

AGENDA

Planning & Zoning Commission

Prosper Town Hall, Council Chambers 250 W. First Street, Prosper, Texas Tuesday, March 18, 2025 6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning & Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town Staff for further assistance.

Citizens and other visitors attending Planning & Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

- Call to Order / Roll Call.
- 2. Pledge of Allegiance

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

- <u>3a.</u> Consider and act upon the minutes from the March 4, 2025, Planning & Zoning Commission work session meeting.
- <u>3b.</u> Consider and act upon the minutes from the March 4, 2025, Planning & Zoning Commission regular meeting.

- 3c. Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 6 & 7, on 19.6± acres, located on the south side of Frontier Parkway and 260± feet east of Dallas Parkway. (DEVAPP-23-0179)
- 3d. Consider and act upon a request for a Site Plan for a Retail Building on La Cima Crossing, Block B, Lot 2, on 4.8± acres, located on the northwest corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0027)
- 3e. Consider and act upon a request for a Final Plat of La Cima Crossing, Block B, Lot 2, on 4.8± acres, located on the northwest corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0026)
- 3f. Consider and act upon a request for a Preliminary Site Plan for an Administration building, Com-munity Center, and future Prosper ISD structures on Prosper ISD Administration Facility, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 925± feet north of Uni-versity Drive. (DEVAPP-24-0129)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to a staff member prior to the meeting.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a "Public Comment Request Form" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

- 4. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 5. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, March 14, 2025, and remained so posted at least 72 hours before said meeting was convened.

Michalla Lawis Sirianni Tawa Sagratary	Date Notice Removed
Michelle Lewis Sirianni, Town Secretary	Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper Staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.

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MINUTES

Prosper Planning & Zoning Commission Work Session

Prosper Town Hall
Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, March 4TH, 2025, 5:00 p.m.



Call to Order / Roll Call

The meeting was called to order at 5:12 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, Glen Blanscet, Matthew Furay

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Michelle Crowe (Senior Administrative Assistant)

Other(s) Present: Abdul Ghous, AICP (Freese & Nichols)

Jeremy Page L.L.P. (Town Attorney)

<u>Items for Individual Consideration:</u>

- 1. Discussion regarding the Unified Development Code (UDC).
- 2. Discuss items on the March 4, 2025, Planning & Zoning Commission agenda.

The Planning & Zoning Commission discussed the agenda items for the March 4TH meeting with Town Staff and the Town Attorney.

Additionally, the Commission discussed the Unified Development Code with Town Staff and the Consultant.

Adjourn.

The work session was adjourned at 6:26 p.m.		
Michelle Crowe. Senior Administrative Assistant	Josh Carson, Secretary	

MINUTES



Prosper Planning & Zoning Commission Regular Meeting

Prosper Town Hall Council Chambers 250 W. First Street, Prosper, Texas Tuesday, March 4TH, 2025, 6:30 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:31 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, Sekou Harris, John Hamilton, Matthew Furay, and Glen Blanscet

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner)

Other(s) Present: Jeremy Page, L.L.P. (Town Attorney)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the February 18, 2025, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the February 18, 2025, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Site Plan for an Elementary School on Rucker Elementary School Addition, Block A, Lot 1, on 20.0± acres, located on the west side of Craig Road and 310± feet south of First Street. (DEVAPP-24-0154)
- 3d. Consider and act upon a request for a Final Plat of Rucker Elementary School Addition, Block A, Lot 1, on 20.0± acres, located on the west side of Craig Road and 310± feet south of First Street. (DEVAPP-24-0155)
- 3e. Consider and act upon a request for a Preliminary Site Plan for Indoor & Outdoor Commercial Amusement, Medical Office, Professional Office, and Restaurant/Retail Buildings on HUB 380 Addition, Block A, Lots 1-8, on 32.8± acres, located on the northwest corner of Prosper Commons Boulevard and University Drive. (DEVAPP-24-0161)
- 3f. Consider and act upon a request for a Conveyance Plat of HUB 380 Addition, Block A, Lots 1-8, on 32.8± acres, located on the northwest corner of Prosper Commons Boulevard and University Drive. (DEVAPP-24-0144)

Commissioner Hamilton made a request to pull Items 3e and 3f from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 3a, 3b, 3c and 3d. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

5

Mr. Hicks addressed the items pulled from consent.

Commissioners expressed many concerns regarding excess parking and the lack of open space and landscaping. Commissioners asked questions regarding parking ratios for the proposed uses and if there could be maximums placed on the parking.

Mr. Page stated that maximum parking ratios would have had to be established with the zoning for the property for this to be enforced.

The applicant, Krishna Nimmagadda, and Mike Martinie with Spiars Engineering explained that the primary goal was to receive approval of a conveyance plat and the preliminary site plan. They assured the Commission that they will only build the parking that is required for the use of the building, allowing for more open space and landscaping.

Mr. Hoover stated there is nothing preventing the applicant from building two to three story buildings, which would require more parking if that occurred. This should be taken into consideration as they go forward, and the parking must be adequate for the proposed use.

Mr. Page stated there are certain rights being granted with the approval of a Preliminary Site Plan, but it does not include the right to construct the buildings. There will be further steps in the development process that will provide additional details to the site. Mr. Hoover further commented that additional detail would be provided further into the development process that would modify the amount of landscaping, parking, etc.

Mr. Page advised to determine whether the Preliminary Site Plan at this time complies with the ordinances in place that govern this site.

Mr. Hoover noted that there is a time limit of two years on an approved Preliminary Site Plan.

Commissioner Harris made a motion to approve Items 3e and 3f. The motion was seconded by Commissioner Blanscet. The motion was carried by a vote of 4-3 with Commissioners Jackson, Hamilton, and Furay in opposition.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

4. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Drive-Through Restaurant on Frontier Retail Center Revised, Block A, Lots 1-2, on 2.8± acres, located on the east side of Dallas Parkway and 800± feet south of Frontier Parkway. (ZONE-24-0021)

Dakari Hill made a presentation about the item and answered questions from the Commission.

The applicant, Priya Archarya with Wier & Associates, presented a PowerPoint detailing landscape and traffic flow. She indicated that if the drive-through lanes were shifted to the other side of the building, the driveway access points to the site would be closer to Dallas Parkway.

Matt Moore, representing DNT Landowner, stated that he had been working with Town Staff and Chick-Fil-A. He stated that he understood the requirements and site constraints but had to work with HEB's requirements for the site. This is the only layout HEB would approve for Chick-Fil-A to

be able to come to this shopping center. Traffic is a significant concern by the shopping center owner, and we have been very sensitive to those concerns which lead us to this orientation.

Mr. Hoover stated that Staff would not allow direct access to the drive-through right off Dallas Parkway. Mr. Hoover explained that Staff would not object to the proposal provided that the Commission finds the proposed landscaping to be sufficient to screen the drive-through lanes.

The Commission unanimously expressed that they understood the reason for Staff's recommendation and emphasized the importance of adhering to Town regulations. However, they also expressed that certain cases require more in-depth evaluation. In this case, the Commission stated that the enhancement of the landscaping to screen the drive-through lanes met the intent of the ordinance even though it was not compliant with the regulation.

Commissioner Hamilton made a motion to approve Item 4 subject to the enhanced landscaping as presented tonight as the minimum required. The landscaping installed shall fulfill the purpose of blocking the view of the drive-through. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

8. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Mr. Hill informed the Commissioners of the past Town Council actions and upcoming cases for Planning & Zoning Commission action.

The meeting was adjourned at 8:08 p.m.		
Michelle Crowe, Senior Administrative Assistant	Josh Carson, Secretary	

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PLANNING

To: Planning & Zoning Commission Item No. 3c

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Frontier Retail Center Revised, Block A, Lots 6 & 7

Meeting: March 18, 2025

Agenda Item:

Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 6 & 7, on 19.6± acres, located on the south side of Frontier Parkway and 260± feet east of Dallas Parkway. (DEVAPP-23-0179)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Tollway District.

Zoning:

The property is zoned Planned Development-69 (Retail).

Conformance:

The Final Plat conforms to the development standards of Planned Development-69.

Description of Agenda Item:

On April 23, 2024, the Planning & Zoning Commission approved a Final Plat of Lot 6 for the development of HEB. An ornamental feature will be constructed in association with the building along Dallas Parkway. The final plat is being updated to incorporate the area for the ornamental feature from Lot 7 into Lot 6. Both properties are under common ownership. There are no development plans for Lot 7.

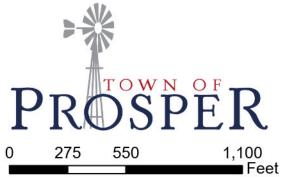
Attached Documents:

- 1. Location Map
- 2. Final Plat

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<u>Town Staff Recommendation:</u> Town Staff recommends approval of the Final Plat.



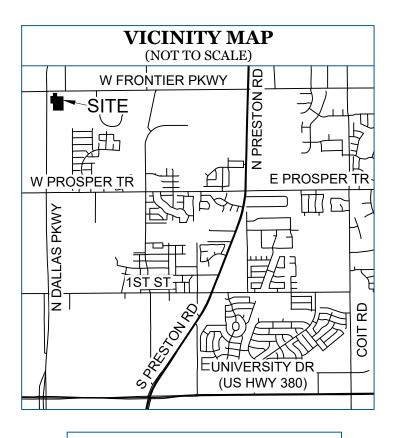




DEVAPP-23-0179

Frontier Retail Center Revised Block A, Lot 6 - 7

Final Plat



LEGEND

= POINT OF BEGINNING = POINT OF COMMENCING = IRON ROD FOUND = CAPPED IRON ROD FOUND DOC. NO. = DOCUMENT NUMBER D.R.C.C.T. COLLIN COUNTY TEXAS PLAT RECORDS. P.R.C.C.T. COLLIN COUNTY, TEXAS OFFICIAL PUBLIC RECORDS. COLLIN COUNTY, TEXAS FIRE LANE, ACCESS, AND UTILITY EASEMENT FIRE LANE, ACCESS, TORAINAGE AND UTILITY FASEMENT

GENERAL NOTES

___ EASEMENT

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 480130 as shown on Map Number 48085C0115J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SUBJECT BOUNDARY LINE

- 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 2 lots of record for site development, moving lot line between Lots 6 and 7, and dedicating the following: Water Easements, Fire Lane, Access, Drainage & Utility Easements, Sanitary Sewer Easement, Landscape & Pedestrian Access Easements, and Drainage Easement.
- The bearings 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.
- Except as shown on this plat, the landscape easement(s) shall be exclusive of other

			CURVE TABLE		
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTI
C1	46.12'	770.00'	3°25'55"	S 02°03'34" E	46.1
C2	31.42'	20.00'	90°00'18"	S 45°19'13" E	28.29
C3	47.13'	30.00'	90°00'18"	S 45°19'13" E	42.43
C4	94.25'	30.00'	180°00'00"	N 00°19'22" W	60.00
C5	31.41'	20.00'	89°59'42"	S 44°40'47" W	28.28
C6	36.09'	30.00'	68°55'31"	S 34°57'48" E	33.9
C7	11.13'	30.00'	21°15'19"	S 80°03'13" E	11.0
C8	31.42'	20.00'	90°00'51"	N 44°18'42" E	28.29
C9	31.29'	20.00'	89°37'57"	N 45°30'43" W	28.19
C10	31.54'	20.00'	90°22'03"	S 44°29'17" W	28.3
C11	31.41'	20.00'	89°59'09"	S 45°41'18" E	28.28
C12	19.62'	29.99'	37°29'00"	N 71°32'18" E	19.2
C13	50.74'	20.00'	145°21'24"	S 40°33'23" W	38.19
C14	30.71'	56.00'	31°25'16"	S 16°24'41" E	30.33
C15	50.56'	56.00'	51°43'36"	S 25°09'45" W	48.80
C16	92.98'	30.00'	177°34'22"	S 37°45'38" E	59.99
C17	19.42'	30.01'	37°04'37"	N 72°39'58" W	19.08
C18	10.05'	30.00'	19°11'17"	S 79°43'22" W	10.00
C19	20.09'	60.00'	19°11'17"	S 79°43'22" W	20.00
C20	16.74'	60.00'	15°59'08"	N 82°41'27" W	16.69
C21	13.35'	50.00'	15°17'48"	N 82°20'47" W	13.3
C22	43.35'	60.00'	41°23'54"	N 20°11'54" E	42.42
C23	47.22'	30.00'	90°10'56"	S 45°35'31" E	42.49
C24	10.05'	30.00'	19°11'17"	N 79°43'22" E	10.00
C25	20.09'	60.00'	19°11'17"	N 79°43'22" E	20.00
C26	47.16'	30.00'	90°04'09"	N 44°16'57" E	42.4
C27	50.61'	56.00'	51°47'04"	N 25°08'22" E	48.9
C28	27.08'	30.00'	51°43'36"	N 25°09'45" E	26.1
C29	16.52'	30.00'	31°33'28"	N 16°21'17" W	16.32
C30	22.84'	46.00'	28°26'50"	N 17°53'28" W	22.6
C31	45.56'	30.00'	87°00'50"	N 47°10'28" W	41.3
C32	22.26'	60.00'	21°15'19"	N 80°03'13" W	22.13
C33	58.16'	30.00'	111°04'29"	S 55°02'12" W	49.4
C34	20.91	30.00'	39°56'25"	S 70°20'48" E	20.49
C35	20.91	30.00'	39°56'40"	N 19°28'17" E	20.49
C36	41.85	30.00'	79°55'13"	N 40°19'10" W	38.54

