

OWNER'S CERTIFICATE STATE OF TEXAS § COUNTY OF DENTON §	METES AND BOUNDS DESCRIPTION	Witness our hands at Denton County, Texas, this day of, 2025.  380 TEEL RETAIL LLC	Witness our hands at Denton County, Texas, this day of, 2025.  VCSR PGA11 LLC	
a remainder of a tract conveyed	C.L. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, being o Teel 380 LP, by deed recorded in Document No. 2021—153671 of the Official			Line Table  Line # Bearing Distance
Records of Denton County, Texas (O deed recorded in Doc. No. 2023-1 COIT20NORTH 1031 3 LLC, according Westside Retail LLC, according to the county of the co	PRDCT), and being all of a tract conveyed to 380 Teel Retail, LLC, according to the 14120 ORDCT, and also being all of a tract, conveyed to Teel Plaza 1 LLC and to the deed recorded in Doc. No. 2023—94701, and being all of a tract conveyed to be deed recorded in Doc. No. 2024—14588, and being all of a tract conveyed to	By:	By:CHANDRASEKHAR CHINTALA, MANAGING MEMBER	Line # Bearing Distance Line #
Alpha 19 LLC, according to the deed LLC, according to the deed recorded	the deed recorded in Doc, No, 2025—17640, and being all of a tract conveyed to recorded in Doc. No. 2024—98685, and being all of a tract conveyed to VCSR PGA11 in Doc. No. 2025—57688, and being all of a tract conveyed to VARS Estates 12 LLC, Doc. No. 2025—57685, with the subject tract being more particularly described as	STATE OF TEXAS § COUNTY OF DENTON §	STATE OF TEXAS § COUNTY OF DENTON §	L5 N 89'58'16" E 104.19' L45 S 01'24'44" E 2.50' L85 S 88'35'18" W 67.33' L125 N 01'24'44" W 10.00' L6 S 89'58'16" W 61.21' L46 N 88'35'16" E 10.00' L86 N 01'24'44" W 45.12' L126 N 88'35'16" E 10.00'
BEGINNING at a 5/8 inch capped i	on rod found at the south end of a corner clip at the intersection of the west variable width right—of—way) and the north right—of—way line of U.S. Highway 380		BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared CHANDRASEKHAR CHINTALA, 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.	L9 \$ 01'24'44" E 9.81'
THENCE, S 88°35'16" W, 827.84 fee Martin De Porres, an addition to the Document No. 2017—365 of the Office	to a 5/8 inch iron rod found at the southeast corner of Lot 3, Block A of St. Town of Prosper, Denton County, Texas, according to the plat thereof recorded in ial Public Records of Denton County, Texas;	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2025.	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2025.	L12 S 88'35'19" W 337.55' L52 S 88'35'16" W 10.00' L13 S 01'24'44" E 245.00' L14 N 01'24'44" W 245.00' L15 S 88'35'16" W 638.00' L16 S 01'24'44" E 245.00' L56 S 88'35'16" W 59.29' L57 S 88'35'16" W 10.00' L58 S 88'35'16" W 10.00' L59 S 01'24'44" E 45.12' L93 S 88'35'17" W 266.10' L94 N 01'24'44" W 44.62' L95 N 88'35'16" E 2.50' L135 N 01'24'44" W 10.00' L136 N 31'24'44" W 9.00' L136 N 31'24'44" W 9.00'
THENCE, N 00°00'11" W, 313.04 fee and lying in the southeast line of Lo	to a 5/8 inch capped iron rod found at the north corner of said Lot 3, Block A 2, Block A of said St. Martin De Porres	Notary Public, State of Texas	Notary Public, State of Texas	L17 N 89'58'16" E 79.41' L57 N 01'24'44" W 2.50' L97 S 88'35'16" W 10.00' L137 N 01'24'44" W 229.80' L18 S 89'58'16" W 79.41' L58 S 88'35'16" W 10.00' L98 S 01'24'44" E 10.00' L138 S 87'02'29" W 53.05'
THENCE, N 44°59'23" E, 698.53 feet	to a 5/8 inch capped iron rod found;	Witness our hands at Denton County, Texas, this day of, 2025.	Witness our hands at Denton County, Texas, this day of, 2025.	L19 S 00 00 00 W 54.50 L59 S 01 24 44 E 2.50 L199 N 88 35 16 E 2.50 L139 S 88 36 06 W 172.57 L100 S 01 24 44 E 2.50 L100 S 01 24 44 E 2.50 L100 S 01 24 44 E 2.50
