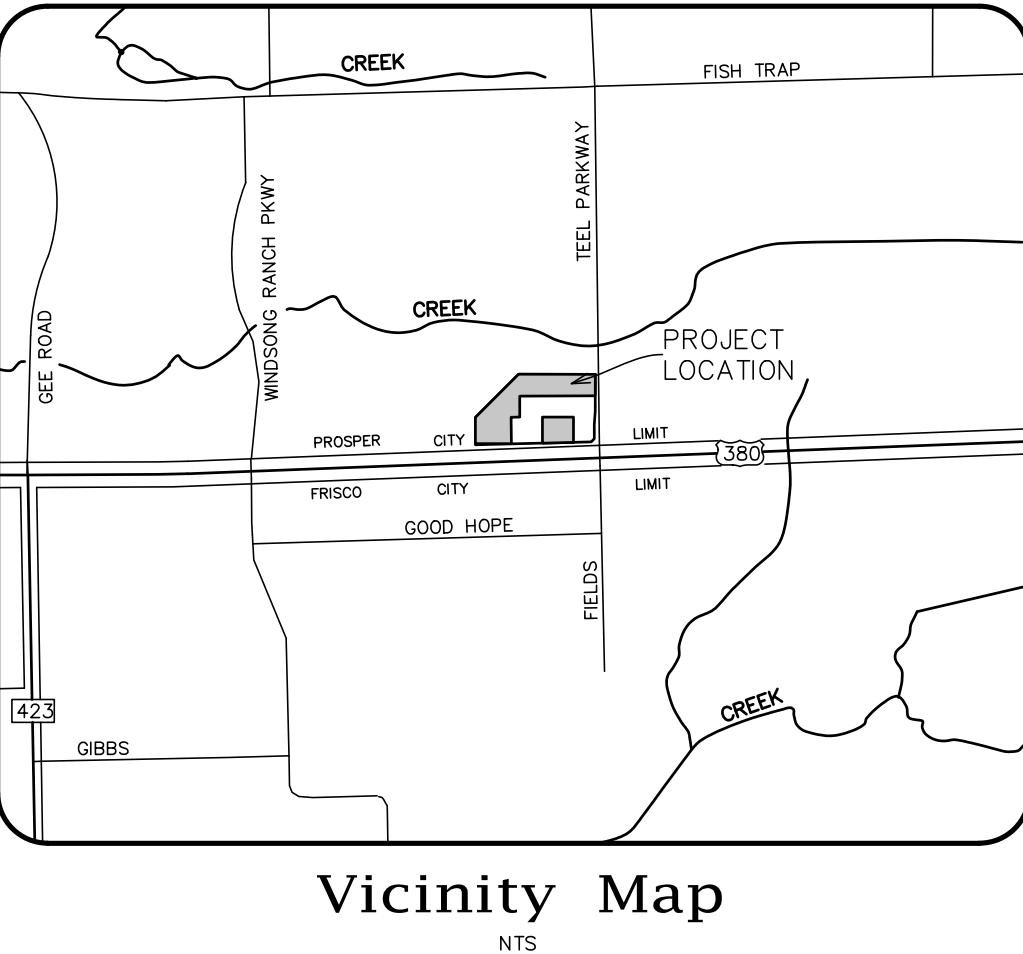
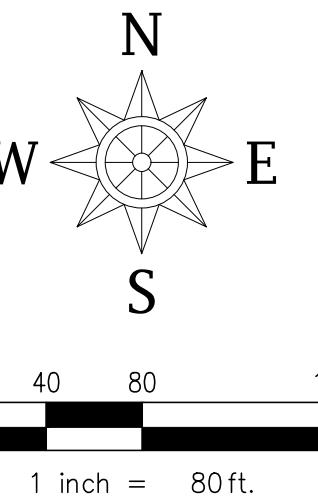
