

SURVEYOR'S NOTES:

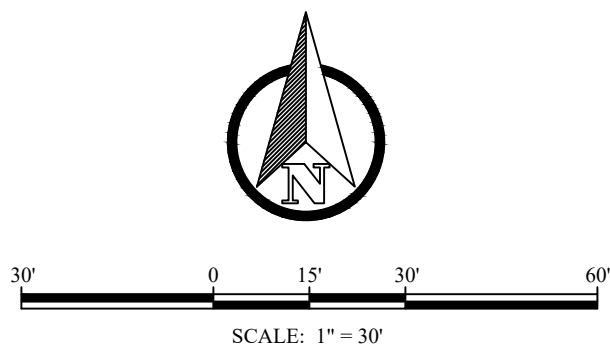
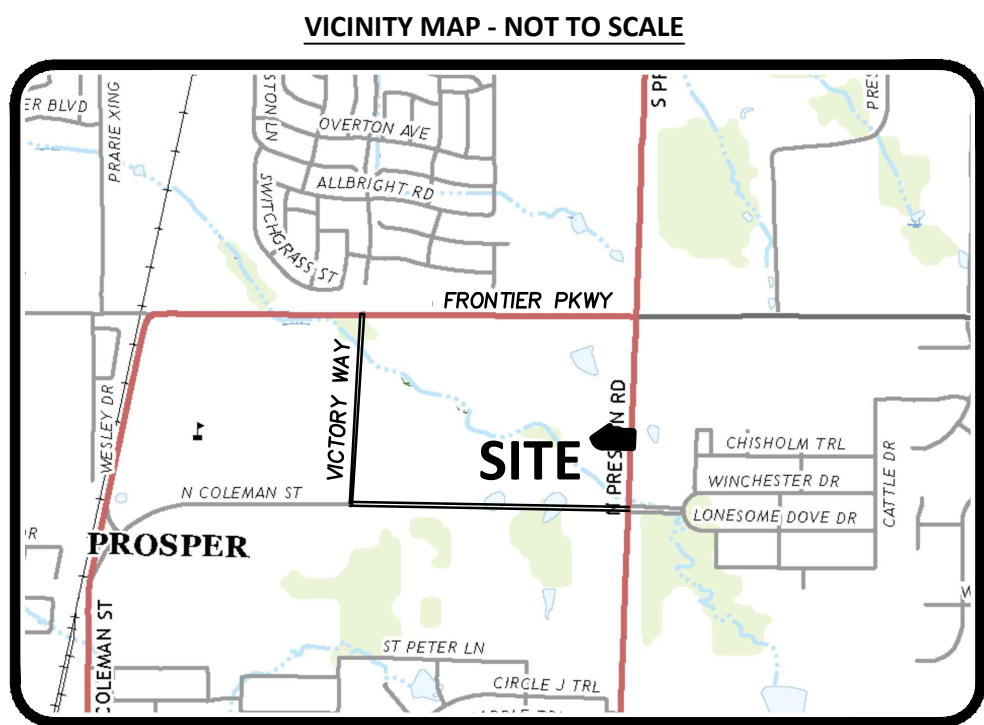
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), with a combined scale factor of 1.00015271.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0235J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

LEGEND OF ABBREVIATIONS

- 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
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

Line Data Table		
Line #	Distance	Bearing
L1	5.29'	N88°35'36"W
L2	7.48'	N01°24'24"E
L3	5.00'	N88°35'36"W
L4	7.48'	S01°24'24"W
L5	10.00'	N01°24'24"E
L6	10.00'	N88°35'36"W
L7	10.00'	S01°24'24"W
L8	15.00'	S88°35'36"E
L9	12.71'	S00°49'48"W
L10	10.11'	N89°10'12"W
L11	7.50'	N65°30'25"E
L12	5.00'	S24°29'35"E
L13	7.50'	S65°30'25"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	15.39'	30.00'	029°23'02"	N76°42'53"E	15.22'
C2	47.12'	30.00'	090°00'00"	S43°35'36"E	42.43'
C3	5.03'	30.08'	009°34'48"	N03°23'31"W	5.02'
C4	47.12'	30.00'	090°00'00"	N46°24'24"E	42.43'
C5	85.03'	76.00'	064°06'01"	S56°32'35"E	80.66'



