

**State of Texas** § **Owner's Certificate**  
 County of Denton §  
 BEFOR ME, the undersigned, a Notary Public in and for the State of Texas, do hereby certify that tract of land described by deed to Frisco/Teel & Stonebrook, LLC, recorded under Document Number 2007-52756 of the Real Property Records of Denton County, Texas, and also being all of Lots 2, 3, 4 and 5, Block A, NWC Teel & Stonebrook, an addition to the City of Frisco, Denton County, Texas, according to the conveyance plat thereof recorded under Document Number 2014-35, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said Lot 5 and the southeast corner of Lot 1 of said Block A, being in the west line of Teel Parkway;

THENCE South 02 degrees 57 minutes 36 seconds West, with the west line of said Teel Parkway, a distance of 130.99 feet to a 5/8 inch iron rod found for corner in the west line of said Teel Parkway;

THENCE South 00 degrees 55 minutes 08 seconds East, continuing with the west line of said Teel Parkway, a distance of 157.43 feet to a 5/8 inch iron rod found for corner at the north corner of a corner clip;

THENCE South 44 degrees 11 minutes 55 seconds West, with the northwest line of said corner clip, a distance of 55.22 feet to a 1/2 inch iron rod found for the southwest corner of said corner clip and being in the north line of Stonebrook Parkway, a public roadway;

THENCE with the north line of said Stonebrook Parkway, in a westerly direction the following three (3) calls and distances:

South 89 degrees 05 minutes 24 seconds West, a distance of 160.84 feet to a 1/2 inch iron rod found for corner thereof;

South 85 degrees 24 minutes 22 seconds West, a distance of 150.49 feet to a cut "X" found in a concrete sidewalk for corner thereof;

South 89 degrees 19 minutes 56 seconds West, a distance of 579.78 feet to a 1/2 inch iron rod found for the southwest corner of said Frisco/Teel tract and being in the east line of said PCR Land Company tract;

THENCE North 00 degrees 52 minutes 28 seconds West, with the east line of said PCR Land Company tract, a distance of 328.51 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the northwest corner of said Lot 2 and the southwest corner of said Lot 1;

THENCE North 08 degrees 44 minutes 08 seconds East, with the south line of said Lot 1, a distance of 938.54 feet to the POINT OF BEGINNING, and containing 7.044 acres of land, more or less.

**Now, therefore, know all men by these presents:**  
 THAT Frisco/Teel & Stonebrook, LLC and Frisco School Real Estate, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as NWC Teel & Stonebrook, Block A, Lots 2-5, an addition to the City of Frisco, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. Frisco/Teel & Stonebrook, LLC, and Frisco School Real Estate, LLC does herein certify the plat.

1. The streets and alleys are dedicated in fee simple 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, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. 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 landscaped improvements may be placed in landscaped easements if approved by the City of Frisco.
5. The City of Frisco 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 desired to use or using the same unless the easement limits the use to particular utilities, such as public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities 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 easements.
8. The City of Frisco 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 addition 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 City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the 19 day of May, 2014.

FRISCO/TEEL & STONEBROOK, LLC  
 BY: *Michael Healey, Manager*  
 Michael Healey, Manager

**State of Texas** §  
 County of Denton §  
 BEFOR ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael Healey, 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 19 day of May, 2014.

*Juli Kay McCroskey*  
 Notary Public in and for The State of Texas

FRISCO SCHOOL REAL ESTATE, LLC  
 BY: *Sanjay Joshi, Owner*  
 Sanjay Joshi, Owner

**State of Texas** §  
 County of Denton §  
 BEFOR ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Sanjay Joshi, 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 19 day of May, 2014.

Notary Public in and for The State of Texas

The purpose of this revised conveyance plat is to revise lot dimensions shown by "x" and to remove the "Drainage and Detention Easement" in Lot 2, Block A with the associated easement language.

