

January 27, 2015

**Preliminary Site Plan &**

**Revised Conveyance Plat:** Teel Crossing Shopping Center I, Block A, Lots 3R & 4  
(PSP14-0033 & CP14-0035)

**Owner(s):** Teel Crossing Partners, LTD

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**DESCRIPTION:**

Two retail buildings and one licensed child-care center on two lots on 8.4± acres. Zoned Retail with Specific Use Permit (S-118) for a Car Wash and a Minor Automotive Repair Facility. Neighborhood #45. AS

**REMARKS:**

Preliminary Site Plan

**Access:** Access is provided from Main Street and Teel Parkway.  
**Cross Access:** Cross access is provided within the development. A public way easement is also provided in order to provide access to proposed lots not fronting onto a thoroughfare.  
**Parking:** Parking is adequate.  
**Open Space:** Open space is adequate.  
**Tree Preservation:** No protected trees are being removed.  
**Screening:** Screening is required along the northern property line of the subject property where adjacent to property zoned Agricultural (Robert Cobb Middle School). The zoning ordinance requires a masonry wall to be constructed adjacent to property zoned Agricultural. The applicant is proposing a living screen in this location. The Zoning Ordinance also allows the use of a living screen to be reviewed and approved by the Planning & Zoning Commission. Also, as a policy of the City, the applicant must discuss and receive approval of the use of a living screen with adjacent property owner. The applicant has received approval of the living screen from FISD. Staff is supportive of the request for the living screen.

**Façade Plan:** Preliminary façade plans have been submitted for staff review. Façade plans for each building will be reviewed by staff during the site plan process.

**Additional Info:** There is a Specific Use Permit (S-118) for a car wash and minor automotive repair facility located along Main Street, 700± east of Teel Parkway. Per the preliminary site plan, the applicant is not proposing any car washes or minor automotive repair facilities on the tract. Once a site plan is submitted for the lot, the applicant may revoke the Specific Use Permit.

The licensed child care center shown in the plan is currently being reviewed with a proposed Specific Use Permit (SUP14-0013). City Council adoption of the ordinance is required.

Revised Conveyance Plat

This plat divides the property into two lots.

**RECOMMENDATION:**

Recommended for approval subject to:

Preliminary Site Plan

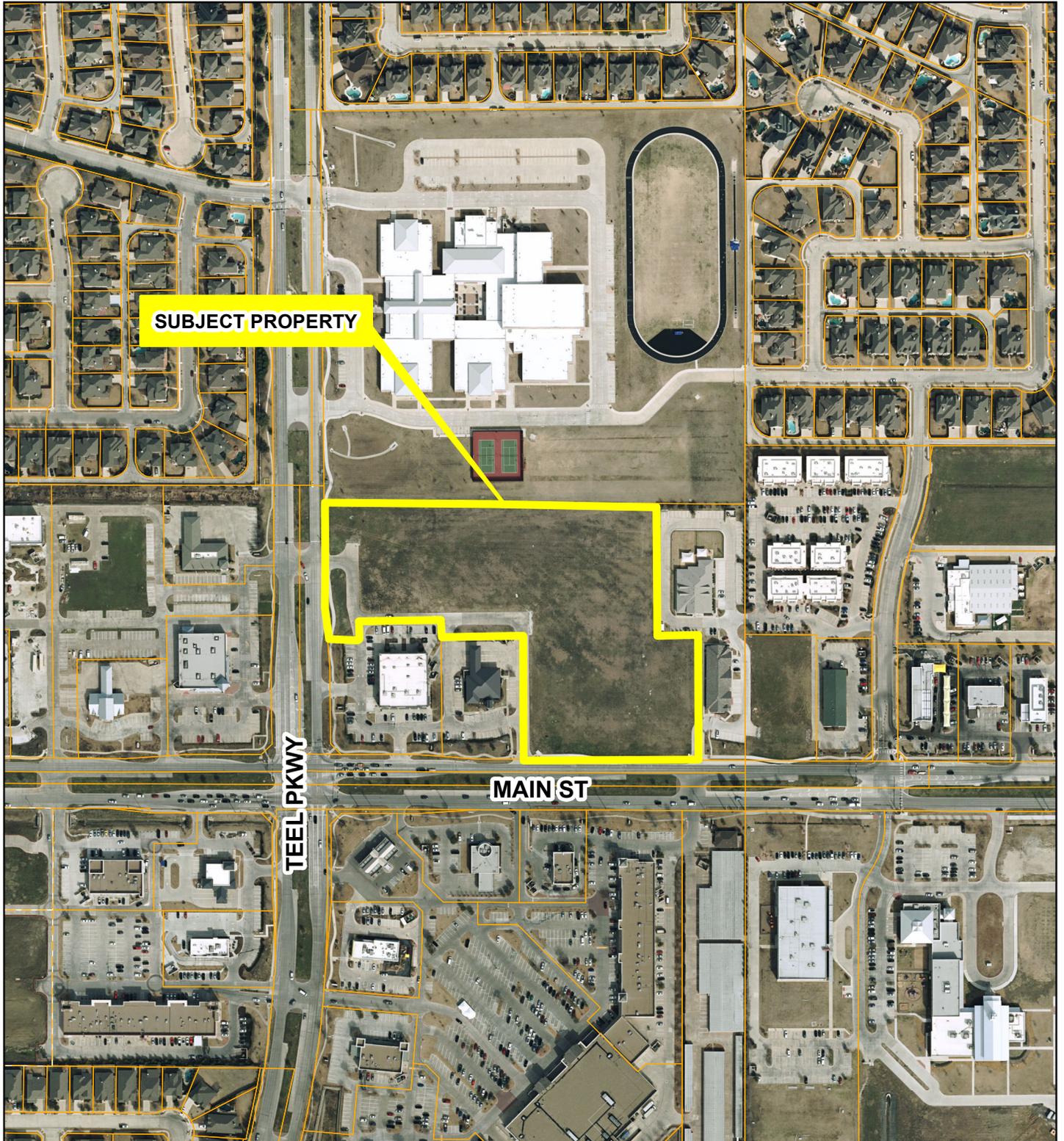
1. City Council adoption of the ordinance for Specific Use Permit (SUP14-0013) for a Licensed Child Care Center.
2. Staff approval of the preliminary façade plans.
3. Planning & Zoning Commission approval of the living screen sections as shown.

