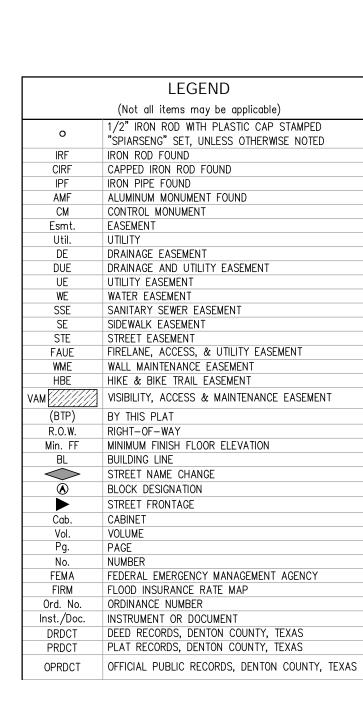


LOCATION MAP

NOT TO SCALE



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.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular 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 time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRELANE EASEMENT

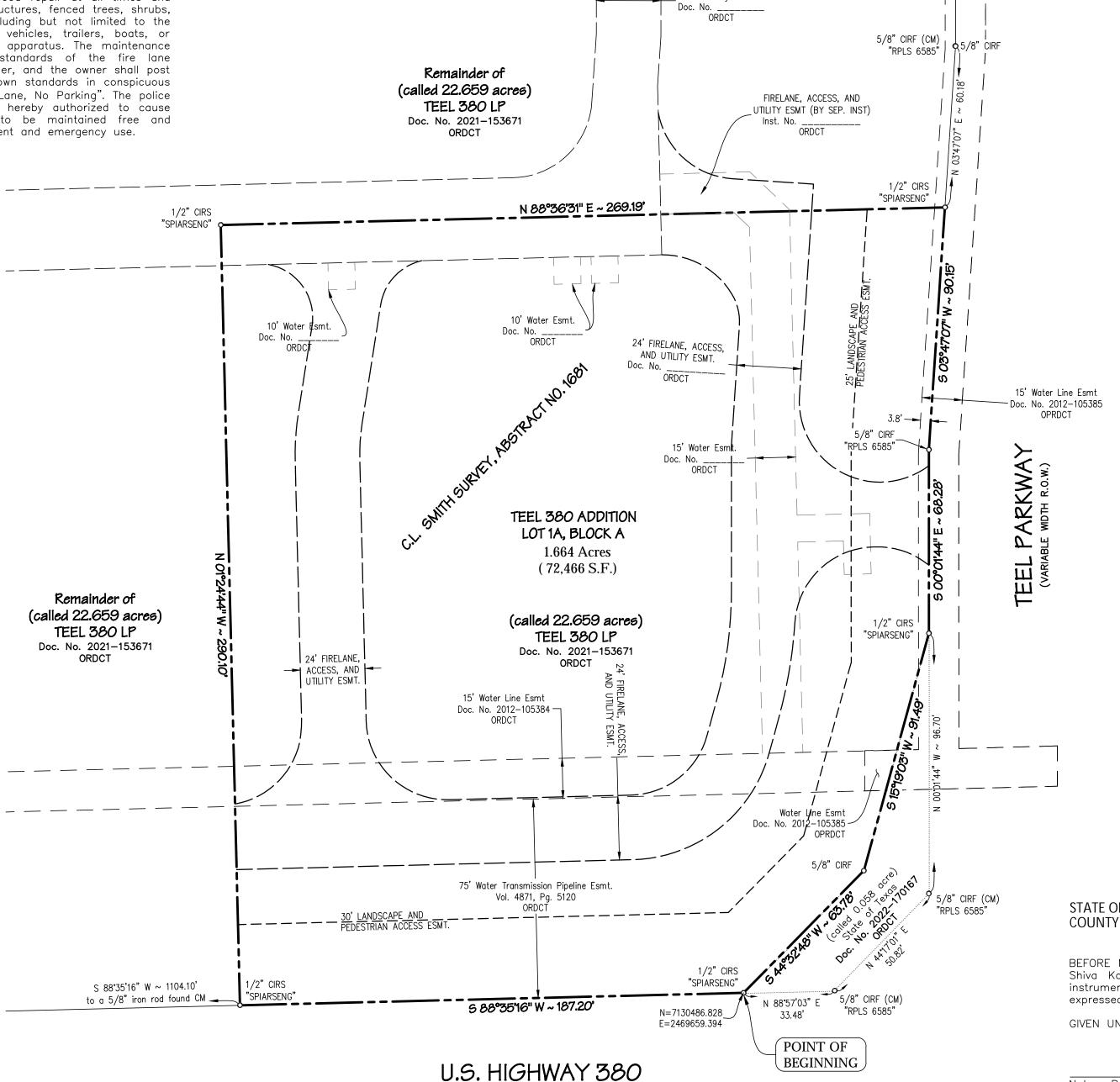
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of food repair at all times and keep the same free and clear of any structures, fenced 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.

