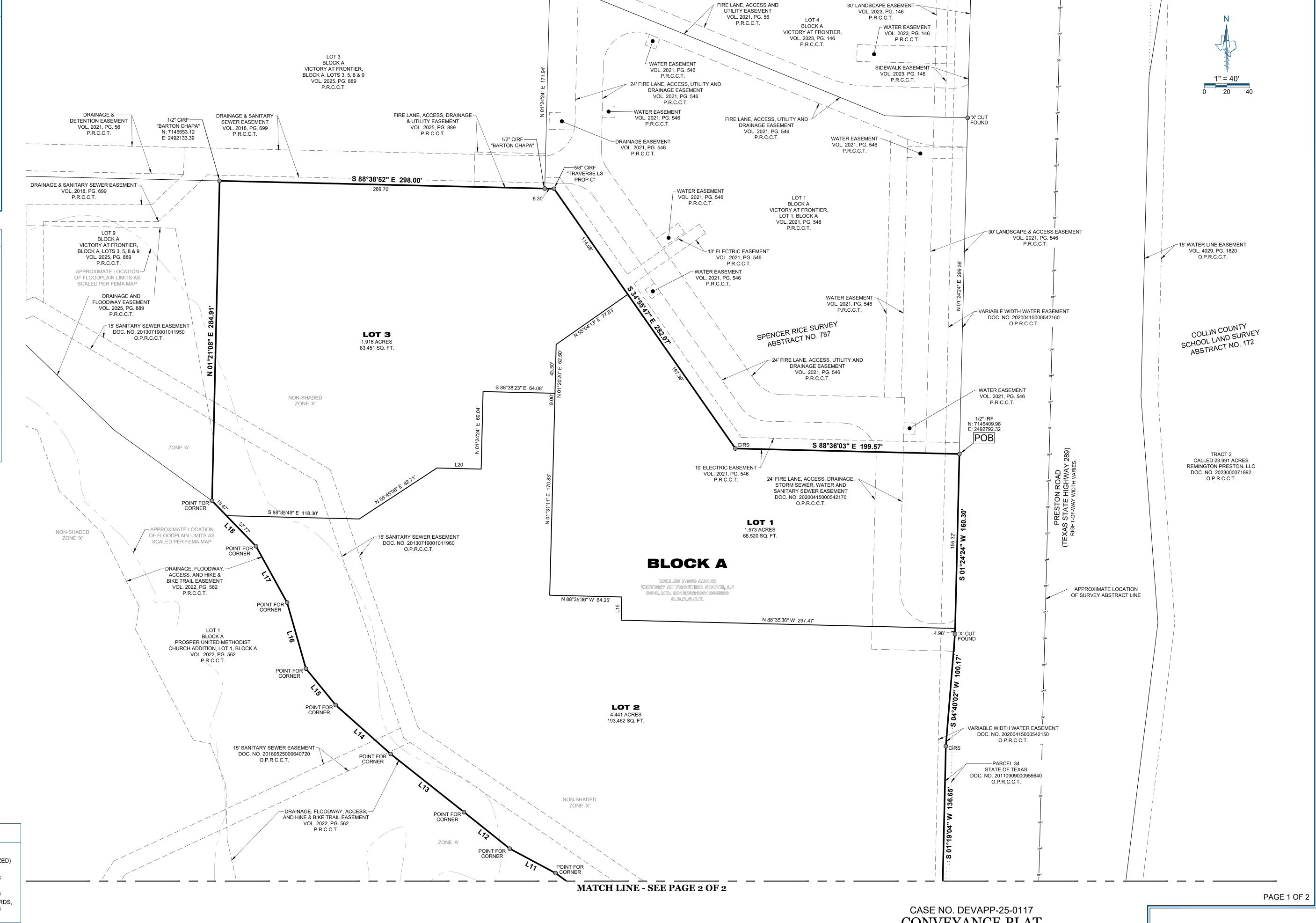


GENERAL NOTES

- 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.
- 4. 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.
- 6. 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

DOC. NO. = DOCUMENT NUMBER POB = POINT OF BEGINNING = VOLUME DISTANCE = EASEMENT TIE (ITALICIZED) PG. = PAGE = DEED RECORDS, COLLIN COUNTY, TEXAS = IRON ROD FOUND P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS = CAPPED IRON ROD FOUND

CIRS = 1/2" IRON ROD WITH GREEN O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS PLASTIC CAP STAMPED "EAGLE SURVEYING" SET

> 222 South Elm Street Suite 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com

