



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, December 02, 2025
6:00 PM

Welcome to the Prosper Planning and 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 and 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 and 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.

1. 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.

- [3a.](#) Consider and act upon the minutes from the November 18, 2025, Planning and Zoning Commission work session meeting.
- [3b.](#) Consider and act upon the minutes from the November 18, 2025, Planning and Zoning Commission regular meeting.

- 3c. Consider and act upon a request for a Conveyance Plat of Victory at Frontier South, Block A, Lots 1-3, on 7.9± acres, located on the west side of Preston Road and 500± feet north of Coleman Street. (DEVAPP-25-0117)

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. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

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 and 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 Monday, November 24, 2025, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

NOTICE

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Planning and Zoning 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.



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, November 18, 2025
5:30 PM

Call to Order / Roll Call

The meeting was called to order at 5:30 p.m.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, Brett Butler, John Hamilton, Matt Furay, and Deborah Daniel

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), and Trey Ramon (Planning Technician)

Items for Individual Consideration:

1. Discuss items on the November 18, 2025, Planning and Zoning Commission agenda.

Staff provided a brief overview of Consent Agenda Item 3c.

Commissioner Jackson discussed with Town Staff the lot sizes that are proposed for Item 3c.

Commissioner Carson then asked Staff if there had been any updates on the Pradera development. Staff commented that there were no updates to pass along at this time.

2. Adjourn.

The work session was adjourned at 6:03 p.m.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 18, 2025
6:00 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:05 P.M.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, Brett Bulter, John Hamilton, Matt Furay, and Deborah Daniel

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), and Trey Ramon (Planning Technician)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a.** Consider and act upon the minutes from the November 4, 2025, Planning and Zoning Commission work session meeting.
- 3b.** Consider and act upon the minutes from the November 4, 2025, Planning and Zoning Commission regular meeting.
- 3c.** Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 3, on 79.1± acres, located on the south side of Frontier Parkway and 1,520± feet east of Legacy Drive. (DEVAPP-24-0167)

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

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 4. 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 past Town Council actions and upcoming cases for Planning & Zoning Commission consideration.

Mr. Hoover discussed meeting time changes with the Commissioners. The work session is planned to shift from 5:30 pm to 6:00 pm. The date when these meeting times will change is not yet determined.

Commissioner Hamilton asked about the previously removed Unified Development Code section. Mr. Hoover commented that Town Staff will review the section with the consultant, as well as compete comparisons to neighboring areas, and bring it back for future discussion.

Commissioner Furay informed Town Staff he will not be present at the December 2nd, 2025, meeting.

3. Adjourn

Commissioner Carson made a motion to adjourn the meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

The meeting was adjourned at 6:29 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



PLANNING

To: Planning & Zoning Commission **Item No. 3c**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Conveyance Plat of Victory at Frontier South, Block A, Lots 1-3
Meeting: December 2, 2025

Agenda Item:

Consider and act upon a request for a Conveyance Plat of Victory at Frontier South, Block A, Lots 1-3, on 7.9± acres, located on the west side of Preston Road and 500± feet north of Coleman Street. (DEVAPP-25-0117)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Planned Development-116 (Office).

Conformance:

The Conveyance Plat conforms to the development standards of Planned Development-116.

Description of Agenda Item:

The purpose of this Conveyance Plat is to plat the property and create three lots.

A Preliminary Site Plan (DEVAPP-24-0128) was approved by the Planning & Zoning Commission on June 17, 2025, that showed the corresponding three lots.