CITY PROJECT: CP14-0012

**REVISED CONVEYANCE PLAT** *\* Dd Not Work - No Ac. Changes*  
 NWC TEEL & STONEBROOK  
 Block A, Lots 2-5

being a revised conveyance plat of Lots 2, 3, 4 and 5, Block A, NWC Teel & Stonebrook, an addition to the City of Frisco, Denton County, Texas, according to the conveyance plat recorded under Doc. No. 2014-35, Plat Records, Denton County, Texas being 7.044 acres out of the

David E. Lawhorn Survey, Abst. No. 727  
 City of Frisco, Denton County, Texas

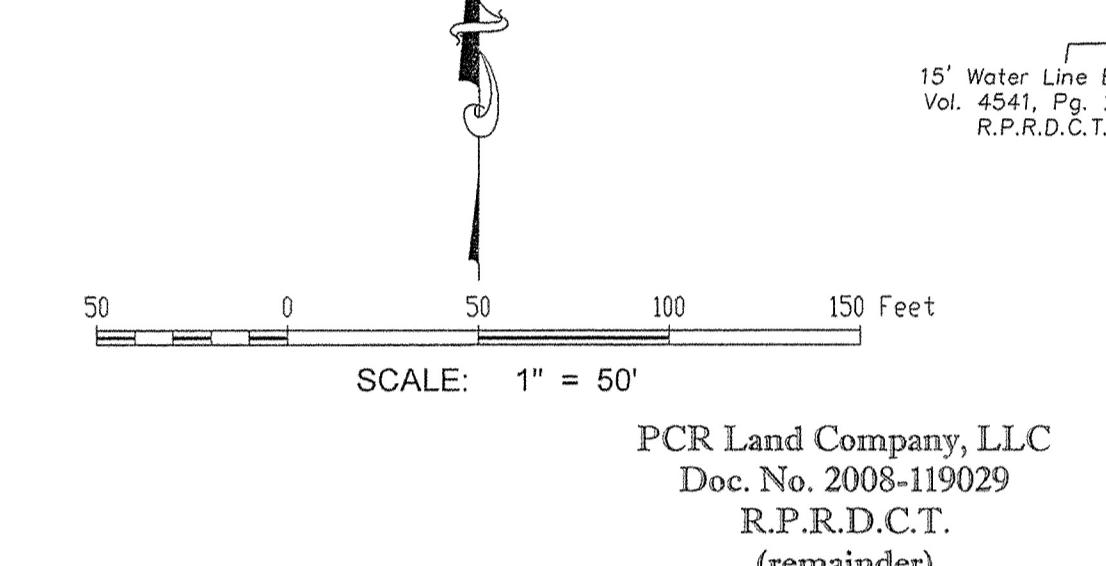
Filed for Record in the official records of:  
 Denton County  
 On: May 30, 2014 at 09:45a  
 Plat Records

NUC TEEL & STONEBROOK  
 Doc Number: 2014-35  
 No of Pages: 1  
 Amount: 50.00  
 Receipt Number: 1168537  
 By: *Sanjay Joshi*

Arthur Surveying Co., Inc.  
 Professional Land Surveyors

(972) 221-9439 ~ Fax (972) 221-4675  
 220 Elm Street, Suite 200 ~ P.O. Box 54  
 Lewisville, Texas 75067 ~ TFRN No: 10063800  
 Established 1986  
 www.artursurveying.com

DRAWN BY: J.C. DATE: 04/15/14 SCALE: 1"=40' CHECKED BY: D.L.A. ASC NO: 1310250-2



**STREET EASEMENT:**  
 The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlet aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks and curbs, and City maintained and maintained from time to time. Street Easement is not a possessory interest and shall be maintained by the Owner(s) of the lots less that are terminated by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of work.

**FIRE LANE EASEMENT:**  
 The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road in accordance with City Ordinance is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representatives is hereby authorized to cause such fire lane 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 of the general public for ingress and egress to other real property, and for the purpose of general public vehicles and pedestrian use and access to and from the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

**LEGEND:**  
 FWD. BRIGHT-OF-WAY  
 CM - CONTROL MONUMENT  
 POB - POINT OF BEGINNING  
 ASC - ARTHUR SURVEYING COMPANY

NOTICE: A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interests therein defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this property by metes and bounds except as shown on an approved, filed, and accepted conveyance plat, final plat or replat is as violation of the City Ordinance and State Law.

1. All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
2. Bearings shown are based on the City of Frisco GIS network, with a combined scaled factor of 1.00015271.
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. The subject property does not lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480134 0440 G, present effective date of map April 18, 2011, herein property is situated within Zone X (unshaded).