TX Firm # 10194177

Eagle Surveying, LLC

Eagle Surveying, LLC Contact: Richard Spicer, Jr. 222 S. Elm Street, Suite 200 Denton, TX 76201

(940) 222-3009

Claymoore Engineering Contact: Mark Torres 3231 Harwood Road Bedford, TX 76021 (817) 458-8973

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

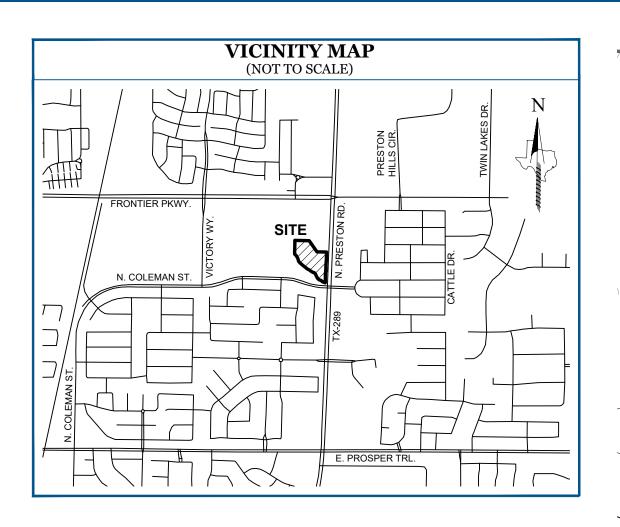
CONVEYANCE PLAT **VICTORY AT FRONTIER SOUTH**

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

JOB NUMBER 2508.072-03 DATE 11/05/2025 REVISION DRAWN BY

DJJ



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.
- 4. 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.
- 5. 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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF DENTON

That I. MATTHEW RAABE, 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, in accordance with the Subdivision Regulation of the Town of Prosper,

, 2025

Dated this **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, a Notary Public in and for The State of Texas, 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

LEGEND

РОВ	= POINT OF BEGINNING	DOC. NO.	= DOCUMENT NUMBER
VOL.	= VOLUME	DISTANCE	= EASEMENT TIE (ITALICIZED)
PG.	= PAGE	DRCCT	= DEED RECORDS, COLLIN COUNTY, TEXAS
IRF	= IRON ROD FOUND	D.14.0.0.11	COLLIN COUNTY, TEXAS
CIRF	= CAPPED IRON ROD FOUND	P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET	O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

PPROXIMATE LOCATION

-DRAINAGE, FLOODWAY, ACCESS,

AND HIKE & BIKE TRAIL EASEMENT

VOL. 2022, PG. 562

LOT 25

OF FLOODPLAIN LIMITS AS

SCALED PER FEMA MAP

NON-SHADED

ZONE 'X'

5' WALL MAINTENANCE –

EASEMENT

P.R.C.C.T.

VOL. 2022, PG. 114

LOT 26

BLOCK A

CAMBRIDGE PARK ESTATES PHASE 1

VOL. 2022, PG. 114

P.R.C.C.T.

POINT FOR

LOT 1

BLOCK A

PROSPER UNITED METHODIST

CHURCH ADDITION, LOT 1, BLOCK A

VOL. 2022, PG. 562

N. COLEMAN STREET

LOT 24

BOUNDARY LINE TABLE

LINE | BEARING | DISTANCE

36.02'

38.46'

55.96'

43.98'

38.60'

27.75'

43.86'

50.60'

46.24'

52.18'

83.26'

65.47'

41.96'

61.19'

57.30'

56.24'

20.69'

39.43'

L1 N 68°26'59" W

L2 N 44°47'36" W

L3 N 72°37'11" W

L4 N 45°00'26" W

L5 N 29°04'28" W

L6 N 21°45'04" W

L7 N 39°20'23" W

L8 N 78°37'23" W

L9 N 60°14'43" W

L10 N 53°46'59" W

L11 N 61°53'52" W

L12 N 51°21'56" W

L13 N 51°36'52" W

L14 N 48°22'22" W

L15 N 39°13'51" W

L16 N 15°56'22" W

L17 N 28°54'13" W

L18 N 44°07'47" W

L19 N 01°24'24" E

L20 | S 88°35'49" E |

POINT FOR

POINT FOR

— 25' LANDSCAPE &

SIDEWALK EASEMENT

VOL. 2022, PG. 562

- 25' LANDSCAPE &

ACCESS FASEMENT

CORNER

POINT FOR

POINT FOR

CORNER

ENGINEER Claymoore Engineering Contact: Mark Torres 3231 Harwood Road Bedford, TX 76021

Victory at Frontier South, LP Contact: Tony Ramji Dallas, TX 75219

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

COLLIN COUNTY

SCHOOL LAND SURVEY

- APPROXIMATE

LOCATION OF SURVEY

ABSTRACT LINE

ABSTRACT NO. 172

CALLED 23.991 ACRES

REMINGTON PRESTON, LLC

DOC. NO. 2023000071892

O.P.R.C.C.T.