JOB NUMBER 2103.017-10 DATE 04/16/2024 REVISION 03/11/2025 DRAWN BY

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

LINE	LINE TABLE BEARING	DISTANCE
L1	N 44°25'23" E	71.45
L2	N 89°25'23" E	210.09
L3	N 89°25'23" E	207.76
L4	N 86°47'13" E	129.62
L5	N 00°46'24" W	37.33
L6	N 89°31'53" E	34.34
L7	S 00°20'37" E	6.37
L8	N 89°19'01" E	13.23
L9	S 45°46'18" E	14.67
L10	S 89°12'19" W	37.89
L11	S 00°46'24" E	20.39
L12	S 89°18'34" W	20.00
L13	S 00°34'57" E	89.69
L14	N 00°34'57" W	55.79
L15	N 00°41'49" W	15.00
L16	N 89°18'11" E	15.00
L17	S 00°41'49" E	14.00
L18	S 00°19'15" E	44.66
L19	S 89°41'35" W	15.00
L20	N 00°19'15" W	45.00
L21	N 00°19'43" W	169.55
L22	S 89°40'17" W	302.25
L23	N 00°19'04" W	31.07
L24	N 89°40'56" E	15.00
L25	S 00°19'04" E	16.07
L26	N 89°40'17" E	307.24
L27	S 89°40'17" W	5.00
L28	S 00°19'43" E	169.55
L29	S 89°40'38" W	15.00
L30	N 89°40'38" E	229.36
L31	S 00°29'59" E	60.00
L32	S 89°40'38" W	99.98
L33	S 89°40'38" W	159.58
L34	N 00°19'04" W	70.00
L35	S 69°25'33" E	124.41
L36	N 89°19'07" E	88.83
L37	N 89°40'19" E	70.00
L38	S 00°30'03" E	3.94
L39	N 00°30'03" W	96.45
L40	S 70°56'31" E	45.29
L41	S 89°40'23" W	39.41
L42	N 00°19'26" W	74.52
L43	N 89°25'24" E	208.24
L44	N 86°47'14" E	129.16
L45	S 86°47'14" W	128.34
L46	S 89°25'24" W	209.07
L40 L47	N 51°06'05" E	24.06
L47 L48	S 70°52'11" W	79.04
L49	S 86°47'14" W	128.47
	S 89°25'24" W	
L50		208.93
L51	S 00°30'03" E	375.81
L52	N 00°30'03" W	355.38
L53	S 32°22'32" E	33.47
L54	S 89°40'44" W	311.54
L55	N 89°40'38" E N 68°26'31" E	292.28 42.67
L56		ハン 67

ABSTRACT NO. 361 OF THOMAS MOSEY CALLED 3.56 ACRES, PARCEL NO. 12 DOC NO 20190830001072500 TOLL SOUTHWEST LLC O.P.R.C.C.T. TOWN OF PROSPER DOC. NO. 20191125001498990 - DOC. NO. 20201222002309720 O.P.R.C.C.T. APPROXIMATE LOCATION OF SURVEY LINE LOT 4, BLOCK A FRONTIER RETAIL VARIABLE WIDTH CENTER REVISED "EAGLE SURVEYING W FRONTIER PKWY -ROW DEDICATION -VOL. 2024, PG. 145 15' WATER EASEMENT VARIABLE WIDTH RIGHT-OF-WAY 1/2"CIRF VOL. 2024, PG. 145 E:2482700.67 P.R.C.C.T. VOL. 2024, PG. 145 P.R.C.C.T SURVEYING "EAGLE L3 "EAGLE SURVEYING" POC SURVEYING DRAINAGE EASEMENT 30' LANDSCAPE 30' LANDSCAPE DRAINAGE EASEMENT DOC. NO. 20201222002309730 ATMOS GAS "EAGLE SURVEYING" & PEDESTRIAN DRAINAGE DOC. NO. 20201222002309730-VOL. 2025, PG. 86 –DOC. NO. 2024010000070 – N79°30'E, 940' ± TC EASEMENT -ACCESS -EASEMENT DOC. NO. 2024010000070 O.P.R.C.C.T P.R.C.C.T THE SOUTHEAST -EASEMENT CORNER OF THE O.P.R.C.C.T. FD GRAY SY, A-36° 25.00' --15' WATER EASEMENT 15.02' DRAINAGE EASEMENT P.R.C.C.T. DOC. NO. 20201222002309730 LOT 3 BLOCK A VOL. 2024, PG. 145 FRONTIER RETAIL 15' WATER 15' WATER EASEMENT VOL. 2025, PG. 86 CENTER REVISED EASEMEN1 DOC. NO. 2024000158722 VOL. 2024, PG. 145 O.P.R.C.C.T. 15' WATER FASEMENT P.R.C.C.T. VOL. 2024, PG. 145 WATER FASEMENT 15' x 15' WATER EASEMENT LOT 5. BLOCK A P.R.C.C.T. VOL. 2024, PG. 145 VOL. 2024, PG. 145 __ __ __L30 __ F.N.G.G.T. FRONTIER RETAI P.R.C.C.T. 15' WATER EASEMENT CENTER REVISED 30' FLAUE 30' F.A.D.U.E. VOL. 2025, PG. 86 15' LANDSCAPE & c4.52' VOL. 2024, PG. 145 VOL. 2024, PG. 145 N 89°39'27" E-P.R.C.C.T. **ACCESS EASEMENT** ∠P.R.C.C.T. VOL. 2025, PG. 86 SURVEYING' 258.32' *__L55*√ EASEMENT "EAGLE SURVEYING' SURVEYING' 10' X 10' WATER (EASEMENT −N 89°40'19" E 339.62' 30' FLAUE EASEMENT EASEMENT ATMOS GAS-VOL. 2024, VOL. 2024, VOL. 2024, PG. 145 EASEMENT P.R.C.C.T. DOC. NO. PG. 145 SURVEYING' O.P.R.C.C.T. P.R.C.C.T. P.R.C.C.T. VARIABLE WIDTH COLLIN COUNTY SCHOOL LAND SURVEY, STREET EASEMENT 7' ATMOS GAS VOL. 2024, PG. 145 ∼OLD LOT SECTION NO. 12, ABSTRACT NO. 147 EASEMENT P.R.C.C.T LINE TO BE N 89°40'56" E 257.75 **ABANDONED** BY THIS 5' WATER EASEMENT 30' LANDSCAPE & VOL. 2024, PG. 145~ PEDESTRIAN ACCESS P.R.C.C.T. **RETAIL DRIVE** EASEMENT LOT 7 (60' RIGHT-OF-WAY DOC. NO. 2022010000294, P.R.C.C.T.-1 995 ACRES **BLOCK A** 86,919 SQ. FT. CALLED 42.25 ACRES 7' ATMOS GAS-LIBERTY LARCHMONT HOLDINGS. LLC 30' FLAUE EASEMENT VOL. 2024, 15' LANDSCAPE-LOT 6 & PEDESTRIAN P.R.C.C.T. 17.696 ACRES ACCESS 5' WATER EASEMENT -**COLLIN COUNTY** 770.837 SQ. FT EASEMENT VOL. 2024, PG. 145 VOLUME 5826. P.R.C.C.T. PAGE 2101 30' FLAUE O.P.R.C.C.T. -VOL. 2024. PG. 145 15' WATER P.R.C.C.T. 15' X 15' WATER 15' X 15' WATER FASEMENT EASEMENT EASEMENT SURVEYING" SURVEYIN −C33 VARIABI F WIDTH S 89°39'12" W 256.26' 30' F.A.D.U.E. STREET EASEMENT VOL. 2024, PG. 145 \ P.R.C.C.T. 15' WATER EASEMENT 15' x 27' WATER VOL. 2024, PG. 145 FASEMENT **CALLED 6.034** P.R.C.C.T VOL. 2024, PG. 145 ACRES **COLLIN COUNTY** LOT 2, BLOCK A 26' F.A.D.U.E. CENTER REVISED O.P.R.C.C.T. VOL. 2024, PG. 145 RIGHT-OF-WAY P.R.C.C.T. DONATION 15' WATER EASEMENT 20060425000545800 VOL. 2024. PG. 145 O.P.R.C.C.T. 15' X 15' WATER P.R.C.C.T **EASEMENT** ATMOS GAS-SANITARY SEWER EASEMENT EASEMENT VOL. 2024, PG. 145 LOT 4, BLOCK X DOC. NO. P.R.C.C.T. OPEN SPACE LOT 1, BLOCK A — O.P.R.C.C.T. LAKES OF PROSPER FRONTIFR RETAIL 15' WATER EASEMENT 17' SANITARY SEWER NORTH - PHASE 2 CENTER REVISED LOT 2. VOL. 2024, PG. 145 VOLUME 2015, PAGE 675 - EASEMENT VOL. 2024, PG. 145 VARIABLE WIDTH P.R.C.C.T. BLOCK A (L7-L8) SANITARY SEWER EASEMENT PROSPER VARIABLE WIDTH - VOL. 2024, PG. 145 SPORTS SANITARY SEWER FASEMENT P.R.C.C.T. COMPLEX EASEMEN⁻ VOL. 2024, PG. 145-N 89°19'01" E 147.94' VOLUME 2012 P.R.C.C.T. PAGE 344 57 F. L10 P.R.C.C.T. 30' FLAUE VOL. 2024, PG. 145 S 89°18'59" W 365.40' P.R.C.C.T. N 89°18'34" E 1510.09' _ S 89°18'34" W 267.24'_ S 89°18'34" W 675.89' "SPIARS ENG" "EAGLE SURVEYING 15' x 5' SANITARY SEWER VARIABLE WIDTH LOT 5, BLOCK X EASEMENT 20' SANITARY N:7145140.23 F.A.D.U.E. E:2483386.40 SEWER FASEMEN DOC. NO. ____ LAKES OF PROSPER "EAGLE VOL. 2024, PG. 145 P.R.C.C.T NORTH - PHASE 2 SURVEYING" RIGHT-OF-WAY -VOLUME 2015, PAGE 675 CALLED 5.478 ACRES DEDICATION OF COLLIN COUNTY CALLED 29.6736 ACRES RECORD IN VOLUME 5786, PAGE 4659 TREJAX, LP LAKES OF PROSPER O.P.R.C.C.T. DOC. NO. 20121206001558000 NORTH - PHASE 2 O.P.R.C.C.T. **VOLUME 2015, PAGE 675 CERTIFICATE OF SURVEYOR**

— CALLED 0.95 ACRES, PARCEL NO. 1

THE CITY OF CELINA, TEXAS

DOC. NO. 20200929001671820

O.P.R.C.C.T.

CERTIFICATE OF APPROVAL

2025, by the PLANNING & ZONING COMMISSION of the

APPROVED on this the

Town of Prosper, Texas.

Engineering Department

Development Services Department

Town Secretary

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 Homeowner's 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. **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

STATE OF TEXAS COUNTY OF DENTON §

STATE OF TEXAS

F.D. GARY SURVEY,

THOMAS MOSEY AND

JULIE MOSEY

AS TRUSTEE OF THE TRUST AGREEMENT

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 Regulations of the Town of Prosper, Texas.

Dated this ____ day of ____ **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

COUNTY OF DENTON § BEFORE ME, the undersigned authority, 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 ____

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

JOHN RAGSDALE SURVEY,

ABSTRACT NO. 734

WHEREAS, H-E-B, LP is the owner of a 19.691 acre tract of land out of the Collin County School Land Survey, Section No. 12, Abstract No. 147, situated in the Town of Prosper, Collin County, Texas, being all of Block A, Lots 6 and 7 of Frontier Retail Center Revised, Lots 1-7, Block A, a subdivision of record in Volume 2024, Page 145 of the Plat Records of Collin County, Texas, being a portion of a called 19.78 acre tract of land conveyed to H-E-B, LP by deed of record in Document No. 2022000112720 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the South end of a cutback line at the intersection of the East right-of-way line of Dallas Parkway (a variable width right-of-way) and the South right-of-way line of Frontier Parkway (County Road No. 5, a variable width right-of-way), being the most Westerly Northwest corner of Lot 3, Block A of said Frontier Retail Center Revised;

THENCE, along the South right-of-way line of Frontier Parkway, being the common North line of said Lot 3, the following two (2) courses and distances:

1. N44°25'23"E, a distance of 71.45 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the North end of said cutback line; 2. N89°25'23"E, a distance of 210.09 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at Northwest corner of said Lot 6, being the Northeast corner of said Lot 3, for the **POINT OF BEGINNING**;

THENCE, continuing along the South right-of-way line of Frontier Parkway and the common North line of said Lot 3, the following two (2) courses and distances: 1. N89°25'23"E, a distance of 207.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;

2. N86°47'13"E, a distance of 129.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northwest corner of Lot 5, Block A, of said Frontier Retail Center Revised, being the most northerly Northeast corner of said Lot 6;

THENCE, leaving the South right-of-way line of Frontier Parkway, along the West and South lines of said Lot 5, being the common North line of said Lot 6, the following

1. S00°19'43"E, a distance of 334.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of said Lot 6; 2. N89°40'19"E, a distance of 339.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the curving West right-of-way line of Retail

Drive (60' right-of-way), being the Southeast corner of said Lot 5, also being the most easterly Northeast corner of said Lot 6;

in Document Number 2022000090900 of said Official Public Records bears N89°18'34"E, a distance of 1,510.09 feet;

THENCE, along the West right-of-way line of Retail Drive, being the common East line of said Lot 6, the following two (2) courses and distances: 1. Along a non-tangent curve to the right, having a radius of 770.00 feet, a chord bearing of S02°03'34"E, a chord length of 46.11 feet, a delta angle of 03°25'55", an

arc length of 46.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the end of said curve; 2. S00°20'37"E, a distance of 877.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the North line of a called 29.6736 acre tract of land conveyed to TREJAX, LP by deed of record in Document No. 20121206001558000 of said Official Public Records, from which a 1/2 inch iron rod with yellow plastic cap stamped "SPIARS ENG" found at the Northeast corner of Lot 4, Block X of Lakes of Prosper North - Phase 2, a subdivision of record in Volume 2015, Page 675 of said Plat Records and the Southeast corner of a called 42.25 acre tract of land conveyed to Liberty Larchmont Holdings, LLC by deed of record

