

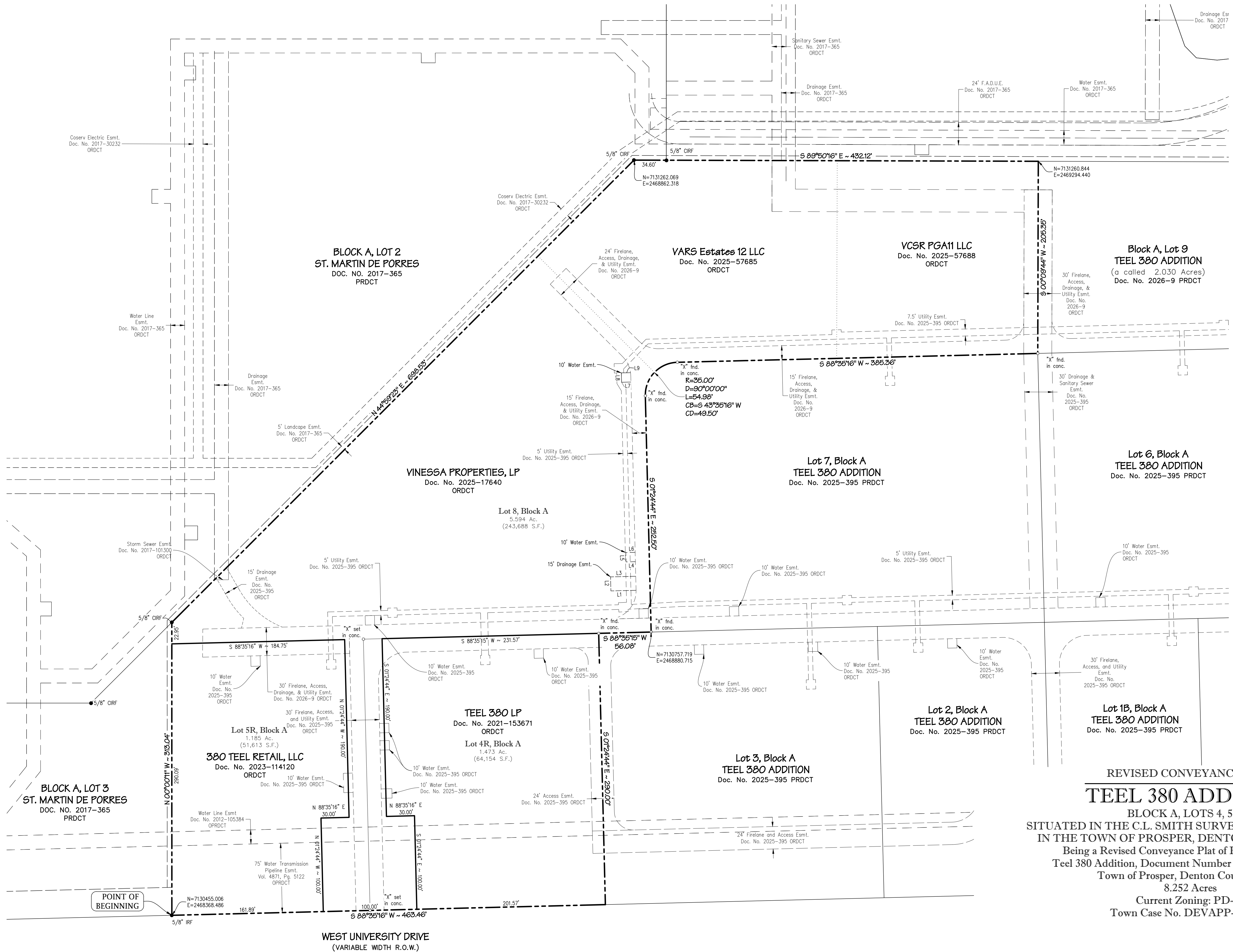
Vicinity Map

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" 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 "SPARSENG-5" O/S PC.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTI	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Cab.	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
ORDCT	DEED RECORDS, DENTON COUNTY, TEXAS
ORDCT	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:**
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - 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.
 - No floodplain exists on the site.

Line #	Bearing	Distance
L1	S 88°35'16" W	26.92'
L2	N 01°24'44" W	15.00'
L3	N 88°35'16" E	26.92'
L4	S 88°35'16" W	10.00'
L5	N 01°24'44" W	10.00'
L6	N 88°35'16" E	10.00'
L7	S 88°35'16" W	10.00'
L8	N 01°24'44" W	10.00'
L9	N 88°35'16" E	9.82'



REVISED CONVEYANCE PLAT
TEEL 380 ADDITION
 BLOCK A, LOTS 4, 5, & 8
 SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
 Being a Revised Conveyance Plat of Block A, Lots 4 & 5
 Teel 380 Addition, Document Number 2026-9 Plat Records,
 Town of Prosper, Denton County, Texas
 8.252 Acres
 Current Zoning: PD-40
 Town Case No. DEVAPP-26-0014

OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	ENGINEER / SURVEYOR
Lot 4 TEEL 380 LP 8668 John Hickman Parkway Suite 907 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	Lot 5 380 Teel Retail LLC 5867 Alyworth Dr Frisco, Texas 75035 Telephone (302) 494-3699 Contact: Srikanth Krothapalli	Lot 6 Vinessa Properties LP 14690 Gentle Breeze Rd. Frisco, TX 75035 Telephone (469) 500-3393 Contact: Ashwini Bhimanapati	Lot 8 VCSR PGA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	Lot 8 VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (203) 893-6915 Contact: Rajiv Chalasani	Spars Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone (972) 422-0077 TBPE No. F-2121 Contact: Karis Smith, P.E.