COLEMAN STREET

85' RIGHT-OF-WAY

VOL. 2014, PG. 696

P.R.C.C.T.

LOT 4X

BLOCK X

SPENCER RICE SURVEY

ABSTRACT NO. 787

- CALLED 3.722 ACRES

TOWN OF PROSPER

DOC. NO. 20151223001600670

O.P.R.C.C.T.

LANDSCAPE EASEMENT

VOL. 2022, PG. 562

10' WATER EASEMEN

VOL. 2022, PG. 114

P.R.C.C.T.

WHEREAS: VICTORY AT FRONTIER SOUTH, LP. is the owner of a 7.930 acre tract of land out of the Spencer Rice Survey, Abstract Number 787, situated in the Town of Prosper, Collin County, Texas, and being all of a called 7.930 acre tract of land conveyed to Victory at Frontier South, LP by Special Warranty Deed with Vendor's Lien of record in Document Number 20180824001065580 of the Official Public Records of Collin County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2-inch iron rod found in the west line of Preston Road (Texas State Highway 289, right-of-way width varies), being the Southeast corner of Lot 1, Block A of Victory at Frontier, Lot 1, Block A, a subdivision of record in Volume 2021, Page 546 of the Plat Records of Collin County, Texas,

also being the most easterly northeast corner of said 7.930 acre tract; **THENCE**, along the west right-of-way line of Preston Road, being the common

- East line of said 7.930 acre tract, the following five (5) courses and distances: 1. S01°24'24"W, a distance of 160.30 feet to an 'X' cut found;
- 2. S04°40'02"W, a distance of 100.17 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
- 3. S01°19'04"W, a distance of 136.65 feet to a point for corner;
- 4. Along a non-tangent curve to the left, having a radius of 505.04 feet, a chord bearing of S05°39'43"W, a chord distance of 74.86 feet, a delta angle of 8°30'01", and an arc distance of 74.93 feet to a point for corner;
- 5. S01°23'34"W, a distance of 169.88 feet to a point for corner, being the most easterly northeast corner of Lot 1, Block A of Prosper United Methodist Church Addition, Lot 1, Block A, a subdivision of record in Volume 2022, Page 562 of said Plat Records, also being the southeast corner of said 7.930 acre tract:

THENCE, departing the west right-of-way line of Preston Road, along the northeast line of said Prosper United Methodist Church Addition, Lot 1, Block A, being the common southwest line of said 7.930 acre tract, along a creek, the following eighteen (18) courses and distances:

- 1. N68°26'59"W, a distance of 67.52 feet to a point for corner;
- 2. N44°47'36"W, a distance of 36.02 feet to a point for corner;
- 3. N72°37'11"W, a distance of 45.61 feet to a point for corner;

4. N45°00'26"W, a distance of 38.46 feet to a point for corner;

- 5. N29°04'28"W, a distance of 55.96 feet to a point for corner;
- 6. N21°45'04"W, a distance of 43.98 feet to a point for corner;
- 7. N39°20'23"W, a distance of 38.60 feet to a point for corner; 8. N78°37'23"W, a distance of 27.75 feet to a point for corner;
- 9. N60°14'43"W, a distance of 43.86 feet to a point for corner; 10. N53°46'59"W, a distance of 50.60 feet to a point for corner;
- 11. N61°53'52"W, a distance of 46.24 feet to a point for corner;
- 12. N51°21'56"W, a distance of 52.18 feet to a point for corner;
- 13. N51°36'52"W, a distance of 83.26 feet to a point for corner; 14. N48°22'22"W, a distance of 65.47 feet to a point for corner;
- 15. N39°13'51"W, a distance of 41.96 feet to a point for corner;
- 16. N15°56'22"W, a distance of 61.19 feet to a point for corner;
- 17. N28°54'13"W, a distance of 57.30 feet to a point for corner; 18. N44°07'47"W, a distance of 56.24 feet to a point for corner, being the

southeast corner of Lot 9, Block A of Victory at Frontier, Block A, Lots 3, 5, 8 & 9, a subdivision of record in Volume 2025, Page 889 of the Plat Records of Collin County, Texas, also being the southwest corner of said 7.930 acre tract;