THENCE, S 89°50'16" E, passing a 5 Lot 4, Block A of said St. Martin De rod found at the southeast corner of	/8 inch capped iron rod found at a distance of 34.60 feet the southwest corner of Porres, and continuing a total distance of 875.67 feet to a 5/8 inch capped iron said Lot 4, Block A and lying in said west right—of—way line of Teel Parkway;		VARS ESTATES 12 LLC	L19  S 00'00'00" W 54.50'  L20  S 89'50'14" E 269.41'  L21  S 00'09'44" W 151.06'  L22  S 01'24'44" E 272.21'  L23  N 01'24'44" W 271.80'  L24  N 00'09'44" E 174.63'  L64  S 88'35'16" W 10.00'  L75  S 01'24'44" E 2.50'  L89  N 88'35'16" E 2.50'  L100  S 01'24'44" E 44.62'  L100  S
THENCE, S 00°01'44" E, 420.78 feet Parkway;	to a 5/8 inch capped iron rod found lying in said west right—of—way line of Teel	By:	By:RAJIV CHALASANI, MANAGING MEMBER	L25 N 89°50′05″ W 274.48′ L65 S 01°24′44″ E 10.00′ L105 S 88°35′16″ W 69.02′ L145 S 88°35′16″ W 10.00′ L26 N 00°00′00″ E 30.50′ L66 N 88°35′16″ E 1.25′ L106 N 01°24′44″ W 51.74′ L146 N 01°24′44″ W 2.50′ L107 N 88°35′16″ E 240.29′ L67 S 01°24′44″ E 45.50′ L107 N 88°35′16″ E 2.50′ L147 S 88°35′16″ W 271.01′
Parkway;	to a 5/8 inch capped iron rod found lying in said west right—of—way line of Teel	STATE OF TEXAS § COUNTY OF DENTON §	STATE OF TEXAS § COUNTY OF DENTON §	L28 S 01'24'44" E 5.00' L68 S 88'35'16" W 140.17' L29 N 88'35'16" E 10.00' L30 N 01'24'44" W 2.50' L70 S 87'01'18" W 10.00' L108 N 01'24'44" W 10.00' L109 S 88'35'16" W 10.00' L110 S 01'24'44" E 51.74' L150 S 88'35'16" W 384.43'
THENCE, S 00°01'44" E, 68.28 feet Parkway;	to a 5/8 inch capped iron rod found lying in said west right—of—way line of Teel	BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day persona	lly BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally	L31 N 88'35'16" E 403.92' L71 S 02'58'42" E 2.50' L111 S 01'24'44" E 10.00' L151 N 88'35'16" E 384.43' L32 S 01'24'44" E 2.50' L72 S 87'02'29" W 56.68' L112 N 88'35'16" E 2.50' L152 N 88'35'16" E 29.27'
THENCE, S 15°19'03" W, 91.49 feet Parkway at the north end of said c north right—of—way line of U.S. Highv	to a 5/8 inch capped iron rod found lying in said west right—of—way line of Teel orner clip at the intersection of the west right—of—way line of Teel Parkway and the ay 380;	appeared SRIKANTH KROTHAPALLI, known to me to be the person and officer whose name is subscrib to the foregoing instrument, and acknowledged to me that he executed the same for the purpos and considerations therein expressed and in the capacity therein stated.	ed appeared RAJIV CHALASANI known to me to be the person and officer whose name is subscribed to the	L33 N 88'35'16" E 10.00' L73 S 88'36'19" W 134.28' L113 S 88'35'16" W 196.53' L34 N 01'24'44" W 5.00' L74 N 01'24'44" W 81.62' L154 S 89'36'38" E 10.00' L75 N 88'35'16" E 2.50' L155 N 01'24'44" E 37.34' L155 N 00'23'02" W 10.00' L156 N 00'23'02" W 10.00' L157 N 88'35'16" E 2.50' L158 N 00'23'02" W 10.00' L159 N 00'23'02" W 10.00' L159 N 00'23'02" W 10.00' L150 N 00'23'02" W 10.00' L150 N 00'23'02" W 10.00' L155 N 00'23'02" W 10.00'
	to the POINT OF BEGINNING with the subject tract containing 953,361 square feet or	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2025.	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2025.	L36       N 88'35'16" E       8.80'       L76       N 01'24'44" W       10.00'       L116       S 88'35'16" W       2.50'       L156       N 00'23'22" E       10.00'         L37       N 01'24'44" W       10.00'       L77       S 88'35'16" W       10.00'       L117       N 88'35'16" E       10.00'       L157       S 89'36'38" E       10.00'         L38       S 88'35'16" W       2.50'       L78       S 01'24'44" E       10.00'       L118       N 01'24'44" W       10.00'       L158       S 00'23'02" W       10.00'
