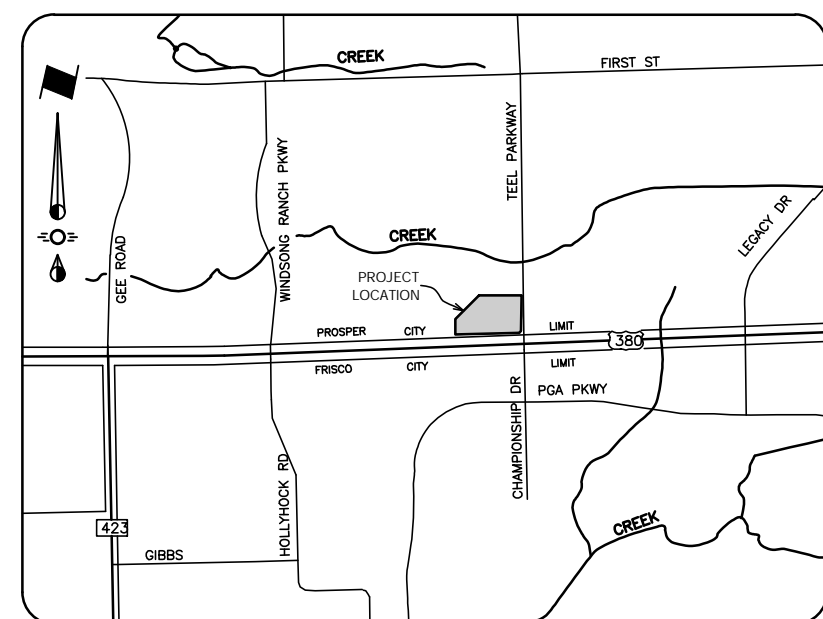
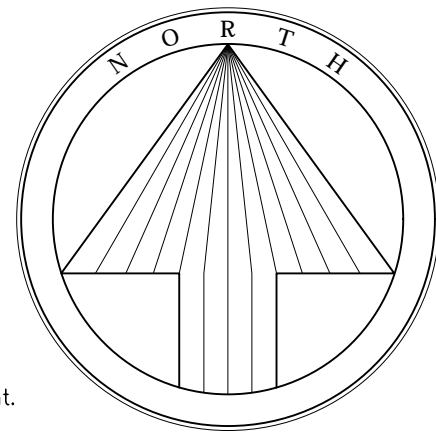


