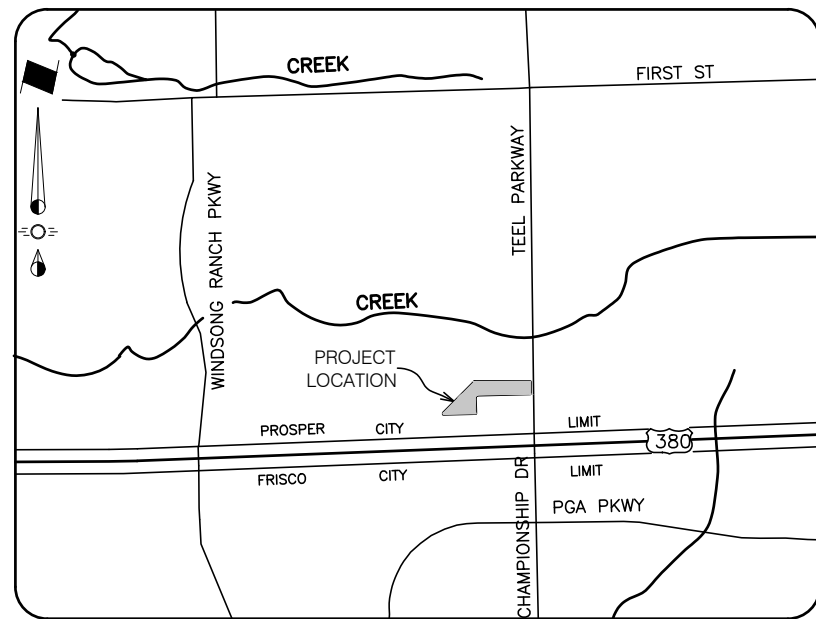
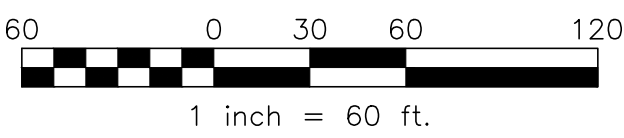
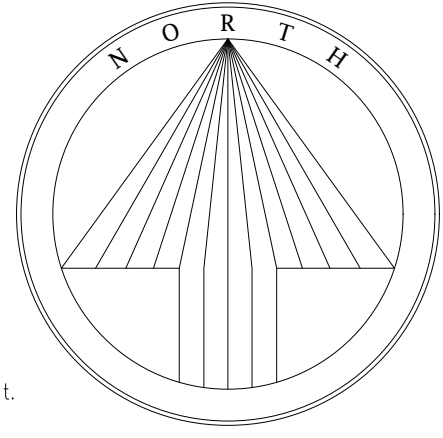




Vicinity Map
NTS



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

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENQ" SET, UNLESS OTHERWISE NOTED
NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENQ-5' O/S PC".	
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
No.	NUMBER
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PLAT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTICE:
A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

- NOTES:**
- 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 Conveyance Plat is to designate Lot 9 and to combine Lot 5 with the remainder of Lot 8 to ensure frontage.

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.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	47.12'	30.00'	90°00'00"	N 43°35'16" E	42.43'
C2	22.83'	30.00'	43°35'33"	N 23°12'40" W	22.28'
C3	24.30'	30.00'	46°24'07"	S 68°12'40" E	23.64'
C4	30.87'	20.00'	88°25'32"	N 44°22'30" E	27.89'
C5	31.97'	20.00'	91°34'28"	S 45°37'30" E	28.67'

Line Table		
Line #	Bearing	Distance
L1	S 88°35'16" W	45.00'
L2	N 01°24'44" W	229.37'
L3	N 45°00'37" W	109.35'
L4	N 44°59'23" E	24.00'
L5	S 45°00'37" E	109.06'
L6	N 88°35'16" E	370.67'
L7	N 00°09'46" E	140.79'
L8	S 89°51'49" E	30.01'

Line Table		
Line #	Bearing	Distance
L9	S 00°09'55" W	138.88'
L10	N 88°35'16" E	363.23'
L11	S 01°24'44" E	15.00'
L12	S 00°23'22" W	30.03'
L13	S 88°35'35" W	156.31'
L14	N 01°24'31" W	30.00'
L15	N 88°35'16" E	157.25'

OWNER / APPLICANT

Lot 5
380 Teel Retail LLC
5867 Alyworth Dr
Frisco, Texas 75035
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

OWNER / APPLICANT

Lot 5
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, Texas 75035
Telephone (469) 500-3393
Contact: Ashwini Bhimanapati

OWNER / APPLICANT

Lot 5
VCSR PGA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala

OWNER / APPLICANT

Lot 5
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (203) 893-6915
Contact: Vasanth Reddy Bobbala

OWNER / APPLICANT

Lot 9
Alpha I9 LLC
440 Louisiana St, Suite 952
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma

ENGINEER / SURVEYOR

Sparks 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

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, being all of a tract conveyed to Vinessa Properties LP, according to the deed recorded in Doc. No. 2025-17640, and being all of a tract conveyed to Alpha I9 LLC, according to the deed recorded in Doc. No. 2024-98685, and being all of a tract conveyed to 380 Teel Retail, LLC, according to the deed recorded in Doc. No. 2023-114120 ORDCT, and being all of a tract conveyed to VCSR PGA11 LLC, according to the deed recorded in Doc. No. 2025-57688, and being all of a tract conveyed to VARS Estates 12 LLC, according to the deed recorded in Doc. No. 2025-57685, with the subject tract being more particularly described as follows:

BEGINNING at A 5/8" capped iron rod found at the north corner of Block A, Lot 3 of St. Martin De Porres, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2017-365 of the Official Public Records of Denton County, Texas and lying in the southeast line of Block A, Lot 2 of said St. Martin De Porres tract;

THENCE N 44°59'23" E, 698.53 feet to a 5/8 inch capped iron rod found;

THENCE S 89°50'16" E, passing at a distance of 34.60 feet the southwest corner of Block A, Lot 4 of said St. Martin De Porres, and continuing a total distance 875.67 feet to a 5/8 inch capped iron rod found at the southeast corner of said Block A, Lot 4 and lying in the west right-of-way line of Teel Parkway (variable width right-of-way);

THENCE S 00°01'44" E, 193.14 feet in said west right-of-way line of Teel Parkway;

THENCE S 88°35'16" W, 829.71 feet;

THENCE around a tangent curve to the left having a central angle of 90°00'00", a radius of 35.00 feet, a chord of S 43°35'16" W - 49.50 feet, an arc length of 54.98 feet;

THENCE S 01°24'44" E, 252.50 feet;

THENCE S 88°35'15" W, 307.64 feet;

THENCE S 01°24'44" E, 290.00 feet to a point on the north right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE S 88°35'21" W, 211.89 feet, to a 5/8 inch iron rod found at the southeast corner of Lot 3, Block A of St. Martin De Porres, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2017-365 of the Official Public Records of Denton County, Texas;

THENCE N 00°00'11" W, 313.03 feet to the POINT OF BEGINNING with the subject tract containing 374,942 square feet or 8.608 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, VINESSA PROPERTIES LP, 380 TEEL RETAIL LLC, ALPHA I9 LLC, VCSR PGA11 LLC, and VARS ESTATES 12 LLC, do hereby adopt this plat designating the hereinabove described property as TEEL 380 ADDITION, BLOCK A, LOTS 5 and 9, an Addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon, Vinessa Properties LP, 380 Teel Retail LLC, Alpha I9 LLC, VCSR PGA11 LLC, and VARS ESTATES 12 LLC, 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.

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

WITNESS, my hand, this _____ day of _____, 20____.

VINESSA PROPERTIES LP

By: _____
ASHWINI BHIMANAPATI

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 _____, 2025.

Notary Public, State of Texas

WITNESS, my hand, this _____ day of _____, 20____.

ALPHA I9 LLC

By: _____
VARUN SHARMA

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 _____, 2025.

Notary Public, State of Texas

WITNESS, my hand, this _____ day of _____, 20____.

VCSR PGA11 LLC

By: _____
CHANDRASEKHAR CHINTALA

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 _____, 2025.

Notary Public, State of Texas

WITNESS, my hand, this _____ day of _____, 20____.

VARS ESTATES 12 LLC

By: _____
VASANTH REDDY BOBBALA

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 _____, 2025.

Notary Public, State of Texas

WITNESS, my hand, this _____ day of _____, 20____.

380 TEEL RETAIL LLC

By: _____
SRIKANTH KROTHAPALLI, MANAGING MEMBER

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 SRIKANTH KROTHAPALLI, 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 _____, 2025.

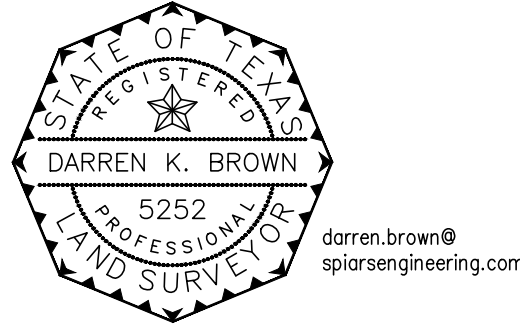
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, 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 _____, 2025.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE
DARREN K. BROWN, R.P.L.S. NO. 5252



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 _____, 2025.

Notary Public, State of Texas

TOWN APPROVAL

APPROVED THIS _____ DAY OF _____, 2025,
by the Planning & Zoning Commission of the Town of Prosper,
Texas.

Town Secretary

Engineering Department

Development Services Department

REVISED CONVEYANCE PLAT

TEEL 380 ADDITION

BLOCK A, LOTS 5 & 9
SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
Being a Revised Conveyance Plat of Block A, Lots 5 and 9
Teel 380 Addition, Document Number 2025-395
Plat Records, Denton County, Texas
8.608 Acres
Current Zoning: PD-40
Town Case No. DEVAPP-25-0074

OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	ENGINEER / SURVEYOR
Lot 5 380 Teel Retail LLC 5867 Alyworth Dr Frisco, Texas 75035 Telephone (302) 494-3699 Contact: Srikanth Krothapalli	Lot 5 Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, Texas 75035 Telephone (469) 500-3393 Contact: Ashwini Bhimanapati	Lot 5 VCSR PGA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	Lot 5 VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (203) 893-6915 Contact: Vasanth Reddy Bobbala	Lot 9 Alpha I9 LLC 440 Louisiana St, Suite 952 Houston, Texas 77002 Telephone (210) 412-4622 Contact: Varun Sharma	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