NOW THEREFORE, KNOW ALL MEN	BY THESE PRESENTS:	Notary Public, State of Texas	Notary Public, State of Texas	L39 N 01°24′44″ W 11.34′ L79 N 88°35′16″ E 2.50′ L119 S 88°35′16″ W 2.50′ L159 N 88°35′16″ E 10.00′ L80 S 01°24′44″ E 81.62′ L120 N 01°24′44″ W 37.34′ L160 N 01°21′36″ W 9.99′
That We, TEEL 380 LP, VINESSA F	ROPERTIES LP, 380 TEEL RETAIL LLC, WESTSIDE RETAIL LLC, TEEL PLAZA 1 LLC, 9 LLC, VCSR PGA11 LLC, and VARS ESTATES 12 LLC, do hereby adopt this plat		Notary Fublic, State of Texas	Line Table Curve Table
designating the hereinabove describe Town of Prosper, Texas, and does h 380 LP, Vinessa Properties LP, 380	I property as <b>TEEL 380 ADDITION, BLOCK A, LOTS 1A, 1B, 2—8</b> , an Addition to the ereby dedicate, to the public use forever, the streets and alleys shown thereon. Teel reel Retail LLC, Westside Retail LLC, Teel Plaza 1 LLC, Coit20North 1031 3 LLC, Alpha STATES 12 LLC, herein certify the following:	Witness our hands at Denton County, Texas, this day of, 2025.  TEEL PLAZA 1 LLC	SURVEYOR'S CERTIFICATE  That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat o	Line # Bearing Distance Curve # Length Radius Delta Chord Bearing Chord Dist.  C1 44.40' 30.00' 84'48'09" N 46'11'12" E 40.46'  C2 40.68' 30.00' 77'41'41" N 51'07'26" E 37.63'  C3 19.67' 30.00' 37'34'16" N 71'14'36" W 19.32'
<ol> <li>The streets and alleys are dedic</li> <li>All public improvements and dec</li> </ol>		By:	the field notes made a part thereof from an actual and accurate survey of the land and that corner monuments shown thereon were properly placed under my personal supervision, accordance with the Subdivision Regulations of the Town of Prosper, Texas.	the in L164 S 01'21'36" E 10.00' L204 N 88'35'16" E 10.00' L205 S 88'35'16" W 10.00' C4 47.12' 30.00' 90'00'0 S 44'58'16" W 42.43' L205 S 88'35'16" W 10.00' C5 39.80' 30.00' 76'00'49" S 48'12'11" E 36.95' L206 N 01'24'44" W 10.00' C6 47.12' 30.00' 90'00'00" S 43'35'16" W 42.43'
on this plat.  4. No buildings, fences, trees, shruacross the easements as show	bs or other improvements or growths shall be constructed or placed upon, over or n, except that landscape improvements may be placed in landscape easements, if	STATE OF TEXAS § COUNTY OF DENTON §	Dated this the day of, 2025.	L167       N 01'21'36" W       9.99'       L207       N 88'35'16" E       10.00'       C7       47.12'       30.00'       90'00'00"       N 46'24'44" W       42.43'         L168       N 01'24'44" W       10.00'       L208       S 88'47'12" W       11.50'       C8       47.12'       30.00'       90'00'00"       S 43'35'16" W       42.43'         L169       N 88'35'16" E       10.00'       L209       N 01'24'44" W       10.00'       C9       6.28'       2.00'       180'00'00" N       N 00'01'44" W       4.00'
maintenance or repair.	r.  bonsible for replacing any improvements in, under, or over any easements caused by  used for the mutual use and accommodation of all public utilities desiring to use or	BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day persona	lly	L170 S 01'24'44" E 10.00' L210 N 88'47'12" E 11.50' C10 6.28' 2.00' 180'00'0" S 00'01'41" E 4.00'  L171 N 01'21'36" W 10.00' L211 S 30'00'00" E 23.57' C11 23.37' 15.00' 89'14'56" S 46'02'11" E 21.07'  L172 N 88'35'16" E 10.00' L212 N 30'00'00" W 27.59' C12 42.05' 54.00' 44'37'04" S 66'16'44" W 41.00'  L173 S 01'21'36" E 10.00' L213 S 12'59'19" W 10.73' C13 70.49' 30.00' 134'37'13" N 68'43'11" W 55.36'
using the same unless the ease to the public's and Town of Pro 7. The Town of Prosper and public	ment limits the use to particular utilities, said use by public utilities being subordinate sper's use thereof.  utility entities shall have the right to remove and keep removed all or parts of any	appeared SIVARAMAIAH KONDRU, known to me to be the person and officer whose name is subscribed the foregoing instrument, and acknowledged to me that he executed the same for the purposes a considerations therein expressed and in the capacity therein stated.	nd DARREN K. BROWN, R.P.L.S. NO. 5252  DARREN K. BROWN	L173 S 01'21'36" E 10.00' L213 S 12'59'19" W 10.73' C13 70.49' 30.00' 134'37'13" N 68'43'11" W 55.36' L174 S 01'21'36" E 10.00' L214 N 01'22'50" W 11.10' C14 47.12' 30.00' 90'00'00" N 43'35'16" E 42.43' L175 N 88'41'32" E 10.00' L215 S 88'35'16" W 10.00' C15 43.11' 30.00' 82'20'23" N 47'25'05" E 39.50' L176 N 01'21'36" W 10.02' L216 S 01'19'49" E 11.10' C16 31.42' 20.00' 90'00'00" S 46'24'44" E 28.28'
the construction, maintenance, of 8. The Town of Prosper and public respective easements for the	or other improvements or growths which may in any way endanger or interfere with refliciency of their respective systems in the said easements.  utilities shall at all times have the full right of ingress and egress to or from their purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2025.	5252 darren.brown@ spiarsengineering.com	L177 N 88'35'16" E 10.00' L217 S 01'21'36" E 10.01' C17 31.42' 20.00' 90'00'0 S 43'35'17" W 28.28' L178 N 01'24'44" W 10.00' L218 S 88'41'32" W 10.00' C18 28.82' 107.50' 15'21'33" S 37'40'47" E 28.73' L179 S 01'24'44" E 10.00' L219 N 01'21'36" W 10.00' C19 61.64' 92.50' 38'10'52" N 49'05'26" W 60.51'
procuring permission from anyor		Notary Public, State of Texas	STATE OF TEXAS § COUNTY OF DENTON §	L180       S 01*24'44" E       156.00'       L220       S 00*01'44" E       226.10'         L181       N 88*35'16" E       120.79'       L221       S 89*58'16" W       10.00'
	nt shall be by means of plat and approved by the Town of Prosper.  ting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.	Witness our hands at Denton County, Texas, this day of, 2025.	BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day person	L182 N 01*24'44" W 30.00' L223 N 01*21'36" W 10.00'
	Texas, this day of, 2025.	COIT20NORTH 1031 3 LLC	appeared DARREN K. BROWN, known to me to be the person and officer whose name is subscrito the foregoing instrument, and acknowledged to me that he executed the same for the purposand considerations therein expressed and in the capacity therein stated.	Ded L184 N 01'21'36" W 10.00' L225 S 01'21'36" E 10.00' L186 S 01'21'36" E 10.00'
By: TEEL 380 GP, LLC		By:	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2025	1197   N 00°50'74" E
its General Partner  Bv:		SIVARAMAIAH KONDRU, MANAGING MEMBER		L190 N 89'58'34" E 10.00'  L191 S 00'01'26" E 15.57'
SIVARAMAIAH KONDRU,  STATE OF TEXAS  COUNTY OF DENTON  §	MANAGING MEMBER	STATE OF TEXAS § COUNTY OF DENTON §	Notary Public, State of Texas	L192 S 89'58'34" W 20.78'  L193 N 01'24'44" W 10.00'  L194 N 88'33'06" E 10.00'
BEFORE ME, the undersigned, a	Notary Public in and for The State of Texas, on this day personally appeared e to be the person and officer whose name is subscribed to the foregoing	BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day persona appeared SIVARAMAIAH KONDRU, known to me to be the person and officer whose name is subscribed the foregoing instrument, and acknowledged to me that he executed the same for the purposes a considerations therein expressed and in the capacity therein stated.	to	L195 S 88'33'06" W 10.00'  L196 N 01'21'36" W 10.02'  L197 N 88'41'32" E 10.00'
instrument, and acknowledged to mand in the capacity therein stated.	e that he executed the same for the purposes and considerations therein expressed	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2025.	APPROVED THIS DAY OF, 2025, by the Planning & Zoning Commission of the Town of Prosper, Texas.	L198       S 01'21'36" E       10.00'         L199       S 88'35'16" W       10.00'         L200       S 01'24'44" E       20.71'
GIVEN UNDER MY HAND AND SEAL C	F OFFICE this the day of, 2025.			CONVEYANCE PLAT
Notary Public, State of Texas		Notary Public, State of Texas  Witness our bands at Denten County Toyas this day of 2025	Town Secretary	TEEL 380 ADDITION BLOCK A, LOTS 1A, 1B, 2-8
Witness our hands at Denton County  VINESSA PROPERTIES LP	, Texas, this day of, 2025.	Witness our hands at Denton County, Texas, this day of, 2025.  ALPHA 19 LLC	Engineering Department	ITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
By: ASHWINI BHIMANAPATI, MANAGINO	MEMBER	By:VARUN SHARMA, MANAGING MEMBER	Development Services Department	21.887 Acres Current Zoning: PD-40 Town Case No. DEVAPP-25-0072
STATE OF TEXAS § COUNTY OF DENTON §		STATE OF TEXAS § COUNTY OF DENTON §	OWNER / APPLICANT OWNER / APPLICANT OWNER / APPLICANT Lot 6  VCSR PGA11 LLC VARS ESTATES 12 LLC COIT20NORTH 1031 3 LLC	OWNER / APPLICANT ENGINEER / SURVEYOR Lot 8 Spiars Engineering, Inc. Alpha I9 LLC 765 Custer Road, Suite 100 440 Louisiana St. Suite 952 Plano, TX 75075
BEFORE ME, the undersigned, a No BHIMANAPATI, known to me to be	tary Public in and for The State of Texas, on this day personally appeared ASHWINI the person and officer whose name is subscribed to the foregoing instrument, and uted the same for the purposes and considerations therein expressed and in the	BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day pers appeared VARUN SHARMA, known to me to be the person and officer whose name is subscribed to foregoing instrument, and acknowledged to me that he executed the same for the purposes considerations therein expressed and in the capacity therein stated.	o the Contact: Chandrasekhar Chintala Contact: Rajiv Chalasani Contact: Shiva Kondru	Houston, Texas 77002 Telephone: (972) 422-0077 Telephone (210) 412-4622 TBPELS No. F-2121 and No. F-10043100 Contact: Varun Sharma Contact: David Bond
capacity therein stated.	uted the same for the purposes and considerations therein expressed and in the	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2025.	OWNER / APPLICANT OWNER / APPLICANT OWNER / APPLICANT Lot 8  Teel Plaza 1 LLC TEEL 380 LP Vinessa Properties LP 6541 Doonberg Dr 8668 John Hickman Parkway 14690 Gentle Breeze Rd	OWNER / APPLICANT Lot 5 Lot 7  380 Teel Retail LLC 5867 Alyworth Dr Strice Toyas 75035 Lot 7  310 San Marcos Dr Strice Toyas 75035 Lot 7
Notary Public, State of Texas		Notary Public, State of Texas	Frisco, Texas 75035 Suite 907 Frisco, Texas 75035 Telephone (248) 345-3818 Frisco, Texas 75034 Telephone (469) 500-3393 Contact: Shiva Kondru Telephone (248) 345-3818 Contact: Ashwini Bhimanapati Contact: Shiva Kondru	Frisco, Texas 75035 Irving, Texas 75039 Telephone (302) 494-3699 Telephone (302) 494-3699 Contact: Srikanth Krothapalli Contact: Srikanth Krothapalli  2 of 2 8/20/2025 SEI Job No. 21-152

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