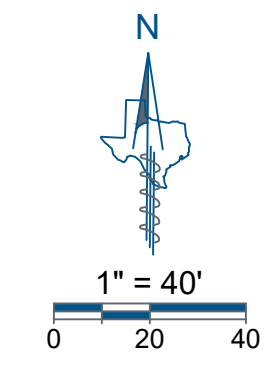
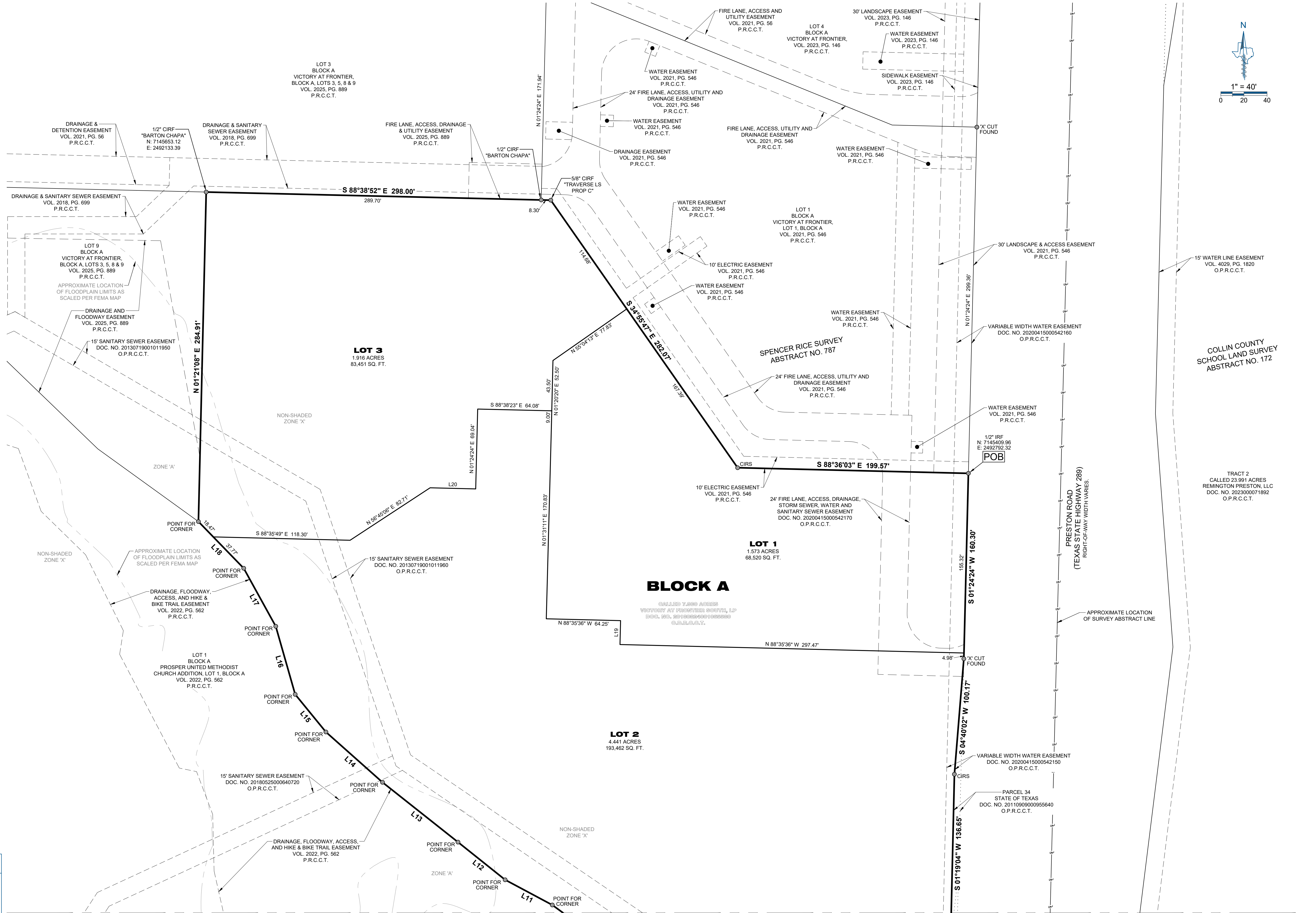


- GENERAL NOTES**
- FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J.
 - NOTICE: Selling a portion of this addition by metes 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	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
 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 76021
 (817) 458-8973

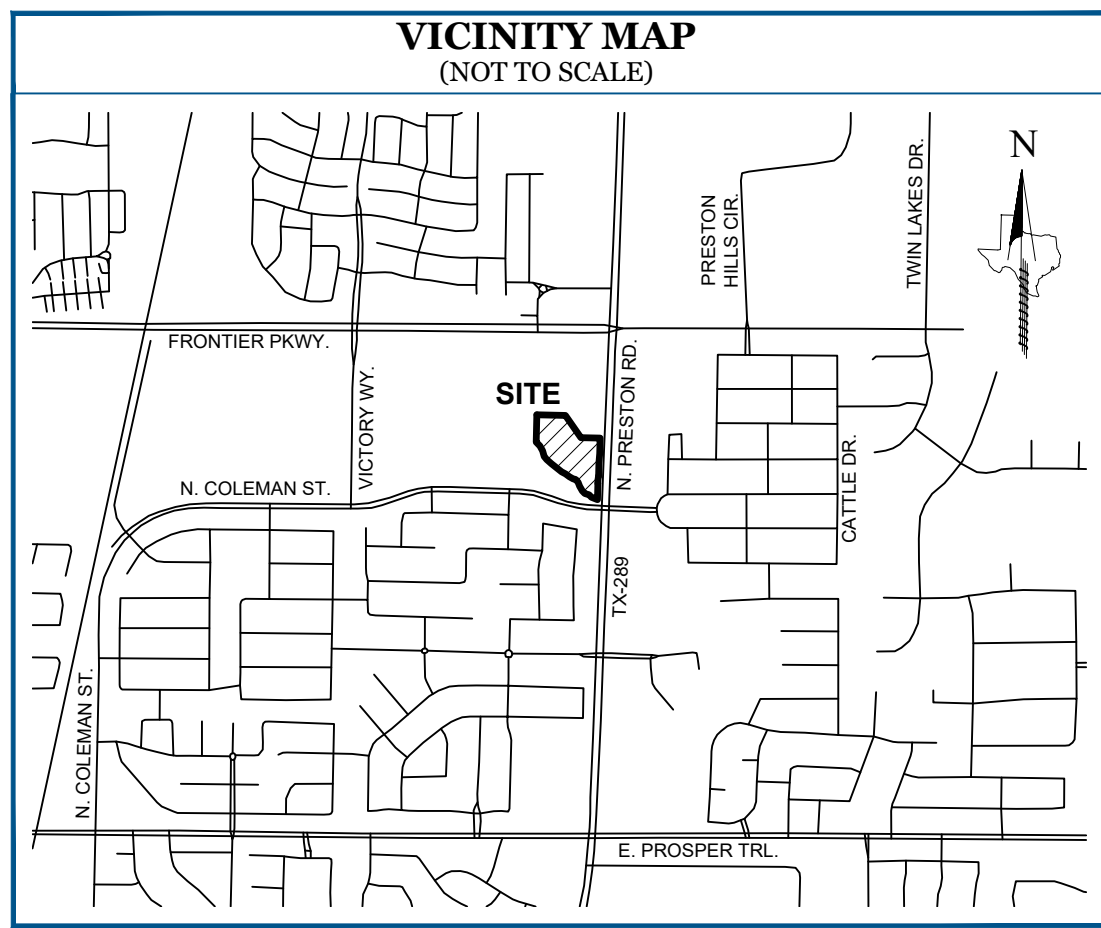
OWNER
 Victory at Frontier South, LP
 Contact: Tony Ramji
 2911 Turtle Creek Blvd, Suite: 700
 Dallas, TX 75219
 (469) 707-9555



P&Z Approved
 12/2/2025

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



- 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.
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 - 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.

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 _____, 2025

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

POB = POINT OF BEGINNING	DOC. NO. = DOCUMENT NUMBER
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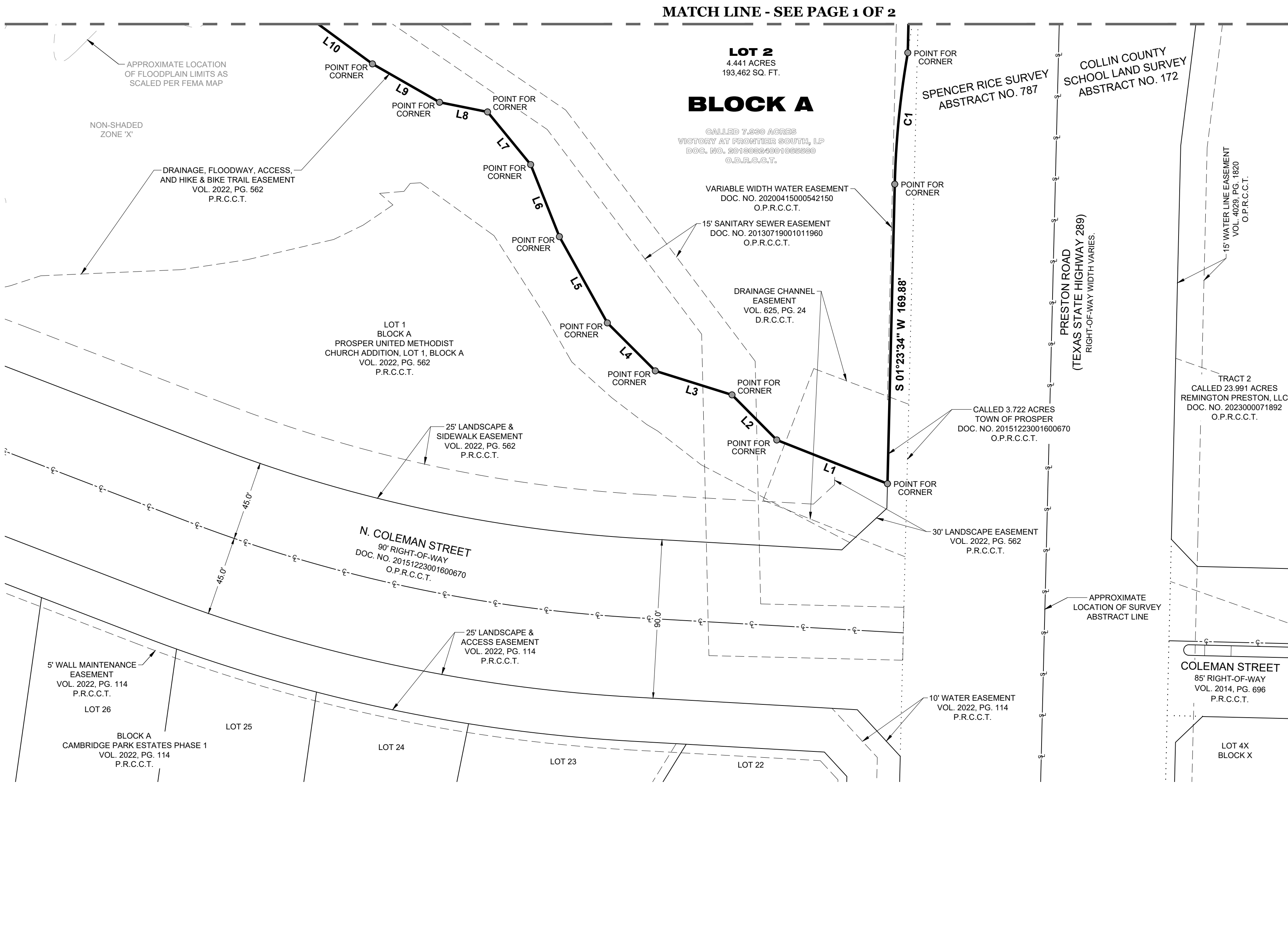
JOB NUMBER
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DATE
11/05/2025

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



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°26'59" W	67.52'
L2	N 44°47'36" W	36.02'
L3	N 72°37'11" W	45.61'
L4	N 45°00'26" W	38.48'
L5	N 29°04'28" W	55.96'
L6	N 21°45'04" W	43.98'
L7	N 39°20'23" W	38.60'
L8	N 78°37'23" W	27.75'
L9	N 60°14'43" W	43.86'
L10	N 53°46'59" W	50.60'
L11	N 61°53'52" W	46.24'
L12	N 51°21'56" W	52.18'
L13	N 51°36'52" W	83.20'
L14	N 48°22'22" W	65.47'
L15	N 39°13'51" W	41.96'
L16	N 15°56'22" W	61.19'
L17	N 28°54'13" W	57.30'
L18	N 44°07'47" W	56.24'
L19	N 01°24'24" E	20.69'
L20	S 88°35'49" E	39.43'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	505.04'	74.93'	8°30'01"	S 05°39'43" W	74.86'

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

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 the Town of Prosper, 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:

- S01°24'24"W, a distance of 160.30 feet to an "X" cut found;
- 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 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:

- 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 83.20 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 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;

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

- 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.

OWNER'S CERTIFICATE (CONTINUED)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **VICTORY AT FRONTIER SOUTH, LP**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the 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 FRONTIER SOUTH, LP**, does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debts, liens, and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- 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.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- 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.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- For lots adjacent to a Floodplain Only:
 - 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 assist 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 of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

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

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 _____ 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

CERTIFICATE OF APPROVAL

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

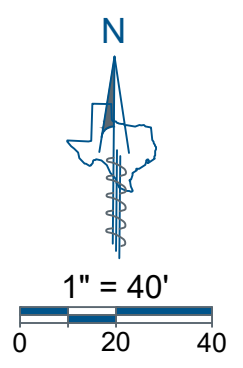
Town Secretary _____

Engineering Department _____

Development Services Department _____

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



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Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite 200
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Contact: Mark Torres
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