Companion Item:

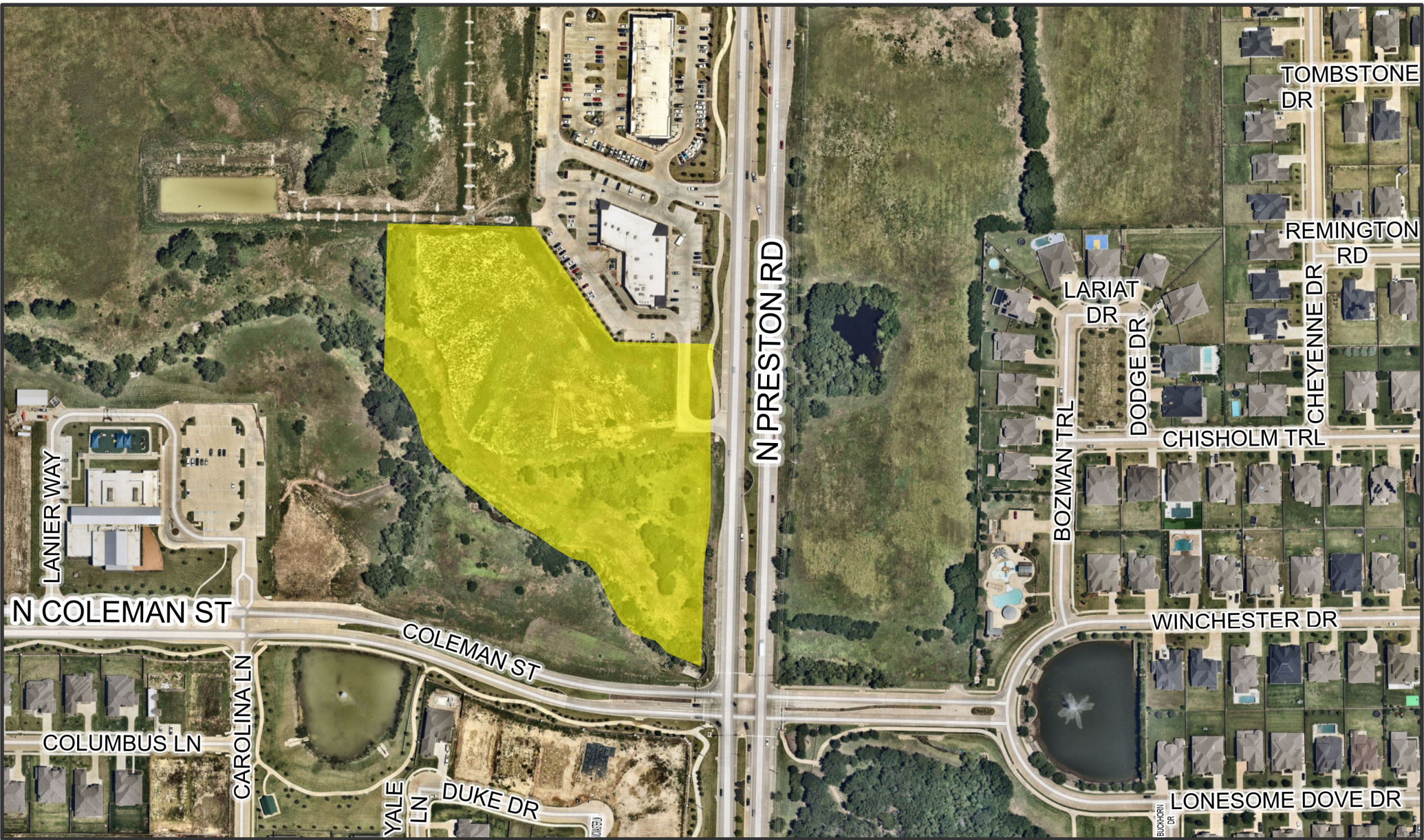
There is no companion item on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Conveyance Plat
3. Approved Preliminary Site Plan (DEVAPP-24-0128)