Revised Conveyance Plat

Recordation of the plat shall not occur prior to City Council adoption of the ordinance for Specific Use Permit (SUP14-0013).

**PSP14-0033**

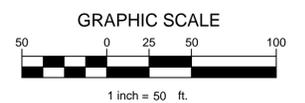
**Teel Crossing Shopping Center 1 Addition  
Block A, Lots 3R & 4**



**SITE DATA SUMMARY**

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT.# ST.)	LOT COVERAGE		FLR AREA RATIO		OUTDOOR PLAY SPACE		LICENSED STUDENTS		STACKING		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	USABLE OPEN SPACE		WATER RESOURCE ZONE						
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	PROV. (SQ. FT.)	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ.		PROV.	REQ.	PROV.						
3R	R	CHILD DAY CARE	2.75	119,868	13,705	22' - 1ST.	50% MAX	11.4%	1:1 MAX	8.75:1	65 SF PER PUPIL	14,820	20,920	228	1:20 PUPILS	12	12	1:8 PUPILS AND 1: EMPLOYEE 228 PUPILS AND 30 EMPLOYEES	59	70	3	4	77,593	65%	7%	8,391	29,607	5%	3,194	3,408
4	R	RETAIL	5.68	247,233	28,470	22' - 1ST.	50% MAX	11.5%	1:1 MAX	8.68:1	-	-	-	-	-	-	-	1:200 SF RETAIL	143	294	7	10	172,863	70%	7%	17,306	29,434	5%	7,220	7,691
BUILDING A	R	RETAIL	-	-	20,020	22' - 1ST.	50% MAX	8.1%	1:1 MAX	12.35:1	-	-	-	-	-	-	-	1:200 SF RETAIL	100	244	7	8	-	-	-	-	-	-	-	
BUILDING B	R	RETAIL	-	-	8,450	22' - 1ST.	50% MAX	3.4%	1:1 MAX	29.26:1	-	-	-	-	-	-	-	1:200 SF RETAIL	43	50	2	2	-	-	-	-	-	-	-	

**OPEN SPACE SUMMARY**



**LEGEND**

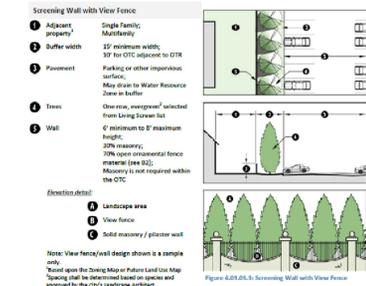
---	EX. STORM LINE
---	EX. SEWER LINE
---	EX. WATER LINE
⊕	EX. FIRE HYDRANT
⊕	PROPOSED FIRE HYDRANT
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED FIRE LANE, ACCESS, AND UTILITY EASEMENT
---	PROPOSED WATER RESOURCE ZONE

- SITE PLAN NOTES:**
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL BE SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
  - NO TREES WILL BE REMOVED FOR THIS ADDITION.

