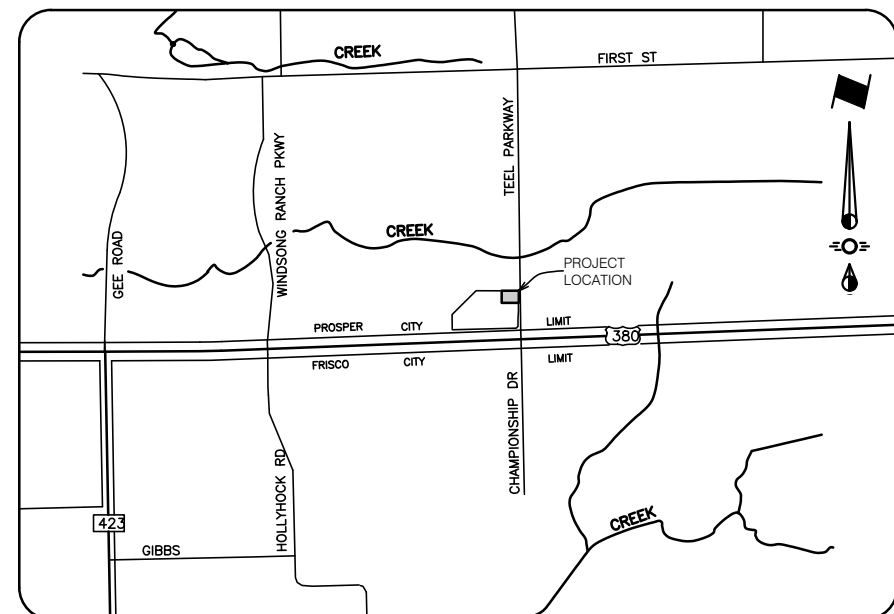
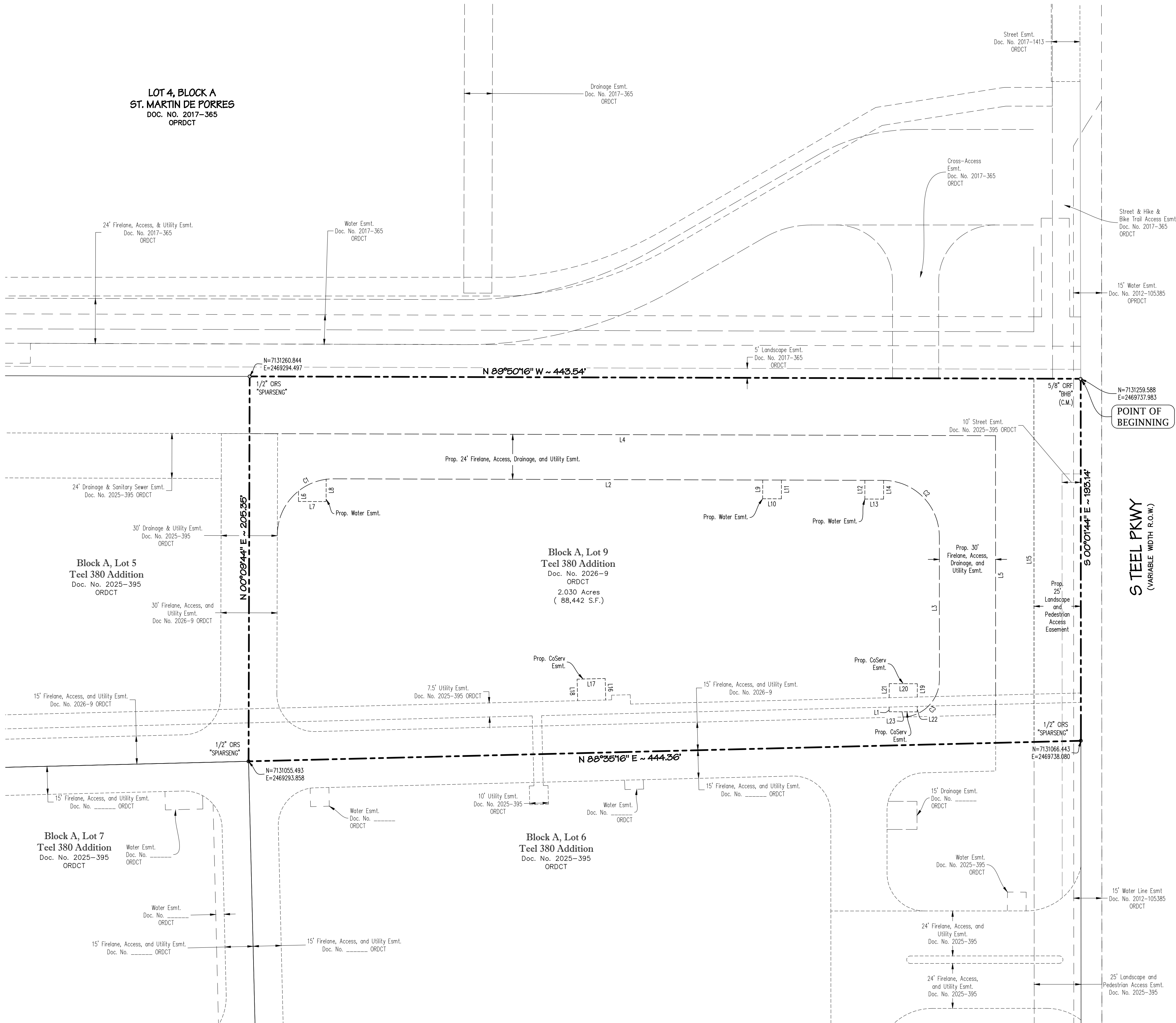


30 0 15 30 60  
1 inch = 30 ft.