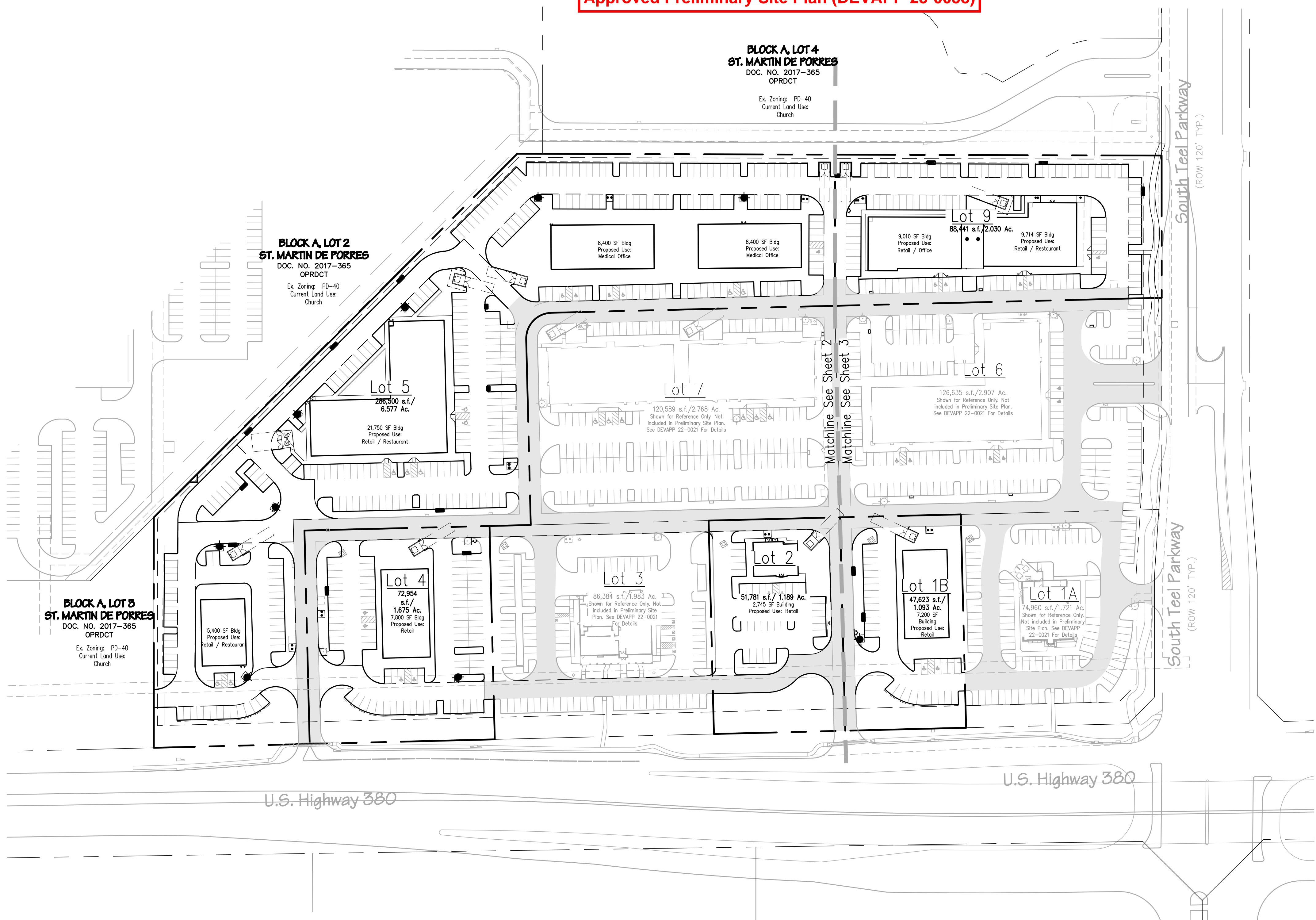