**ADA NOTE:**  
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

- GENERAL NOTES:**
- 18-FOOT DEEP PARKING STALLS SHALL HAVE AN UNOBSTRUCTED 2' PARKING OVERHANG.
  - SIDEWALKS ADJACENT TO 18' DEEP PARKING STALLS SHALL BE 6' WIDE TO ACCOMMODATE THE 2' PARKING OVERHANG.
  - PARKING FOR RETAIL BUILDINGS A & B MEET ZONING ORDINANCE STANDARDS FOR 1:200. SHOULD RESTAURANT TENANTS BE INTRODUCED, REQUIRED PARKING OF 1:100 SHALL BE ACCOMMODATED WITH EXCESS PARKING PROVIDED ON SITE OR NEW PARKING ADDED.

- LIVING SCREEN WALL NOTES:**
- THE PROPOSED LIVING SCREEN HAS BEEN AGREED TO BY THE ADJACENT FUSD ELEMENTARY SCHOOL.
  - THE PROPOSED LIVING SCREEN HAS BEEN REVIEWED AND APPROVED BY THE CITY'S LANDSCAPE ARCHITECT.
  - THE PROPOSED LIVING SCREEN WILL BE APPROVED WITH PLANNING & ZONING COMMISSION ACTION ON THIS PRELIMINARY SITE PLAN.
  - PROPOSED TREES IN LIVING SCREEN SHALL BE CHERRY LAURELS.