THENCE, N01°21'08"E, departing the northeast line of said Prosper United Methodist Church Addition, Lot 1, Block A, along the most southerly east line of said Lot 9, being the common west line of said 7.930 acre tract, a distance of 284.91 feet to a 1/2 inch iron rod with a plastic cap stamped "BARTON CHAPA" found in the south line of Lot 3, Block A of said Victory at Frontier, Block A, Lots 3. 5. 8 & 9, being the northeast corner of said Lot 9, also being the northwest corner of 7.930 acre tract;

of said Victory at Frontier, Lot 1, Block A, being the common north line of said 7.930 acre tract, passing a 1/2 inch iron rod with a plastic cap stamped "BARTON CHAPA" found at a distance of 289.70 feet, and continuing for a total distance of 298.00 feet to a 5/8 inch iron rod with a plastic cap stamped "TRAVERSE LS PROP C" found, being the most northerly northeast corner of said 7.930 acre tract;

THENCE, S88°38'52"E, along the south line of said Lot 3, in part the south line

THENCE, along the irregular south line of said Victory at Frontier, Lot 1, Block A, being the common irregular north line of said 7.930 acre tract, the following two (2) courses and distances:

- 1. S34°55'47"E, passing a 1/2 inch iron rod with a plastic cap stamped "CBG" found at a distance of 49.06 feet, and continuing along said course for a total distance of 282.07 feet to a 5/8 inch iron rod found, being the most southerly southwest corner of said Victory at Frontier, Lot 1, Block A;
- 2. S88°36'03"E, a distance of 199.57 feet to the **POINT OF BEGINNING**, containing an area of 7.930 acres (345,443 square feet) of land, more or

CERTIFICATE OF APPROVAL

APPROVED on this the day of, 2025,
by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.
Town Secretary

Engineering Department

Development Services Department

PAGE 2 OF 2

CONVEYANCE PLAT VICTORY AT FRONTIER SOUTH

CASE NO. DEVAPP-25-0117

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

OWNER'S CERTIFICATE (CONTINUED)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VICTORY AT FRONTIER SOUTH, LP, acting herein by and through its

herein above described property as VICTORY AT FRONTIER SOUTH, BLOCK

A, LOTS 1-3, an addition to the Town of Prosper, and does hereby dedicate to

the public use forever, the streets and alleys shown hereon. **VICTORY AT**

- duly authorized officers, does hereby certify and adopt this plat designating the
- **FRONTIER SOUTH, 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 encumbrances.
 - 3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
 - 4. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
 - 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 use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
 - 7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any was endanger or interfere with the construction, maintenance, or efficiency of their respective systems in
 - 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 to 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 of plat and approved by the Town of Prosper.
 - 10. For lots adjacent to a Floodplain Only:
 - a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence within the natural drainage channels. The natural drainage channel

Floodway map revision may be required. This plat approved subject to all platting ordinances, rules, regulations and

plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA

crossing each lot is shown by the Floodway easement line as shown on the

WITNESS, my hand, this _	day of	, 2025.

OWNER: VICTORY AT FRONTIER SOUTH, LP

Tony Ramji, Authorized Agent

resolutions of the Town of Prosper, Texas.

STATE OF TEXAS COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ ____, 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.

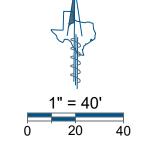
Notary Public in and for the State of Texas

JOB NUMBER 2508.072-03 DATE 11/05/2025 REVISION

DRAWN BY SURVEYING DJJ

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

TX Firm # 10194177



Eagle Surveying, LLC Contact: Richard Spicer, Jr. 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009

(817) 458-8973

2911 Turtle Creek Blvd. Suite: 700 (469) 707-9555

BOUNDARY CURVE TABLE

CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |

74.93' 8°30'01" S 05°39'43" W

MATCH LINE - SEE PAGE 1 OF 2

LOT 2

4.441 ACRES

193,462 SQ. FT

BLOCK A

VICTORY AT FRONTIER SOUTH, LP

DOC. NO. 20180824001065580

O.D.R.C.C.T.

VARIABLE WIDTH WATER FASEMENT

DOC. NO. 20200415000542150 O.P.R.C.C.T.

15' SANITARY SEWER EASEMENT

O.P.R.C.C.T.

DRAINAGE CHANNEL

EASEMENT

VOL. 625, PG. 24

D.R.C.C.T.

DRNER

POINT FOR

CORNER

DOC. NO. 20130719001011960