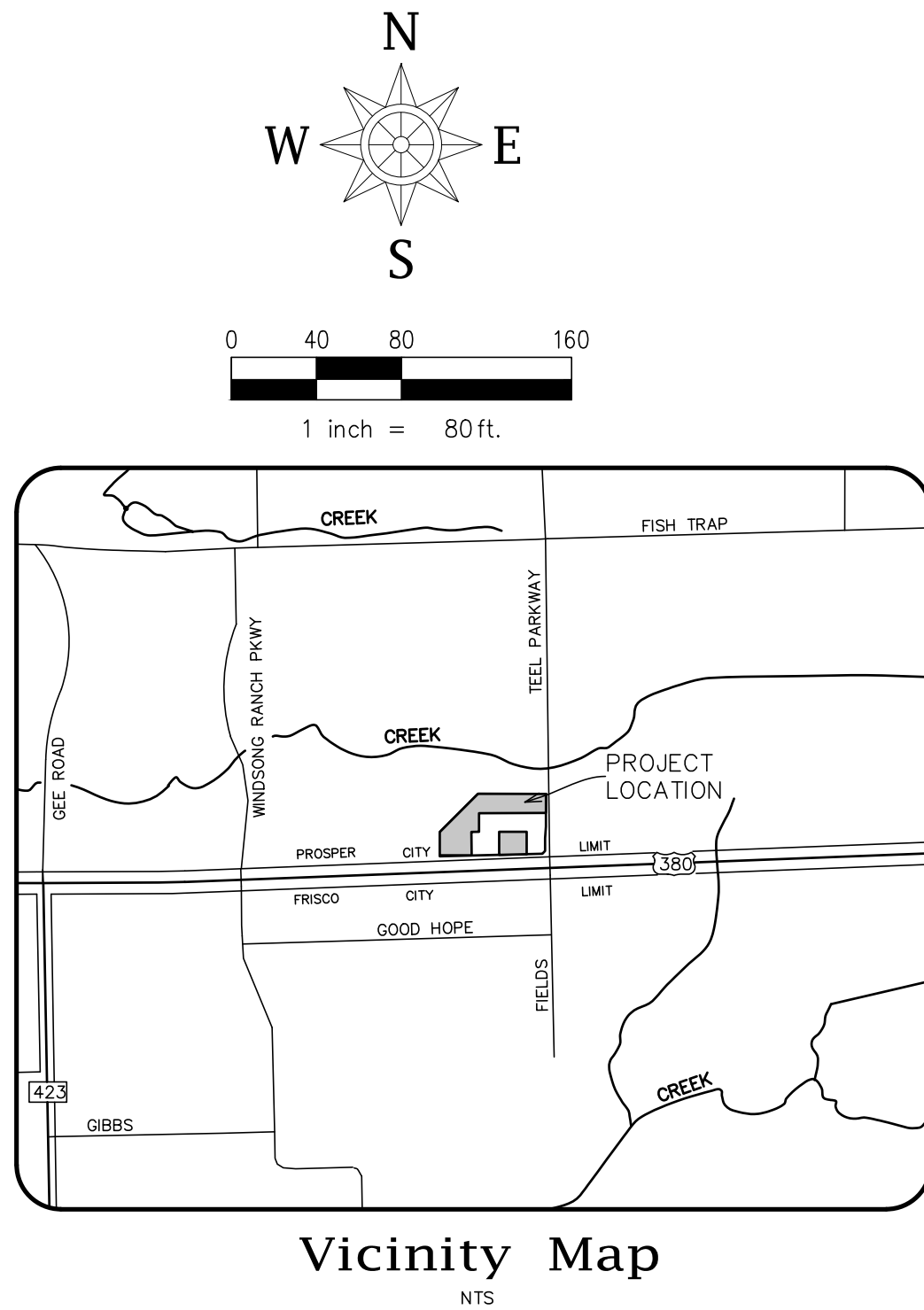
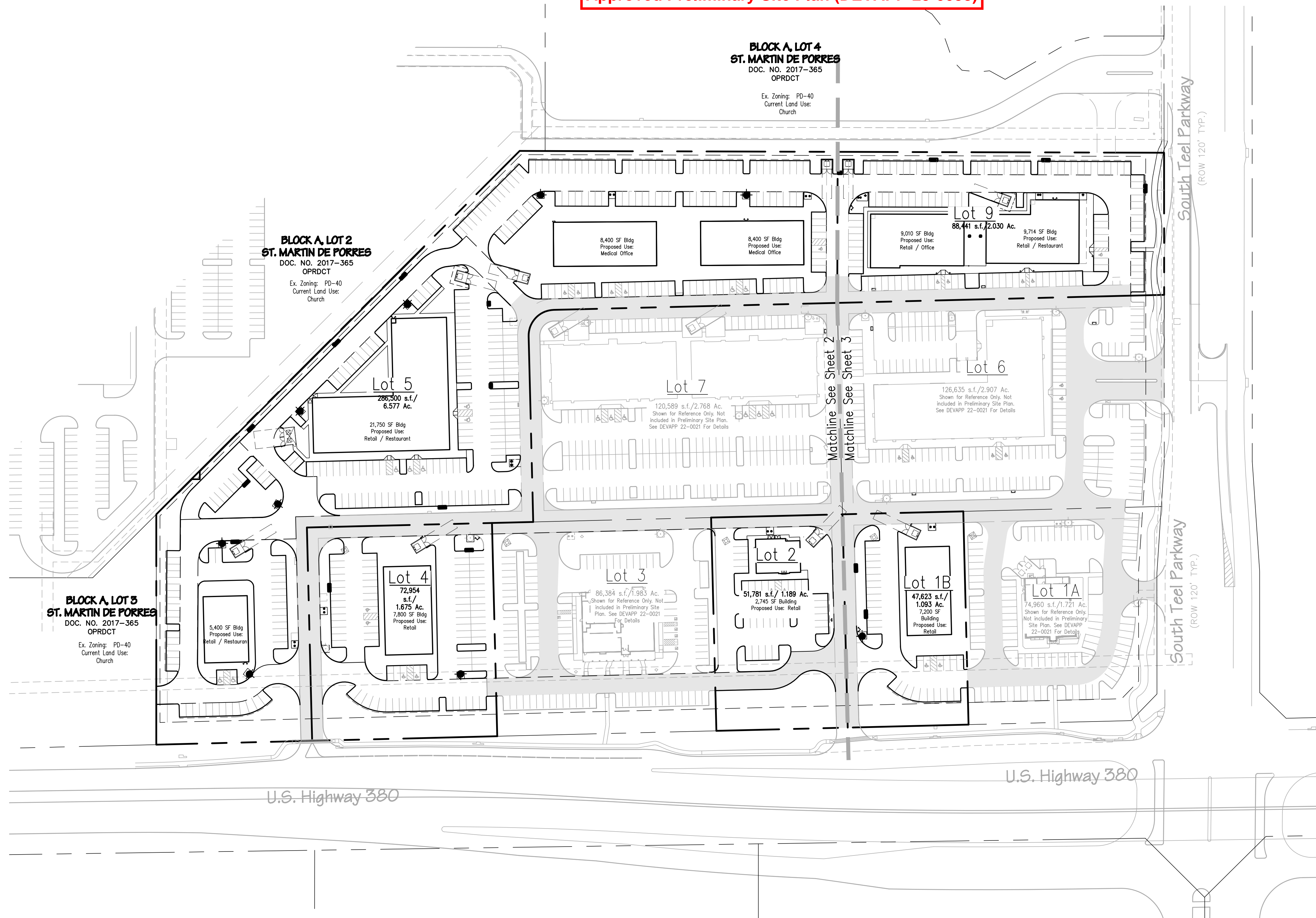


Approved Preliminary Site Plan (DEVAPP-25-0058)



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- 9) No Trees on Site.