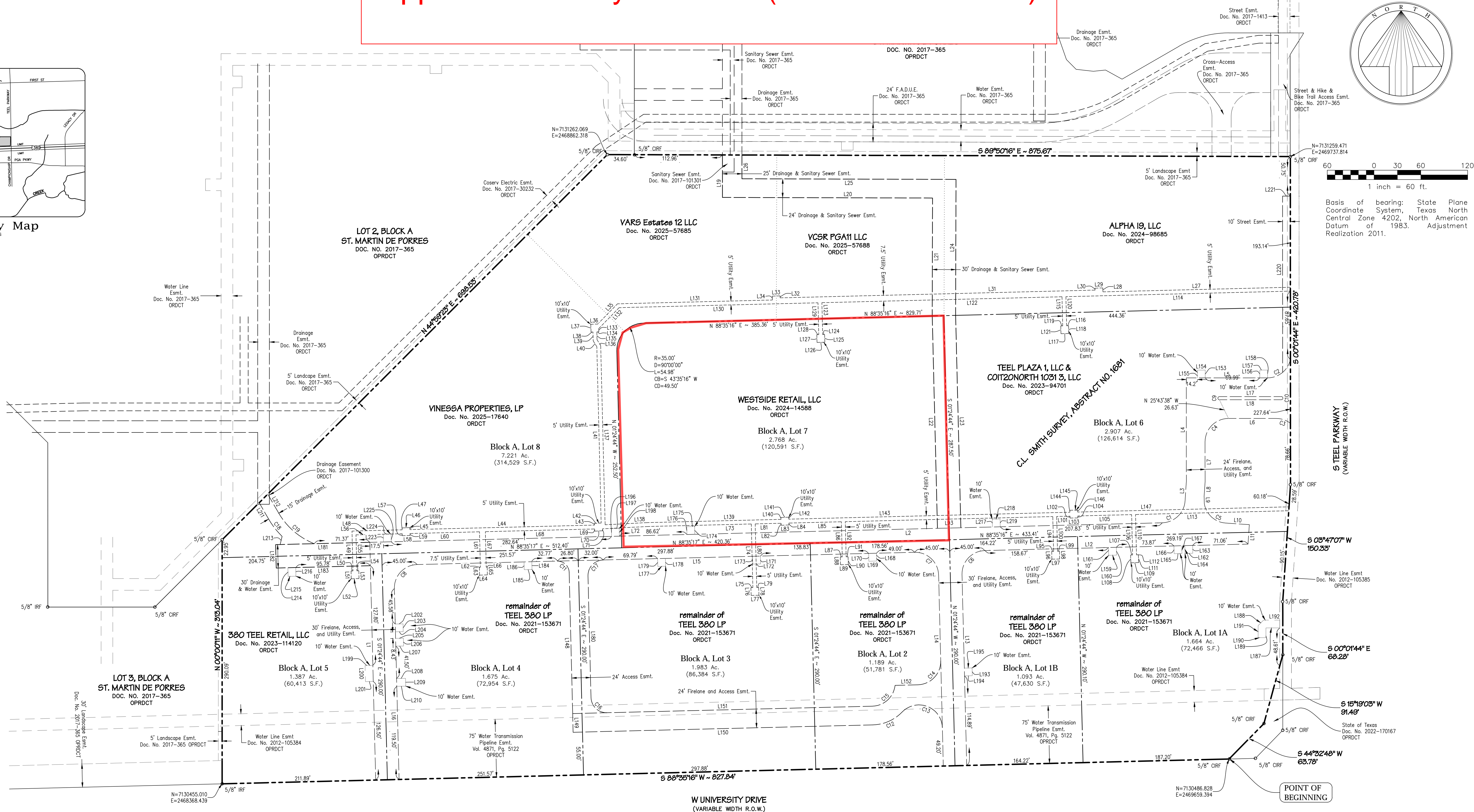
# Approved Conveyance Plat (DEVAPP-25-0072)



Vicinity Map



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



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
UIL	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, DENTON COUNTY, TEXAS
PLAT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DRCT	DEED LINE

**NOTICE:**  
A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

**NOTES:**  
1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.  
2. 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.  
3. No floodplain exists on the site.

**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.

**STREET EASEMENT**  
The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

**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 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**  
Lots 1A, 1B, 2, 3, 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 (469) 500-3393  
Contact: Ashwini Bhimanapati

**OWNER / APPLICANT**  
Lot 8  
VCSR PGA11 LLC  
3901 Boynton Blvd  
Flower Mound, Texas 75022  
Telephone (870) 509-0000  
Contact: Chandrasekhar Chintala

**OWNER / APPLICANT**  
Lot 8  
VARs ESTATES 12 LLC  
9322 Middle Ground Place  
Frisco, Texas 75035  
Telephone (203) 893-6915  
Contact: Rajiv Chalasani

**OWNER / APPLICANT**  
Lot 6  
Teel Plaza 1, LLC & COITZONORTH 1031 3, LLC  
6541 Doanberg Dr  
Frisco, Texas 75035  
Telephone (248) 345-3818  
Contact: Shiva Kondru

**OWNER / APPLICANT**  
Lot 6  
COITZONORTH 1031 3, LLC  
6541 Doanberg Dr  
Frisco, Texas 75035  
Telephone (210) 412-4622  
Contact: Varun Sharma

**OWNER / APPLICANT**  
Lot 8  
Alpha 19 LLC  
440 Louisiana St, Suite 952  
Houston, Texas 77002  
Telephone (210) 412-4622  
Contact: Varun Sharma

**ENGINEER / SURVEYOR**  
Splars Engineering, Inc.  
765 Custer Road, Suite 100  
Piano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: David Bond

CONVEYANCE PLAT  
**TEEL 380 ADDITION**  
BLOCK A, LOTS 1A, 1B, 2-8  
SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
21.887 Acres  
Current Zoning: PD-40  
Town Case No. DEVAPP-25-0072



