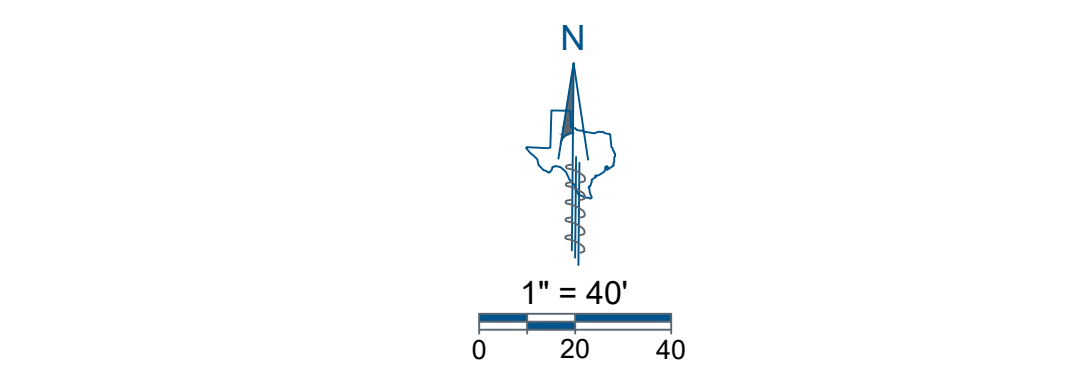


- GENERAL NOTES**
- FLOOD NOTE:** This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J. No 100-year floodplain exists on this site.
 - NOTICE:** Selling 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 final plat a lot created by a conveyance plat of record, and to dedicate easements for site development.
 - The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AITerra 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.

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. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "Homeowners" 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.

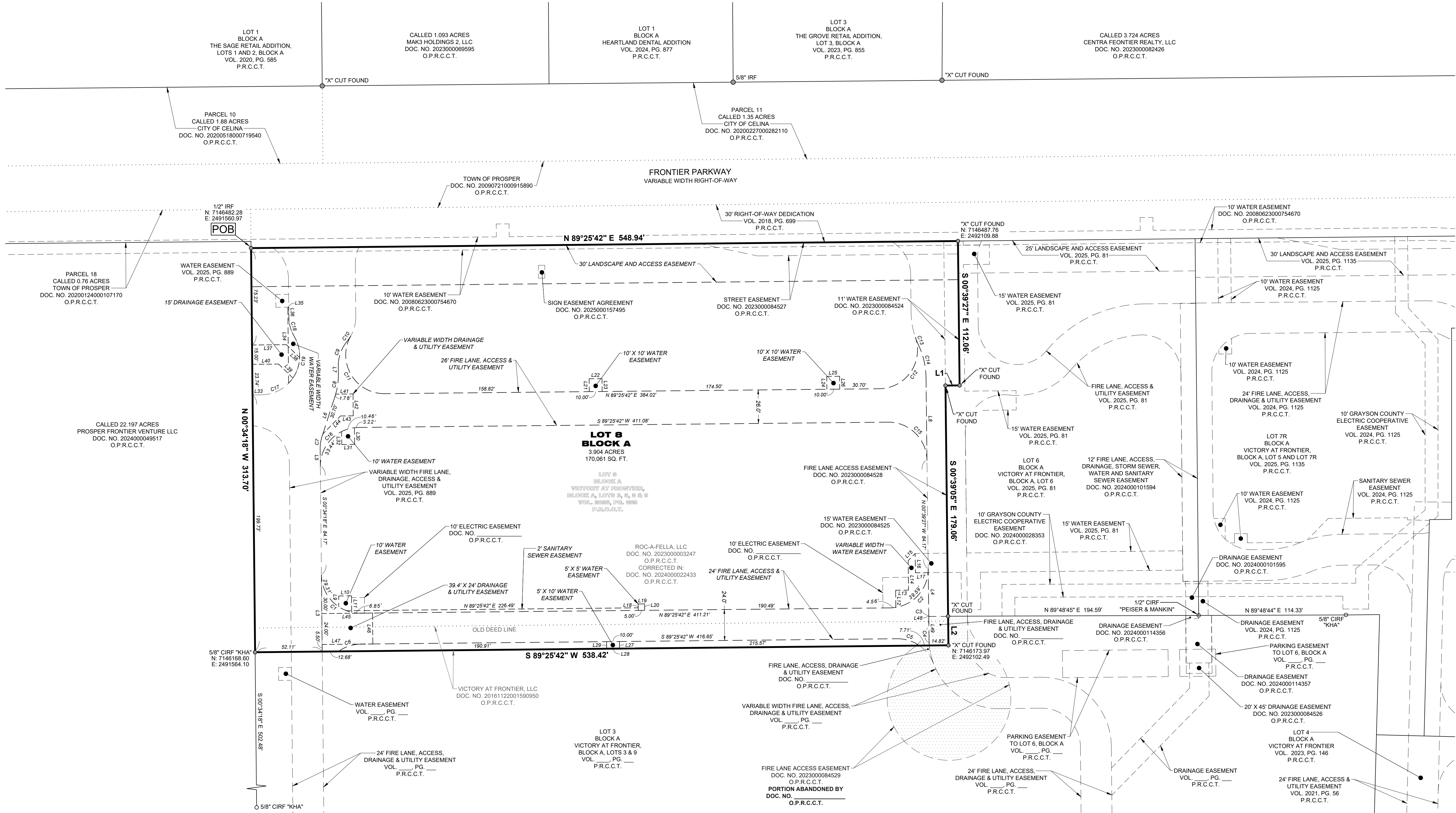
FIRE LANE EASEMENT: The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, 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.