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



LOT 4, BLOCK A  
ST. MARTIN DE PORRES  
DOC. NO. 2017-365  
ORDCT



LEGEND	
o	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
XF	STAMPED "X" FOUND

Line Table		
Line #	Bearing	Distance
L1	S00°11'38"W	2.49'
L2	N89°50'16"W	293.33'
L3	N00°01'44"W	76.29'
L4	N89°50'16"W	398.25'
L5	S00°01'44"E	148.89'
L6	N00°09'44"E	5.57'
L7	N89°50'16"W	14.74'
L8	S00°09'44"W	12.07'
L9	N00°09'44"E	10.00'
L10	N89°50'16"W	10.00'
L11	S00°09'44"W	10.00'
L12	N00°09'44"E	10.00'
L13	N89°50'16"W	10.00'
L14	S00°09'44"W	10.00'
L15	N00°01'43"W	193.19'
L16	N01°24'44"W	11.50'
L17	S88°35'16"W	15.00'

Line Table		
Line #	Bearing	Distance
L18	S01°24'44"E	11.50'
L19	N00°11'38"E	7.08'
L20	N89°48'22"W	15.00'
L21	S00°11'38"W	7.50'
L22	N00°11'38"E	2.91'
L23	S89°48'22"E	15.00'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	47.12'	30.00'	90°00'03"	S45°09'43"W	42.43'
C2	47.02'	30.00'	89°48'32"	N44°56'00"W	42.36'
C3	30.93'	20.00'	88°37'00"	N44°16'46"E	27.94'

DEVAPP-25-0038  
FINAL PLAT

## TEEL 380 ADDITION

BLOCK A, LOT 9  
TEEL 380 ADDITION  
DOC. NO. 2026-9  
SITUATED IN THE C.L. SMITH SURVEY,  
ABSTRACT NO. 1681 IN THE TOWN OF PROSPER,  
DENTON COUNTY, TEXAS  
88,442 Sq. Ft./2.030 Acres

### PURPOSE STATEMENT

The purpose of this Final Plat is to dedicate and abandon easements necessary for the development of Lot 9.

### 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.
- Landscape easements are exclusive of other easements unless approved by the Town on this plat.

### LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

### 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.

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

ENGINEER / SURVEYOR  
Sparks Engineering, Inc.  
501 W President George Bush Hwy, Suite 200  
Richardson, Texas 75080  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Karis Smith, P.E.

Drawing: 01/20/24, 09:55:24-162 Teel Lots 9 & 10 (SUBMIT) (DWG) 24-162 Final Plat.dwg Saved By: Kenneth Sent Time: 1/26/2026 4:30:34 PM  
Printed by: Kenneth Plot Date: 1/26/2026 4:31 PM

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION  
Block A, Lot 9  
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 called 2.030 acre tract of land described in a Special Warranty Deed (with vendor's lien) to Alpha I9 LLC, recorded in Document No. 2024-98685, of the Official Records of Denton County, Texas (ORDCT), being all of Lot 9 described in Doc. No. 2026-9, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod found stamped "BHB" on the west right-of-way line of Teel Parkway (a variable width right-of-way), and the southeast corner of Lot 4, 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, ORDCT;

THENCE S 00°01'44" E, 193.14 feet along the west right-of-way line of said Teel Parkway to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner at the northeast corner of Block A, Lot 6, a called 2.907 acre tract of land described in a deed to TEEL PLAZA 1 LLC & COITZONORTH 10313 LLC, recorded in Document No. 2023-94701, ORDCT;

THENCE S 88°35'16" W, 444.36 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner at the northwest corner of said 2.907 acre tract Block A, Lot 6, and the northeast corner of Block A, Lot 7, a called 2.768 acre tract of land described in a deed to Westside Retail LLC, recorded in Document No. 2024-14588, ORDCT;

THENCE N 00°09'44" E, 205.35 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for corner on the south line of said Block A, Lot 4 of the St Martin De Porres Addition;

THENCE S 89°50'16" E, 443.54 feet to the POINT OF BEGINNING and containing 88,442 square feet or 2.030 acres of land.

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

That We, Alpha I9 LLC, do hereby adopt this plat designating the hereinabove described property as **TEEL 380 ADDITION, BLOCK A, LOT 9**, an Addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Alpha I9 LLC does 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 \_\_\_\_\_, 2026.

ALPHA I9 LLC

By: \_\_\_\_\_  
AUTHORIZED SIGNATURE PRINTED NAME AND 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
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 \_\_\_\_\_, 2026.

**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 \_\_\_\_\_, 2026.

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

**Certificate of Approval**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, by  
the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Development Services Department

DEVAPP-25-0038  
FINAL PLAT

**TEEL 380 ADDITION**

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OWNER / APPLICANT  
Alpha I9 LLC  
440 Louisiana St, Suite 952  
Houston, TX 77002  
Telephone: (210) 412-4622  
Contact: Varun Sharma

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