- 10) 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

OWNER / APPLICANT
Lots 1B, 2, & 4
TEEL 380 LP
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

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

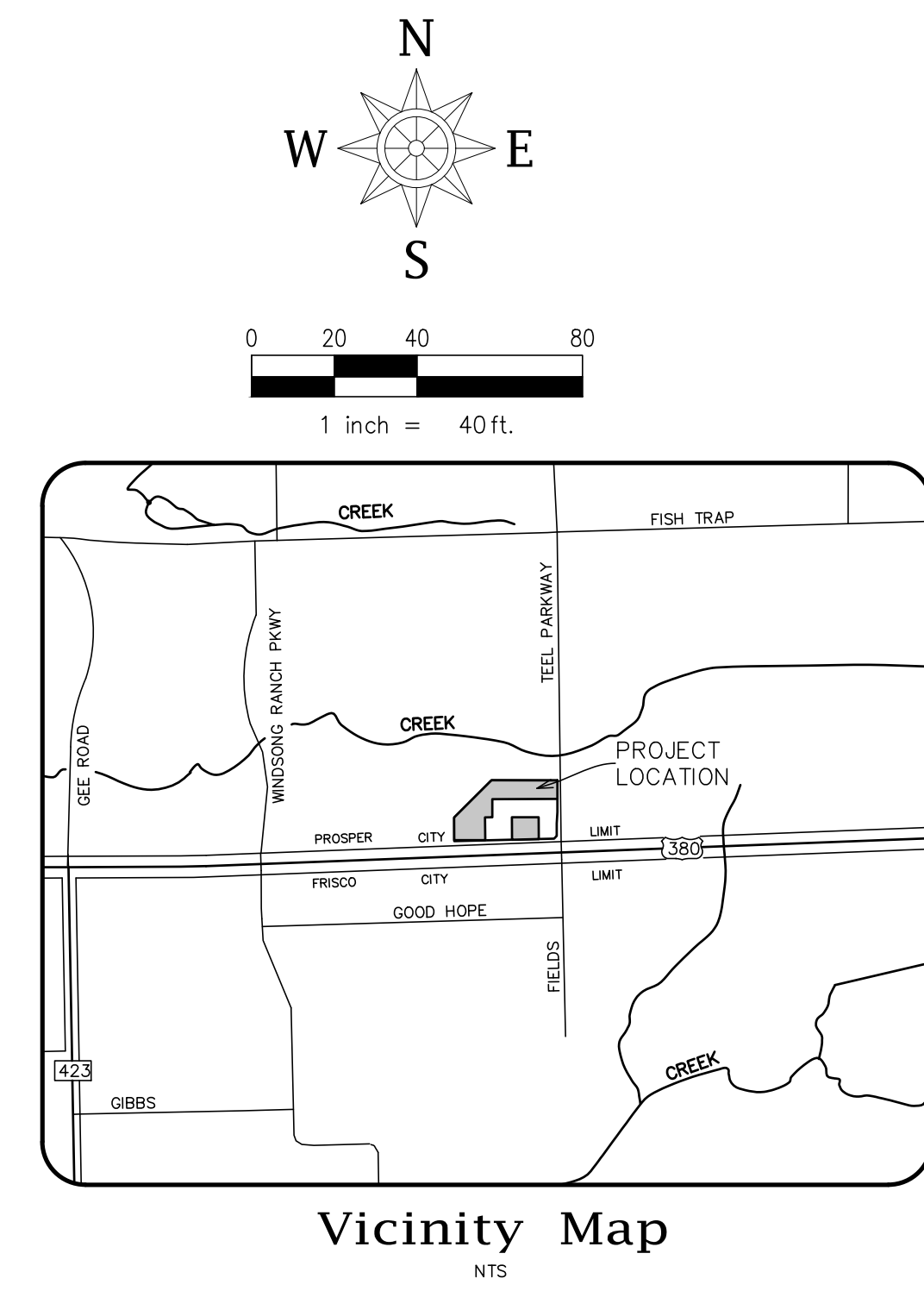
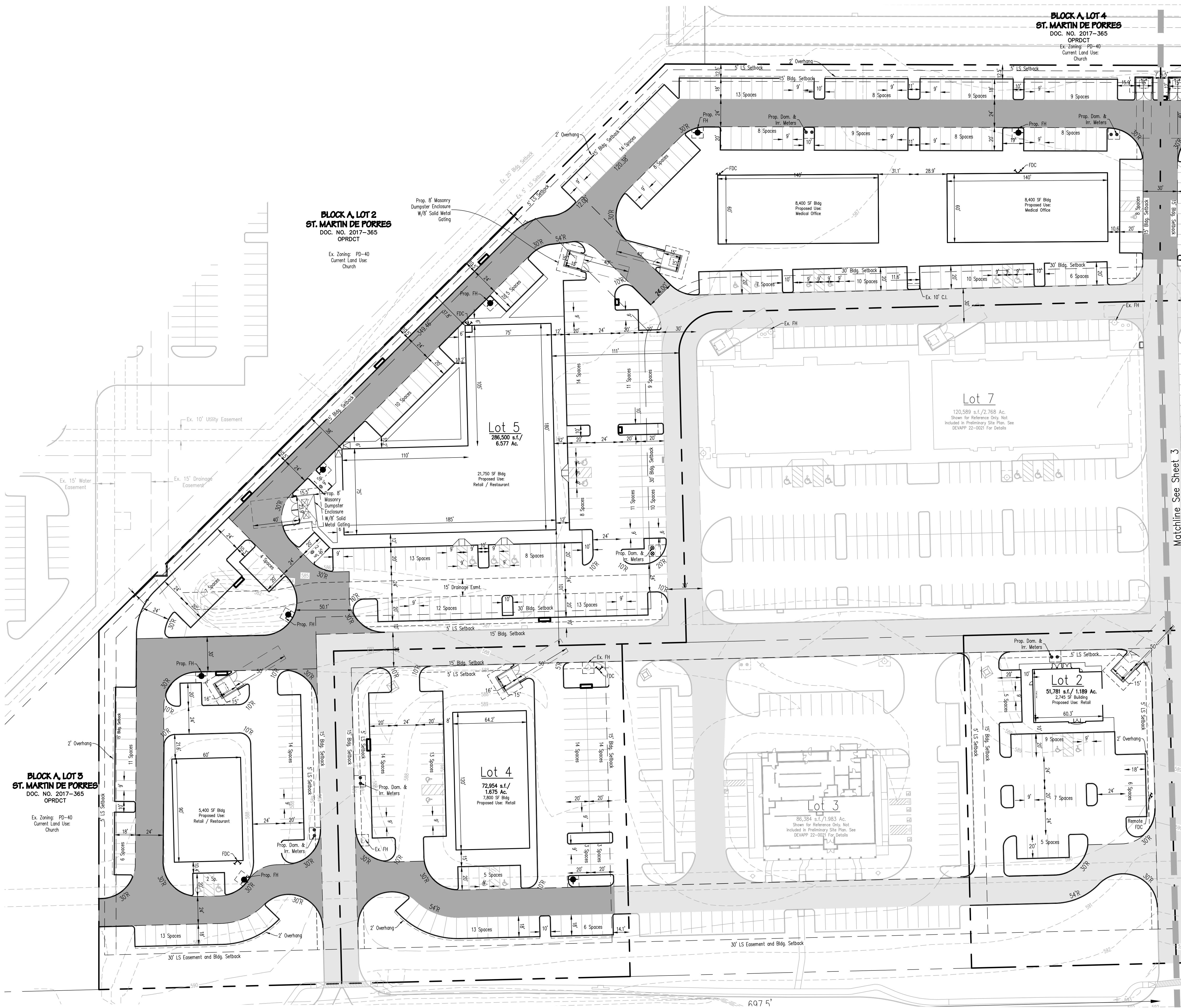
OWNER / APPLICANT
Lot 5
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, TX 75035
Telephone: (469) 500-3393
Contact: Kalyan Reddy

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

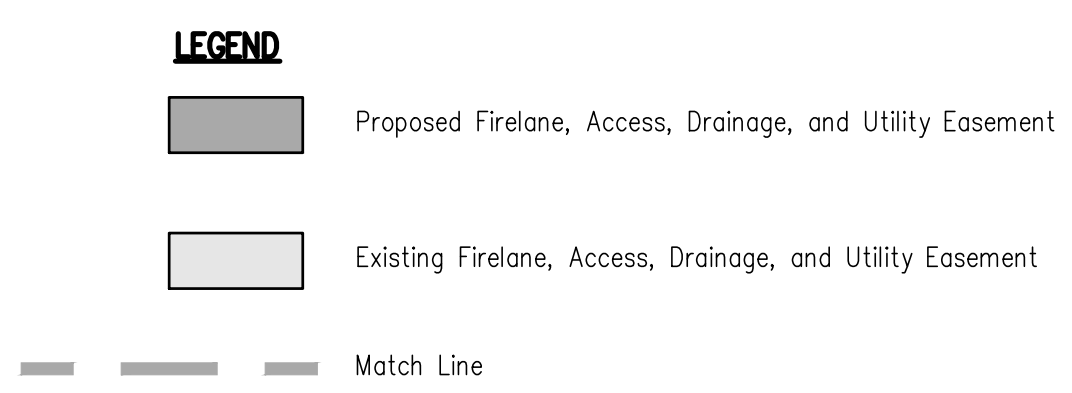
OWNER / APPLICANT
Lot 5
VCOR PCA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala

OWNER / APPLICANT
Lot 5
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (203) 893-6915