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.



LEGEND

POB = POINT OF BEGINNING	DOC. NO. = DOCUMENT NUMBER
VOL. = VOLUME	DISTANCE = EASEMENT TIE (ITALICIZED)
PG. = PAGE	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	



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°20'55" W	10.97'
L2	S 00°39'19" E	22.57'
L3	N 00°34'18" W	59.50'
L4	S 00°39'27" E	36.23'
L5	N 00°34'18" W	13.79'
L6	N 17°55'10" E	32.71'
L7	N 00°34'18" W	6.19'
L8	S 00°39'27" E	64.46'
L9	N 00°34'18" W	8.38'
L10	N 89°25'42" E	10.00'
L11	S 00°34'18" E	12.74'
L12	N 00°35'16" W	13.28'
L13	N 89°24'44" E	10.00'
L14	N 00°35'16" W	22.93'
L15	N 44°25'42" E	7.74'
L16	S 00°39'05" E	15.00'

LINE TABLE

LINE	BEARING	DISTANCE
L17	N 89°25'42" E	9.83'
L18	N 00°34'18" W	5.00'
L19	N 89°25'42" E	5.00'
L20	S 00°34'18" E	5.00'
L21	N 00°34'18" W	10.00'
L22	N 89°25'42" E	10.00'
L23	S 00°34'18" E	10.00'
L24	N 00°34'18" W	10.00'
L25	N 89°25'42" E	10.00'
L26	S 00°34'18" E	10.00'
L27	S 00°34'18" E	5.00'
L28	N 89°25'42" W	10.00'
L29	N 00°34'18" W	5.00'
L30	S 00°34'18" E	12.93'
L31	N 89°25'42" W	10.00'
L32	N 00°34'18" W	10.04'

LINE TABLE

LINE	BEARING	DISTANCE
L33	N 89°25'42" E	6.91'
L34	N 00°34'18" W	59.05'
L35	N 89°25'42" E	0.71'
L36	S 00°34'18" E	7.71'
L37	N 89°25'42" E	26.71'
L38	S 45°34'18" E	14.38'
L39	N 45°34'18" W	15.52'
L40	S 89°25'42" W	20.50'
L41	S 89°25'42" W	13.49'
L42	S 00°34'18" E	16.98'
L43	S 89°25'42" W	9.93'
L44	S 44°25'42" W	19.57'
L45	N 89°25'42" E	39.40'
L46	S 00°34'18" E	24.00'
L47	S 89°25'42" W	39.40'
L48	S 03°39'23" E	0.23'
L49	S 00°37'21" E	17.98'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.12'	90°00'00"	S 45°34'18" E	42.43'
C2	30.00'	47.17'	90°05'09"	N 44°23'07" E	42.46'
C3	30.00'	0.65'	1°14'03"	S 01°45'00" E	0.65'
C4	54.00'	4.46'	4°43'46"	S 02°59'14" E	4.46'
C5	30.00'	18.46'	35°14'51"	N 72°56'52" W	18.17'
C6	30.00'	18.46'	35°14'51"	S 71°48'16" W	18.17'
C7	30.00'	9.68'	18°29'28"	N 08°40'28" E	9.64'
C8	54.00'	17.43'	18°29'28"	N 08°40'28" E	17.35'
C9	30.00'	20.91'	39°56'40"	N 19°24'02" E	20.49'
C10	30.00'	5.11'	9°45'39"	N 34°29'33" E	5.10'
C11	30.00'	62.93'	120°11'01"	S 30°28'47" E	52.01'
C12	30.00'	56.85'	108°34'43"	N 35°08'20" E	48.72'
C13	60.00'	6.53'	6°13'57"	S 22°16'00" E	6.52'
C14	60.00'	25.80'	24°38'08"	S 13°04'03" E	25.60'
C15	30.00'	47.08'	89°54'51"	N 45°36'52" W	42.39'
C16	30.00'	47.12'	90°00'00"	S 44°25'42" W	42.43'
C17	30.00'	23.53'	44°56'23"	N 66°57'30" E	22.93'
C18	30.00'	15.77'	30°06'56"	S 15°37'46" E	15.59'
C19	30.00'	39.36'	75°10'33"	S 06°54'02" W	36.60'

CASE NO. DEVAPP-25-0108
FINAL PLAT
VICTORY AT FRONTIER
BLOCK A, LOT 8
 3.918 ACRES

BEING A FINAL PLAT OF LOT 8, BLOCK A, VICTORY AT FRONTIER, BLOCK A, LOTS 3, 5, 8 & 9, RECORDED IN VOL. 2025, PG. 889 - P.R.C.C.T. SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS PREPARATION DATE: MARCH 16, 2026

