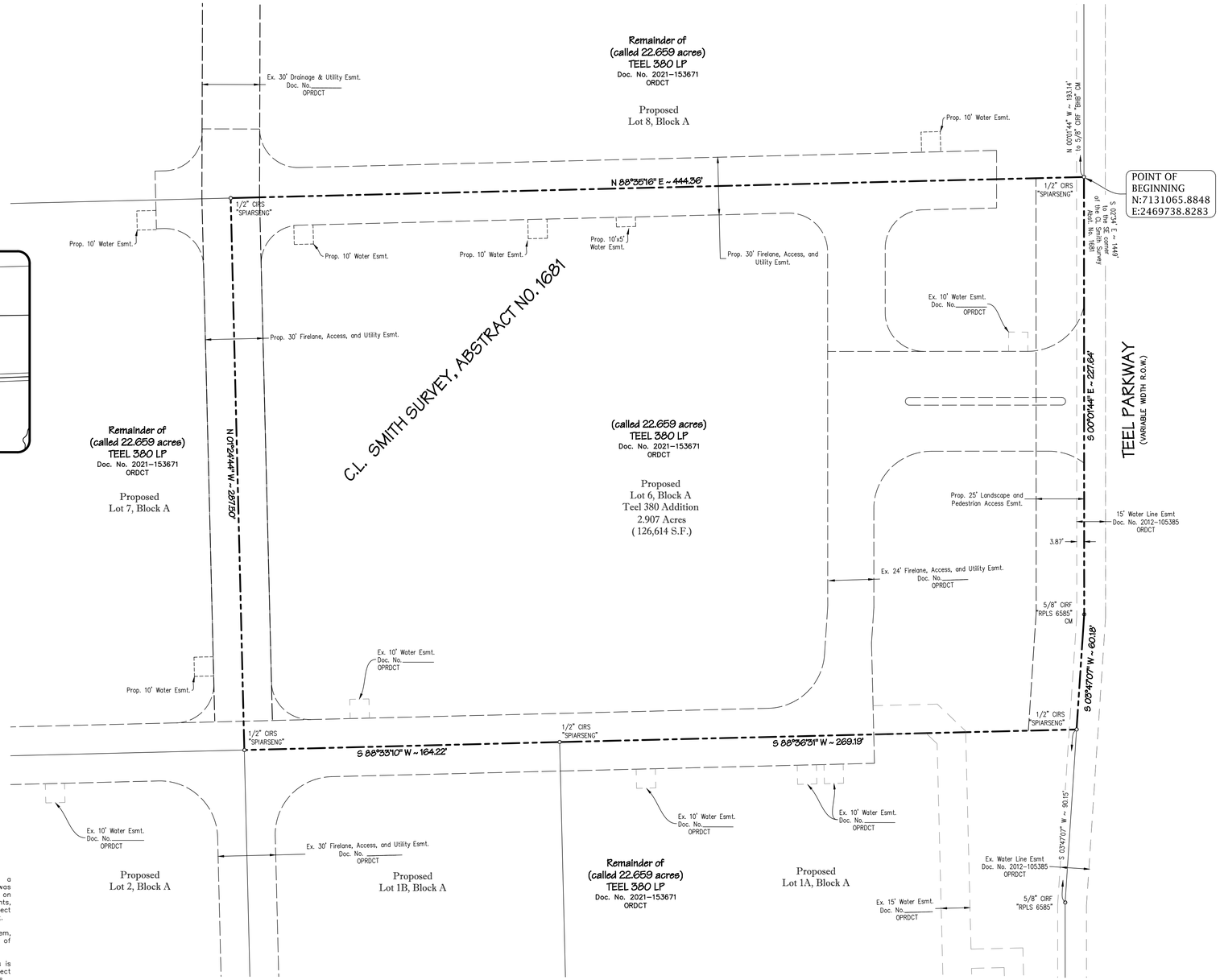
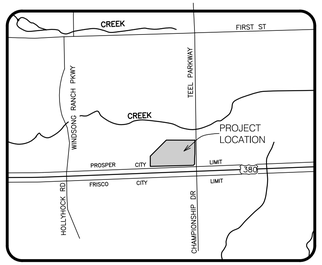



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.