**PRELIMINARY SITE PLAN  
CITY PROJECT #PSP 14-0033**

**OWNER:**  
TEEL CROSSING PARTNERS, LTD.  
10950 RESEARCH RD  
FRISCO, TX 75033  
PH: 214-387-3993

**APPLICANT:**  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
PH: 817-281.0572

**SURVEYOR:**  
AJ BEDFORD GROUP INC.  
301 N. ALAMO RD  
ROCKWALL, TX 75087  
PH: 972.722.0225

**LEGAL DESCRIPTION:**  
8.428 AC  
TEEL CROSSING SHOPPING CENTER 1  
BLOCK A, LOTS 3R AND 4

**CITY:** FRISCO **STATE:** TEXAS  
**COUNTY:** DENTON **SURVEY:** CRAIN & WARREN SURVEY **ABSTRACT NO.:** 229



**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: MATT MOORE  
P.E. No. 95813 Date: 1/20/2015

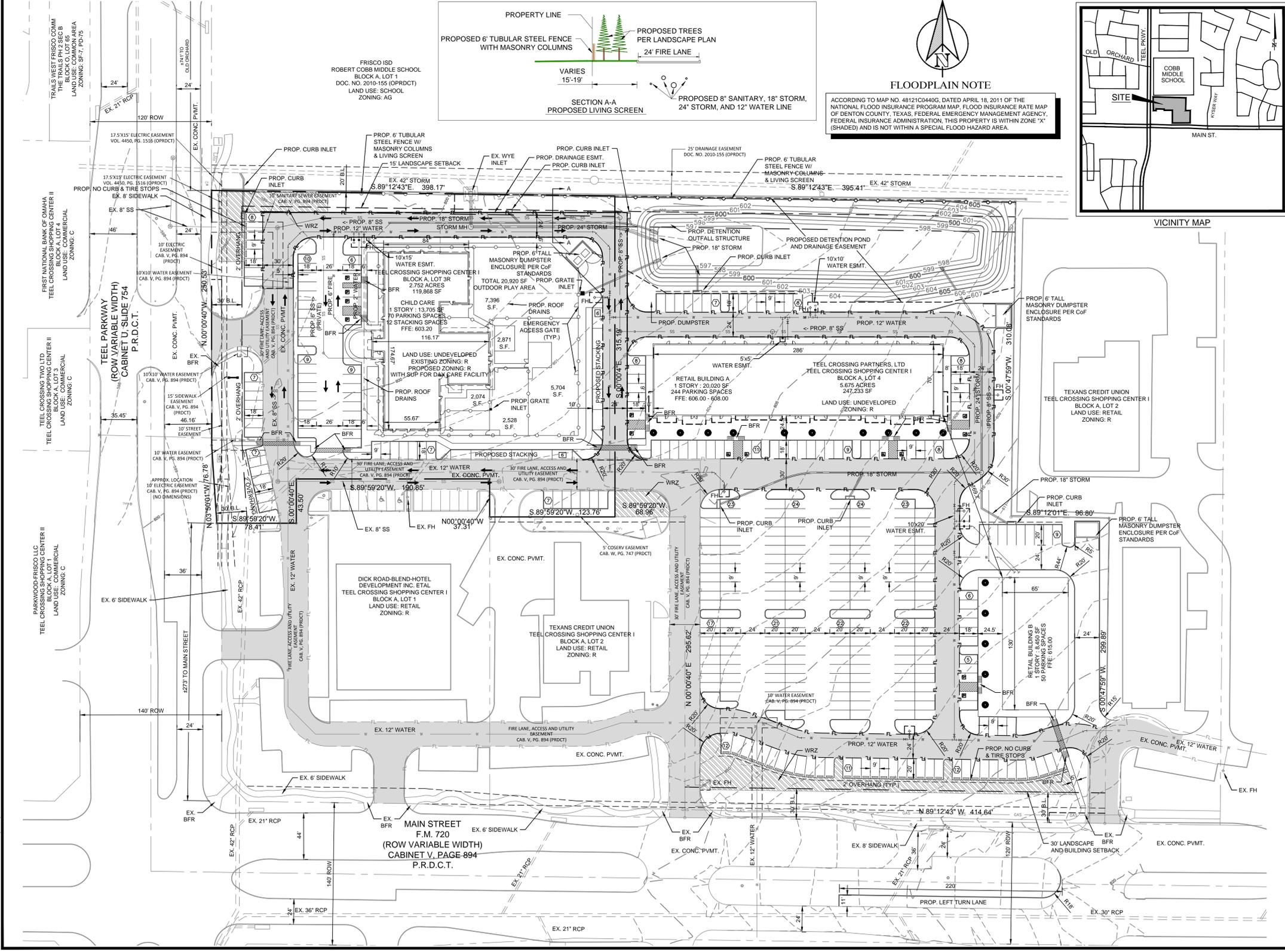
**PRIMROSE SCHOOL  
OF FRISCO  
TEEL PARKWAY  
FRISCO, TX**

NO.	DATE	REVISION	BY

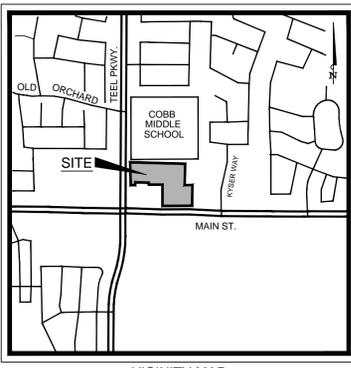
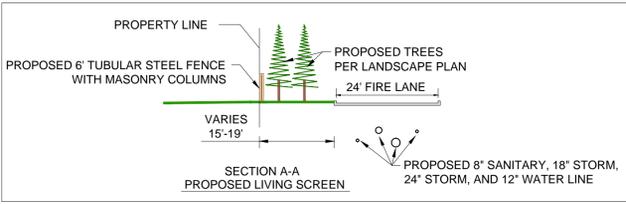
**PRELIMINARY  
SITE PLAN**

DESIGN: BJK  
DRAWN: BJK  
CHECKED: MAM  
DATE: 1/20/2015  
**SHEET**  
**PSP-1**  
File No.

PLOTTED BY: BOBBY KUBIN  
PLOT DATE: 1/20/2015 3:15 PM  
LOCATION: P:\PROJECTS\PROJECTS\2014-104 CDG FRISCO PRIMROSE\CADD\EXHIBIT\PSP-1 SITE PLAN.DWG  
LAST SAVED: 1/20/2015 3:14 PM



**FLOODPLAIN NOTE**  
ACCORDING TO MAP NO. 48121C0440G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (SHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.





