

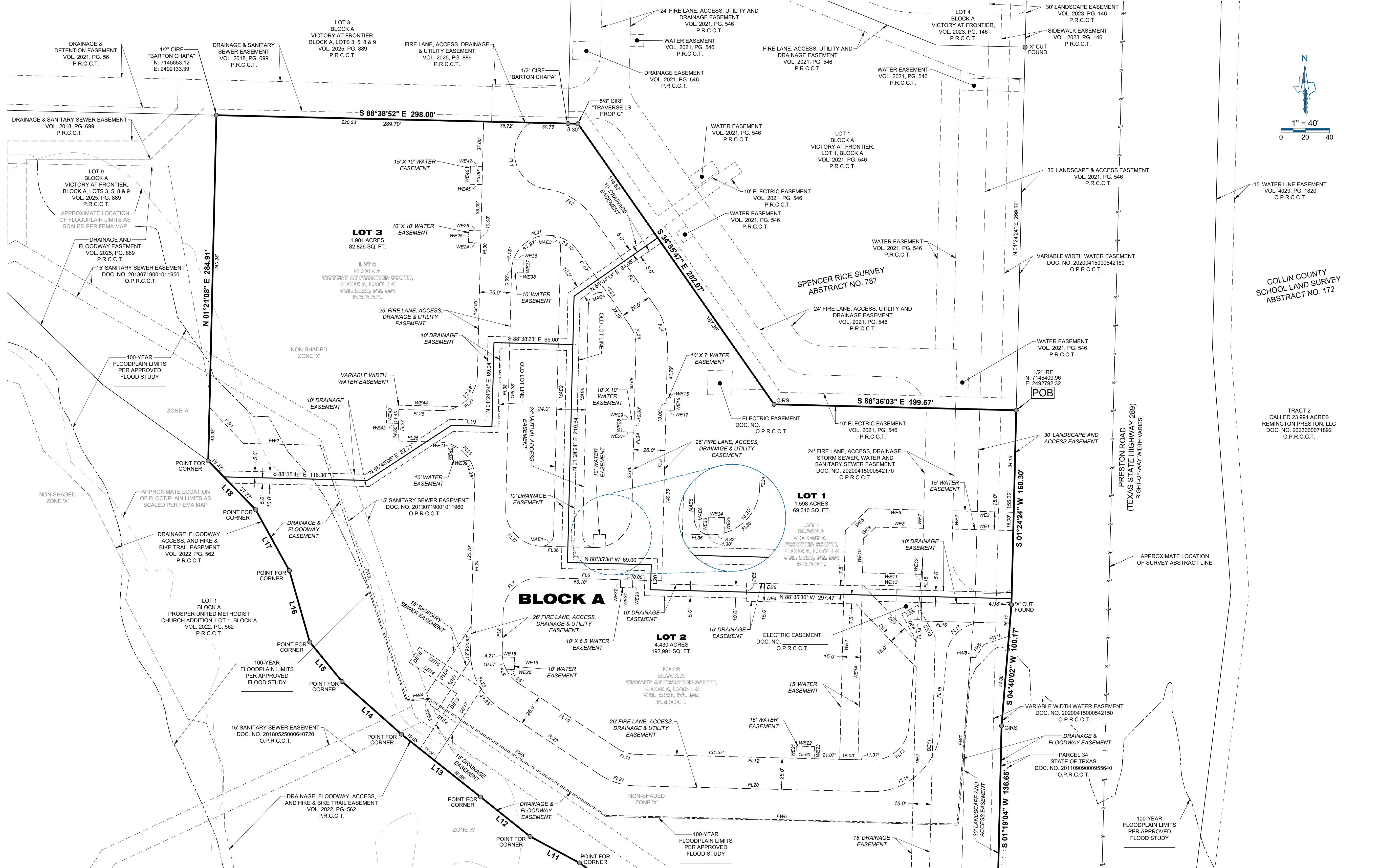
- GENERAL NOTES**
- FLOOD NOTE:** This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J, and revised under Letter of Map Revision (LOMR) \_\_\_\_\_, dated \_\_\_\_\_.
  - 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 two lots created by a conveyance plat of record, and to dedicate easements necessary for the development of Lots 1 and 2.
  - 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 therein 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.