Contact: Rajiv Chalasani

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPES No. F-2121 And No. F-10043100
Contact: Karis Smith

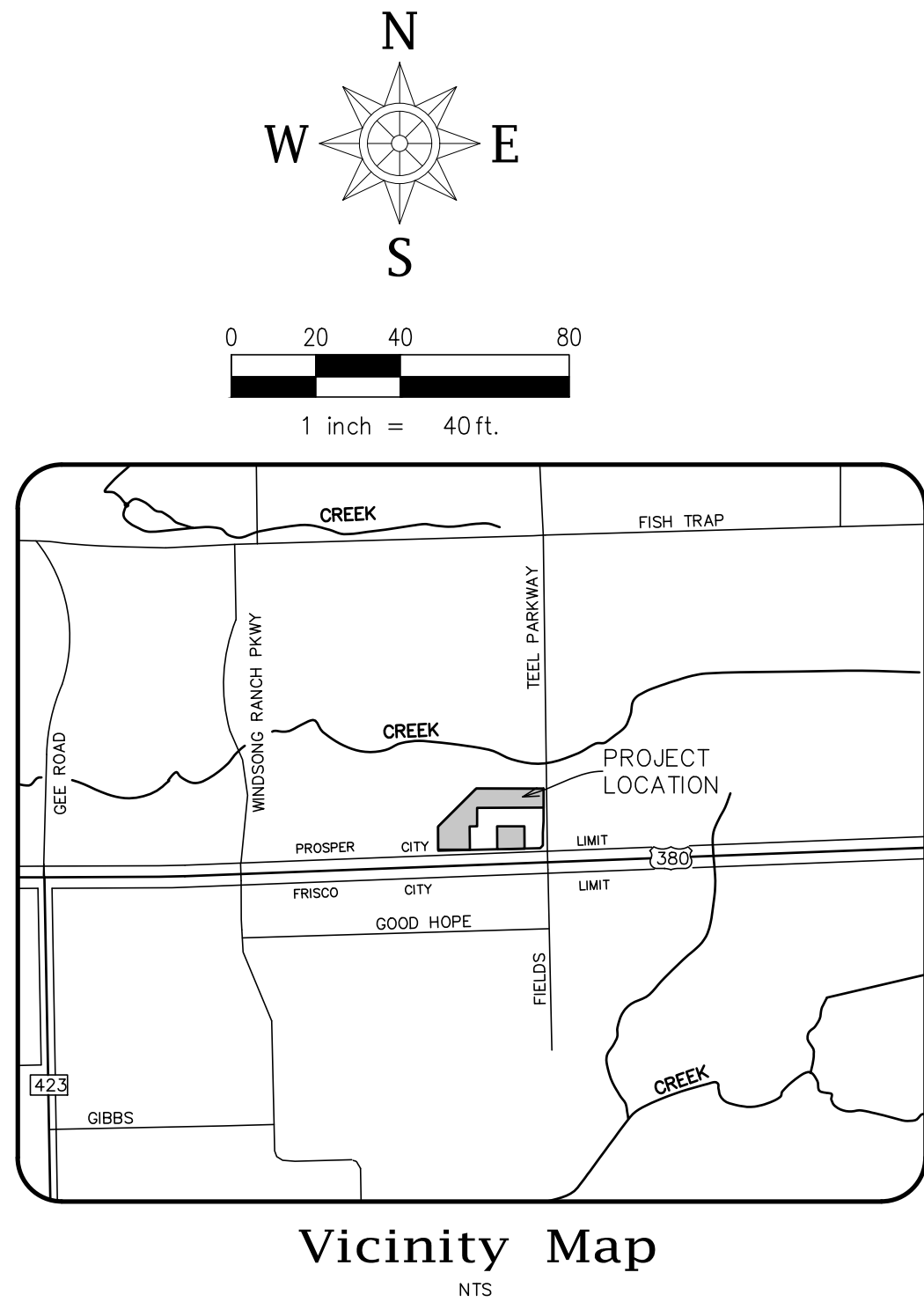
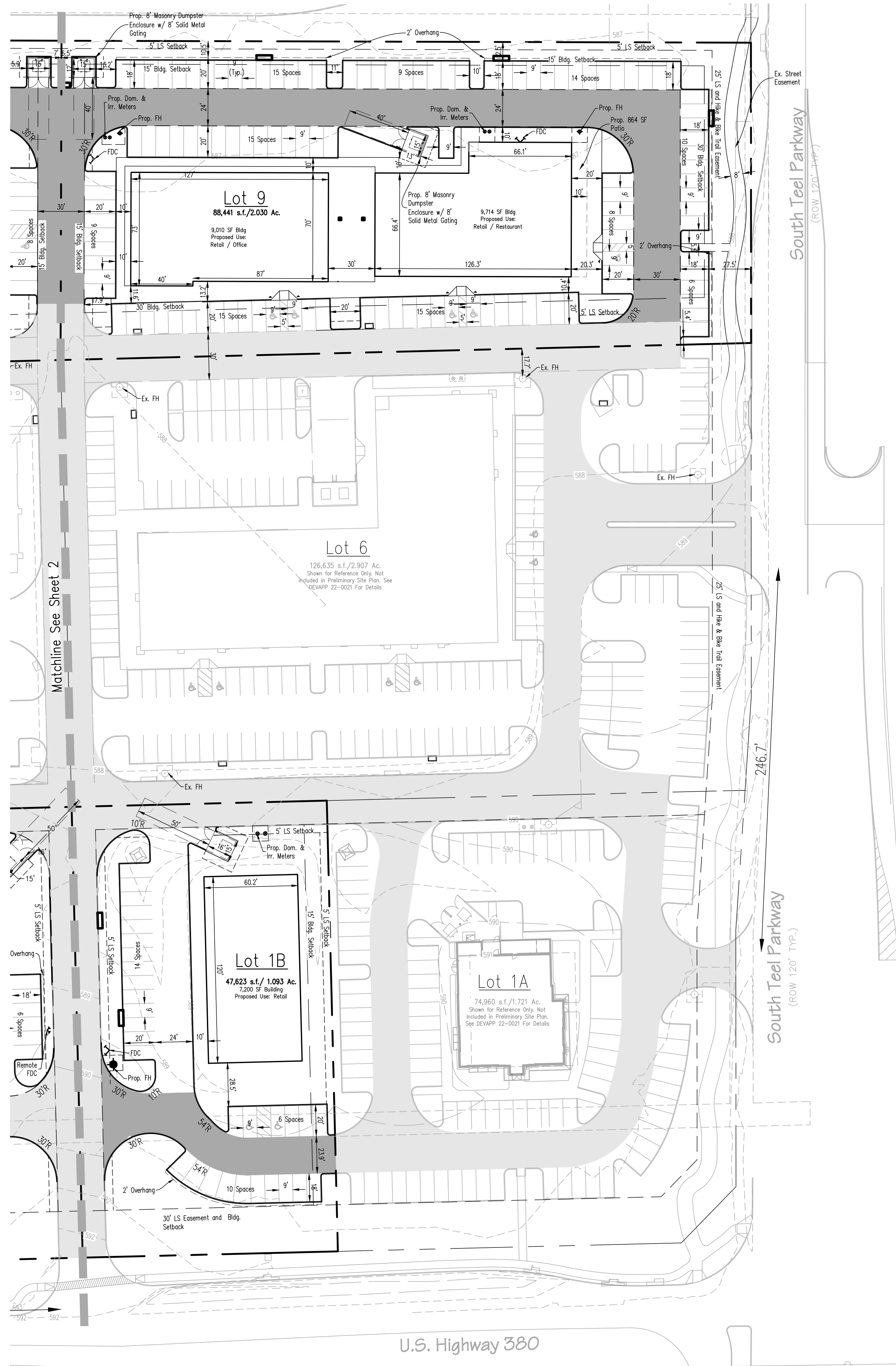


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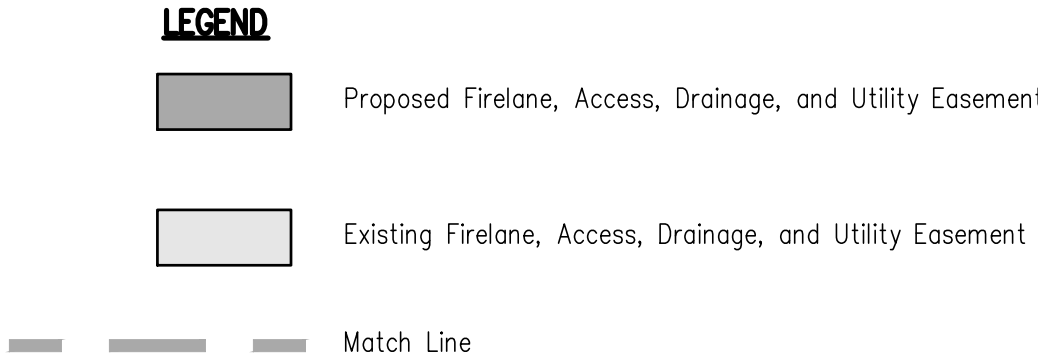


Town Case No. DEVAPP-25-0058
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Current Zoning: PD-40
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OWNER / APPLICANT Lots 1B, 2, & 4 TEEL 380 LP 8668 John Hickman Parkway Suite 907 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	OWNER / APPLICANT Lot 5 380 Teel Retail LLC 5867 Alworth Dr Frisco, Texas 75035 Telephone (302) 494-3699 Contact: Srikanth Krothapalli	OWNER / APPLICANT Lot 9 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 PCA11 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: Rajiv Chalasani	ENGINEER / SURVEYOR 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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