

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 a remainder of a tract conveyed to Teel 380 LP, by deed recorded in Document No. 2021-153671 of the Official Records of Denton County, Texas (OPRD), and being all of a tract conveyed to 380 Teel Retail, LLC, according to the deed recorded in Doc. No. 2023-114120 ORDCT, and also being all of a tract, conveyed to Teel Plaza 1 LLC and COIT20NORTH 1031 3 LLC, according to the deed recorded in Doc. No. 2023-94701, and being all of a tract conveyed to Westside Retail LLC, according to the deed recorded in Doc. No. 2024-14588, and 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 19 LLC, according to the deed recorded in Doc. No. 2024-98685, 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 inch capped iron rod found at the south end of a corner clip at the intersection of the west right-of-way line of Teel Parkway (variable width right-of-way) and the north right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE, S 88°35'16" W, 827.84 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°0'11" W, 313.04 feet to a 5/8 inch capped iron rod found at the north corner of said Lot 3, Block A and lying in the southeast line of Lot 2, Block A of said St. Martin De Porres

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 a 5/8 inch capped iron rod found at a distance of 34.60 feet the southwest corner of Lot 4, Block A of said St. Martin De Porres, and continuing a total distance of 875.67 feet to a 5/8 inch capped iron rod found at the southeast corner of said Lot 4, Block A and lying in said west right-of-way line of Teel Parkway;

THENCE, S 00°0'14" E, 420.78 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway;

THENCE, S 03°47'07" W, 150.33 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway;

THENCE, S 00°0'14" E, 68.28 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway;

THENCE, S 15°19'03" W, 91.49 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway at the north end of said corner clip at the intersection of the west right-of-way line of Teel Parkway and the north right-of-way line of U.S. Highway 380;

THENCE, S 44°32'48" W, 63.78 feet to the POINT OF BEGINNING with the subject tract containing 953,361 square feet or 21.887 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, TEEL 380 LP, VINESSA PROPERTIES LP, 380 TEEL RETAIL LLC, WESTSIDE RETAIL LLC, TEEL PLAZA 1 LLC, COIT20NORTH 1031 3 LLC, ALPHA 19 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 1A, 1B, 2-8, an Addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Teel 380 LP, Vinessa Properties LP, 380 Teel Retail LLC, Westside Retail LLC, Teel Plaza 1 LLC, COIT20NORTH 1031 3 LLC, Alpha 19 LLC, VCSR PGA11 LLC, and VARS ESTATES 12 LLC, herein certify the following:

1. The streets and alleys are dedicated for street 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 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.
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 public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. 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.
8. 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.
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, Texas.

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

TEEL 380 LP

By: TEEL 380 GP, LLC
its General Partner

By: SIVARAMAIAH KONDRU, 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 SIVARAMAIAH 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

ALPHA 19 LLC

By: VARUN SHARMA, 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 ASHWINI BHIMANAPATI, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

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

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

WESTSIDE 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

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

TEEL PLAZA 1 LLC

By: SIVARAMAIAH KONDRU, 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 SIVARAMAIAH 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

COIT20NORTH 1031 3 LLC

By: SIVARAMAIAH KONDRU, 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 SIVARAMAIAH 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

ALPHA 19 LLC

By: VARUN SHARMA, 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 VARUN SHARMA, 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 our hands at Denton County, Texas, this _____ day of _____, 2025.

VCSR PGA11 LLC

By: CHANDRASEKHAR CHINTALA, 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 CHANDRASEKHAR CHINTALA, 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 our hands at Denton County, Texas, this _____ day of _____, 2025.

VARS ESTATES 12 LLC

By: RAJIV CHALASANI, 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 RAJIV CHALASANI, 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 our hands at Denton County, Texas, this _____ day of _____, 2025.

TEEL PLAZA 1 LLC

By: RAJIV CHALASANI, 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 RAJIV CHALASANI, 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 our hands at Denton County, Texas, this _____ day of _____, 2025.

COIT20NORTH 1031 3 LLC

By: RAJIV CHALASANI, 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 RAJIV CHALASANI, 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 our hands at Denton County, Texas, this _____ day of _____, 2025.

TEEL PLAZA 1 LLC

By: RAJIV CHALASANI, 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 RAJIV CHALASANI, 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

Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 01°24'44" W	305.00'	L41	S 01°24'44" W	226.09'	L81	S 88°35'18" W	