**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 hereof shall be borne by the "homeowner" associated 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.

**DRAINAGE AND FLOODWAY EASEMENT:** 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 Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and 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 natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structures, structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line to or shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.



JOB NUMBER  
2508.072-03

DATE  
11/05/2025

REVISION  
03/16/2026

DRAWN BY  
DJJ

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

**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	

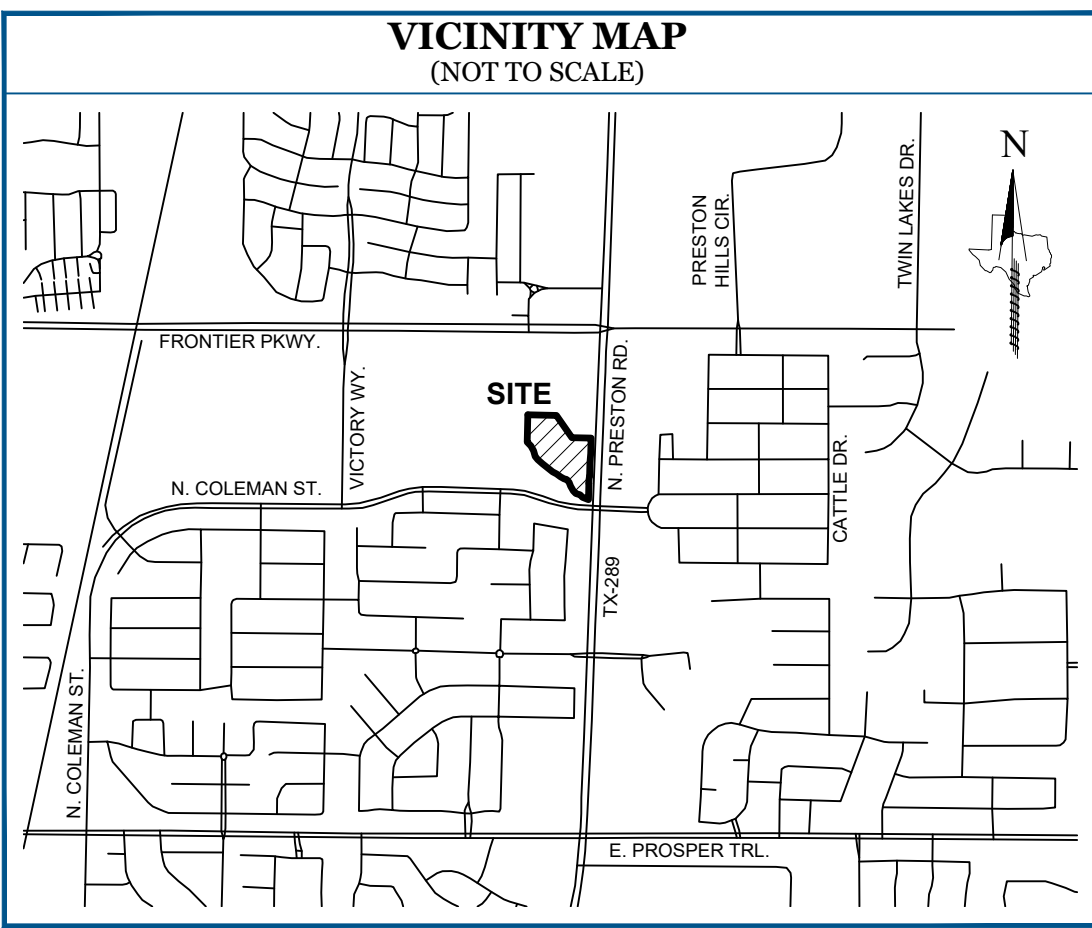
**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Richard Spicer, Jr.  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymore Engineering  
Contact: Mark Torres  
3231 Harwood Road  
Bedford, TX 75219  
(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-25-0105  
REVISED CONVEYANCE PLAT  
**VICTORY AT FRONTIER SOUTH**  
BLOCK A, LOT 3  
AND  
FINAL PLAT  
**VICTORY AT FRONTIER SOUTH**  
BLOCK A, LOTS 1 & 2  
7.930 ACRES