LEGEND  
 IRF Iron Rod Found  
 IRF Iron Rod Set  
 PRDCT Plat Records of Denton County, Texas  
 OPRDCT Official Public Records of Denton County, Texas

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 or record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. 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.

GENERAL NOTES:  
 Selling off a portion of this addition by metes and bounds is a violation of City Ordinance and State Laws, and is subject to fines and withholding of utilities and building certificates.  
 All corners are 5/8 inch iron rod set unless otherwise noted.

Basis of Bearings: Bearings are based on the Plat of Teel Crossing Shopping Center I as recorded in Cabinet Y, Page 441 of the Plat Records of Denton County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48121C0440G, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

GENERAL NOTE:  
 THE USE OF THE WORD "SETBACK" OR "REQUIREMENT" HEREON CONSTITUTES AN AGREEMENT OF PROFESSIONAL OPINION RESPECTIVE TO THE FACTS OF RECORD WHICH ARE THE SUBJECT OF THE CONVEYANCE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

CP14-0035

REVISED CONVEYANCE PLAT  
 TEEL CROSSING SHOPPING CENTER I  
 LOT 3 & 4, BLOCK A

BEING A REPLAT OF LOT 3, BLOCK A OF TEEL CROSSING SHOPPING CENTER I AS RECORDED IN CABINET Y PAGE 441, PLAT RECORDS COLLIN COUNTY, TEXAS AND BEING SITUATED IN THE CRAIN AND WARREN SURVEY ABSTRACT NO. 229, CITY OF FRISCO, DENTON COUNTY, TEXAS

Owner: Teel Crossing Partners, Ltd.  
 14001 Dallas Parkway  
 Dallas, Texas 75240

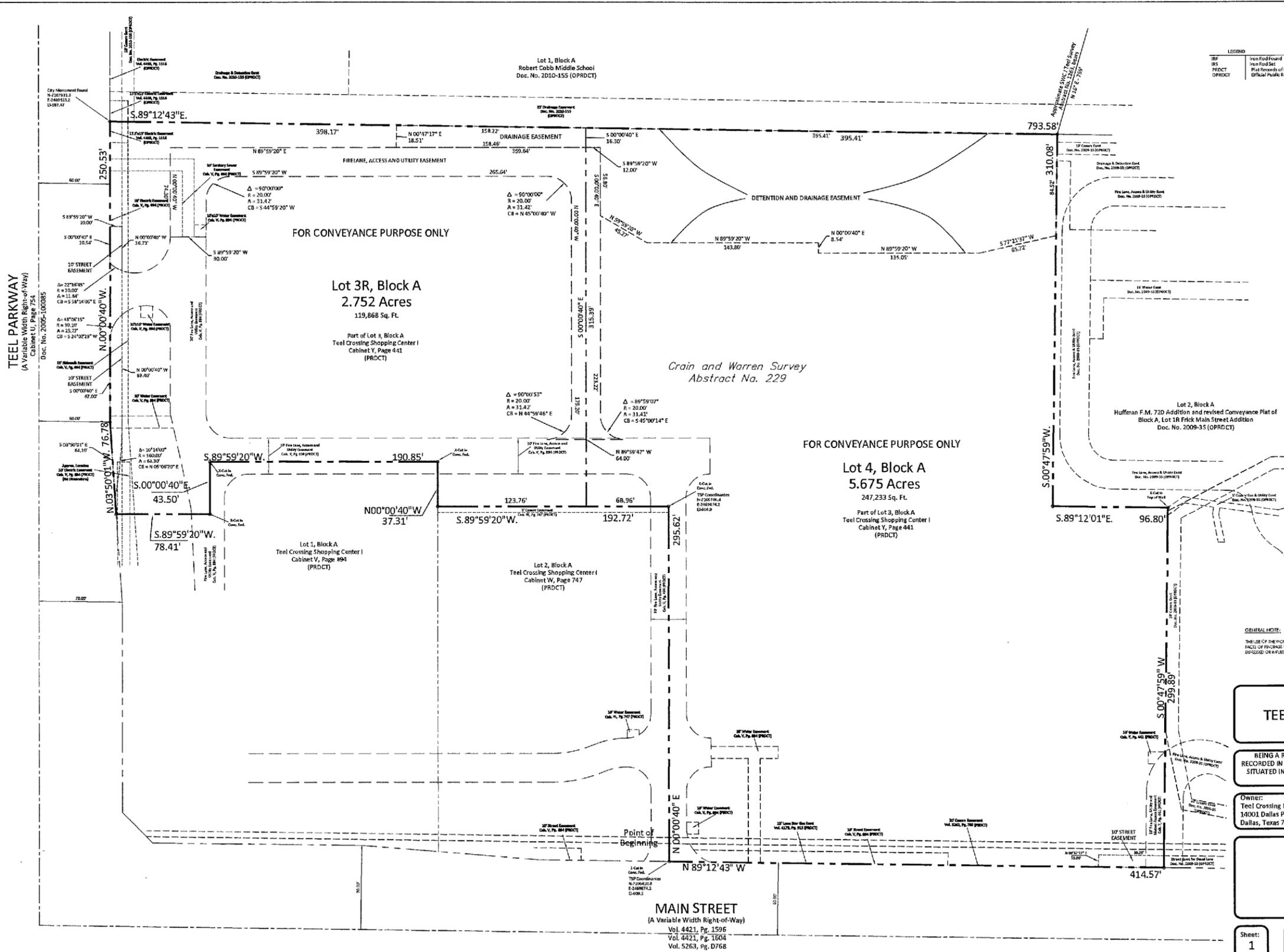
Engineer: ClayMoore Engineering  
 19D3 Central Drive, Suite 406  
 Bedford, Texas 76021

Scale: 1" = 40'  
 Date: December 4, 2014  
 Technician: Spradling/Elam  
 Drawn By: Spradling/Elam

Checked By: A.J. Bedford  
 P.C.: Croyer/Spradling  
 File: Lot 3 Teel Xing RePlat  
 Job. No. 552-036  
 GF No.

301 N. Alamo Rd. - Rockwall, Texas 75087  
 (972) 722-0225, www.a BedfordGroup.com  
 TBPLS Reg#10118200

Sheet: 1 of 2



MAIN STREET  
 (A Variable Width Right-of-Way)  
 Vol. 4421, Pg. 1596  
 Vol. 4421, Pg. 1604  
 Vol. 5263, Pg. D768

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS TEEL CROSSING PARTNERS, LTD. is the owner of an 8.429 acre tract of land situated in the Crain and Warren Survey Abstract No. 229, City of Frisco, Denton County, Texas and being all of Lot 3, Block A of Teel Crossing Shopping Center I an addition to the City of Frisco according to the plat recorded in Cabinet Y, Page 441, Plat Records Denton County, Texas (PRDCT) and being more particularly described as follows:

BEGINNING at an x-cut in concrete found for corner in the north line of Main Street a variable width right of way for the southwest corner of said Lot 3 and the southeast corner of Lot 2, Block A of Teel Crossing Shopping Center I an addition to the City of Frisco according to the plat recorded in Cabinet W, Page 747 (PRDCT);

THENCE along the common line of said Lot 2 and Lot 3, NORTH 00°00'40" EAST a distance of 295.62 feet a x-cut in concrete found for corner;

THENCE continuing along the common line of said Lot 2 and Lot 3, SOUTH 89°59'20" WEST a distance of 192.72 feet to a 5/8 inch iron rod set for corner in the east line of Lot 1, Block A of Teel Crossing Shopping Center I an addition to the City of Frisco according to the plat recorded in Cabinet V, Page 894 (PRDCT);

THENCE along the common line of said Lot 1 and Lot 3 as follows:

NORTH 00°00'40" WEST a distance of 37.31 feet to a x-cut in concrete found for corner;

SOUTH 89°59'20" WEST a distance of 190.85 feet to a x-cut in concrete found for corner;

SOUTH 00°00'40" EAST a distance of 43.50 feet x-cut in concrete found for corner;

SOUTH 89°59'20" WEST a distance of 78.41 feet to a 5/8 inch iron rod set in the east line of Teel Parkway a variable width right of way and being the southwest corner of said Lot 3 and the northwest corner of said Lot 1;

THENCE along the east line of said Teel Parkway NORTH 03°50'01" WEST a distance of 76.78 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said Teel Parkway, NORTH 00°00'40" WEST a distance of 250.53 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 3 and being the southwest corner of Lot 1, Block A of Robert Cobb Middle School an addition to the City of Frisco according to the plat recorded in Document No. 2010-159 Official Public Records Denton County, Texas (OPRDCT);