Drawing: E:\2025_JOBS\25-130_Teel_380_PSP\SPRSURVEY\DWG\25-130_Conveyance_Plat_-_Lot_4_5_8.dwg. Saved By: Sotikwell. Save Time: 2/10/2026 2:53:40 PM. Plotted by: sotikwell. Plot Date: 2/10/2026 3:00 PM.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the C.L. Smith Survey, Abstract No. 1681, City of Prosper, Denton County, Texas, being all/part of a tract conveyed to Teel 380 LP, by deed recorded in Document No. 2021-153671 of the Official Records of Denton County, Texas (OPRDCT), and being all of a tract conveyed to 380 Teel Retail, LLC, according to the deed recorded in Doc. No. 2023-114120 ORDCT, and being all of a tract conveyed to Vinessa Properties LP, according to the deed recorded in Doc. No. 2025-17640, and being all of a tract conveyed to Alpha I9 LLC, according to the deed recorded in Doc. No. 2024-98685, and being all of a tract conveyed to VCSR PGA11 LLC, according to the deed recorded in Doc. No. 2025-57688, and being all of a tract conveyed to VARS Estates 12 LLC, according to the deed recorded in Doc. No. 2025-57685, with the subject tract being more particularly described as follows:

BEGINNING at 5/8" iron rod found at the southeast corner of Lot 3, 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 of the Official Public Records of Denton County, Texas;

THENCE N 00°00'11" W, 313.04 feet to a 5/8" capped iron rod found at the north corner of Block A, Lot 3 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 of the Official Public Records of Denton County, Texas and lying in the southeast line of Block A, Lot 2 of said St. Martin De Porres tract;

THENCE N 44°59'23" E, 698.53 feet to a 5/8" capped iron rod found;

THENCE S 89°50'16" E, passing at a distance of 34.60 feet the southwest corner of Block A, Lot 4 of said St. Martin De Porres, and continuing a total distance of 432.12 feet;

THENCE S 00°09'44" W, 205.35 feet to an "X" found in concrete;

THENCE S 88°35'16" W, 385.36 feet to an "X" found in concrete;

THENCE around a tangent curve to the left having a central angle of 90°00'00", a radius of 35.00 feet, a chord of S 43°35'16" W - 49.50 feet, an arc length of 54.98 feet to an "X" found in concrete;

THENCE S 01°24'44" E, 252.50 feet to an "X" found in concrete;

THENCE S 88°35'15" W, 56.08 feet to an "X" found in concrete;

THENCE S 01°24'44" E, 290.00 feet;

THENCE S 88°35'16" W, 463.46 feet, passing at a distance of 251.57 feet an "X" found in concrete and continuing to the POINT OF BEGINNING with the subject tract containing 359,454.86 square feet or 8.2519 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, TEEL 380 LP, 380 TEEL RETAIL LLC, VINESSA PROPERTIES LP, VCSR PGA11 LLC, and VARS ESTATES 12 LLC, do hereby adopt this plat designating the hereinabove described property as TEEL 380 ADDITION, BLOCK A, LOTS 4, 5 & 8, an Addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Teel 380 LP, 380 Teel Retail LLC, VCSR PGA11 LLC, and VARS Estates 12 LLC, 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 using the same unless the 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.

TEEL 380 LP

By: _____
SHIVA KONDRU

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 ASHWINI BHIMANAPATI, 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

WITNESS, my hand, this _____ day of _____, 2026.

380 TEEL RETAIL LLC

By: _____
SRIKANTH KROTHAPALLI, MANAGING MEMBER

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 VARUN SHARMA 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

WITNESS, my hand, this _____ day of _____, 2026.

VCSR PGA11 LLC

By: _____
CHANDRASEKHAR CHINTALA

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 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

WITNESS, my hand, this _____ day of _____, 2026.

VARS ESTATES 12 LLC

By: _____
VASANTH REDDY BOBBALA

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 VASANTH REDDY BOBBALA 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

WITNESS, my hand, this _____ day of _____, 2026.

VINESSA PROPERTIES LP

By: _____
ASHWINI BHIMANAPATI

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 VASANTH REDDY BOBBALA 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.

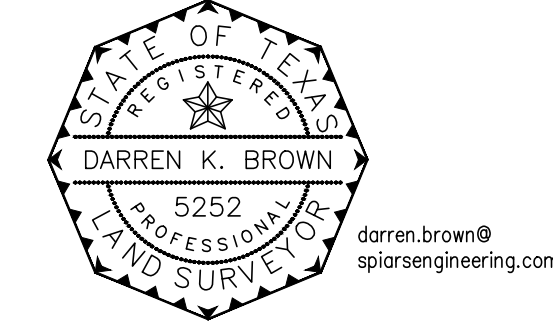
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the ____ day of _____, 2026.

DARREN K. BROWN, R.P.L.S. NO. 5252



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 DARREN K. BROWN, 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 _____, 20____, by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

REVISED CONVEYANCE PLAT

TEEL 380 ADDITION

BLOCK A, LOTS 4, 5, & 8

SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

Being a Revised Conveyance Plat of Block A, Lots 4 & 5

Teel 380 Addition, Document Number 2026-9 Plat Records,

Town of Prosper, Denton County, Texas

8.252 Acres

Current Zoning: PD-40

Town Case No. DEVAPP-26-0014

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 6
Vinessa Properties LP
14690 Gentle Breeze Rd.
Frisco, TX 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

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone (972) 422-0077
TBPE No. F-2121
Contact: Karis Smith, P.E.