Approved Preliminary Site Plan (DEVAPP-25-0058)



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- Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- No Trees on Site.
- At site plan stage, grease trap locations shall be identified for each commercial kitchen and/or food facility. Grease traps shall be at minimum 1,000 gallons and installed in ground exterior to the building. Grease traps shall not be located within parking stalls or fire lanes.

LEGEND

- Proposed Firelane, Access, Drainage, and Utility Easement
- Existing Firelane, Access, Drainage, and Utility Easement
- Match Line



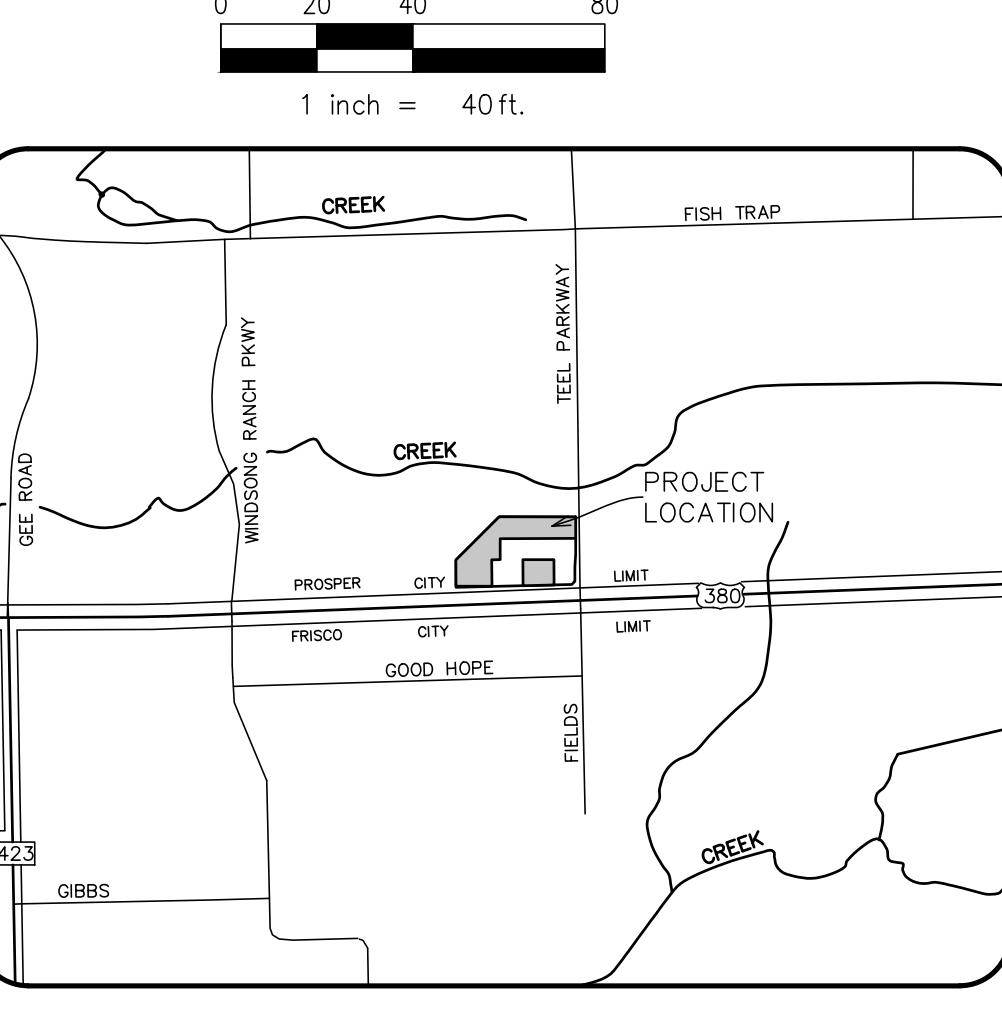
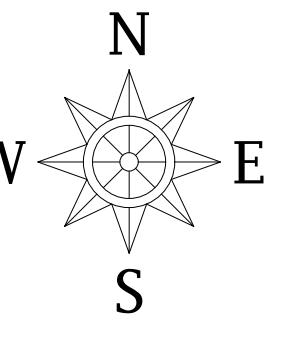
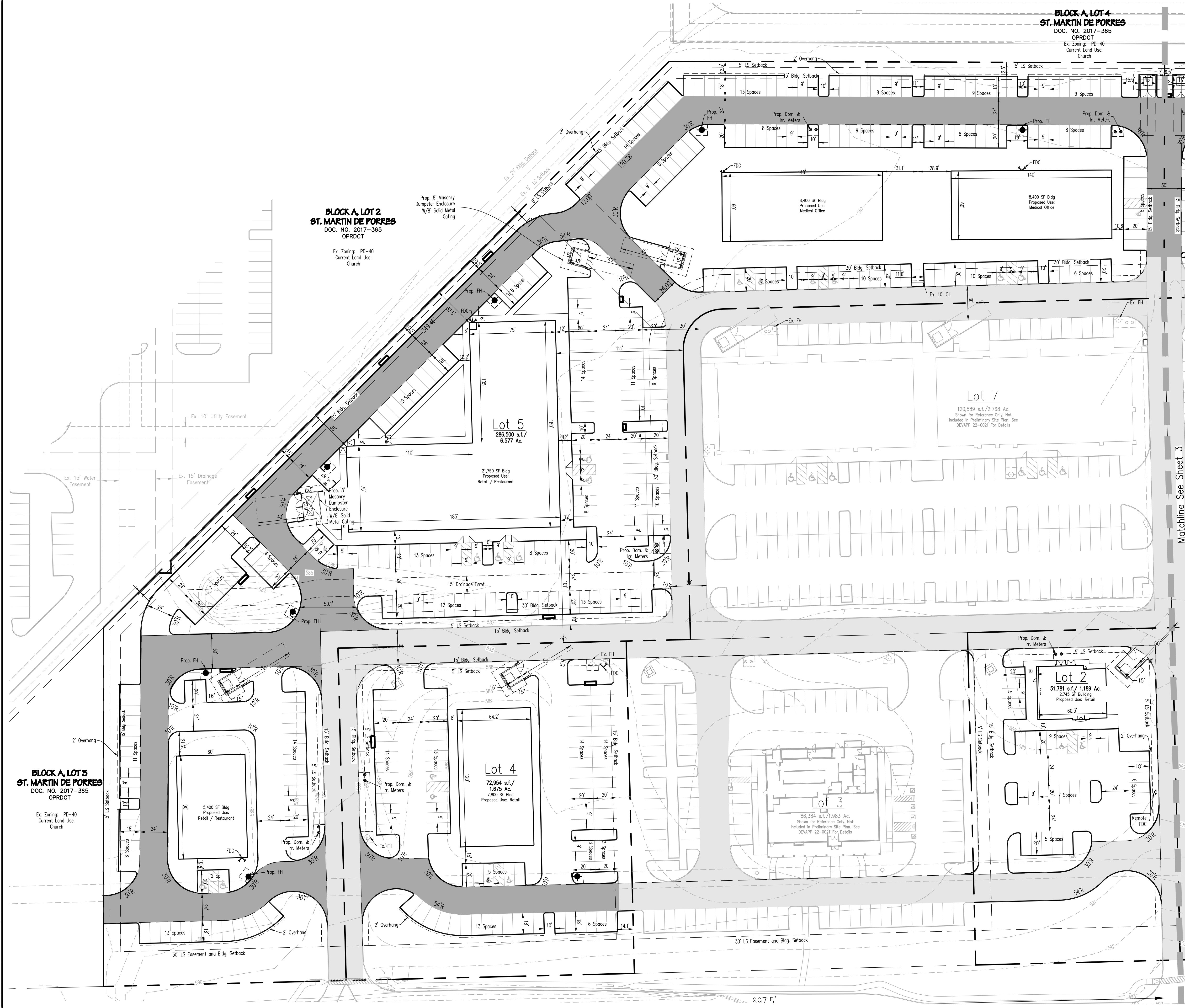
P&Z Approved

11/4/2025

Town Case No. DEVAPP-25-0058
PRELIMINARY SITE PLAN

TEEL 380 ADDITION

Block A, Lots 1B, 2, 4, 5 and 9
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
437,229 Sq. Ft./12.56 Acres



Vicinity Map

TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:

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LEGEND

Proposed Firelane, Access, Drainage, and Utility Easement (Shaded)

Existing Firelane, Access, Drainage, and Utility Easement (White)

Match Line (Dashed)

Town Case No. DEVAPP-25-0058
PRELIMINARY SITE PLAN

TEEL 380 ADDITION

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IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
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OWNER / APPLICANT
Lots 1B, 2, & 4
TEEL 380 LP
8668 John Hickman Parkway
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondu

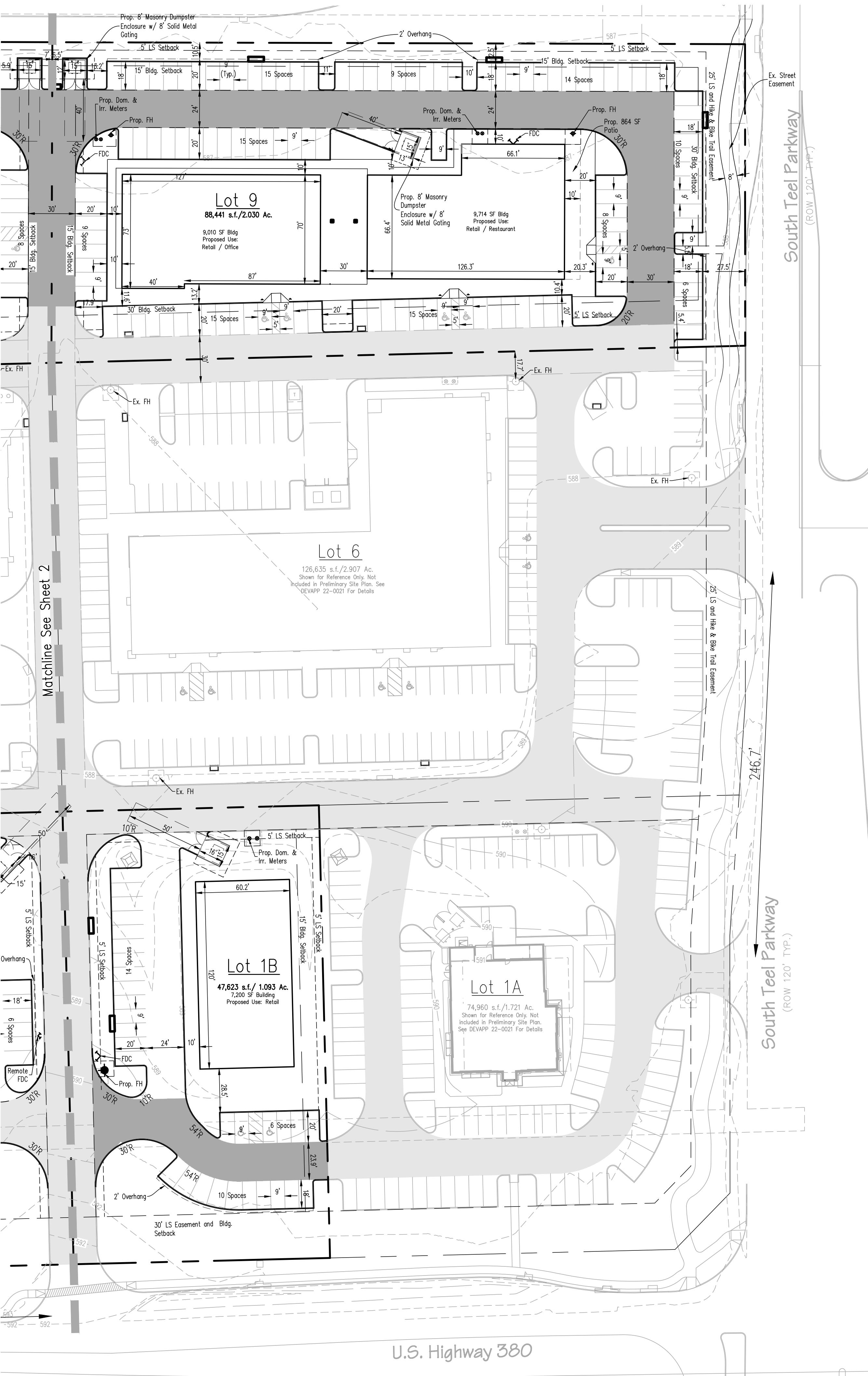
OWNER / APPLICANT
Lot 5
380 Teel LLC
5867 Alyworth Dr
Frisco, TX 75035
Telephone (302) 494-3699
Contact: Srikant Krothopalli

OWNER / APPLICANT
Lot 5
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, TX 75035
Telephone (469) 500-3393
Contact: Kalyan Reddy

OWNER / APPLICANT
Lot 9
Alpha 19 LLC
440 Louisiana St, Suite 952
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma

OWNER / APPLICANT
Lot 5
VCSR PG411 LLC
3901 Boyton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala

OWNER / APPLICANT
Lot 5
SPLS Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBEPLS No. F-2121 And No. 10043100
Contact: Karis Smith



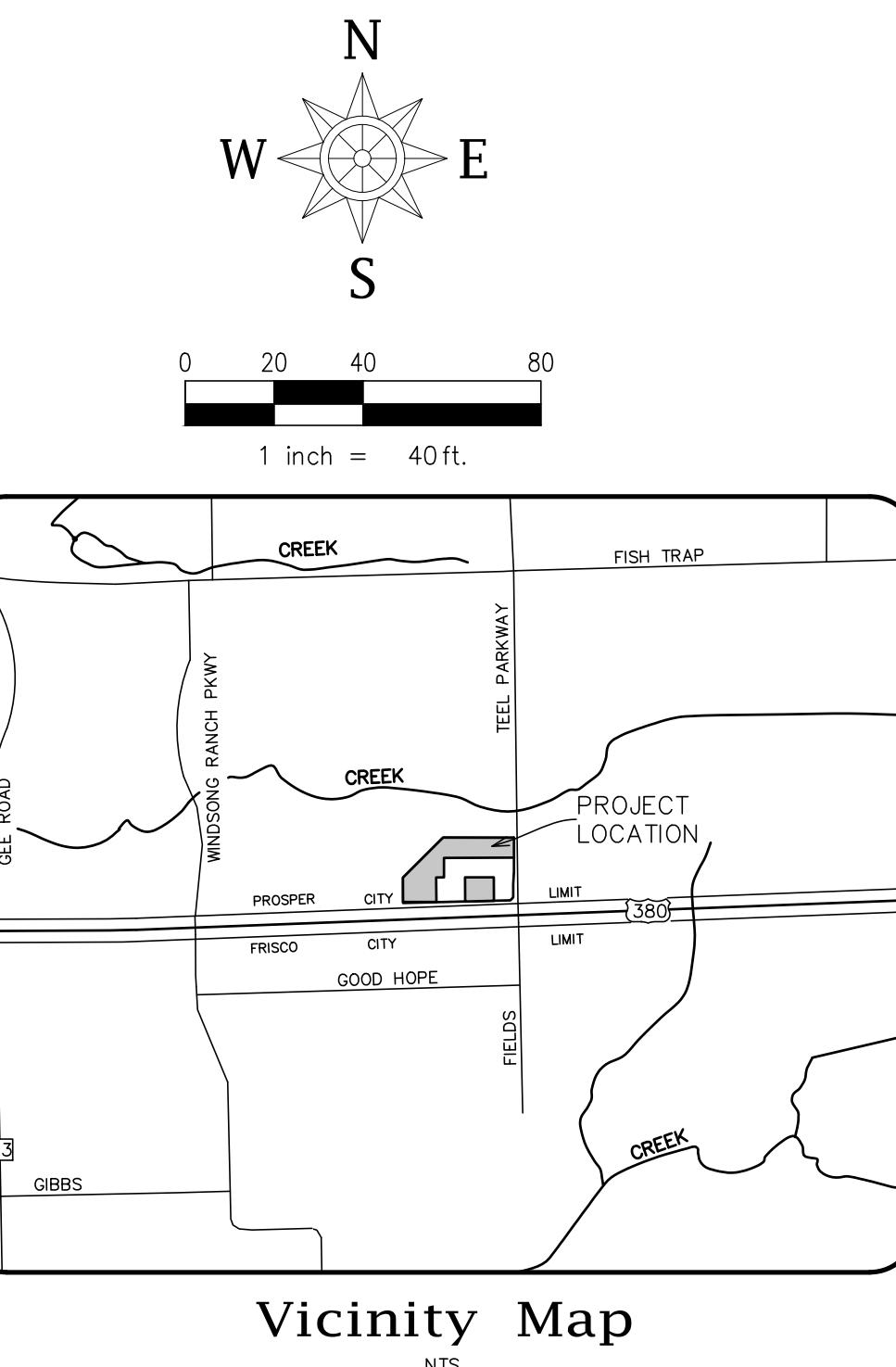
OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT
Lots 1B, 2, & 4 TEEL 380 LP 8668 John Hickman Parkway Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondu	Lot 5 380 Teel Parkway LLC 5867 Alwirth Dr Frisco, Texas 75035 Telephone (302) 494-3699 Contact: Srikant Krothapalli	Lot 5 Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, Texas 75035 Telephone: (469) 500-3393 Contact: Kalyan Reddy	Lot 9 Alpha 19 LLC 440 Louisiana St, Suite 952 Houston, Texas 77002 Telephone (210) 412-4622 Contact: Varun Sharma
OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	ENGINEER / SURVEYOR
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: Rajiv Chalasani	Lot 5 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Karis Smith	Spiars Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Karis Smith

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PRELIMINARY SITE PLAN**

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