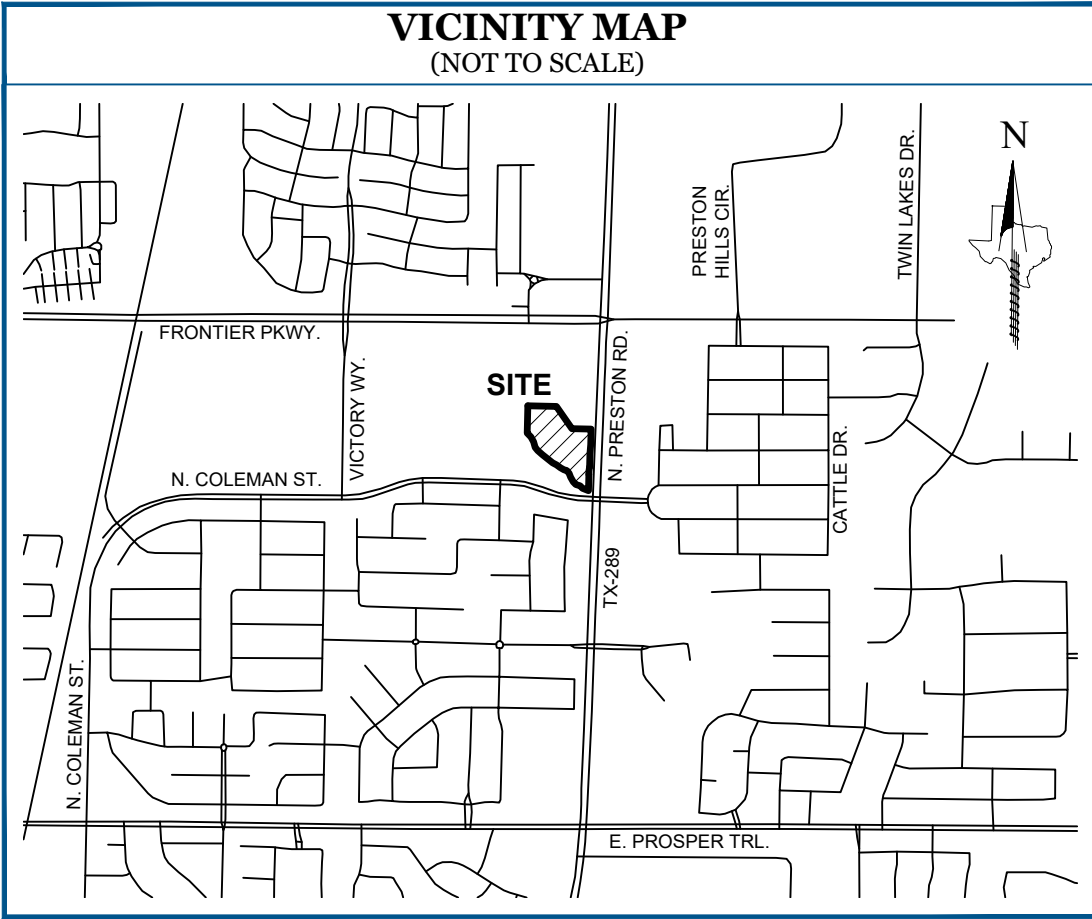
Town Staff Recommendation:

Town Staff recommends approval of the Conveyance Plat.