THENCE, S89°18'34"W, along the North line of said 29.6736 acre tract, being the common South line of said Lot 6, a distance of 675.89 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of Lot 1, Block A of said Frontier Retail Center Revised, being the Southwest corner of said Lot 6, from which a 1/2" iron rod with yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of Dallas Parkway, being the Northwest corner of said 29.6736 acre tract and the Southwest corner of said Lot 1, bears S89°18'34"W a distance of 267.24 feet;

THENCE, N00°29'31"W, leaving the North line of said 29.6736 acre tract, along the West line of said Lot 6, being the common East lines of Lots 1 and 2 of said Frontier Retail Center Revised, a distance of 460.73 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northeast corner of said Lot 2, also being the Southeast corner of said Lot 7; THENCE, S89°39'12"W, along the North line of said Lot 2, being the common South line of said Lot 7, a distance of 256.26 feet to a 1/2" iron rod with green plastic cap

stamped "EAGLE SURVEYING" found in the East right-of-way line of Dallas Parkway (a variable width right-of-way), being the Northwest corner of said Lot 2, also being THENCE, N00°44'43"W, along the East right-of-way line of Dallas Parkway, being the common West line of said Lot 7, a distance of 467.00 feet to a 1/2" iron rod with

green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of said Lot 3, also being the Northwest corner of said Lot 7; THENCE, N89°39'27"E, along the South line of said Lot 3, being the common North line of said Lot 7, a distance of 258.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West line of said Lot 6, being the Southeast corner of said Lot 3, also being the Northeast corner of said Lot 7;

THENCE, N00°19'04"W, along the East line of said Lot 3, being the common West line of said Lot 6, a distance of 327.18 feet to the POINT OF BEGINNING and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT H-E-B, LP, does hereby certify and adopt this conveyance plat designating the herein described property as FRONTIER RETAIL CENTER REVISED, BLOCK A, LOTS 6 & 7, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **H-E-B**, **LP**, does herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.

containing an area of 19.691 Acres, or (857,756 Square Feet) of land, more or less.

- 2. All public improvements and dedications shall be free and clear of all debt, liens and/or monetary encumbrances
- 3. The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- 4. 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 in approved by the Town of Prosper. Notwithstanding the foregoing, the Owners of the property hereby reserve the right to use and enjoy the surface of all easements dedicated hereby for all purposes that do not interfere with the use of said easements by the Town of Prosper and public utilities, including but not limited to placing surface materials over and across said easement and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, lighting, and/or signage ("Permitted
- 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
- 7. Except for Permitted Encroachments, the Town of Prosper and public utilities shall have the tight to remove and keep removed all or part 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.
- 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 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 and approved by the Town of Prosper.
- 10. 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 public and Owners, their heirs, grantees, successors and assigns: (a) FLAUE may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across the FLAUE, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said FLAUE; and (b) The Owners covenant and agree that they shall construct upon the FLAUE, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, 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 portions of the FLAUE is the responsibility of the owner upon which the fire lane is located, and each such owner shall post and maintain signage in accordance with 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

his plat approved subject to all platting ordinances, rules, regulations and	d resolutions of the Town of Prosper, Texas.
VITNESS, MY HAND, this the day of	_, 2025.
WNER: H-E-B, LP a Texas limited partnership	

Benjamin R. Scott

Group Vice President of Real Estate and Shopping Center Development

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF BEXAR BEFORE ME, the undersigned authority, on this day personally appeared **BENJAMIN R. SCOTT**, 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

FINAL PLAT FRONTIER RETAIL **CENTER REVISED**

BLOCK A, LOTS 6 & 7

19.691 ACRES

Contact: Brad Eubanks 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009

Eagle Surveying, LLC Claymoore Engineering Contact: Clay Cristy, PE 301 S. Coleman, Suite 40 Prosper, Texas 75078 (817) 281-0572

ENGINEER

CASE No. DEVAPP-23-0179

PAGE 1 OF 1

OWNER

H-E-B, LP

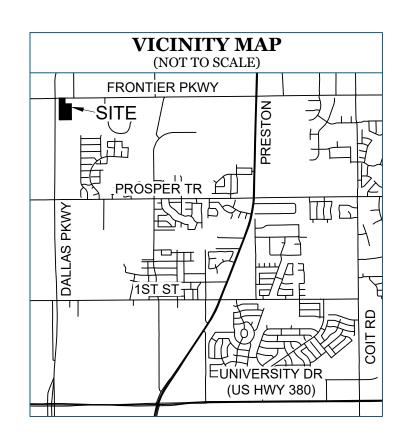
Contact: Benjamin R. Scott

646 S. Flores Street

San Antonio, TX 78204

(210) 938-8000

BEING ALL OF LOTS 6 & 7, BLOCK A, FRONTIER RETAIL CENTER REVISED RECORDED IN VOL. 2024, PG. 145, P.R.C.C.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT No. 147, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS PREPARATION DATE: MARCH 11, 2025



LEGEND POB = POINT OF BEGINNING = POINT OF COMMENCING = IRON ROD FOUND = CAPPED IRON ROD FOUND DOC. NO. = DOCUMENT NUMBER _ DEED RECORDS, P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS FIRE LANE, ACCESS,

AND UTILITY EASEMENT

DRAINAGE AND UTILITY

SUBJECT BOUNDARY LINE

FIRE LANE, ACCESS,

____ EASEMENT

	LINE TABLE	
LINE	BEARING	DISTANC
L1	N 44°25'23" E	71.4
L2 L3	N 89°25'23" E	210.09
L3	N 89°25'23" E S 89°25'23" W	207.70
L4	S 86°47'13" W	129.6
L5	N 00°46'24" W	37.3
L6	N 89°31'53" E	34.3
L7	S 00°20'37" E	6.3
L8	S 45°46'18" E	14.6
L9	S 89°12'19" W	37.89
L10	S 00°46'24" E	20.39
L11	S 89°18'34" W S 70°52'11" W	20.00
L12	S 70°52'11" W	79.04
L13	S 00°34'57" E	89.69
L14	N 00°34'57" W	55.79
L18	S 00°19'15" E	44.6
L19	S 89°41'35" W	15.00
L20 L21	N 00°19'15" W	45.00
L21	N 00°19'43" W	169.5
L22	S 89°40'17" W	302.2
L23	N 00°19'04" W	31.0
L24	N 89°40'56" E S 00°19'04" E	15.00
L24 L25	S 00°19'04" E	16.0
L26	N 89°40'17" E	307.24
L27	S 89°40'17" W	5.00
L28	S 00°19'43" E	169.5
L29	S 89°40'38" W	15.00
L30	N 89°40'38" E	229.3
L31	S 00°29'59" E	60.00
L31 L32	S 89°40'38" W	99.9
L33	S 89°40'38" W	159.58
L34	N 00°19'04" W	70.0
L35	S 69°25'33" E	124.4
L36	N 89°19'07" E	88.88
L37 L38	N 89°40'19" E S 00°30'03" E	70.0
L38	S 00°30'03" E	3.9
L39	N 00°30'03" W	96.4
L40	S 70°56'31" E	45.2
L41	S 89°40'23" W	39.4
L42	N 00°19'26" W	74.5
L43	N 89°25'24" E	208.2
L44	N 86°47'14" E	129.1
L45	S 86°47'14" W	128.3
L46	S 89°25'24" W	209.0
L47	N 51°06'05" E	24.0

			CURVE TABLE	<u> </u>	
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	31.42'	20.00'	90°00'18"	S 45°19'13" E	28.29
C3	47.13'	30.00'	90°00'18"	S 45°19'13" E	42.43
C4	94.25'	30.00'	180°00'00"	N 00°19'22" W	60.00
C5	31.41'	20.00'	89°59'42"	S 44°40'47" W	28.28
C6	36.09'	30.00'	68°55'31"	S 34°57'48" E	33.95
C7	11.13'	30.00'	21°15'19"	S 80°03'13" E	11.07
C8	31.42'	20.00'	90°00'51"	N 44°18'42" E	28.29
C9	31.29'	20.00'	89°37'57"	N 45°30'43" W	28.19
C10	31.54'	20.00'	90°22'03"	S 44°29'17" W	28.37
C11	31.41'	20.00'	89°59'09"	S 45°41'18" E	28.28
C12	19.62'	29.99'	37°29'00"	N 71°32'18" E	19.27
C13	50.74'	20.00'	145°21'24"	S 40°33'23" W	38.19
C14	30.71'	56.00'	31°25'16"	S 16°24'41" E	30.33
C15	50.56'	56.00'	51°43'36"	S 25°09'45" W	48.86
C16	92.98'	30.00'	177°34'22"	S 37°45'38" E	59.99
C17	19.42'	30.01'	37°04'37"	N 72°39'58" W	19.08
C18	10.05'	30.00'	19°11'17"	S 79°43'22" W	10.00
C19	20.09'	60.00'	19°11'17"	S 79°43'22" W	20.00
C20	16.74'	60.00'	15°59'08"	N 82°41'27" W	16.69
C21	13.35'	50.00'	15°17'48"	N 82°20'47" W	13.31
C22	43.35'	60.00'	41°23'54"	N 20°11'54" E	42.42
C23	47.22'	30.00'	90°10'56"	S 45°35'31" E	42.49
C24	10.05'	30.00'	19°11'17"	N 79°43'22" E	10.00
C25	20.09'	60.00'	19°11'17"	N 79°43'22" E	20.00
C26	47.16'	30.00'	90°04'09"	N 44°16'57" E	42.45
C27	50.61'	56.00'	51°47'04"	N 25°08'22" E	48.91
C28	27.08'	30.00'	51°43'36"	N 25°09'45" E	26.17
C29	16.52'	30.00'	31°33'28"	N 16°21'17" W	16.32
C30	22.84'	46.00'	28°26'50"	N 17°53'28" W	22.61
C31	45.56'	30.00'	87°00'50"	N 47°10'28" W	41.31
C32	22.26'	60.00'	21°15'19"	N 80°03'13" W	22.13
C33	58.16'	30.00'	111°04'29"	S 55°02'12" W	49.47

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 480130 as shown on Map Number 48085C0115J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- 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 1 lot of record for site development.
- The bearings 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.
- Except as shown on this plat, the landscape easement(s) shall be exclusive of other

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201

(940) 222-3009

ENGINEER Claymoore Engineering Contact: Clay Cristy, PE

301 S. Coleman, Suite 40

Prosper, Texas 75078

(817) 281-0572

H-E-B, LP

Contact: Benjamin R. Scott 646 S. Flores Street San Antonio, TX 78204 (210) 938-8000

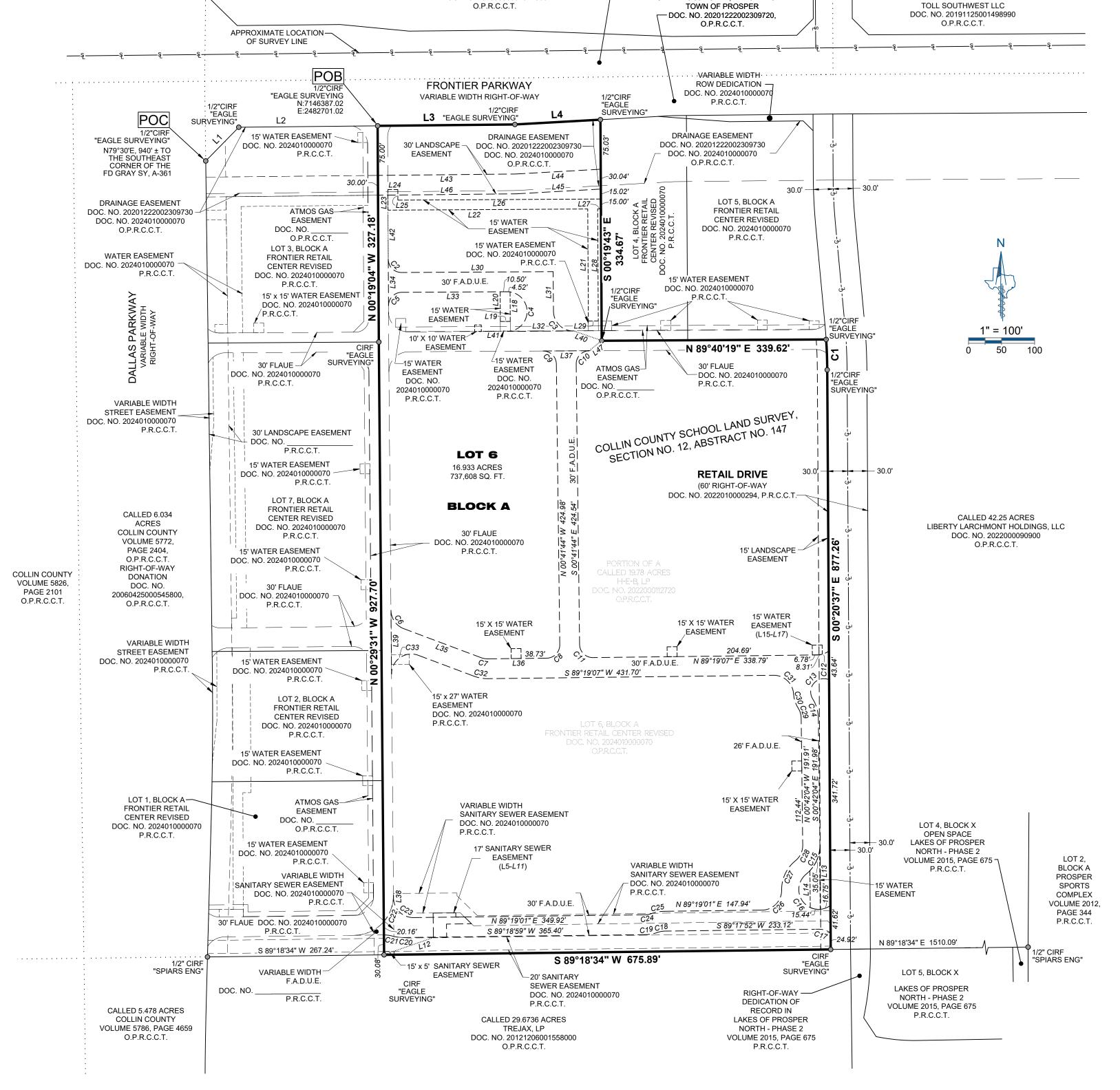
JOB NUMBER 2103.017-10 DATE 04/16/2024 REVISION

DRAWN BY



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

TX Firm # 10194177



Previously Approved Final Plat

OF THOMAS MOSEY

DOC NO 20190830001072500

CALLED 0.95 ACRES, PARCEL NO. 1

THE CITY OF CELINA, TEXAS

DOC. NO. 20200929001671820,

CALLED 3.56 ACRES, PARCEL NO. 12

OPRCCT

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF DENTON

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 teh Subdivision Regulations of the Town of Prosper, Texas.

Dated this day of	, 20
PRELIM	MINARY
	orded for any purpose and shall upon as a final survey document
Matthew Raabe, R.P.L.S.	# 6402
Mattriow reado, rei .E.o. /	7 0 102
STATE OF TEXAS	§
COUNTY OF DENTON	§

BEFORE ME, the undersigned authority, 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

Notary Public in and for the State of Texas

Town Secretary **Engineering Department**

by the PLANNING & ZONING COMMISSION of the Town of Prosper. Texas

APPROVED on this the day of

Development Services Department

FINAL PLAT FRONTIER RETAIL CENTER

BLOCK A, LOT 6

16.933 ACRES

BEING ALL OF LOT 6, BLOCK A, FRONTIER RETAIL CENTER REVISED RECORDED IN 2024010000070, O.P.R.C.C.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT No. 147, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS PREPARATION DATE: APRIL 16, 2024

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

JOHN RAGSDALE SURVEY,

ABSTRACT NO. 734

WHEREAS, H-E-B, LP is the owner of a 16.933 acre tract of land out of the Collin County School Land Survey, Section No. 12, Abstract No. 147, situated in the Town of Prosper, Collin County, Texas, being all of Block A, Lot 6, Frontier Retail Center Revised, a subdivision of record in Document Number 2024010000070, of the Plat Records of Collin County, Texas, being a portion of a called 19.78 acre tract of land conveyed to H-E-B, LP by deed of record in Document No. 2022000112720, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as

COMMENCING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the South end of a corner clip at the intersection of the East right-of-way line of Dallas Parkway (a variable width right-of-way) and the South right-of-way line of Frontier Parkway (County Road No. 5, a variable width right-of-way), being the most Westerly Northwest corner of Lot 3, Block A, of said Frontier Retail Center Revised;

THENCE, along the South right-of-way line of Frontier Parkway, being the common North line of said Frontier Retail Center Revised, the following five (5) courses and distances:

- 1. N44°25'23"E, a distance of 71.45 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the North end of said corner
- 2. N89°25'23"E, a distance of 210.09 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at Northeast corner of said Lot 3 and the Northwest corner of said Lot 6, for the **POINT OF BEGINNING**;
- 3. N89°25'23"E, a distance of 207.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- 4. N86°47'13"E, a distance of 129.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northwest corner of Lot 4, Block A, of said Frontier Retail Center Revised and the most northerly Northeast corner of said Lot 6;

THENCE, S00°19'43"E, along the West line of said Lot 4, being the common East line of said Lot 6, a distance of 334.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;

THENCE, N89°40'19"E, along the South line of said Lot 4, in part, being the common North line of said Lot 6, a distance of 339.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West right-of-way line of Retail Drive (a 60' right-of-way), at the Southeast corner of Lot 5, Block A, of said Frontier Retail Center Revised and the most easterly Northeast corner of said Lot 6, at the beginning of a non-tangent curve to the right; THENCE, along the West right-of-way line of said Retail Drive, being the common East line of said Lot 6, the following two (2) courses and distances:

- 1. Along said non-tangent curve to the right, having a radius of 770.00 feet, a chord bearing of S02°03'34"E, a chord length of 46.11 feet, a delta angle of 03°25'55", an arc length of 46.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found:
- 2. S00°20'37"E, a distance of 877.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the North line of a called 29.6736 acre tract of land conveyed to TREJAX, LP by deed of record in Document No. 20121206001558000 of said Official Public Records, from which a 1/2 inch iron rod with yellow plastic cap stamped "SPIARS ENG" found at the Northeast corner of Lot 4, Block X of Lakes of Prosper North -Phase 2, a subdivision of record in Volume 2015, Page 675 of said Plat Records and the Southeast corner of a called 42.25 acre tract of land conveyed to Liberty Larchmont Holdings, LLC by deed of record in Document Number 2022000090900, of said Official Public Records, bears N89°18'34"E, a distance of 1,510.09 feet:

THENCE, S89°18'34"W, along the North line of said 29.6736 acre tract, being the common South line of said Lot 6, a distance of 675.89 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of Lot 1, Block A, of said Frontier Retail Center Revised and the Southwest corner of said Lot 6, from which a 1/2" iron rod with yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of said Dallas Parkway, being the Northwest corner of said 29.6736 acre tract and the Southwest corner of said Lot 1, bears S89°18'34"W a distance of 267.24 feet; THENCE, N00°29'31"W, along the East line of said Lot 1, in part, being the common West line of said Lot 6, a distance of 927.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found a the Northeast corner of Lot 7, Block A of said Frontier Retail Center Revised and the Southeast corner of said Lot 3:

THENCE, N00°19'04"W, along the East line of said Lot 3, being the common West line of said Lot 6, a distance of 327.18 feet to the POINT OF BEGINNING and containing an area of 16.933 Acres, or (737608 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT H-E-B, LP, does hereby certify and adopt this conveyance plat designating the herein described property as FRONTIER RETAIL CENTER, BLOCK A, LOT 6, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, H-E-B, LP, does herein 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 monetary encumbrances.
- 3. The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- 4. 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 in approved by the Town of Prosper. Notwithstanding the foregoing, the Owners of the property hereby reserve the right to use and enjoy the surface of all easements dedicated hereby for all purposes that do not interfere with the use of said easements by the Town of Prosper and public utilities, including but not limited to placing surface materials over and across said easement and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, lighting, and/or signage ("Permitted
- 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 user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- 7. Except for Permitted Encroachments, the Town of Prosper and public utilities shall have the tight to remove and keep removed all or part 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
- 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 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 and approved by the Town of Prosper.
- 10. 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 public and Owners, their heirs, grantees, successors and assigns: (a) FLAUE may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across the FLAUE, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said FLAUE; and (b) The Owners covenant and agree that they shall construct upon the FLAUE, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, 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 portions of the FLAUE is the responsibility of the owner upon which the fire lane is located, and each such owner shall post and maintain signage in accordance with 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.

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 ____

OWNER: H-E-B, LP a Texas limited partnership

Benjamin R. Scott Group Vice President of Real Estate

and Shopping Center Development

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared **BENJAMIN R. SCOTT**, 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 _____

Notary Public in and for the State of Texas



CASE No. DEVAPP-23-0179

PAGE 1 OF 1



PLANNING

To: Planning & Zoning Commission Item No. 3d

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for La Cima Crossing, Block B, Lot 2

Meeting: March 18, 2025

Agenda Item:

Consider and act upon a request for a Site Plan for a Retail Building on La Cima Crossing, Block B, Lot 2, on 4.8± acres, located on the northwest corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0027)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-2 (Commercial Corridor).

Conformance:

The Site Plan conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The Site Plan consists of a 29,513 square foot retail building (with a grocery store) and associated parking.

Access:

Access is provided from La Cima Boulevard and Richland Boulevard.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Page 1 of 2

Companion Item:

As a companion item, the Final Plat (DEVAPP-24-0026) is on this Planning & Zoning Commission agenda.

- Attachments:

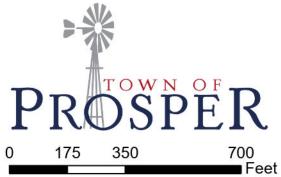
 1. Location Map
- 2. Site Plan

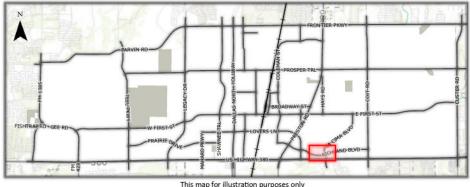
Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.

Page 2 of 2



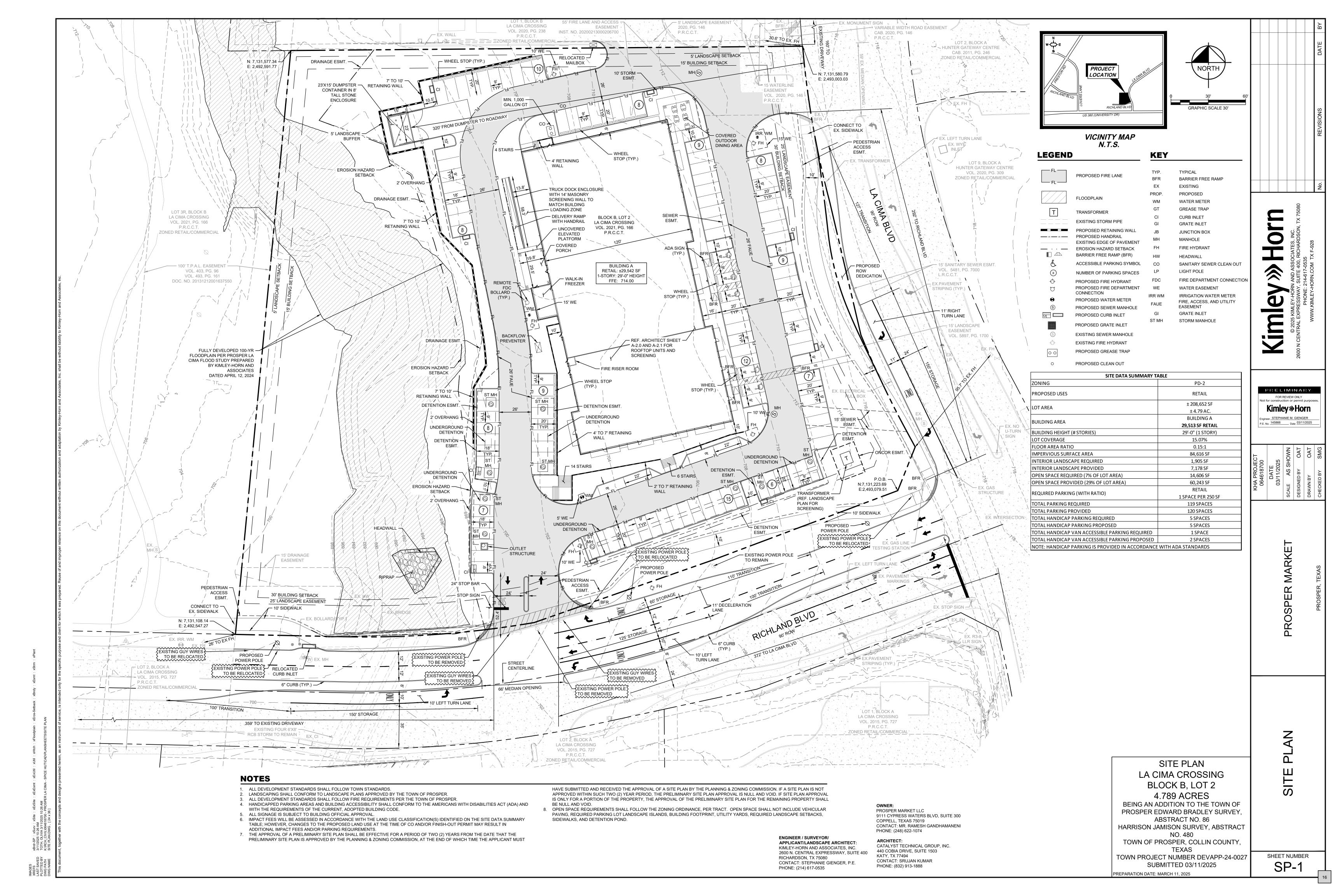




DEVAPP-24-0027

La Cima Crossing Block B, Lot 2

Site Plan





PLANNING

To: Planning & Zoning Commission Item No. 3e

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of La Cima Crossing, Block B, Lot 2

Meeting: March 18, 2025

Agenda Item:

Consider and act upon a request for a Final Plat of La Cima Crossing, Block B, Lot 2, on 4.8± acres, located on the northwest corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0026)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-2 (Commercial Corridor).

Conformance:

The Final Plat conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate easements for the development of a retail building (with a grocery store).

Companion Item:

As a companion item, the Site Plan (DEVAPP-24-0027) is on this Planning & Zoning Commission agenda.

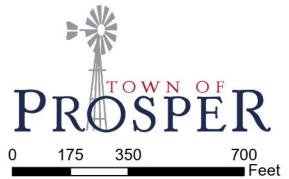
Attached Documents:

- 1. Location Map
- 2. Final Plat

Page 1 of 2

<u>Town Staff Recommendation:</u> Town Staff recommends approval of the Final Plat.



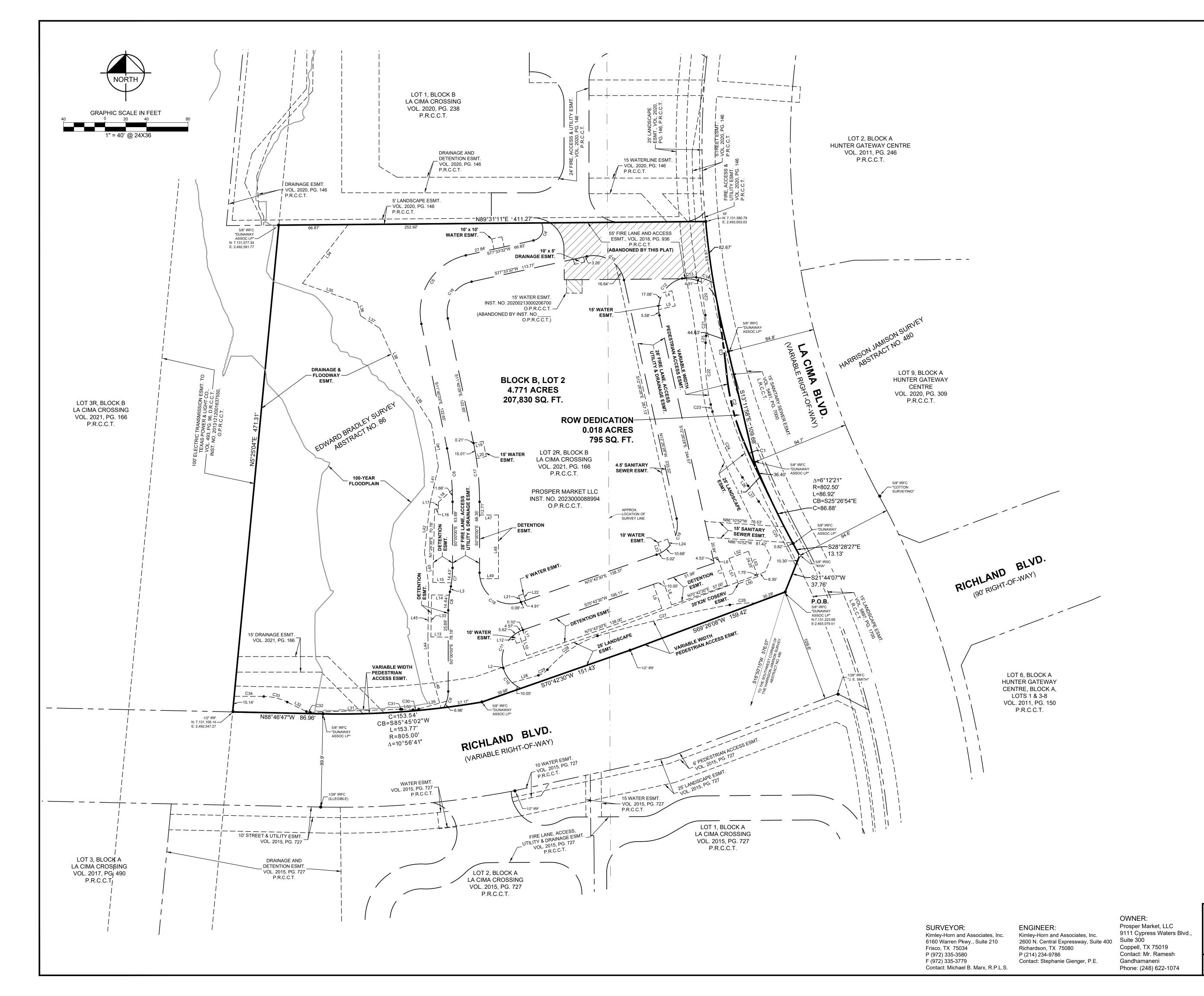


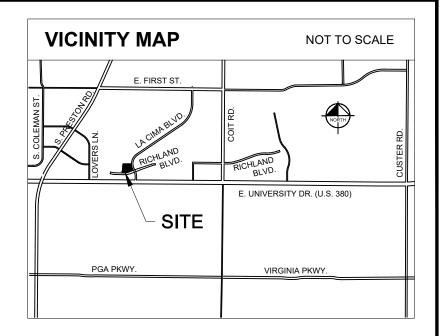


DEVAPP-24-0026

La Cima Crossing Block B, Lot 2

Final Plat





NOTES:

- 1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- Bearing system based on the southerly right of way line of Lovers Lane
 as created in the Conveyance Plat of Gates of Prosper, Phase 2, an
 addition to the Town of Prosper, according to the plat, recorded in
 Volume 2019, Page 252 of the Map Records of Collin County, Texas,
 said bearing being North 90°00'00" East.
- 3. According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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 withholding of utilities and building permits.
- The purpose of this final plat is to create easements for site development.
- 6. Line and curve table on sheet 2.
- 7. No FEMA floodplain exist on the site.
- ·
- 8. Landscape easements must be exclusive of any other easement except as shown hereon or with approval by the Town of Prosper.

LEG	END
	BOUNDARY LINE
	— — EASEMENT LINE
	— — PROPERTY LINE
	FLOODPLAIN LINE
ADF	ALUMINUM DISK MONUMENT FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
VF	"V" CUT FOUND
XF	"X" CUT FOUND
XS	"X" CUT SET
C.C.#	COUNTY CLERK FILE NUMBER
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
B.S.L.E.	BUILDING SETBACK LINE & LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.P.A.E.	LANDSCAPE & PUBLIC ACCESS EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

FINAL PLAT LA CIMA CROSSING BLOCK B, LOT 2

AN ADDITION TO THE TOWN OF PROSPER
ZONED PD-2
4.789 ACRES

SITUATED IN THE

EDWARD BRADLEY SURVEY, ABSTRACT NO. 86, & THE HARRISON JAMISON SURVEY, ABSTRACT NO. 480 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

March 2025 CASE NO. DEVAPP-24-0026

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Toyas, 75034
FIRM # 10103823

 Frisco, Texas
 75034
 FIRM # 10193822
 Fax No. (972) 335-3779

 Scale
 Drawn by
 Checked by
 Date
 Project No.
 Sheet No.

 1" = 40'
 JCC
 KHA
 03/11/2025
 064618701
 1 OF 2

20

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, Prosper Market, LLC is the owner of a tract of land situated in the Edward Bradley Survey, Abstract No. 86 and the Harrison Jamison Survey, Abstract No. 480, Town of Prosper, Collin County, Texas, and being all of Lot 2R, Block B of La Cima Crossing, an addition to the Town of Prosper, according to the Conveyance Plat, recorded in Volume 2021, Page 166 of the Plat Records of Collin County Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found at the southerly corner of a visibility clip on the northerly right of way line of Richland Boulevard, a variable width right of way, for the southerly, southeast corner of said Lot 2R, Block B;

THENCE South 69°26'08" West, along the northerly right of way line of said Richland Boulevard and the southerly line of said Lot 2R, Block B, a distance of 159.42 feet to a 1/2-inch iron rod found for corner;

THENCE South 70°42'30" West, along the northerly right of way line of said Richland Boulevard and the southerly line of said Lot 2R, Block B, a distance of 151.43 feet to a /8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found for the beginning of a non-tangent curve to the right with a radius of 805.00 feet, a central angle of 10°56'41", and a chord bearing and distance of South 85°45'02" West, 153.54 feet;

THENCE in a westerly direction, along the northerly right of way line of said Richland Boulevard and the southerly line of said Lot 2R, Block B, with said non-tangent curve to the right, an arc distance of 153.77 feet to a /8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found for corner;

THENCE North 88°46'47" West, along the northerly right of way line of said Richland Boulevard and the southerly line of said Lot 2R, Block B, a distance of 86.96 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 2R and the southeast corner of Lot 3R, Block B of said La Cima Crossing;

THENCE North 05°25'04" East, departing the northerly right of way line of said Richland Boulevard and along the common line of said Lot 2R and Lot 3R, Block B, a distance of 471.31 feet to a /8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found for corner on the southerly line of Lot 1, Block B of La Cima Crossing, an addition to the Town of Prosper, according to the Amending Plat, recorded in Volume 2020, Page 238 of the Plat Records of Collin County, Texas;

THENCE North 89°31'11" East, along the northerly line of said Lot 2R, Block B and the southerly line of said Lot 1, Block B, a distance of 411.27 feet to an "X" cut in concrete found for the northeast corner of said Lot 2R and the southeast corner of said Lot 1, same being on the westerly right of way line of La Cima Boulevard, a variable width right of way and being the beginning of a non-tangent curve to the left with a radius of 727.40 feet, a central angle of 10°01'39", and a chord bearing and distance of South 09°53'17" East, 127.14 feet;

THENCE in a southerly direction, along the easterly line of said Lot 2R, Block B and the westerly right of way line of said La Cima Boulevard, with said non-tangent curve to the left, an arc distance of 127.30 feet to a point for corner;

THENCE South 13°11'58" East, continuing along the easterly line of said Lot 2R, Block B and the westerly right of way line of said La Cima Boulevard, a distance of 109.68 feet to a /8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found for the beginning of a non-tangent curve to the left with a radius of 802.50 feet, a central angle of 06°12'21", and a chord bearing and distance of South 25°26'54" East, 86.88 feet;

THENCE in a southerly direction, continuing along the easterly line of said Lot 2R, Block B and the westerly right of way line of said La Cima Boulevard, with said non-tangent curve to the left, an arc distance of 86.92 feet to a /8-inch iron rod with a plastic cap, stamped "DUNAWAY" ASSOC LP" found for corner;

THENCE South 28°28'27" East, continuing along the easterly line of said Lot 2R, Block B and the westerly right of way line of said La Cima Boulevard, a distance of 13.13 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for easterly, southeast corner of said Lot 2R and being the northerly corner of aforesaid visibility clip at the intersection of the westerly right of way line of said La Cima Boulevard with the northerly right of way line of aforesaid Richland Boulevard;

THENCE South 21°44'07" West, along said visibility clip, a distance of 37.76 feet to the POINT OF BEGINNING and containing 4.789 acres (208,625 square feet) of land, more or less.

CURVE TABLE

2°59'19" | 521.50' | 27.20' |

	,,,,,,,,		21112 171322		1 2.112 171322			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	
L1	N25°40'39"W	31.64'	L21	S19°56'28"E	6.61'	L41	S12°43'35"W	
L2	S15°42'37"E	0.41'	L22	N19°56'28"W	6.67'	L42	S06°17'22"W	
L3	S10°16'46"W	5.32'	L23	N19°17'30"W	10.22'	L43	S07°23'13"E	
L4	N77°33'27"E	8.68'	L24	S19°17'30"E	6.62'	L44	S01°17'43"E	
L5	S77°33'27"W	16.31'	L25	N03°47'27"E	6.78'	L45	S00°54'04"W	ĺ
L6	S70°42'30"W	4.47'	L26	N34°02'36"W	9.68'	L46	S15°30'33"E	
L7	N19°17'30"W	29.00'	L27	N34°03'57"W	18.28'	L47	N90°00'00"W	
L8	S19°17'30"E	24.50'	L28	N74°17'23"E	26.10'	L48	N00°00'00"E	
L9	N19°17'30"W	24.50'	L29	S74°17'23"W	27.97'	L49	S90°00'00"E	
L10	S19°17'30"E	24.10'	L30	N87°59'27"W	10.70'	L50	S69°26'08"W	
L11	N19°56'28"W	10.00'	L31	S88°04'19"W	86.76'	L51	N20°33'52"W	
L12	S19°56'28"E	8.29'	L32	N63°47'17"W	20.59'	L52	N69°26'08"E	
L13	N88°57'47"W	16.72'	L33	N00°57'29"E	40.47'	L53	S20°33'52"E	
L14	S89°02'31"E	17.11'	L34	S37°54'23"W	71.87'			
L15	N88°44'39"W	17.99'	L35	S70°38'33"E	56.15'			
L16	S87°03'16"E	3.50'	L36	S13°23'02"E	12.94'			
L17	N01°33'43"E	6.82'	L37	S56°50'12"E	22.21'			
L18	N48°03'48"E	17.86'	L38	S24°28'08"E	54.25'			
L19	S78°20'57"W	9.35'	L39	S32°30'44"E	50.68'			
L20	N78°20'53"E	9.76'	L40	S09°14'18"E	41.57'			

LINE TABLE

LINE TABLE

LENGTH

37.26'

LINE TABLE

/	46.98'		C2	17°02'11"	226.29'	67.29'	S14°10'15"E	67.04'	C22	16°59'26"	202.00'	59.90'	S04°42'16"E	59.68'
	31.85'		C3	2°29'29"	1513.41'	65.81'	N07°26'38"W	65.81'	C23	1°20'17"	302.00'	7.05'	S13°52'08"E	7.05'
	24.09'		C4	107°37'22"	11.47'	21.55'	N24°16'53"E	18.52'	C24	19°52'43"	202.00'	70.08'	S24°28'38"E	69.73'
/	50.58'		C5	89°14'02"	56.00'	87.22'	S32°56'31"W	78.66'	C25	8°12'48"	498.00'	71.39'	N29°57'33"W	71.33'
	45.15'		C6	11°40'29"	254.00'	51.76'	N05°50'15"W	51.67'	C26	12°49'12"	112.00'	25.06'	S86°02'16"W	25.01'
/	18.18'		C7	10°16'46"	100.00'	17.94'	N05°08'23"E	17.92'	C27	5°41'17"	1319.41'	130.98'	S76°47'02"W	130.93'
:	61.38'		C8	10°16'46"	100.00'	17.94'	S05°08'23"W	17.92'	C28	30°05'51"	112.00'	58.83'	S56°02'34"W	58.16'
	17.63'		C9	31°22'45"	30.00'	16.43'	N15°41'23"E	16.23'	C29	33°17'44"	18.00'	10.46'	N57°38'31"E	10.31'
/	20.00'		C10	50°54'21"	30.00'	26.65'	S41°09'48"E	25.79'	C30	17°43'10"	18.00'	5.57'	N83°08'58"E	5.54'
/	26.00'		C11	86°25'07"	30.00'	45.25'	S27°29'56"W	41.08'	C31	3°56'14"	22.00'	1.51'	N89°57'34"W	1.51'
:	20.00'		C12	87°59'48"	30.00'	46.07'	S31°33'26"W	41.68'	C32	28°08'24"	8.00'	3.93'	S77°51'29"E	3.89'
	26.00'		C13	19°39'25"	40.00'	13.72'	S85°23'03"W	13.66'	C33	25°47'43"	52.00'	23.41'	N76°41'08"W	23.21'
			C14	27°11'04"	37.54'	17.81'	N71°29'02"W	17.64'	C34	0°57'16"	1713.87'	28.55'	N89°36'35"W	28.55'
			C15	90°00'00"	30.00'	47.12'	N57°26'28"W	42.43'						
			C16	89°14'02"	30.00'	46.72'	S32°56'31"W	42.14'						
			C17	11°40'29"	280.00'	57.05'	N05°50'15"W	56.96'						
		Ī	C18	109°17'30"	30.00'	57.22'	S54°38'45"E	48.94'						
		Ī	C19	83°08'58"	30.00'	43.54'	N29°08'01"E	39.82'						
		İ	C20	2°57'26"	696.28'	35.94'	S06°22'04"E	35.93'						

S24°11'00"E

CURVE TABLE

C21 11°38'14" 98.00' 19.90'

N02°01'40"W

19.87'

DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD | NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Prosper Market, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this revised conveyance plat designating the herein above described property as LA CIMA CROSSING, BLOCK B, LOT 2, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. WHEREAS, Prosper Market, LLC do herein 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 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

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 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 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.

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___.

BY: Prosper Market, a Texas limited liability company

Y :	
uthorized Signature	
rinted Name and Title	
TATE OF TEXAS	§
OUNTY OF COLLIN	§

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mr. Ramesh Gandhamaneni, 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

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

FIRE LANE EASEMENT

Notary Public. State of Texas

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 owners 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.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian 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 times 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

The 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 B, 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 of said creek, or creeks or for any damage to private property or person that results for the flow of water along said creek, of 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 if drainage structure in order to improve the storm drainage that may be occasioned by the 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 could 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 to an extent which cannot 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 natural drainage channels, Building areas outside the Drainage and Floodway Easement line 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.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael B. Marx, 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 Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20___.

Michael B. Marx Registered Professional Land Surveyor No. 5181 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone 972-335-3580 Fax 972-335-3779

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 the _____ day of _____, 20___.

Notary Public, State of Texas

SURVEYOR:

Frisco, TX 75034

P (972) 335-3580

F (972) 335-3779

ENGINEER:

Richardson, TX 75080

P (214) 234-9786

Kimley-Horn and Associates, Inc.

Contact: Michael B. Marx, R.P.L.S.

Kimley-Horn and Associates, Inc.

Contact: Stephanie Gienger, P.E.

2600 N. Central Expressway, Suite 400

OWNER:

Suite 300

Gandhamaneni

Prosper Market, LLC

9111 Cypress Waters Blvd.,

6160 Warren Pkwy., Suite 210

CERTIFICATE OF APPROVAL

Approved this Commission of the	day of Town of Prosper, ⁻	, 20 Texas.	_ by the Planning & Zoning
		To	wn Secretary
	· · · · · · · · · · · · · · · · · · ·	Er	gineering Department
		De	evelonment Services Denartme

FINAL PLAT LA CIMA CROSSING BLOCK B, LOT 2

AN ADDITION TO THE TOWN OF PROSPER **ZONED PD-2** 4.789 ACRES

SITUATED IN THE EDWARD BRADLEY SURVEY, ABSTRACT NO. 86, & THE HARRISON JAMISON SURVEY, ABSTRACT NO. 480 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

> March 2025 CASE NO. DEVAPP-24-0026

FIRM # 10193822 Fax No. (972) 335-3779 Checked by Project No. <u>Drawn by</u> <u>Date</u> 2 OF 2 JCC 03/11/2025 064618701

6160 Warren Parkway, Suite 21 Coppell, TX 75019 Frisco, Texas 75034 Contact: Mr. Ramesh <u>Scale</u> Phone: (248) 622-1074



PLANNING

To: Planning & Zoning Commission Item No. 3f

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Site Plan for Prosper ISD Administrative Facility, Block A, Lot 1

Meeting: March 18, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for an Administration building, Community Center, and future Prosper ISD structures on Prosper ISD Administration Facility, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 925± feet north of University Drive. (DEVAPP-24-0129)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Planned Development-90 (Single Family & Mixed Use).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-90.

Description of Agenda Item:

The Preliminary Site Plan consists of two buildings and a pavilion totaling 149,293 square feet with associated parking in Phase 1. The specific building design and uses in Phase 2 will be determined at a later time.

Access:

Access is provided from Lakewood Drive and a future Richland Boulevard.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Page 1 of 2

22

Screening is required adjacent to the residential zoning to the east. There are no approved development plans for the residential area. The applicant proposes the use of a living screen. The landscape plan showing the placement and species of trees for the living screen within Phase 1 is attached. There is a 42-inch water line that parallels the property line, and the living screen is placed within a 10-foot area between the property line and water line easement. A row of large shade trees are on the opposite side (interior side) of the water line easement. The details for the living screen in Phase 2 will be provided with the Site Plan submission for that phase and will be similar to Phase 1. Town Staff recommends approval of the living screen.

Companion Item:

There is no companion item for this case.

Attachments:

- 1. Location Map
- 2. Preliminary Site Plan
- 3. Landscape Plan

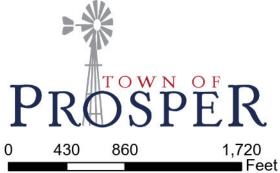
Town Staff Recommendation:

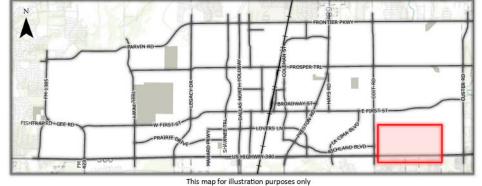
Town Staff recommends approval of the Preliminary Site Plan.

Page 2 of 2

23



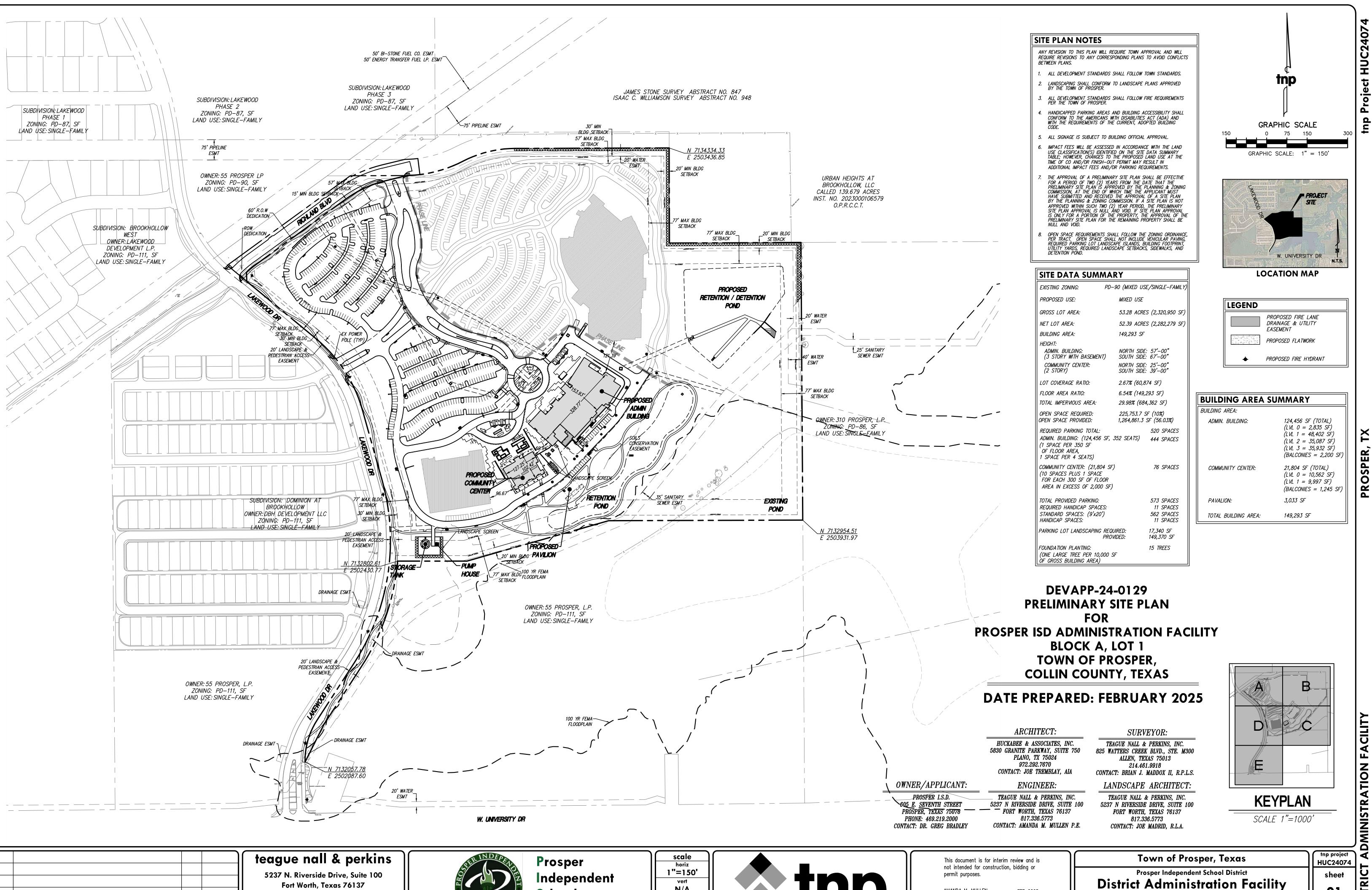




DEVAPP-24-0129

Prosper ISD Administrative Facility Block A, Lot 1

Preliminary Site Plan



N/A

date

FEB 2025

School

District

AMANDA M. MULLEN, P.E. Date: FEB 2025

Tx. Reg. #

Fort Worth, Texas 76137

817.336.5773 ph 817.336.2813 fx

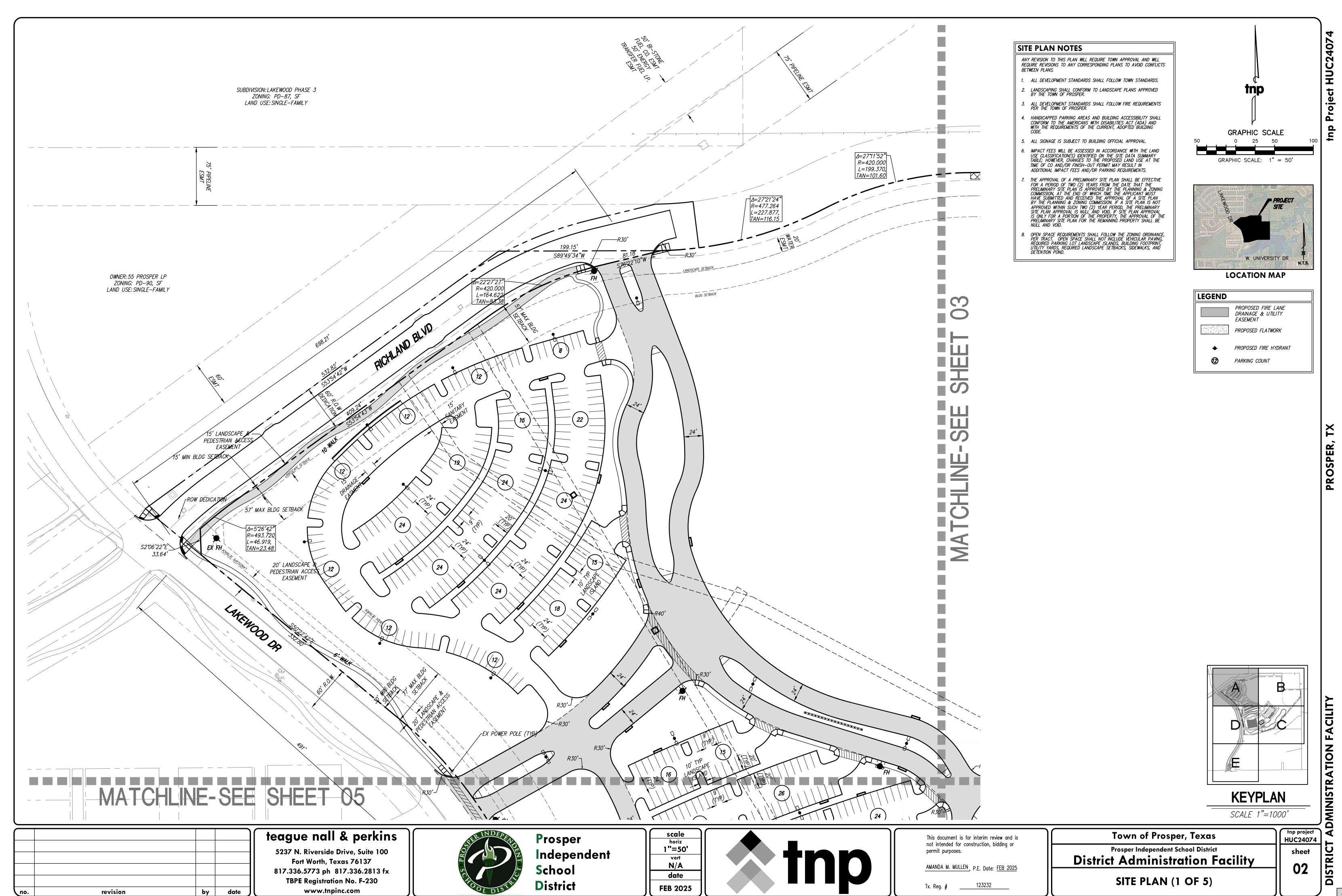
TBPE Registration No. F-230

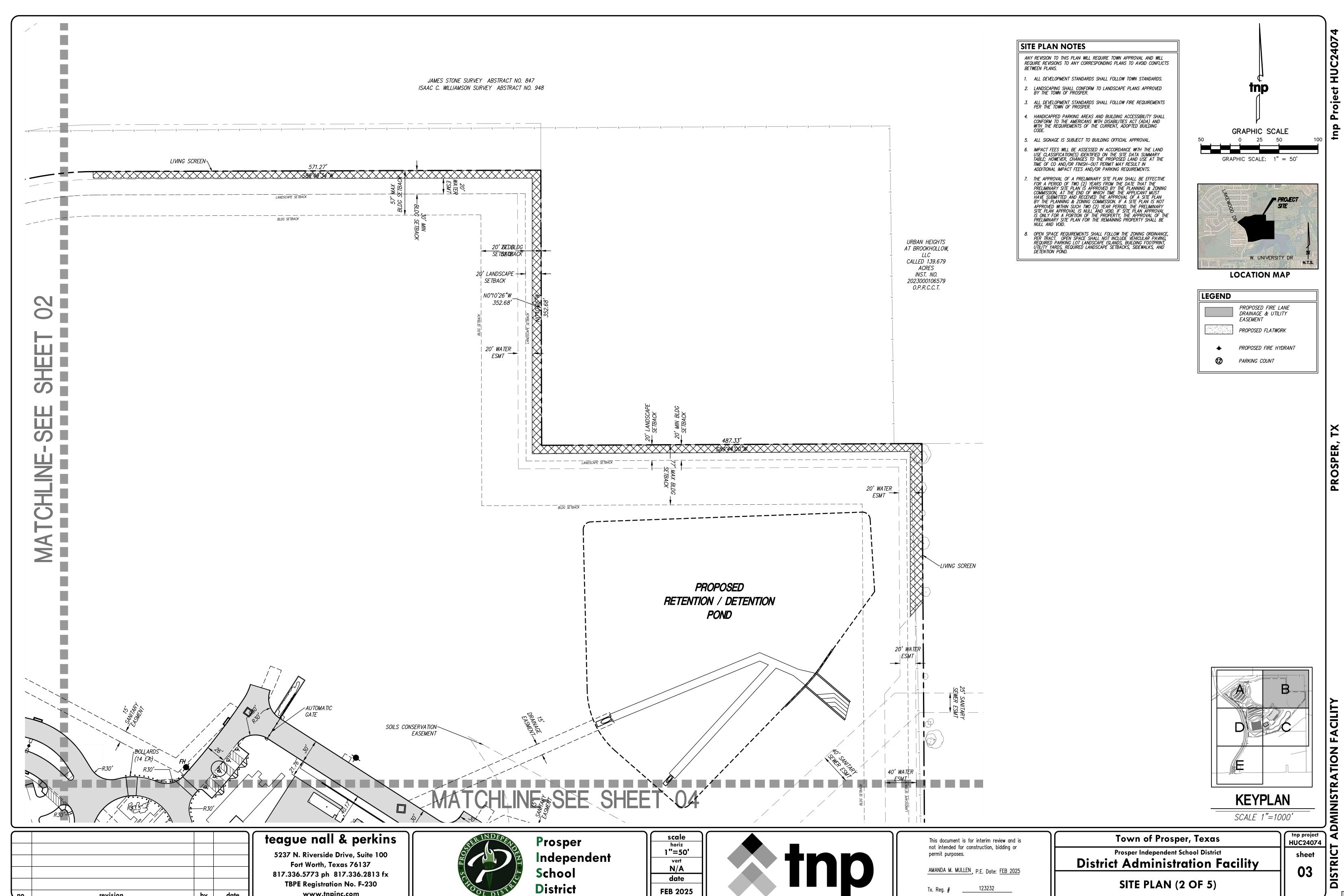
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OVERALL SITE PLAN