STATE OF TEXAS §
COUNTY OF TARRANT §
This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have plated the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

John H. Barton III, RPLS #6737

STATE OF TEXAS §
COUNTY OF §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS VICTORY AT FRONTIER SOUTH, LLC is the owner of a tract situated in the S. Rice Survey, Abstract No. 787, Town of Prosper, Collin County, Texas, being part of the tract described in the deed to Victory at Frontier South, LP, recorded in document number 20180824001065580, Official Public Records, Collin County, Texas, the subject tract being more particularly described as follows:

BEGINNING at 5/8 inch rebar found at the northeast corner of said Victory at Frontier South tract, SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 160.30 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

THENCE with the east line of said Victory at Frontier South tract, SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 160.30 feet to a capped rebar set;

THENCE with the east line of said Victory at Frontier South tract, SOUTH 04 degrees 50 minutes 10 seconds WEST, a distance of 3.34 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 88 degrees 35 minutes 36 seconds WEST, a distance of 247.21 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 01 degree 24 minutes 24 seconds EAST, a distance of 1.00 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 88 degrees 35 minutes 36 seconds WEST, a distance of 52.19 feet to a capped rebar set at the beginning of a tangent curve to the right, having a radius of 89.00 feet, a central angle of 64 degrees 06 minutes 01 second, and a chord bearing and distance of NORTH 56 degrees 32 minutes 35 seconds WEST, 94.46 feet;

THENCE along the arc of said curve, an arc distance of 99.57 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 24 degrees 29 minutes 35 seconds WEST, a distance of 40.44 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 55 degrees 04 minutes 13 seconds EAST, a distance of 204.40 feet to a capped rebar set in the south line of said Lot 1;

THENCE with the south line of said Lot 1, SOUTH 34 degrees 55 minutes 47 seconds EAST, a distance of 55.87 feet to a 5/8 inch rebar found;

THENCE with the south line of said Lot 1, SOUTH 88 degrees 36 minutes 03 seconds EAST, a distance of 199.57 feet, returning to the **POINT OF BEGINNING** and enclosing 1.393 acres (60,699 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT VICTORY AT FRONTIER SOUTH, LLC, owner does hereby certify and adopt this plat designating the herein above described property as **BLOCK A, LOT 1, VICTORY AT FRONTIER SOUTH**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

VICTORY AT FRONTIER SOUTH, LLC, 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 debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated to the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths 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 parts of any buildings, 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.

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.

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 food 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.

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.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

VICTORY AT FRONTIER SOUTH, LLC

By: _____

Authorized Representative

STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

DEVAPP23-0095
FINAL PLAT
BLOCK A, LOT 1
VICTORY AT FRONTIER SOUTH
1.393 ACRES SITUATED IN THE
S. RICE SURVEY, ABSTRACT NO. 787
AN ADDITION IN THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

DATE: 11/15/2018 PREPARED BY: BARTON, CHAPA, SURVEYING, LLC, 1001
SOUTH AVENUE, SUITE 210, DALLAS, TEXAS 75201 TEL: 972.944.1421

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE
PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
TX Firm No. 15874

SURVEYOR

BARTON CHAPA SURVEYING, LLC
John H. Barton III, RPLS #6737
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
jack@bcsdfw.com
TBPLS Firm# 10194474

OWNER/DEVELOPER

VICTORY AT FRONTIER SOUTH, LLC
2911 TURTLE CREEK BLVD.
SUITE 700
DALLAS, TX 75219
CONTACT BOBBY MENDOZA
972.707.9555
BMENDOZA@VG-RE.COM

JOB NUMBER: 2018.001.007

DRAWN BY: BCS

CHECKED BY: BCS



VICTORY AT
FRONTIER
SOUTH

PROSPER,
TEXAS

SHEET: