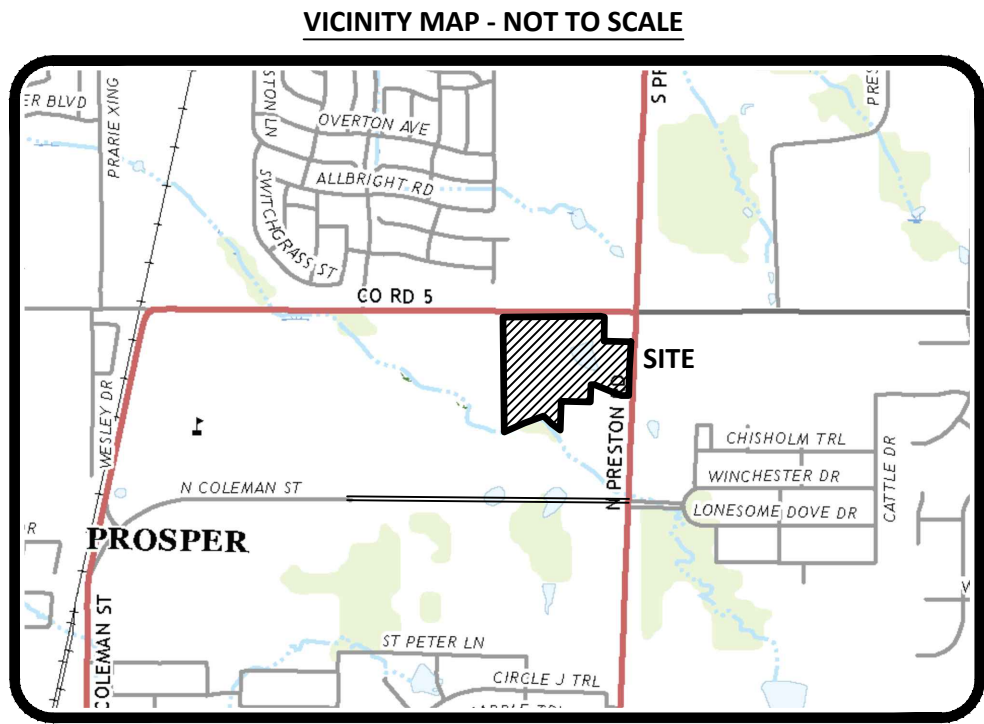


Approved Revised Conveyance Plat (D20-0001)

- 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

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 "A" and Zone "X" (Unshaded) of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0235), with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- 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 interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. 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 withholding of utilities and building permits.



CERTIFICATE OF APPROVAL

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

TOWN SECRETARY

ENGINEERING DEPARTMENT

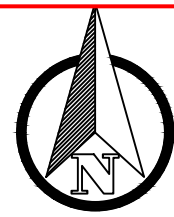
DEVELOPMENT SERVICES DEPARTMENT

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



100' 0 50' 100' 200'
SCALE: 1" = 100'

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.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT April 16, 2020

John H. Barton III, RPLS #6737

Line Data Table		
Line #	Distance	Bearing
L1	29.61'	S77°20'03"E
L2	30.34'	S03°19'29"W
L3	38.86'	S04°16'09"W
L4	12.26'	N13°17'04"E
L5	252.92'	S88°35'37"E
L6	201.56'	N88°35'37"W
L7	60.62'	S04°16'09"W
L8	114.32'	S88°35'36"E
L9	82.11'	S77°23'56"E
L10	38.35'	N00°15'13"E
L11	36.09'	S81°42'57"E
L12	410.71'	N01°24'24"E
L13	468.26'	S01°24'24"W
L14	94.90'	N89°25'42"W
L15	33.57'	N01°23'53"E
L16	193.35'	S67°54'10"E
L17	75.18'	S88°35'36"E
L18	29.86'	S01°24'24"W



Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing Chord
C1	32.54'	29.94'	062°16'06"	N32°48'30"W 30.96'
C2	48.62'	30.00'	092°51'45"	S42°09'44"E 43.47'
C3	50.98'	53.50'	054°35'42"	S23°01'43"E 49.07'
C4	67.06'	30.00'	128°04'23"	S59°46'03"E 53.94'
C5	54.18'	30.00'	103°28'37"	N85°38'30"E 47.11'
C6	47.12'	30.00'	090°00'00"	N46°24'23"E 42.43'
C7	47.12'	30.00'	090°00'00"	N43°35'36"W 42.43'
C8	45.63'	30.00'	087°08'15"	S47°50'16"W 41.35'
C9	3.91'	20.00'	011°11'38"	S82°59'47"E 3.90'
C10	52.99'	30.00'	101°12'12"	N52°00'30"E 46.37'

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS VICTORY AT FRONTIER, LLC is the owner of Lot 3, Block A, Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded in Volume 2018, Page 699, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped "WINDROSE" found at the northwest corner of said Lot 3;

THENCE with the perimeter and to the corners of said Lot 3, the following calls:

- NORTH 89 degrees 25 minutes 42 seconds EAST, a distance of 961.81 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
- SOUTH 77 degrees 20 minutes 03 seconds EAST, a distance of 38.30 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
- SOUTH 00 degrees 15 minutes 13 seconds WEST, a distance of 237.43 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
- SOUTH 88 degrees 35 minutes 36 seconds EAST, a distance of 263.84 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
- SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 76.26 feet to a 5/8 inch rebar found;
- SOUTH 04 degrees 16 minutes 09 seconds WEST, a distance of 200.25 feet to a Texas Department of Transportation monument found;
- SOUTH 01 degree 24 minutes 18 seconds WEST, a distance of 254.83 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
- NORTH 88 degrees 35 minutes 36 seconds WEST, a distance of 73.27 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
- NORTH 67 degrees 54 minutes 10 seconds WEST, a distance of 282.45 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
- NORTH 88 degrees 38 minutes 52 seconds WEST, a distance of 37.50 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
- SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 171.93 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
- NORTH 88 degrees 38 minutes 54 seconds WEST, a distance of 289.71 feet to a 5/8 inch rebar found;
- SOUTH 01 degree 21 minutes 08 seconds WEST, a distance of 284.91 feet;
- NORTH 54 degrees 09 minutes 22 seconds WEST, a distance of 107.29 feet;
- NORTH 46 degrees 04 minutes 26 seconds WEST, a distance of 109.44 feet;
- SOUTH 70 degrees 07 minutes 38 seconds WEST, a distance of 201.06 feet;
- SOUTH 65 degrees 52 minutes 16 seconds WEST, a distance of 218.72 feet;
- NORTH 00 degrees 34 minutes 18 seconds WEST, a distance of 1133.39 feet, returning to the POINT OF BEGINNING and enclosing 24.375 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT VICTORY AT FRONTIER, LLC does hereby certify and adopt this plat designating the herein above described property as **LOTS 3 AND 4, BLOCK A, VICTORY AT FRONTIER**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

VICTORY AT FRONTIER, 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.

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

DRAINAGE AND DETENTION 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 Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, 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 Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, 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 drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention 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 Drainage and Detention Easement 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 Detention Easement is subject to storm water overflow and natural bank erosion to 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 structure or structures, within the Easement.

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

VICTORY AT FRONTIER, 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

CASE# D20-0001
REVISED CONVEYANCE PLAT

LOTS 3 AND 4, BLOCK A
VICTORY AT FRONTIER
24.375 ACRES
AN ADDITION IN THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
BEING A REPLAT OF PART OF LOT 3, BLOCK A
VICTORY AT FRONTIER

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@bcsdflw.com
TBPLS Firm# 10194474

OWNER/DEVELOPER

VICTORY AT FRONTIER, LLC
6125 LUTHER LANE
SUITE 583
DALLAS, TX 75225
CONTACT RYAN PRICE
214.207.0944

JOB NUMBER: 2018.001.007

DRAWN BY: BCS

CHECKED BY: BCS

REVISED: 12/20/2019 - CITY COMMENTS

REVISED: 01/21/2020 - CITY COMMENTS

REVISED: 02/12/2020 - CITY COMMENTS



VICTORY
AT
FRONTIER

PROSPER,
TEXAS

SHEET: