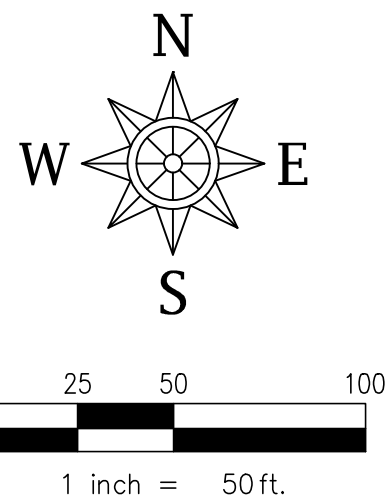
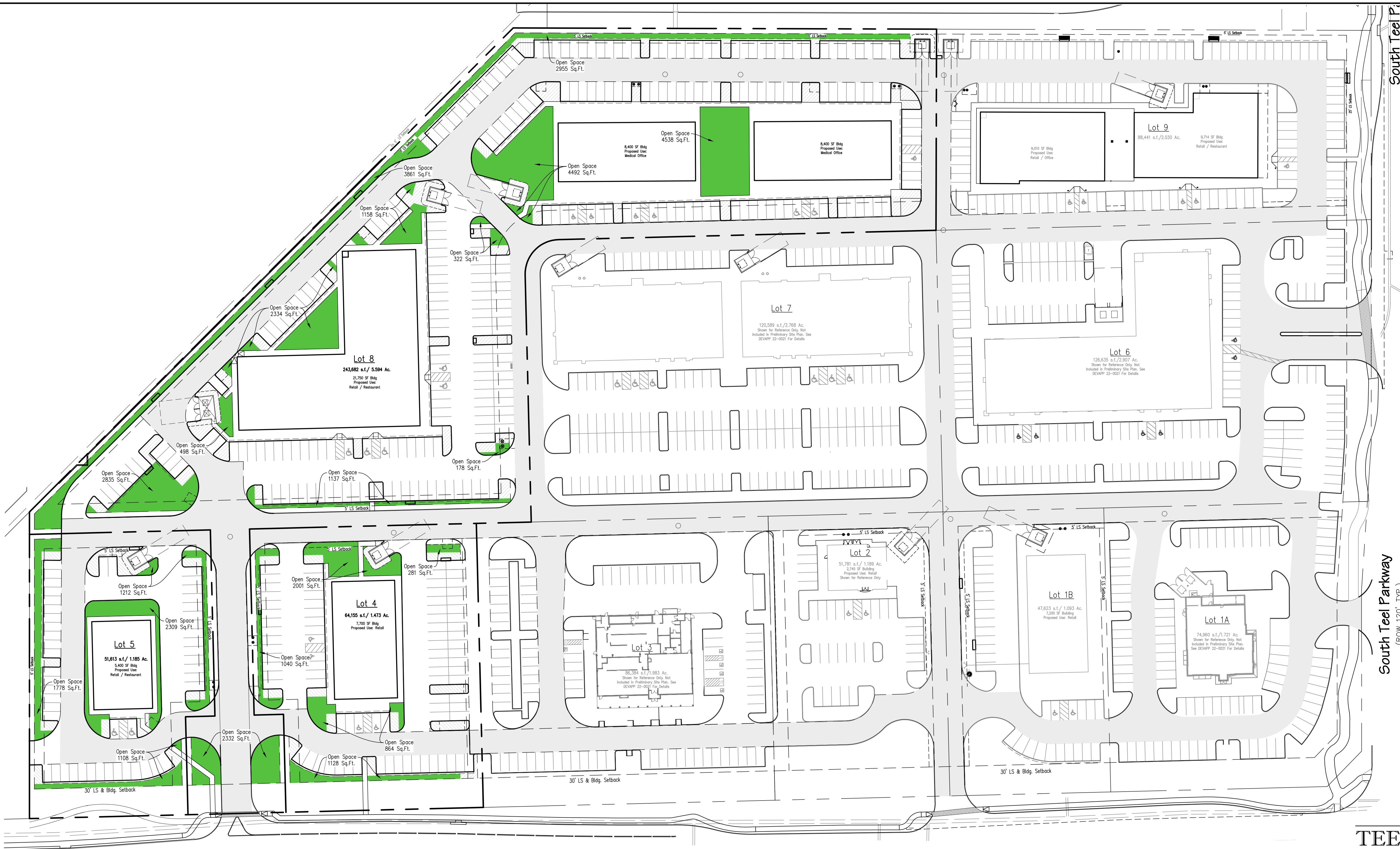


Plotted by: sskawell Plot Date: 1/6/2026 2:39 PM

Drawing: C:\2026_0085\25-0130_Tel 380 LP\25-0130 CAD\Open Space Plan.dwg, Saved By: sskawell, Save Time: 1/6/2026 2:39:18 PM



LEGEND
INTERIOR LANDSCAPE AREA PROVIDED
OPEN SPACE PROVIDED

OPEN SPACE SUMMARY TABLE										
LOT	ZONING	PROPOSED USE	LOT AREA		TOTAL BUILDING AREA (SF)	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	OPEN SPACE (%)
			SF	AC						
4	PD	RETAIL; RESTAURANT	64,155	1.47	7,700	1,260	2,512	4,491	5,314	8.28%
5	PD	RETAIL; RESTAURANT	51,613	1.18	5,400	735	2,024	3,613	6,407	12.41%
8	PD	RETAIL; RESTAURANT; MEDICAL OFFICE	243,682	5.59	38,550	4,110	9,308	17,058	26,640	10.93%

DEVAPP-25-0130
Open Space Plan
TEEL 380 ADDITION

Block A. Lots 4, 5 & 8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
359,450 Sq. Ft./8.252 Acres

OWNER / APPLICANT Lot 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 8 Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, TX 75035 Telephone: (469) 500-3393 Contact: Kalyan Reddy
OWNER / APPLICANT Lot 6 VCSR PCA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	OWNER / APPLICANT Lot 7 VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (203) 893-6915 Contact: Rajiv Chalassani	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