## Vicinity Map

NTS

| LEGEND | |
|---|---|
| ○ | 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED. |
| IRF | IRON ROD FOUND |
| CIRF | CAPPED IRON ROD FOUND |
| | POWER POLE |
| | SAN. SEWER MANHOLE |
| | STORM SEWER MANHOLE |
| | LIGHT POLE/STANDARD |
| | GUY WIRE ANCHOR |
| | BOLLARD |
| | SIGNPOST |
| | HANDICAP PARKING |
| | FIRE HYDRANT |
| | GAS MARKER |
| | GROUND LIGHT |
| UGE | UNDERGROUND ELECTRIC LINE MARKER |
| UGC | UNDERGROUND CABLE MARKER |
| GTL | GAS TEST LEAD |
| GM | GAS METER |
| GAS | GAS LINE MARKER |
| FOC | FIBREOPTIC CABLE MARKER |
| FC | FIRE SPRINKLER CONTROL BOX |
| EB | ELECTRIC BOX |
| EM | ELECTRIC METER |
| | IRRIGATION CONTROL VALVE |
| | WATER VALVE |
| | WATER METER |
| SSCO | SANITARY SEWER CLEANOUT |
| | CHAIN LINK FENCE |
| | GUARD RAIL FENCE |
| | BARBED WIRE FENCE |
| | WOOD FENCE |
| | OVERHEAD POWER LINE |
| CM | CONTROL MONUMENT |

NOTES:

1. This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. No floodplain exists on the site.

### 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 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 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.

### 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.

### 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.

### TOWN APPROVAL

APPROVED THIS _____ DAY OF _____, 2023, by the Planning and Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

## METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the C.L. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, and being part of a called 22.659 acre tract of land described in a Special Warranty Deed (with vendor's lien) to Teel 380 LP, recorded in Document No. 2021-153671 of the Official Records of Denton County, Texas (ORDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner on the west right-of-way line of Teel Parkway (a variable width right-of-way), from which a 5/8" capped iron rod found stamped "BHB" bears N 00°01'44" W, 193.14 feet to the northeast corner of said 22.659 acre tract and the southeast corner of Lot 4, Block A of St. Martin De Porres Addition, an Addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2017-365 ORDCT;

THENCE S 00°01'44" E, 227.64 feet along the west right-of-way line of said Teel Parkway, to a 5/8" capped iron rod found stamped "RPLS 6585" for corner;

THENCE S 03°47'07" W, 60.18 feet continuing along the west right-of-way line of said Teel Parkway, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner;

THENCE over and across said 22.659 acre tract, leaving the west right-of-way line of said Teel Parkway, the following courses and distances as follows:

S 88°36'31" W, 269.19 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner;

S 88°33'10" W, 164.22 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner;

N 01°24'44" W, 287.50 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner;

N 88°35'16" E, 444.36 feet to the POINT OF BEGINNING AND CONTAINING 2.907 acres of land or 126,614 square feet of land.

### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **TEEL 380 LP**, do hereby adopt this plat designating the hereinabove described property as **TEEL 380 ADDITION, LOT 6, BLOCK A**, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2023.

TEEL 380 LP

By: _____
Shiva Kondru, Manager

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 _____, 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 _____, 2023.

_____
Notary Public, State of Texas

### SURVEYOR'S CERTIFICATE

That I, Jimmy Bernau, of Spiars Engineering, Inc., 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 _____, 2023.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

_____
JIMMY BERNAU, R.P.L.S. NO. 6902

STATE OF TEXAS
REGISTERED
JIMMY BERNAU
6902
PROFESSIONAL
LAND SURVEYOR

Jimmy.bernau@
spiarsengineering.com

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 Jimmy Bernau, 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 _____, 2023.

_____
Notary Public, State of Texas

FINAL PLAT

# TEEL 380 ADDITION

## LOT 6, BLOCK A

SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
126,635 Sq.Ft. / 2.907 Acres
Current Zoning: PD-40
Town Case No. DEVAPP-23-0159


**OWNER / APPLICANT**
TEEL 380 LP
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

**ENGINEER / SURVEYOR**
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith


Scale: 1"=30' 9/15/2023 SEI Job No. 23-173


Drawing: g:\2023 Jobs\23-173 teel lot 6 retail\CAD\Final Plat.dwg Saved By: Vallerand Save Time: 9/18/2023 2:29:11 PM Plotted by: ksmith Plot Date: 9/18/2023 6:09 PM