BEING A FINAL PLAT OF LOTS 1 & 2, BLOCK A VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3 AND A REVISED CONVEYANCE PLAT OF LOT 3, BLOCK A VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3 RECORDED IN VOLUME 2026, PAGE 204, 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



**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, and revised under Letter of Map Revision (LOMR) \_\_\_\_\_, dated \_\_\_\_\_.
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**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, 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 \_\_\_\_\_

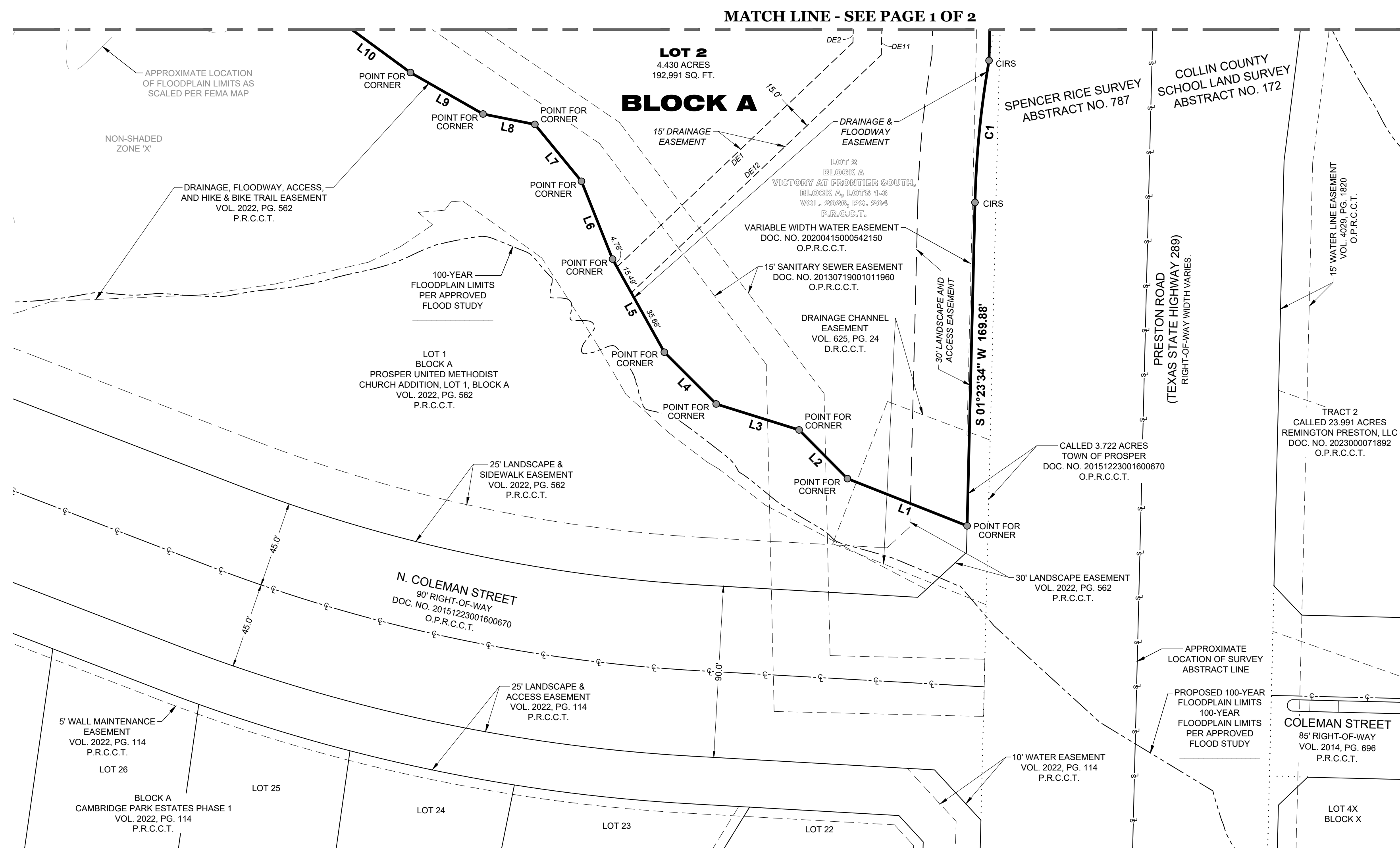
**LEGEND**

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 CIR = 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET

DOC. NO. = DOCUMENT NUMBER  
 DISTANCE = EASEMENT TIE (ITALICIZED)  
 D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS  
 P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

JOB NUMBER 2508.072-03  
 DATE 11/05/2025  
 REVISION 03/16/2026  
 DRAWN BY DJJ

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 940.222.3009  
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BOUNDARY LINE TABLE			FIRE LANE ESMT. LINE TABLE			WATER ESMT. LINE TABLE			DRAINAGE ESMT. LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 68°26'59" W	67.52'	FL3	S 34°55'47" E	89.67'	WE1	N 88°34'55" W	50.00'	DE1	N 46°24'24" E	171.02'
L2	N 44°47'36" W	36.02'	FL5	S 01°24'24" W	192.55'	WE2	N 01°24'24" E	15.00'	DE2	N 01°24'24" E	175.19'
L3	N 72°37'11" W	45.61'	FL6	N 88°35'36" W	100.00'	WE3	S 88°34'55" E	50.00'	DE3	N 43°35'36" W	72.39'
L4	N 45°00'26" W	38.46'	FL8	S 01°24'24" W	31.88'	WE4	N 01°24'24" E	188.39'	DE4	N 88°35'36" W	90.20'
L5	N 29°04'28" W	55.96'	FL10	S 66°32'35" E	97.38'	WE5	N 46°24'24" E	26.40'	DE5	N 01°24'24" E	15.00'
L6	N 21°45'04" W	43.98'	FL12	S 88°35'36" E	194.01'	WE6	S 88°34'55" E	45.62'	DE6	S 88°35'36" E	96.42'
L7	N 39°20'23" W	38.60'	FL14	N 04°40'02" E	140.02'	WE7	S 01°24'24" W	15.00'	DE7	S 43°35'36" E	63.61'
L8	N 78°37'23" W	27.75'	FL15	S 01°24'24" W	52.53'	WE8	N 88°34'55" W	39.41'	DE8	N 28°35'36" W	28.10'
L9	N 60°14'43" W	43.86'	FL16	S 88°35'36" E	51.39'	WE9	S 46°24'24" W	13.97'	DE9	N 61°24'24" E	15.00'
L10	N 53°46'59" W	50.60'	FL18	S 04°40'02" W	60.54'	WE10	S 01°24'24" W	28.09'	DE10	S 28°35'36" E	30.12'
L11	N 61°53'52" W	46.24'	FL20	N 88°35'36" W	194.01'	WE11	S 88°35'36" E	48.49'	DE11	S 01°24'24" W	206.64'
L12	N 51°21'56" W	52.18'	FL22	N 56°32'35" W	97.38'	WE12	S 04°40'02" W	10.02'	DE12	S 46°24'24" W	181.12'
L13	N 51°36'52" W	83.26'	FL24	N 01°24'24" E	141.61'	WE13	N 88°35'36" W	47.92'	DE13	N 33°27'25" E	54.74'
L14	N 48°22'22" W	65.47'	FL26	N 88°35'49" W	33.98'	WE14	S 01°24'24" W	144.09'	DE14	N 56°32'35" W	46.65'
L15	N 39°13'51" W	41.96'	FL27	N 01°24'11" E	26.00'	WE15	S 88°35'36" E	7.00'	DE15	N 33°27'25" E	15.00'
L16	N 15°56'22" W	61.19'	FL28	S 88°35'49" E	33.99'	WE16	S 01°24'24" W	10.00'	DE16	S 56°32'35" E	61.65'
L17	N 28°54'13" W	57.30'	FL30	N 01°24'24" E	209.02'	WE17	N 88°35'36" W	7.00'	DE17	S 33°27'25" W	71.04'
L18	N 44°07'47" W	56.24'	FL32	S 34°55'47" E	74.26'	WE18	S 88°38'52" E	10.08'			
L19	S 88°35'49" E	33.43'	FL34	S 01°24'24" W	136.55'	WE19	S 01°21'08" W	10.00'			
L20	N 01°24'24" E	20.69'	FL36	N 88°35'36" W	44.00'	WE20	N 88°38'52" W	6.82'			
			FL38	N 01°24'24" E	196.36'	WE21	N 01°24'24" E	10.00'			
						WE22	S 88°35'36" E	15.00'			
						WE23	S 01°24'24" W	10.00'			
						WE24	N 88°35'36" W	10.00'			
						WE25	N 01°24'24" E	10.00'			
						WE26	S 88°35'36" E	10.00'			
						WE27	N 88°35'36" W	10.00'			
						WE28	N 01°24'24" E	10.00'			
						WE29	S 88°35'36" E	10.00'			
						WE30	S 01°24'24" W	6.50'			
						WE31	N 88°35'36" W	10.00'			
						WE32	N 01°24'24" E	6.50'			
						WE33	N 01°24'24" E	10.85'			
						WE34	S 88°35'36" E	10.00'			
						WE35	S 01°24'24" W	9.56'			
						WE36	S 88°35'36" E	8.61'			
						WE37	S 01°24'24" W	10.00'			
						WE38	N 88°35'36" W	10.00'			
						WE39	N 88°35'49" W	14.57'			
						WE40	N 01°24'11" E	10.00'			
						WE41	S 88°35'49" E	4.63'			
						WE42	N 88°35'49" W	10.00'			
						WE43	N 01°24'11" E	15.00'			
						WE44	S 88°35'49" E	58.23'			
						WE45	N 88°35'36" W	10.00'			
						WE46	N 01°24'24" E	15.00'			
						WE47	S 88°35'36" E	10.00'			