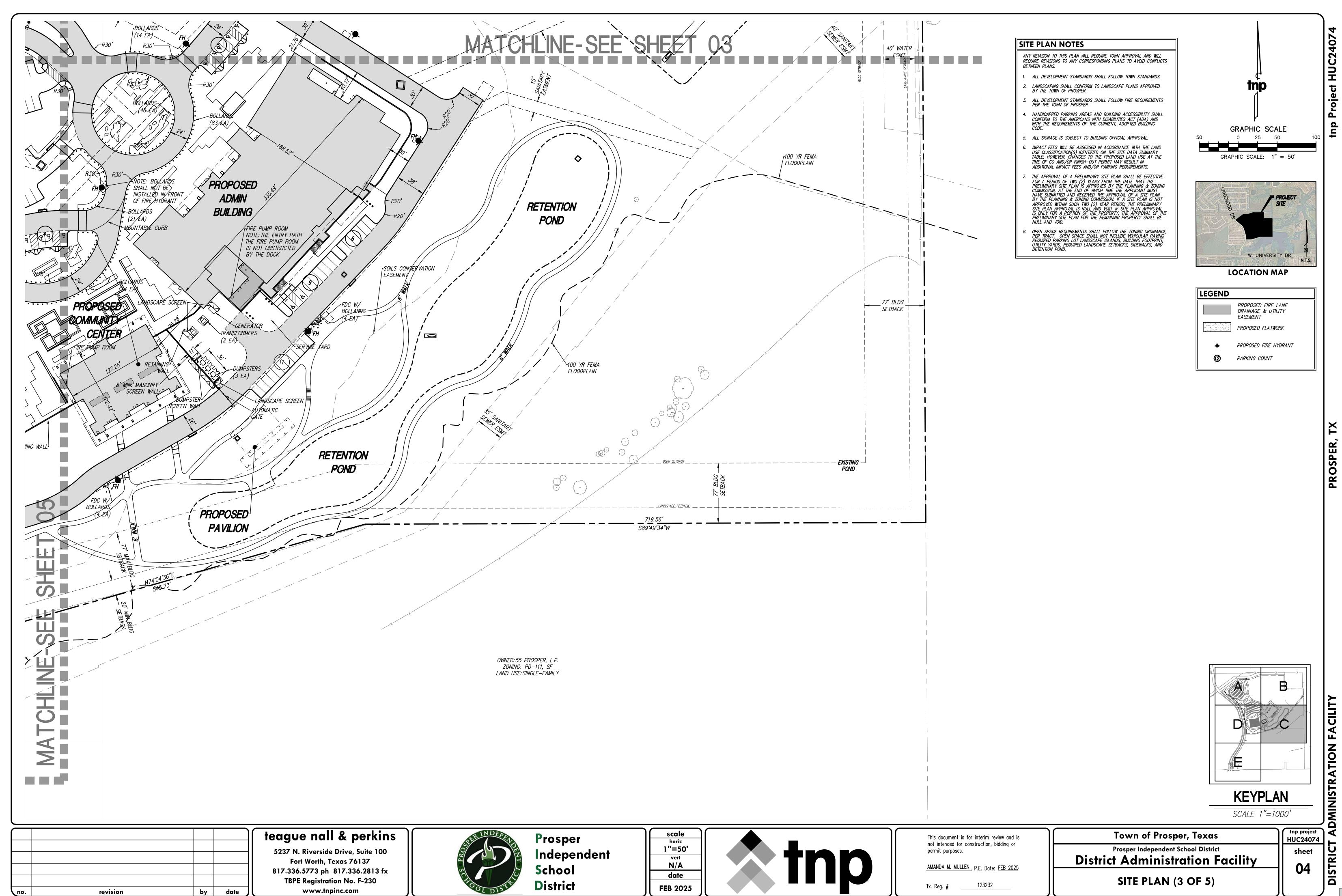




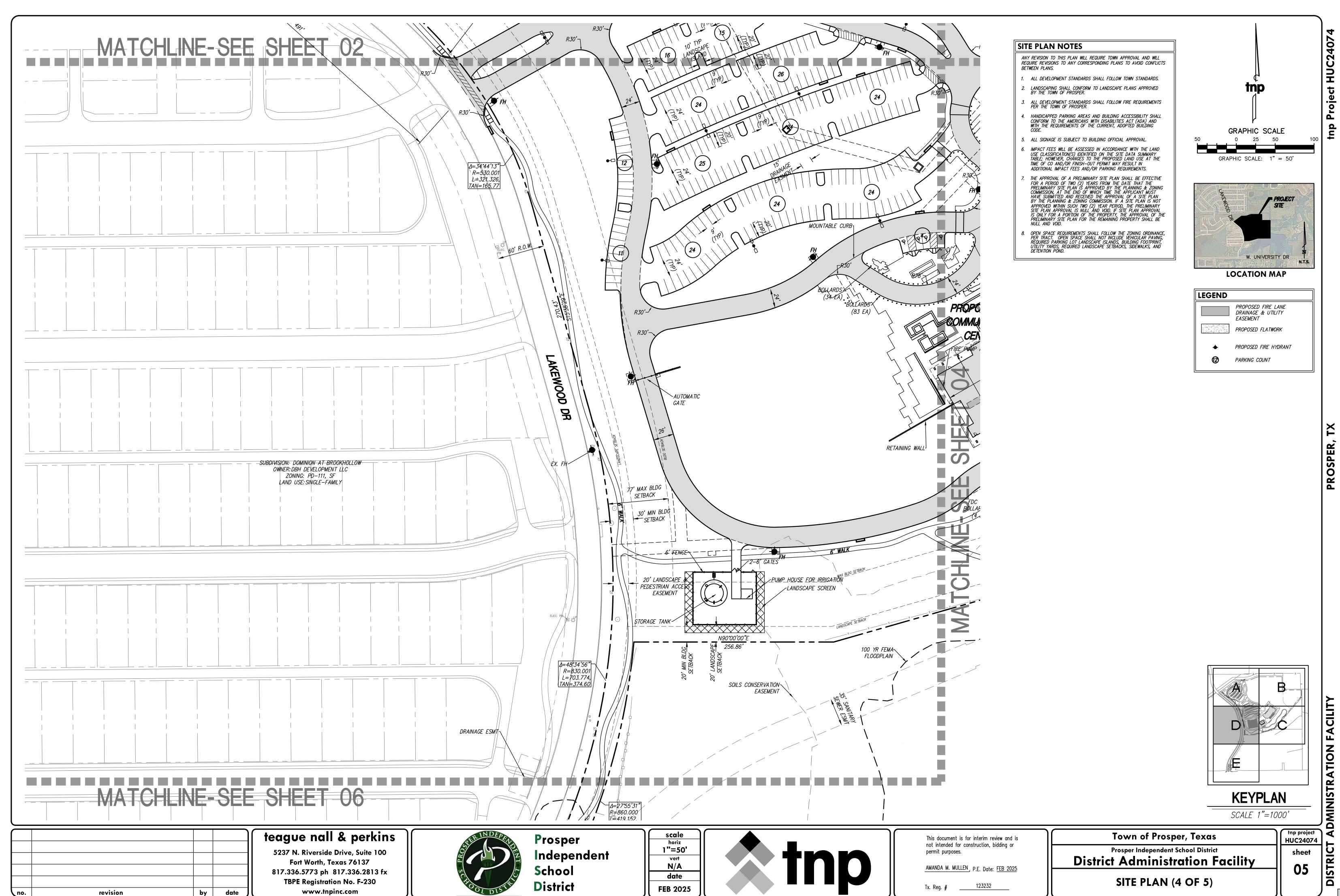
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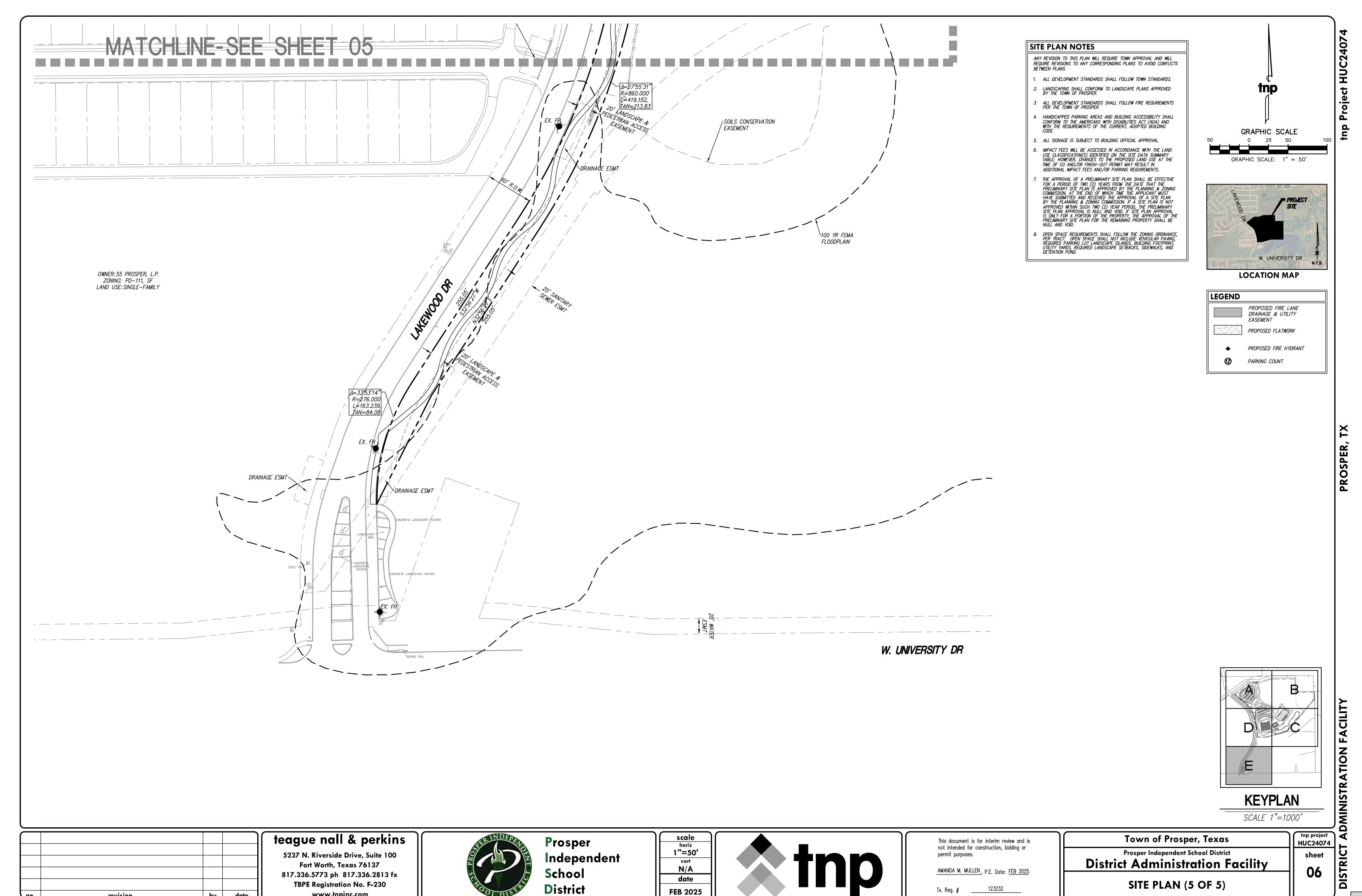
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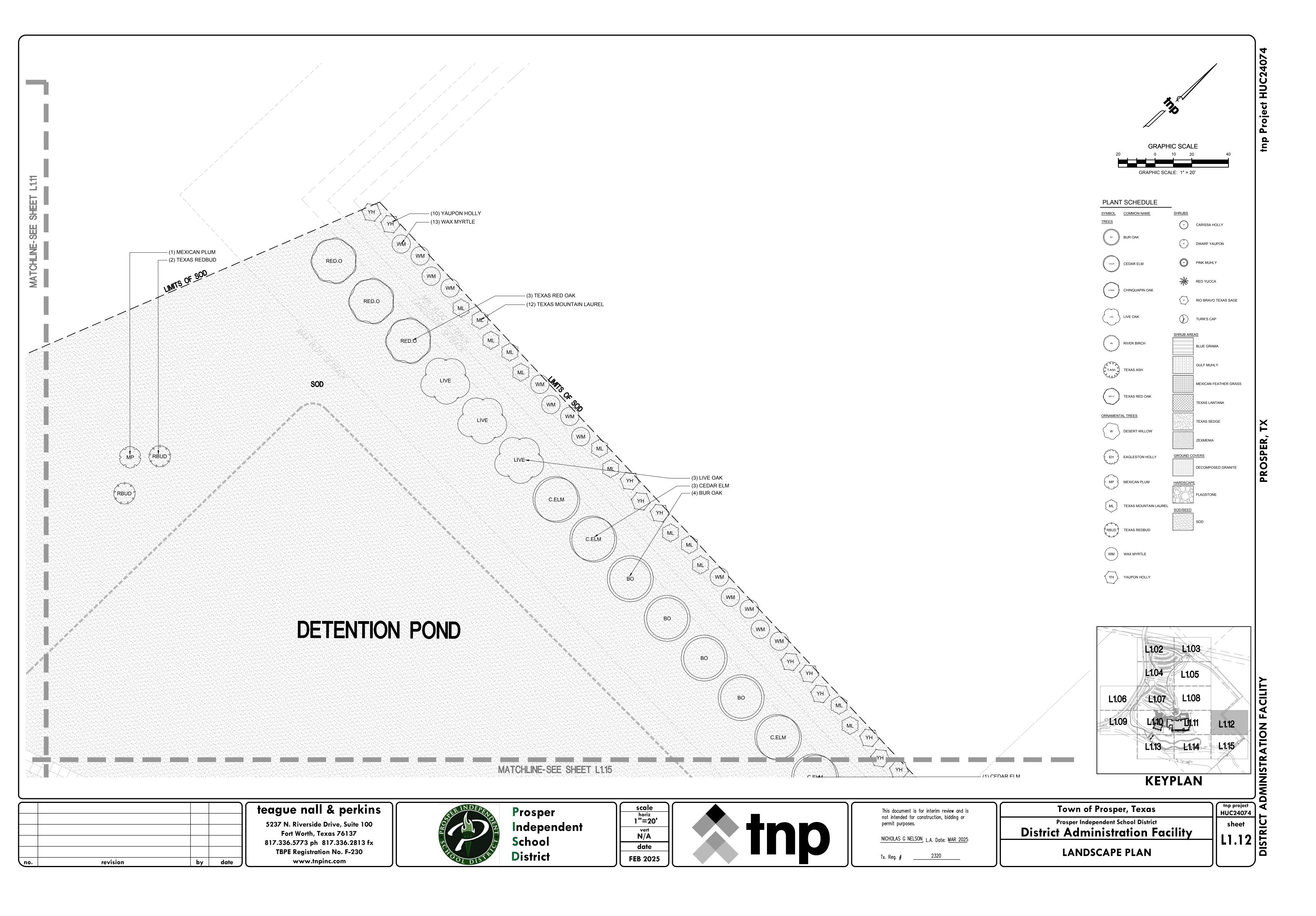
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SURV 10011600, 10011601,
10194381
GBPE: PEF007431; TBAE: BR 2673

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LANDSCAPE PLAN

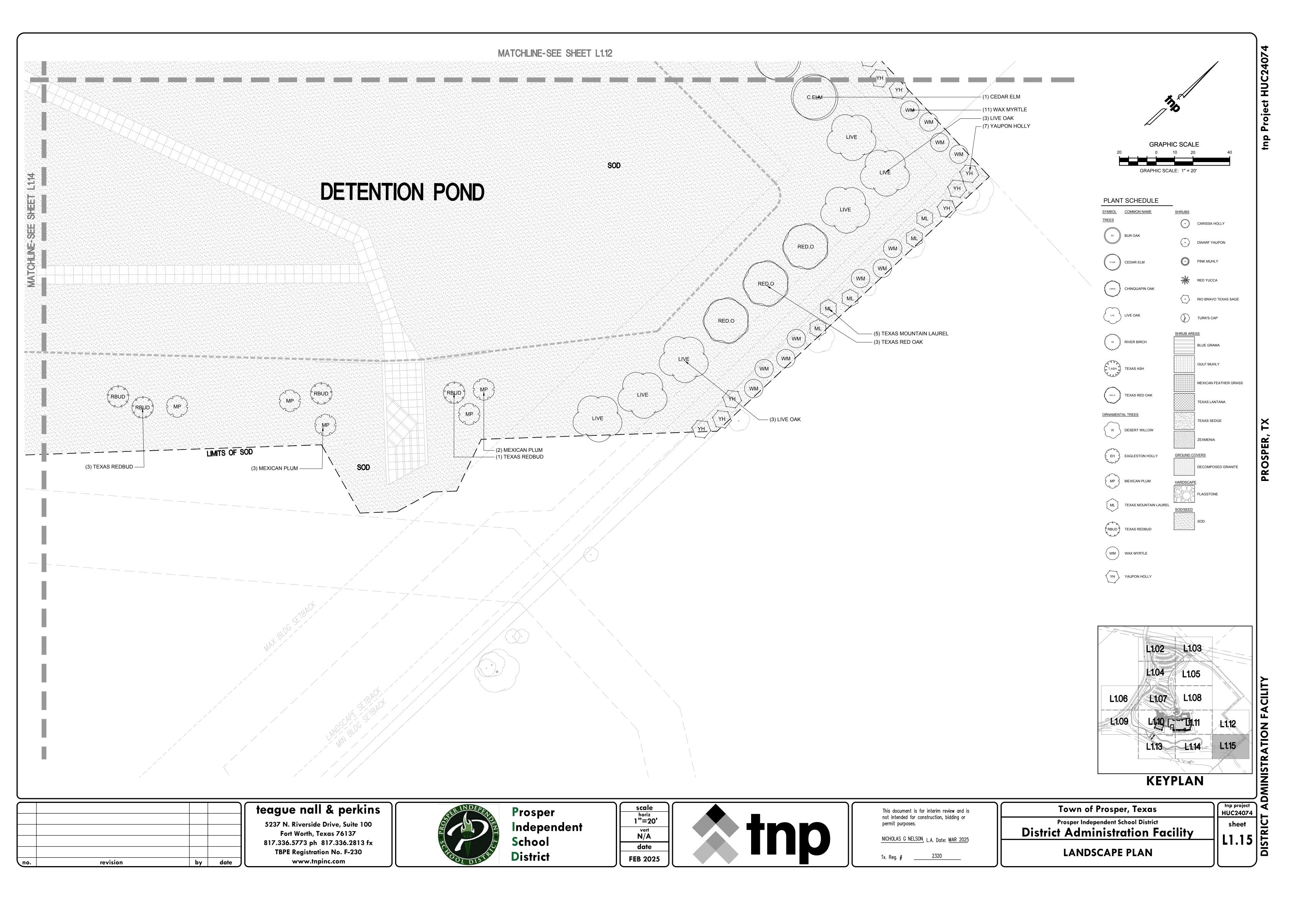
Job No.
1964-13-01

Drawn By:
TNP

Date:
02/07/2025

Sheet No.

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Revision / Date

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I KATION FACILITY JR ER I.S.D.

PROS

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LANDSCAPE PLAN

Job No. 1964-13-01

Drawn By: TNP

Date: 02/07/2025

PLANT SCHEDULE								
SHRUBS	OOTILDOLL							
(·)	CARISSA HOLLY	llex cornuta `Carissa`	113	5 Gal.	18"-22"	20"-24"	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
(°)	DWARF YAUPON	llex vomitoria `Nana`	645	5 Gal.	18"-22"	20"-24"	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.
	PINK MUHLY	Muhlenbergia capillaris	386	5 Gal.	24"-36"	24"-36"	42" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	RED YUCCA	Hesperaloe parviflora	225	3 Gal.	18"-24"	12"-16"	42" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
$\langle \cdot \rangle$	RIO BRAVO TEXAS SAGE	Leucophyllum frutescens `Rio Bravo`	562	5 Gal.	20"- 24"	24"-28"	48" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.
	TURK'S CAP	Malvaviscus drummondii	49	3 Gal.	18"-24"	20"-24"	42" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.
SHRUB AREAS								
	BLUE GRAMA	Bouteloua gracilis `Blonde Ambition`	2,809	1 Gal.	8"-10"	6"-8"	24" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	GULF MUHLY	Muhlenbergia capillaris	1,044	1 Gal.	24"-36"	18"-24"	42"O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	MEXICAN FEATHER GRASS	Nassella tenuissima	647	1 Gal.	12"-15"	10"-12"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.
	TEXAS LANTANA	Lantana urticoides	395	3 Gal.	8"-10"	12"-18"	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.
	TEXAS SEDGE	Carex texensis	7,754	1 Gal.	10"-12"	12"-16"	16" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	ZEXMENIA	Wedelia acapulcensis var. hispida	989	3 Gal.	10"-12"	12"-18"	24" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.
GROUND CO	OVERS							
	DECOMPOSED GRANITE	Decomposed Granite	13,683 sf	1/4" Minus	n/a	n/a	n/a	4" THICK WITH WEED BARRIER FABRIC. REF DETAIL AND SPECIFICATIONS.
HARDSCAPI	<u>E</u>							

5,058 sf n/a

750,958 sf Solid Sod / Roll n/a

no.	revision	by	date

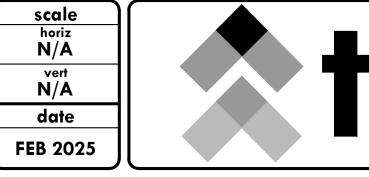
Ilex vomitoria

teague nall & perkins

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STRAIGHT TRUNK



FLAGSTONE

Flagstone

Cynodon Dactylon `TIF 419`

tnp

This document is for interim review and is not intended for construction, bidding or permit purposes.

n/a

NICHOLAS G NELSON, L.A. Date: MAR 2025 Tx. Reg. # _____2320

Town of Prosper, Texas Prosper Independent School District District Administration Facility LANDSCAPE SCHEDULE

2" THICK WITH WEED BARRIER

FABRIC. REF DETAIL AND

REF PLANTING NOTES AND

SLOPES GREATER THAN 4:1 CONTRACTOR TO PIN SOD WITH PINS AT 18" O.C. FOR EACH PAD.

SPECIFICATIONS. ADD SF FOR

SLOPES, CUT, AND WASTE. FOR

SPECIFICATIONS.

tnp project HUC24074 sheet L1.16 Huckabee

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LANDSCAPE SCHEDULE

Sheet No.

TNP PROJECT NO. HUC24074 TNP TBPELS REGISTRATION NO. F-230

- ADMINISTRATION F FOR PROSPER I.S.D. PROSPER, TEXAS

CILIT

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