

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 19 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 "SPIARSEN" 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 & CO/20NORTH 10313 LLC, recorded in Document No. 2023-94701, ORDCT;

THENCE S 08°35'16" W, 444.36 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" 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 "SPIARSEN" 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 19 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 19 LLC does 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 utilize the easements, and such 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 my hand this _____ day of _____, 2026.

ALPHA 19 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

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

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

OWNER / APPLICANT
Alpha 19 LLC
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Contact: Varun Sharma

ENGINEER / SURVEYOR
Spiers Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, Texas 75082
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith, P.E.