JOB NUMBER 2504.052
 DATE 12/02/2025
 REVISION 03/16/2026
 DRAWN BY DJJ

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ENGINEER
 Claymore Engineering
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 3231 Hanwood Road
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OWNER
 Victory at Frontier LLC
 Contact: Tony Ramji
 211 W. Frontier Parkway
 Prosper, TX 75078
 (469) 213-7833

OWNER
 Roc-A-Fella, LLC
 Contact: Tony Ramji
 211 W. Frontier Parkway
 Prosper, TX 75078
 (469) 213-7833

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, **VICTORY AT FRONTIER, LLC** and **ROC-A-FELLA, LLC**, are the owners of a 3.918 acre tract of land out of the Spencer Rice Survey, Abstract Number 787, situated in the Town of Prosper, Collin County, Texas, being all of Lot 8, 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, and being a portion of a tract of land conveyed to Roc-A-Fella, Inc. by deed of record in Document Number 2023000003247 of the Official Public Records of Collin County, Texas, and corrected in in Document Number 2024000022433 of said Official Public Records, also being a portion of a tract of land conveyed to Victory at Frontier, LLC by deed of record in Document Number 20161122001590950 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found in the South right-of-way line of Frontier Parkway (right-of-way varies), being the Southwest corner of that certain 30' wide right-of-way dedication of record in Lots 1, 2, and 3, Block A, Victory at Frontier, a subdivision of record in Volume 2018, Page 699 of said Plat Records, being the Northwest corner of said Lot 8, also being in the East line of a called 22.197 acre tract of land conveyed to Prosper Frontier Venture LLC by deed of record in Document Number 2024000049517 of said Official Public Records;

THENCE, N89°25'42"E, leaving the East line of said 22.197 acre tract, along the South right-of-way line of Frontier Parkway, being the common North line of said Lot 8, a distance of 548.94 feet to an X-cut found at the Northwest corner of Lot 6, Block A of Victory at Frontier, Block A, Lot 6, a subdivision of record in Volume 2025, Page 81 of said Plat Records, being the most Easterly Northeast corner of said Lot 8;

THENCE, leaving the South right-of-way line of Frontier Parkway, in part, along the West line of said Lot 6 and in part, being the common East line of said Lot 8, the following three (3) courses and distances:

1. S00°39'27"E, a distance of 112.06 feet to an X-cut found;
2. S89°20'55"W, a distance of 10.97 feet to an X-cut found;
3. S00°39'05"E, a distance of 179.06 feet to an X-cut found, being the Southwest corner of said Lot 6, also being the most Northerly Northwest corner of Lot 3, Block A of said Victory at Frontier, Block A, Lots 3, 5, 8 & 9;

THENCE, along a common line between said Lot 3 and said Lot 8, the following two (2) courses and distances:

1. S00°39'19"E, a distance of 22.57 feet to an X-cut found for the Southeast corner of said Lot 8;
2. S89°25'42"W, a distance of 538.41 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found in the East line of said 22.197 acre tract, being the Northwest corner of said Lot 3, also being the Southwest corner of said Lot 8

THENCE, N00°34'18"W, along the East line of said 22.197 acre tract and the common West line of said Lot 8, a distance of 313.70 feet to the **POINT OF BEGINNING** and containing an area of 3.904 Acres, or (170,061 Square Feet) of land, more or less.

OWNER'S CERTIFICATE (CONTINUED)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **VICTORY AT FRONTIER, LLC** and **ROC-A-FELLA, LLC**, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **VICTORY AT FRONTIER, BLOCK A, LOT 8**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **VICTORY AT FRONTIER, LLC** and **ROC-A-FELLA, LLC** do 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 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 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, 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.

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 _____, 20__.

OWNER: **VICTORY AT FRONTIER, LLC**

BY: _____
 Authorized Signature

 Printed Name and Title

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 OFFICE this ____ day of _____, 20__.

 Notary Public in and for the State of Texas

WITNESS, my hand, this the _____ day of _____, 20__.

OWNER: **ROC-A-FELLA, LLC**

BY: _____
 Authorized Signature

 Printed Name and Title

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 OFFICE this ____ day of _____, 20__.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

Known All Men By These Presents

That 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, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this _____ day of _____, 20__.

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 _____, 20__.

 Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 20__ by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.

 Town Secretary

 Engineering Department

 Development Services Department

CASE NO. DEVAPP-25-0108
FINAL PLAT
VICTORY AT FRONTIER
BLOCK A, LOT 8
 3.918 ACRES

BEING A FINAL PLAT OF LOT 8, BLOCK A, VICTORY AT FRONTIER, BLOCK A, LOTS 3, 5, 8 & 9, RECORDED IN VOL. 2025, PG. 889 - P.R.C.C.T. SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: MARCH 16, 2026

JOB NUMBER 2504.052	 <p>Eagle Surveying, LLC 222 South Elm Street Suite 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177</p>
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