



**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, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed 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 shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements 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 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 City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along upon and across said premises.

**LEGEND:**  
FND - FOUND  
ROW - RIGHT-OF-WAY  
CON - 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 thereon 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.

**NOTES:**

- 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".
- Bearings shown are based on the City of Frisco GIS network, with a combined scaled factor of 1.00015271.
- 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.
- 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).

LINE TABLE			CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	DELTA	CHORD
L1	N88°44'14"E	0.95'	C1	26.80'	249.50'	6°09'14"	N86°17'02"W 26.78'
L2	N00°35'08"W	6.05'	C2	33.47'	236.00'	6°03'26"	S87°14'09"E 33.44'
L3	S88°08'15"E	17.40'	C3	16.14'	30.50'	30°19'55"	N14°14'51"E 15.95'
L4	N12°23'23"E	33.32'	C4	31.62'	30.50'	59°23'43"	S30°36'28"E 30.22'
L5	S12°23'23"W	17.58'	C5	16.48'	30.50'	30°57'41"	N14°48'46"E 16.28'
L6	S36°02'25"E	13.90'	C6	32.69'	30.50'	61°25'07"	S31°22'38"E 31.15'
L7	N00°42'28"W	18.84'	C7	7.90'	30.50'	14°50'53"	N08°32'18"E 7.88'
L8	N00°40'04"W	15.00'	C8	19.38'	20.00'	55°32'01"	S28°31'32"E 18.63'
L9	N00°40'04"W	15.00'	C9	27.19'	30.00'	51°55'40"	N30°19'42"W 26.27'
L10	N89°19'56"E	20.00'	C10	15.57'	30.50'	29°14'25"	S18°59'04"E 15.40'
L11	N00°40'04"W	14.31'	C11	32.70'	20.00'	93°40'11"	N41°54'03"E 28.18'
L12	S00°40'04"E	3.22'	C12	31.16'	20.50'	87°25'24"	N44°27'50"W 28.25'
L13	N00°54'36"W	15.21'	C13	17.16'	49.50'	19°51'41"	S78°04'42"E 17.07'
L14	S00°54'36"E	3.75'	C14	22.75'	50.50'	25°48'43"	N81°03'12"W 22.56'
L15	S82°16'51"E	36.05'	C15	30.38'	20.50'	84°54'01"	N43°19'29"W 27.67'
L16	S82°16'51"E	2.78'	C16	17.85'	200.50'	5°03'59"	N89°19'29"W 17.84'
L17	N00°40'04"W	0.56'	C17	8.70'	44.50'	11°11'45"	N69°21'41"W 8.68'
L18	N01°15'52"W	0.50'	C18	17.25'	76.48'	12°55'38"	N78°33'12"W 17.21'
L19	N51°04'21"W	21.35'	C19	37.97'	20.00'	108°47'23"	N53°38'10"E 32.52'
L20	N88°41'51"E	1.71'	C20	97.06'	65.50'	84°53'59"	S39°35'17"E 88.42'
L21	S88°41'51"W	12.84'	C21	22.94'	212.00'	6°11'59"	S01°50'03"E 22.83'
L22	S88°28'08"E	3.16'	C22	20.21'	188.00'	6°09'30"	S01°51'17"E 20.20'
L23	S89°28'08"W	5.36'	C23	41.25'	30.50'	77°28'22"	N58°58'28"E 38.18'
L24	S01°11'23"E	3.57'	C24	19.66'	30.50'	36°56'11"	N63°48'46"W 19.32'
			C25	31.97'	20.00'	91°35'25"	S51°55'26"W 28.67'
			C26	33.14'	20.00'	94°58'53"	N46°50'07"E 29.45'
			C27	29.23'	20.00'	83°43'45"	N48°23'59"W 28.69'
			C28	5.00'	2.20'	130°07'02"	S63°52'06"W 3.99'
			C29	17.27'	11.00'	89°56'46"	S46°09'46"E 15.55'
			C30	7.98'	10.00'	45°42'33"	N66°00'34"E 7.77'
			C31	11.00'	2.00'	90°03'14"	S43°50'14"W 9.80'
			C32	10.92'	7.00'	89°20'29"	S45°51'38"E 9.84'
			C33	10.46'	15.13'	36°37'24"	N69°34'17"E 10.25'
			C34	10.01'	28.03'	20°27'31"	N79°14'00"E 9.96'
			C35	7.12'	1.50'	90°38'31"	S44°08'22"W 6.40'
			C36	31.14'	20.00'	89°12'14"	S45°47'30"E 28.09'

State of Texas  
County of Denton  
City of Frisco

NOTARY PUBLIC

THAT I, Douglas L. Arthur, 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 City of Frisco, Texas.

Dated this 19 day of May, 2014.

Douglas L. Arthur, R.P.L.S., No. 4357

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**CERTIFICATE OF APPROVAL**

APPROVED this 27 day of May, 2014 by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chairperson

Planning & Zoning Commission Secretary

City Secretary

City of Frisco

LOT 2  
OWNER/DEVELOPER  
FRISCO SCHOOL REAL ESTATE, LLC  
8600 Riviera Court  
Flower Mound, TX 75022  
Phone: (214)-566-7558  
Contact: Sanjay Joshi

LOTS 3-5  
OWNER/DEVELOPER  
FRISCO/TEEL STONEBROOK, LLC  
9901 E. Valley Ranch Pkwy., Ste. 2020  
Irving, TX 75039  
Phone: (972) 888-9948  
Contact: Michael Heatley

CITY PROJECT: CP14-0012

**REVISED CONVEYANCE PLAT**

**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

— 2014 —

**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.arthursurveying.com

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

\* Did Not Work - No Ac. Changes

Filed for Record in the official records of: Denton County  
On: May 30, 2014 at 09:14:54  
As a  
Plat Records  
NWC TEEL & STONEBROOK  
Doc Number: 2014- 190  
No of Pages: 1 50,00  
Amount  
Receipt Number - 1168557  
Surveys Page

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