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 owner 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.

24' Firelane, Access,

and Utility Esmt.



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, 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

BEGINNING at a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner at the intersection of the west right-of-way line of Teel Parkway (a variable width right-of-way) and the north right-of-way line of U.S. Highway 380 (a variable width right-of-way), and being at the southwest corner of a called 0.058 acre tract of land described in a Judgment to the State of Texas, recorded in Document No. 2022-170167 ORDCT, from which a 5/8" capped iron rod found stamped "RPLS 6585" at the southeast corner of said 22.659 acre tract and the southeast corner of said 0.058 acre tract, bears N 88*57'03" E. 33.48 feet;

THENCE S 88°35'16" W, 187.20 feet along the north right-of-way line of said U.S. Highway 380, to a 1/2" iron rod with yellow capped stamped "SPIARSENG" set for corner, from which a 5/8" iron rod found at the southwest corner of said 22.659 acre tract, bears S 88°35'16" W, 1,104.10 feet;

THENCE over and across said 22.659 acre tract, leaving the west right-of-way line of said U.S. Highway 380, the following courses and distances as follows:

- N 01°24'44" W, 290.10 feet to a 1/2" iron rod with capped stamped "SPIARSENG" set for corner;
- N 88°36'31" E, 269.19 feet to a 1/2" iron rod with capped stamped "SPIARSENG" set on the west right-of-way line of said Teel Parkway;

THENCE along the west right-of-way line of said Teel Parkway, the following courses and distances as follows:

- S 03°47'07" W, 90.15 feet to a 5/8" capped iron rod found stamped "RPLS 6585" for corner;
- S 00°01'44" E, 68.28 feet to a 1/2" iron rod with capped stamped "SPIARSENG" set for corner;
- S 15°19'03" W, 91.49 feet to a 1/2" iron rod with capped stamped "SPIARSENG" set for corner;
- S 44°32'48" W, 63.78 feet to the POINT OF BEGINNING AND CONTAINING 1.664 acres or 72,466 square feet

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 1A, BLOCK A, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon. TEEL 380 LP, does herein certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
- 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- 4. 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.
- 5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 6. 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.
- 7. 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 was endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- 8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from heir 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.
- 9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

Witness our hands at	County, Texas, this	day of, 202	23.
TEEL 380 LP			

STATE OF TEXAS COUNTY OF DENTON

Notary Public, State of Texas

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Shiva Kondru, 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.

Shiva Kondru, Manager

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of ______, 2023

TEEL 380 ADDITION

LOT 1A, 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

1.664 Acres Current Zoning: PD-40 Town Case No. DEVAPP-23-0146

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' June, 2023 SEI Job No. 21-152

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 _____, 2023. PRELIMINARY, THIS DOCUMENT

SHALL NOT BE RECORDED FOR ANY PURPOSE JIMMY BERNAU, R.P.L.S. TEXAS NO. 6902 JIMMY BERNAU 6902 spiarsengineering.com

(VARIABLE WIDTH R.O.W.)

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 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