BOUNDARY CURVE TABLE			FIRE LANE ESMT. CURVE TABLE		
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	505.04'	74.93'	8°30'01"	N 05°39'43" E	74.98'
FL1	30.00'	72.59'	138°38'32"	N 13°09'23" W	58.13'
FL2	56.00'	46.47'	47°32'51"	N 58°42'13" W	45.15'
FL4	56.00'	35.51'	36°20'11"	N 16°45'42" W	34.92'
FL7	30.00'	47.12'	90°00'00"	N 46°24'24" E	42.43'
FL11	30.00'	30.34'	57°56'59"	N 27°34'06" W	29.07'
FL13	30.00'	45.42'	86°44'22"	S 46°02'13" W	16.56'
FL17	30.00'	45.42'	86°44'22"	N 48°02'13" E	41.20'
FL19	56.00'	84.78'	86°44'22"	N 48°02'13" E	76.91'
FL21	56.00'	31.33'	32°03'01"	S 72°34'06" E	30.92'
FL23	56.00'	56.64'	57°56'59"	S 27°34'06" E	54.26'
FL25	30.00'	47.13'	90°00'13"	S 43°35'43" E	42.43'
FL29	30.00'	47.12'	89°59'47"	S 46°24'17" W	42.43'
FL31	30.00'	75.22'	143°39'49"	S 73°14'18" W	57.01'
FL33	30.00'	19.03'	36°20'11"	N 16°45'42" W	18.71'
FL35	30.00'	47.12'	90°00'00"	N 46°24'24" E	42.43'
FL37	30.00'	47.12'	90°00'00"	S 43°35'36" E	42.43'

FLOODWAY ESMT. LINE TABLE			MUTUAL ACCESS ESMT. CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FW1	S 43°31'04" E	40.73'	MAE1	10.00'	15.71'	90°00'00"	S 46°24'24" W	14.14'
FW2	S 88°35'49" E	63.30'	MAE3	10.00'	15.71'	90°00'00"	S 43°35'36" E	14.14'
FW3	S 18°48'45" E	221.49'	MAE4	10.00'	25.07'	143°39'49"	N 73°14'18" E	19.00'
FW4	N 86°36'09" E	18.24'	MAE6	10.00'	15.71'	90°00'00"	N 43°35'36" W	14.14'
FW5	S 56°32'35" E	175.01'						
FW6	S 88°35'36" E	288.94'						
FW7	N 04°40'02" E	137.83'						
FW8	S 85°19'58" E	3.96'						
FW9	N 32°46'16" E	12.98'						
FW10	N 71°47'15" E	21.63'						