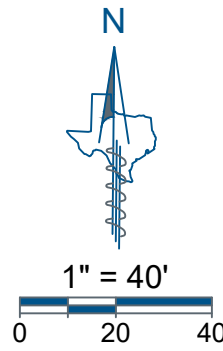
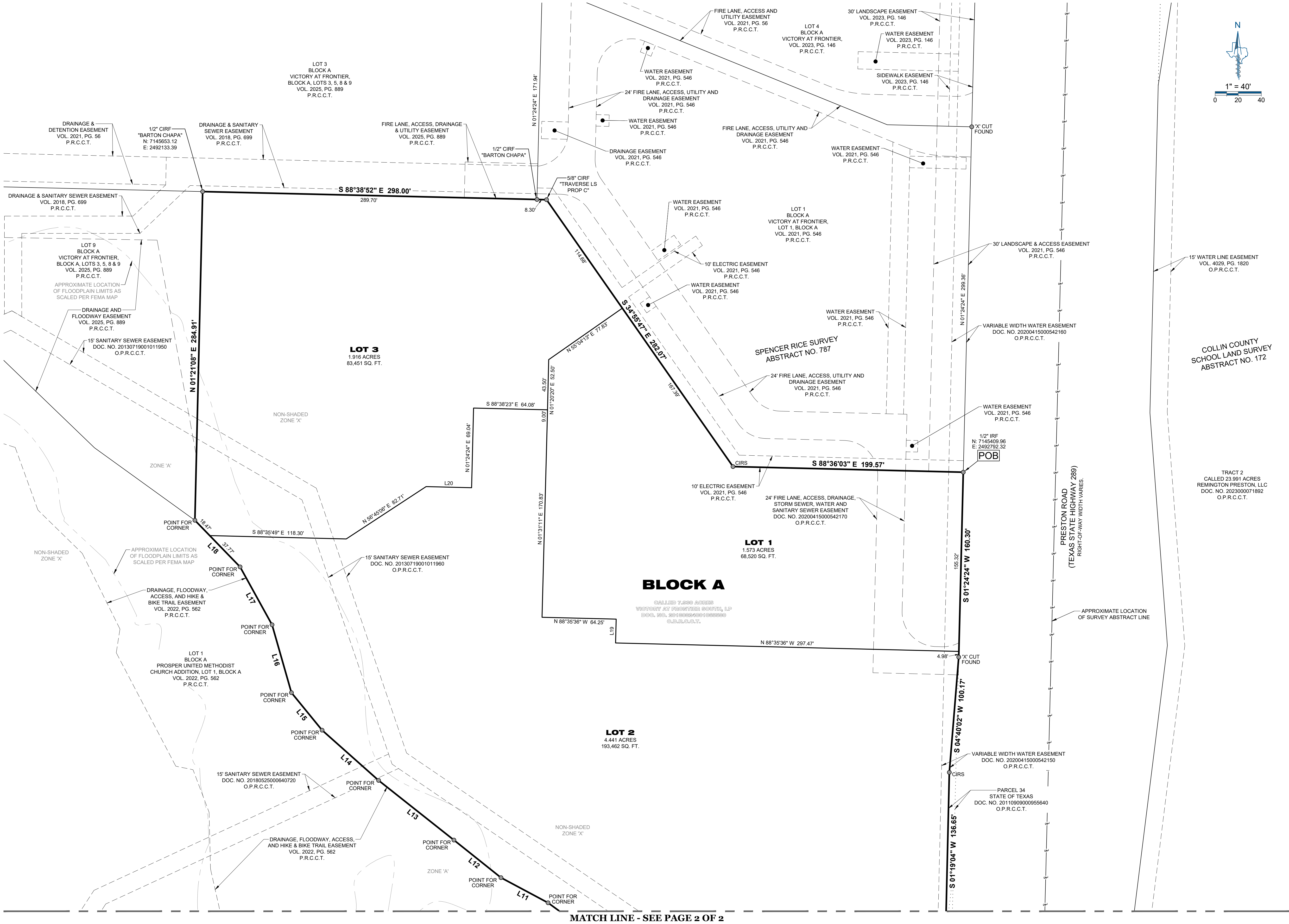
DEVAPP-25-0117
Frontier South, Block A,
Lots 1-3
Conveyance Plat

This map for illustration purposes only



- GENERAL NOTES**
- FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The purpose of this plat is to create three (3) lots from a non-platted tract of land for conveyance purposes.
 - The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
 - Landscape Easement shall be exclusive of other easements unless approved by the Town per this plat.
 - Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

LEGEND			
POB	= POINT OF BEGINNING	DOC. NO.	= DOCUMENT NUMBER
VOL.	= VOLUME	DISTANCE	= EASEMENT TIE (ITALICIZED)
PG.	= PAGE	D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
IRF	= IRON ROD FOUND	P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
CIRF	= CAPPED IRON ROD FOUND	O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET		



CASE NO. DEVAPP-25-0117
CONVEYANCE PLAT
VICTORY AT FRONTIER SOUTH
BLOCK A, LOTS 1 - 3
7.930 ACRES

SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787, AN
ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: NOVEMBER 05, 2025

JOB NUMBER
2508.072-03
DATE
11/05/2025
REVISION

DRAWN BY
DJJ

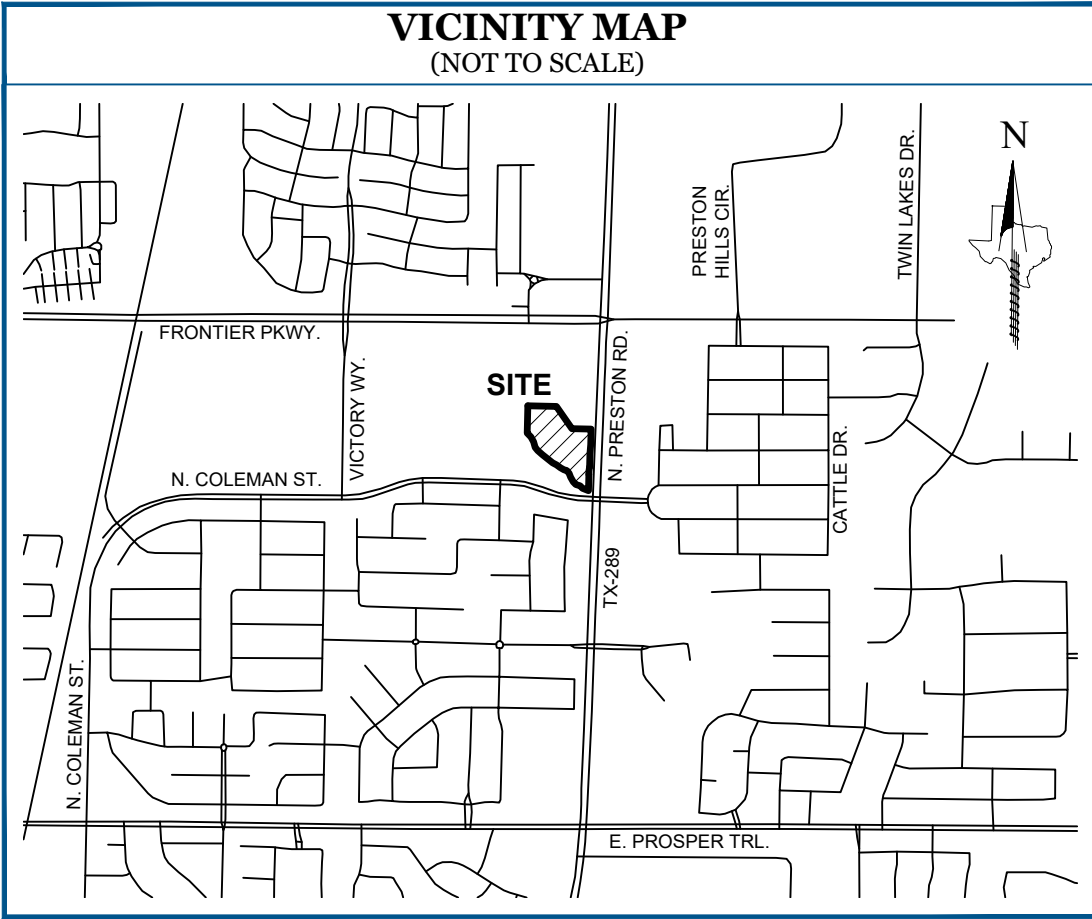


Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

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

ENGINEER
Claymore Engineering
Contact: Mark Torres
3231 Harwood Road
Bedford, TX 76021
(817) 458-8973

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



- GENERAL NOTES**
- FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0120J.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The purpose of this plat is to create three (3) lots from a non-platted tract of land for conveyance purposes.
 - The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
 - Landscape Easement shall be exclusive of other easements unless approved by the Town per this plat.
 - Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest therein defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

That I, MATTHEW RAABE, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this _____ day of _____, 2025

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Matthew Raabe, R.P.L.S. # 6402

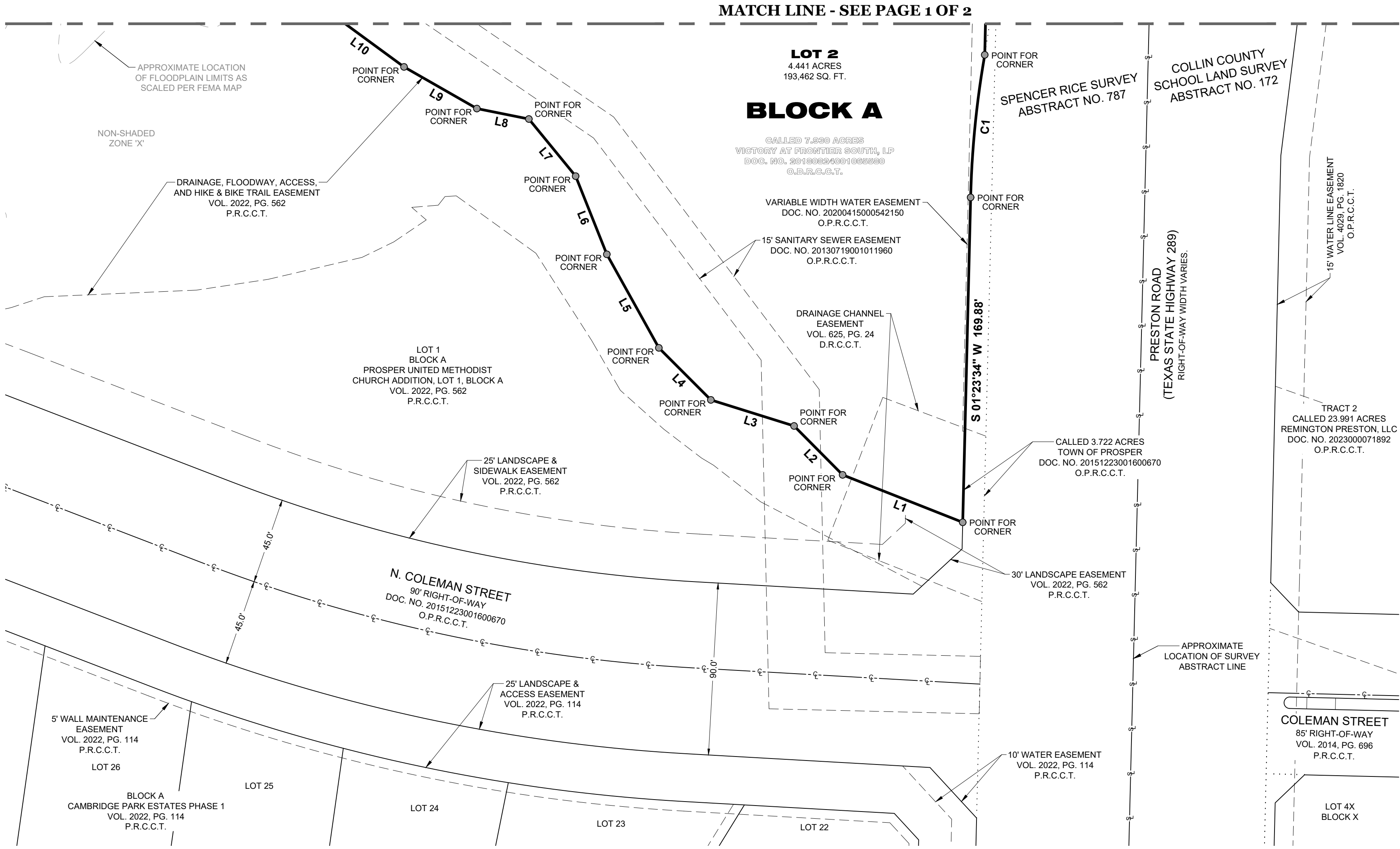
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared **MATTHEW RAABE**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas _____

LEGEND			
POB	= POINT OF BEGINNING	DOC. NO.	= DOCUMENT NUMBER
VOL.	= VOLUME	DISTANCE	= EASEMENT TIE (ITALICIZED)
PG.	= PAGE		
IRF	= IRON ROD FOUND	D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
CIRF	= CAPPED IRON ROD FOUND		
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET	P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
		O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 68°26'59" W	67.52'
L2	N 44°47'36" W	36.02'
L3	N 72°37'11" W	45.61'
L4	N 45°00'26" W	38.46'
L5	N 29°04'28" W	55.96'
L6	N 21°45'04" W	43.98'
L7	N 39°20'23" W	38.60'
L8	N 78°37'23" W	27.75'
L9	N 60°14'43" W	43.86'
L10	N 53°46'59" W	50.60'
L11	N 61°53'52" W	46.24'
L12	N 51°21'56" W	52.18'
L13	N 51°36'52" W	83.26'
L14	N 48°22'22" W	65.47'
L15	N 39°13'51" W	41.96'
L16	N 15°56'22" W	61.19'
L17	N 28°54'13" W	57.30'
L18	N 44°07'47" W	56.24'
L19	N 01°24'24" E	20.69'
L20	S 88°35'49" E	39.43'

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

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **VICTORY AT FRONTIER SOUTH, LP**, is the owner of a 7.930 acre tract of land out of the Spencer Rice Survey, Abstract Number 787, situated in the Town of Prosper, Collin County, Texas, and being all of a called 7.930 acre tract of land conveyed to Victory at Frontier South, LP by Special Warranty Deed with Vendor's Lien of record in Document Number 20180824001065580 of the Official Public Records of Collin County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2-inch iron rod found in the west line of Preston Road (Texas State Highway 289, right-of-way width varies), being the Southeast corner of Lot 1, Block A of Victory at Frontier, Lot 1, Block A, a subdivision of record in Volume 2021, Page 546 of the Plat Records of Collin County, Texas, also being the most easterly northeast corner of said 7.930 acre tract;

THENCE, along the west right-of-way line of Preston Road, being the common East line of said 7.930 acre tract, the following five (5) courses and distances:

- S01°24'24"W, a distance of 160.30 feet to an "X" cut found;
- S04°40'02"W, a distance of 100.17 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
- S01°19'04"W, a distance of 136.65 feet to a point for corner;
- Along a non-tangent curve to the left, having a radius of 505.04 feet, a chord bearing of S05°39'43"W, a chord distance of 74.86 feet, a delta angle of 8°30'01", and an arc distance of 74.93 feet to a point for corner;
- S01°23'34"W, a distance of 169.88 feet to a point for corner, being the most easterly northeast corner of Lot 1, Block A of Prosper United Methodist Church Addition, Lot 1, Block A, a subdivision of record in Volume 2022, Page 562 of said Plat Records, also being the southeast corner of said 7.930 acre tract;

THENCE, departing the west right-of-way line of Preston Road, along the northeast line of said Prosper United Methodist Church Addition, Lot 1, Block A, being the common southwest line of said 7.930 acre tract, along a creek, the following eighteen (18) courses and distances:

- N68°26'59"W, a distance of 67.52 feet to a point for corner;
- N44°47'36"W, a distance of 36.02 feet to a point for corner;
- N72°37'11"W, a distance of 45.61 feet to a point for corner;
- N45°00'26"W, a distance of 38.46 feet to a point for corner;
- N29°04'28"W, a distance of 55.96 feet to a point for corner;
- N21°45'04"W, a distance of 43.98 feet to a point for corner;
- N39°20'23"W, a distance of 38.60 feet to a point for corner;
- N78°37'23"W, a distance of 27.75 feet to a point for corner;
- N60°14'43"W, a distance of 43.86 feet to a point for corner;
- N53°46'59"W, a distance of 50.60 feet to a point for corner;
- N61°53'52"W, a distance of 46.24 feet to a point for corner;
- N51°21'56"W, a distance of 52.18 feet to a point for corner;
- N51°36'52"W, a distance of 83.26 feet to a point for corner;
- N48°22'22"W, a distance of 65.47 feet to a point for corner;
- N39°13'51"W, a distance of 41.96 feet to a point for corner;
- N15°56'22"W, a distance of 61.19 feet to a point for corner;
- N28°54'13"W, a distance of 57.30 feet to a point for corner;
- N44°07'47"W, a distance of 56.24 feet to a point for corner, being the southeast corner of Lot 9, Block A of Victory at Frontier, Block A, Lots 3, 5, 8 & 9, a subdivision of record in Volume 2025, Page 889 of the Plat Records of Collin County, Texas, also being the southwest corner of said 7.930 acre tract;

THENCE, N01°21'08"E, departing the northeast line of said Prosper United Methodist Church Addition, Lot 1, Block A, along the most southerly east line of said Lot 9, being the common west line of said 7.930 acre tract, a distance of 284.91 feet to a 1/2 inch iron rod with a plastic cap stamped "BARTON CHAPA" found in the south line of Lot 3, Block A of said Victory at Frontier, Block A, Lots 3, 5, 8 & 9, being the northeast corner of said Lot 9, also being the northwest corner of 7.930 acre tract;

THENCE, S88°38'52"E, along the south line of said Lot 3, in part the south line of said Victory at Frontier, Lot 1, Block A, being the common north line of said 7.930 acre tract, passing a 1/2 inch iron rod with a plastic cap stamped "BARTON CHAPA" found at a distance of 289.70 feet, and continuing for a total distance of 298.00 feet to a 5/8 inch iron rod with a plastic cap stamped "TRAVERSE LS PROP C" found, being the most northerly northeast corner of said 7.930 acre tract;

THENCE, along the irregular south line of said Victory at Frontier, Lot 1, Block A, being the common irregular north line of said 7.930 acre tract, the following two (2) courses and distances:

- S34°55'47"E, passing a 1/2 inch iron rod with a plastic cap stamped "CBG" found at a distance of 49.06 feet, and continuing along said course for a total distance of 282.07 feet to a 5/8 inch iron rod found, being the most southerly southwest corner of said Victory at Frontier, Lot 1, Block A;
- S88°36'03"E, a distance of 199.57 feet to the **POINT OF BEGINNING**, containing an area of 7.930 acres (345,443 square feet) of land, more or less.

OWNER'S CERTIFICATE (CONTINUED)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **VICTORY AT FRONTIER SOUTH, LP**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **VICTORY AT FRONTIER SOUTH, BLOCK A, LOTS 1-3**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon. **VICTORY AT FRONTIER SOUTH, LP**, does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- For lots adjacent to a Floodplain Only:
 - 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

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

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

BY: _____
Tony Ramji, Authorized Agent

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas _____

CERTIFICATE OF APPROVAL

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

Town Secretary _____

Engineering Department _____

Development Services Department _____

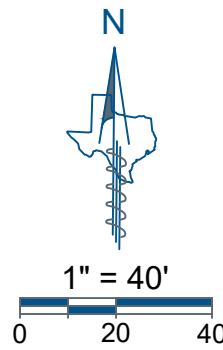
CASE NO. DEVAPP-25-0117
CONVEYANCE PLAT
VICTORY AT FRONTIER SOUTH
BLOCK A, LOTS 1 - 3
7.930 ACRES

SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT No. 787, AN
ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: NOVEMBER 05, 2025

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