



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
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S PC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM FOUNDATION
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTB.	UTILITY
(GTP)	BY THIS PLAT
	RIGHT-OF-WAY
R.O.W.	CABINET
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
PRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
-----	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 herein, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in accordance with Town standards. The easement shall be clear and of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking, loading, or unloading of vehicles, and shall be maintained in accordance with Town standards and standards of the fire lane easements is the responsibility of the owner, and the owner shall be responsible for the maintenance of the fire lane. The fire lane shall be conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause any person to remove any vehicle, structure, or other obstruction from the fire lane 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 ("Colled Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, improve, maintain, alter, alter the Town of Prosper ("Colled Town") its successors and assigns, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidents to the property include, but are not limited to, signs, utility poles, signs, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise lines. The easement shall include all appurtenances and incidents thereto 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 Street Easement, the Town of Prosper ("Colled Town") shall be required to 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. The Town of Prosper ("Colled Town") shall retain 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, 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
 Lots 1A, 1B, 2, 3, 4
 TEEL 380 LP
 3668 John Hickman Parkway
 Suite 907
 Frisco, Texas 75034
 Telephone (248) 345-3800
 Contact: Shiva Kondru

OWNER / APPLICANT
Lot 8
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, Texas 75035
Telephone (469) 500-3311
Contact: Ashwini Bhimani

OWNER / APPLICANT
Lot 5
380 Teel Retail LLC
5867 Alyworth Dr
Frisco, Texas 75035
Telephone (302) 494-369
Contact: Srikanth Krothapalli

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

OWNER / APPLICANT
Lot 7
Westside Retail LLC
310 San Marcos Dr
Irving, Texas 75039
Telephone (302) 494-3699
Contact: Srikanth Krothapa

OWNER / APPLICANT
Lot 8
VARS ESTATES 12 LLC
9322 Middle Ground Plac
Frisco, Texas 75035
Telephone (203) 893-691
Contact: Rajiv Chalasani

OWNER / APPLICANT
Lot 6
COIT20NORTH 1031 3 LL
6541 Doonberg Dr
Frisco, Texas 75035
Telephone (248) 345-381
Contact: Shiva Kondru

OWNER / APPLICANT
Lot 6
Teel Plaza 1 LLC
6541 Doonberg Dr
Frisco, Texas 75035
Telephone (248) 345-3811
Contact: Shiva Kondru

OWNER / APPLICANT
Lot 8
Alpha I9 LLC
440 Louisiana St, Suite 950
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma

C
Town C

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

oning: PD-40
DEVAPP-25-0072

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

