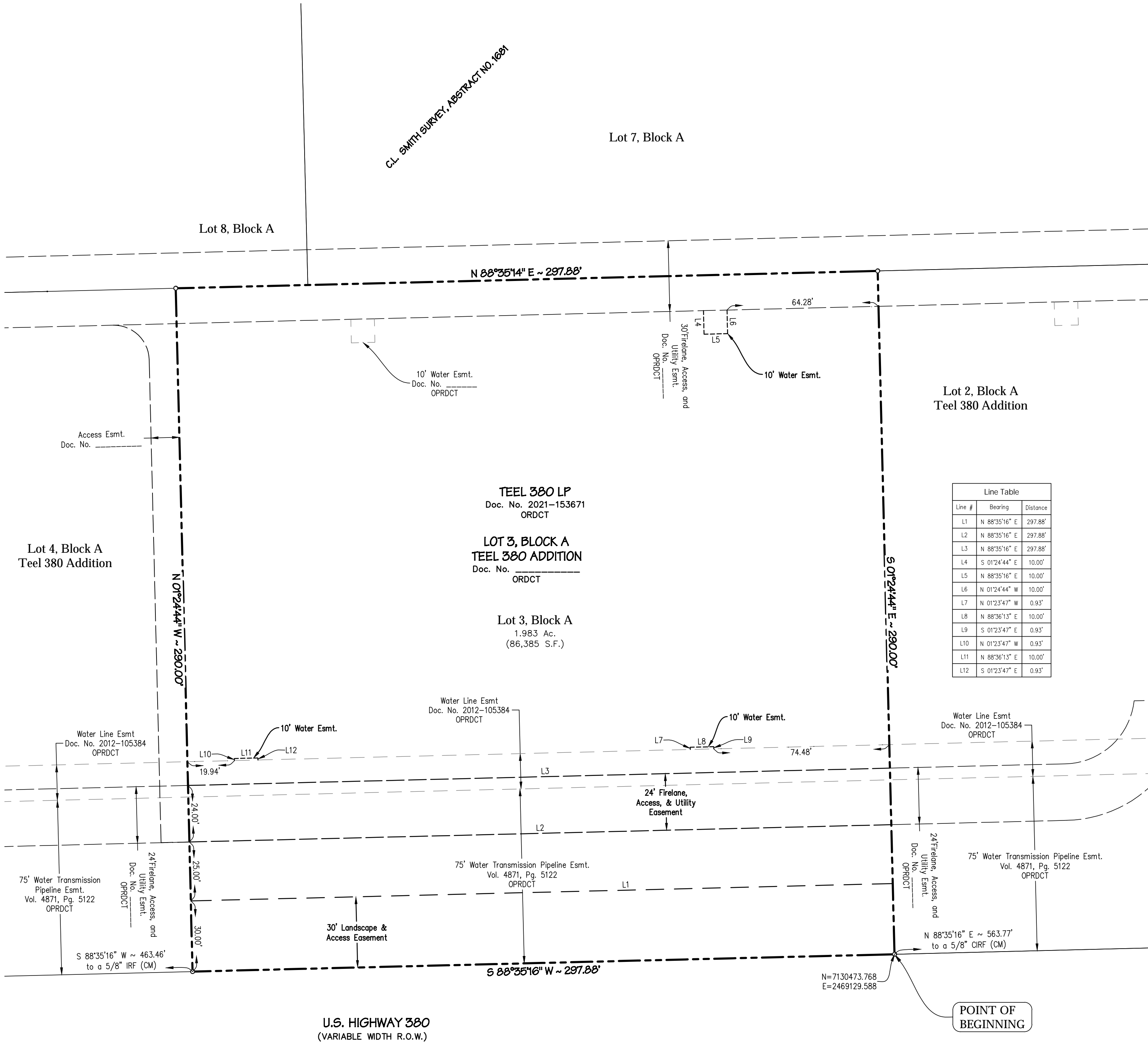


LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSEN-5' O/S PC".	
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UHL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTES:

- 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.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- 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.
- No floodplain exists on the site.



Line #	Bearing	Distance
L1	N 88°35'16" E	297.88'
L2	N 88°35'16" E	297.88'
L3	N 88°35'16" E	297.88'
L4	S 01°24'44" E	10.00'
L5	N 88°35'16" E	10.00'
L6	N 01°24'44" W	10.00'
L7	N 01°23'47" W	0.93'
L8	N 88°35'13" E	10.00'
L9	S 01°23'47" E	0.93'
L10	N 01°23'47" W	0.93'
L11	N 88°35'13" E	10.00'
L12	S 01°23'47" E	0.93'

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION

WHEREAS Teel 380 LP is the owner of a tract of land situated in the C.L. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, being all of a tract conveyed to Teel 380 LP, by deed recorded in Document No. 2021-153671 of the Official Records of Denton County, Texas, and being known as Lot 3, Block A of the Conveyance Plat of Teel 380 Addition, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. \_\_\_\_\_ of the Official Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "SPIARSEN" set at the southeast corner of said Lot 3, Block A and common southwest corner of Lot 2, Block A, lying in the north right-of-way line of U.S. Highway 380 (variable width right-of-way) from which a 5/8" capped iron rod found at the southeast corner of Lot 1, Block A bears N 88°35'16" E, 563.77 feet;

THENCE, S 88°35'16" W, 297.88 feet along said north line of U.S. Highway 380 to a 1/2" capped iron rod stamped "SPIARSEN" set at the southeast corner of Lot 4, Block A from which a 5/8" iron rod found at the southwest corner of Lot 5, Block A bears S 88°35'16" W, 463.46 feet;

THENCE, N 01°24'44" W, 290.00 feet to a 1/2" capped iron rod stamped "SPIARSEN" set at the northeast corner of said Lot 4, Block A and lying in the south line of Lot 8, Block A;

THENCE, N 88°35'16" E, 297.88 feet to a 1/2" capped iron rod stamped "SPIARSEN" set at the northwest corner of said Lot 2, Block A and lying in the south line of Lot 7, Block A;

THENCE, S 01°24'44" E, 290.00 feet to the POINT OF BEGINNING with the subject tract containing 86,385 square feet or 1.983 acres 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 3, 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 COLLIN §

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, Darren K. Brown, 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.



DARREN K. BROWN, R.P.L.S. NO. 5252

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 Darren K. Brown, 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 3, BLOCK A

FROM THE CONVEYANCE PLAT OF  
TEEL 380 ADDITION, LOTS 1-8, BLOCK A  
RECORDED IN DOC. NO. \_\_\_\_\_

OFFICIAL RECORDS, DENTON COUNTY, TEXAS  
SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

1.983 Acres

Current Zoning: PD-40  
Town Case No. DEVAPP-23-0086

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

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: David Bond

Scale: 1" = 30'

5/3/2023

SEI Job No. 21-152