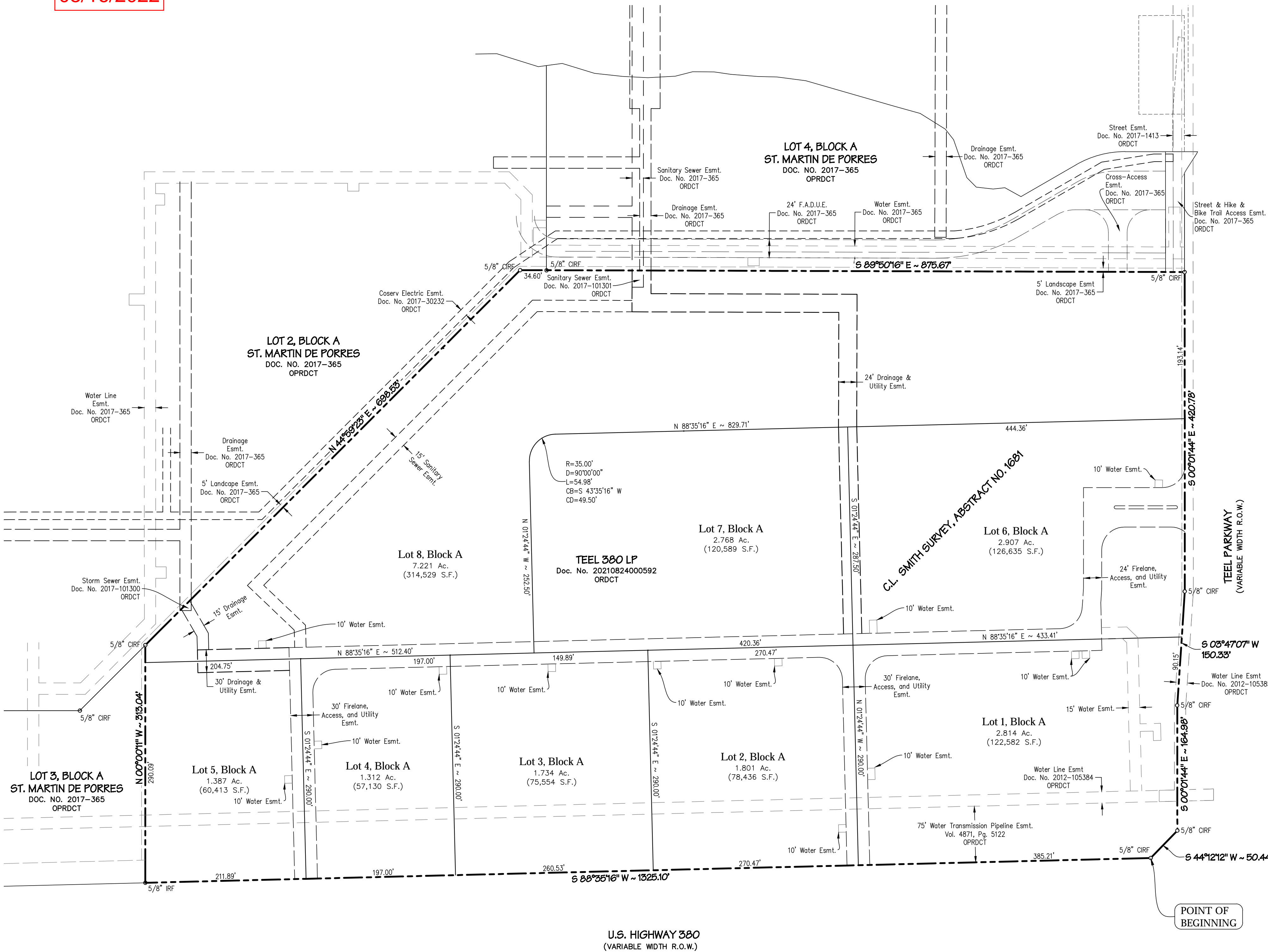


LOCATION MAP
1" = 2000'

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" 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 "SPARSING-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.	FIRELAME, 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



Previously Approved Conveyance Plat (D22-0070)



U.S. HIGHWAY 380
(VARIABLE WIDTH R.O.W.)

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

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. 20210824000592 of the Official Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found at the south end of a corner clip at the intersection of the west right-of-way line of Teel Parkway (variable width right-of-way) and the north right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE, S 88°35'16" W, 1325.10 feet to a 5/8 inch iron rod found at the southeast corner of Lot 3, Block A of St. Martin De Porres, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2017-365 of the Official Public Records of Denton County, Texas;

THENCE, N 00°00'11" W, 313.04 feet to a 5/8 inch capped iron rod found at the north corner of said Lot 3, Block A and lying in the southeast line of Lot 2, Block A of said St. Martin De Porres

THENCE, N 44°59'23" E, 698.53 feet to a 5/8 inch capped iron rod found;

THENCE, S 89°50'16" E, passing at a distance of 34.60 feet the southwest corner of Lot 4, Block A of said St. Martin De Porres, and continuing a total distance of 875.67 feet to a 5/8 inch capped iron rod found at the southeast corner of said Lot 4, Block A and lying in said west right-of-way line of Teel Parkway;

THENCE, S 00°01'44" E, 420.78 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway;

THENCE, S 03°47'07" W, 150.33 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway;

THENCE, S 00°01'44" E, 164.98 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway at the north end of said corner clip at the intersection of the west right-of-way line of Teel Parkway and the north right-of-way line of U.S. Highway ;

THENCE, S 44°12'12" W, 50.44 feet to the POINT OF BEGINNING with the subject tract containing 955,868 square feet or 21.944 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, LOTS 1-8, 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 _____, 2022.

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 _____, 2022.

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 _____ day of _____, 2022.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

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



darren.brown@spiarsengineering.com

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 _____, 2022.

Notary Public, State of Texas

CONVEYANCE PLAT

TEEL 380 ADDITION

LOTS 1-8, BLOCK A

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

21.944 Acres

Current Zoning: PD-40
Town Case No. D22-0070

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
TBPLS No. F-2121 and No. F-10043100
Contact: David Bond

Scale: 1" = 80'

8/2/2022

SEI Job No. 21-152

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.

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.