THENCE along the north line of said Lot 3 and along the south line of the aforementioned Lot 1, SOUTH 89°12'43" EAST a distance of 793.58 feet to a 5/8 inch iron rod set for the north east corner of said Lot 3 and the northwest corner of Lot 2, Block A of Huffman F.M. 720 Addition and revised Conveyance Plat of Block A, Lot 1R Frick Main Street Addition an addition to the City of Frisco according to the plat recorded in Document No. 2009-35 (OPRDCT);

THENCE along the common line of said Lot 3 and the aforementioned Lot 2 as follows:

SOUTH 00°47'59" WEST a distance of 310.08 feet to a 5/8 inch iron rod set for corner;

SOUTH 89°12'01" EAST a distance of 96.80 feet to a 5/8 inch iron rod set for corner;

SOUTH 00°47'59" WEST a distance of 299.89 feet to a 5/8 inch iron rod set for corner in the north line of said Main Street;

THENCE along the north line of said Main Street, NORTH 89°12'43" WEST a distance of 414.57 feet to the POINT OF BEGINNING;

CONTAINING 8.427 acres or 367,101 square feet of land more or less.

#### GENERAL NOTES:

Selling off a portion of this addition by metes and bounds is a violation of City Ordinance and State Laws, and is subject to fines and withholding of utilities and building certificates.

All corners are 5/8 inch iron rod set unless otherwise noted.

Basis of Bearings: Bearings are based on the Plat of Teel Crossing Shopping Center I as recorded in Cabinet Y, Page 441 of the Plat Records of Denton County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48121C040G, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

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 or record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. 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.

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

THAT TEEL CROSSING PARTNERS, LTD. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as TEEL CROSSING SHOPPING CENTER I, BLOCK A, LOTS 3R & 4, being a replat of Lot 3, Block A of Teel Crossing Shopping Center I as recorded in Cabinet Y Page 441 Plat Records Collin County, Texas an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. THE TEEL CROSSING PARTNERS, LTD does herein certify the following:

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 landscape improvements may be placed in landscape 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 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 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 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: TEEL CROSSING PARTNERS, LTD.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public, State of Texas

#### FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, 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 representative 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 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 City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

#### DRAINAGE AND DETENTION EASEMENT (ABOVE GROUND DETENTION)

THE STATE OF TEXAS §  
COUNTY OF DENTON §  
CITY OF FRISCO §

This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

#### 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 such work.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by the Planning & Zoning Commission of the City of Frisco, Texas.

\_\_\_\_\_  
Planning & Zoning Commission Chairperson

\_\_\_\_\_  
Planning & Zoning Commission Secretary

\_\_\_\_\_  
City Secretary

#### Know All Men By These Presents:

That I, Austin J. Bedford, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Austin J. Bedford  
Texas Registered Professional Land Surveyor No. 4132  
A. J. Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

#### GENERAL NOTE:

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" HEREON CONSTITUTES AN AFFIRMATION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE CASE WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

CP14-0035

REVISED CONVEYANCE PLAT  
TEEL CROSSING SHOPPING CENTER I  
LOT 3R & 4, BLOCK A

BEING A REPLAT OF LOT 3, BLOCK A OF TEEL CROSSING SHOPPING CENTER I AS RECORDED IN CABINET Y PAGE 441, PLAT RECORDS COLLIN COUNTY, TEXAS AND BEING SITUATED IN THE CRAIN AND WARREN SURVEY ABSTRACT NO. 229, CITY OF FRISCO, DENTON COUNTY, TEXAS

Owner: Teel Crossing Partners, Ltd.  
14001 Dallas Parkway  
Dallas, Texas 75240  
Engineer: Clay Moore Engineering  
1903 Central Drive, Suite 406  
Bedford, Texas 76021

Scale: 1" = 40'  
Date: December 8, 2014  
Technician: Spradling/Elam  
Drawn By: Spradling/Elam  
Checked By: A.J. Bedford  
P.C.: Coyer/Spradling  
File: Lot 3 Teel Xing Ne Plat  
Job No. 552-036  
GF No.

301 N. Alamo Rd., Rockwall, Texas 75087  
(972) 722-0225, www.ajbedfordgroup.com  
TBPALS REG#10118200

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AJ Bedford Group, Inc.  
Registered Professional Land Surveyors