**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 \_\_\_\_\_

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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 Lots 1, 2 and 3, Block A of Victory at Frontier South, Block A, Lots 1-3, a subdivision of record in Volume 2026, Page 204 of the Plat Records of Collin County, Texas, and 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 said Plat Records, also being the northeast corner of Lot 1 of said Victory at Frontier South, Block A, Lots 1-3;

**THENCE**, S01°24'24"W, along the west right-of-way line of Preston Road, being the common east line of Lot 1 of said Victory at Frontier South, Block A, Lots 1-3, in part the common east line of said Lot 2, a distance of 160.30 feet to an 'X' cut found;

**THENCE**, along the west right-of-way line of Preston Road, being the common east line of said Lot 2, the following four (4) courses and distances:

- 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;
- S01°19'04"W, a distance of 136.65 feet to a point for corner;
- 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;
- 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 Lot 2;

**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 Lot 2, in part the common southwest line of Lot 3 of said Victory at Frontier South, Block A, Lots 1-3, along a creek, the following eighteen (18) courses and distances:

- N68°26'59"W, a distance of 67.52 feet to a point for corner;
- N44°47'36"W, a distance of 36.02 feet to a point for corner;
- N72°37'11"W, a distance of 45.61 feet to a point for corner;
- N45°00'26"W, a distance of 38.46 feet to a point for corner;
- N29°04'28"W, a distance of 55.96 feet to a point for corner;
- N21°45'04"W, a distance of 43.98 feet to a point for corner;
- N39°20'23"W, a distance of 38.60 feet to a point for corner;
- N78°37'23"W, a distance of 27.75 feet to a point for corner;
- N60°14'43"W, a distance of 43.86 feet to a point for corner;
- N53°46'59"W, a distance of 50.60 feet to a point for corner;
- N61°53'52"W, a distance of 46.24 feet to a point for corner;
- N51°21'56"W, a distance of 52.18 feet to a point for corner;
- N51°36'52"W, a distance of 83.26 feet to a point for corner;
- N48°22'22"W, a distance of 65.47 feet to a point for corner;
- N39°13'51"W, a distance of 41.96 feet to a point for corner;
- N15°56'22"W, a distance of 61.19 feet to a point for corner;
- N28°54'13"W, a distance of 57.30 feet to a point for corner;
- 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 said Plat Records, also being the southwest corner of Lot 3 of said Victory at Frontier South, Block A, Lots 1-3;

**THENCE**, N01°21'08"E, departing the northeast line of said Prosper United Methodist Church Addition, Lot 1, Block A, along the east line of said Lot 9, being the common west line of said Lot 3, 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 Lot 3 of said Victory at Frontier South, Block A, Lots 1-3;

**THENCE**, S88°38'52"E, along the south line of Lot 3 of said Victory at Frontier, Block A, Lots 3, 5, 8 & 9, in part the south line of said Victory at Frontier, Lot 1, Block A, being the common north line of Lot 3 of said Victory at Frontier South, Block A, Lots 1-3, 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 Lot 3 of said Victory at Frontier South, Block A, Lots 1-3;

**THENCE**, along the irregular south line of said Victory at Frontier, Lot 1, Block A, being the common irregular north line of Lot 3 of said Victory at Frontier South, Block A, Lots 1-3, in part the common irregular north line of Lot 1 of said Victory at Frontier South, Block A, Lots 1-3, the following two (2) courses and distances:

- 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;
- 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 less.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER: **VICTORY AT FRONTIER SOUTH, LP**

BY: \_\_\_\_\_  
 Tony Ramji, Authorized Agent

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **TONY RAMJI**, 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 \_\_\_\_\_

CASE NO. DEVAPP-25-0105  
**REVISED CONVEYANCE PLAT**  
**VICTORY AT FRONTIER SOUTH**  
 BLOCK A, LOT 3  
 AND  
**FINAL PLAT**  
**VICTORY AT FRONTIER SOUTH**  
 BLOCK A, LOTS 1 & 2  
 7.930 ACRES

BEING A FINAL PLAT OF LOTS 1 & 2, BLOCK A VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3 AND A REVISED CONVEYANCE PLAT OF LOT 3, BLOCK A VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3 RECORDED IN VOLUME 2026, PAGE 204, 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