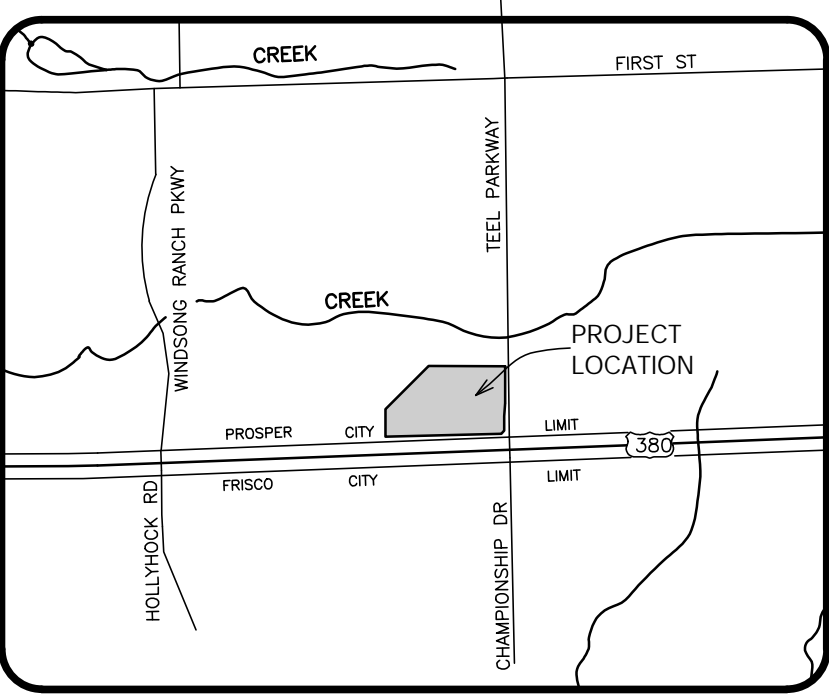


Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



### Vicinity Map

NTS

#### LEGEND

○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" 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
UG	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FQC	FIBEROPTIC 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:

- 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.

#### Purpose Statement:

The purpose of this Final Plat is to dedicate easements necessary for the development of Lot 7.

#### 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.

Remainder of  
(called 22.659 acres)  
TEEL 380 LP  
Doc. No. 2021-153671  
ORDCT

Proposed  
Block A, Lot 7  
Teel 380 Addition  
2.768 Acres  
(120,591 S.F.)

Proposed  
Lot 3, Block A

Proposed  
Lot 2, Block A

Proposed  
Lot 1B, Block A

#### TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
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: Karis Smith

FINAL PLAT  
**TEEL 380 ADDITION**  
BLOCK A, LOT 7  
SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
120,591 Sq.Ft. / 2.768 Acres  
Current Zoning: PD-40  
Town Case No. DEVAPP-24-0005

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

#### 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:

THENCE the following courses and distances as follows:

S 88°35'17" W, 420.36 feet;

N 01°24'44" W, 252.50 feet;

THENCE around a tangent curve to the right having a radius of 35.00', a chord of N 43°35'16" E, 49.50 feet, and an arc length of 54.98';

THENCE N 88°35'16" E, 385.36 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set for corner;

S 01°24'44" E, 287.50 feet to the POINT OF BEGINNING AND CONTAINING 2.768 acres of land or 120,591 square feet of land.

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

THAT TEEL 380 LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as TEEL 380 ADDITION, BLOCK A, LOT 7, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon.

- Teel 380 LP, does herein certify the following:
- The streets and alleys are dedicated for street 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 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 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 public utilities being subordinate to the public's and Town of Prosper's use thereof.
  - The Town of Prosper and public utility entities 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 said 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.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

Notary Public, State of Texas

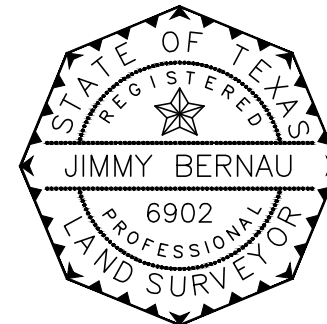
#### SURVEYOR'S CERTIFICATE

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 \_\_\_\_\_, 2024.

PRELIMINARY. THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

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



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 \_\_\_\_\_, 2024.

Notary Public, State of Texas