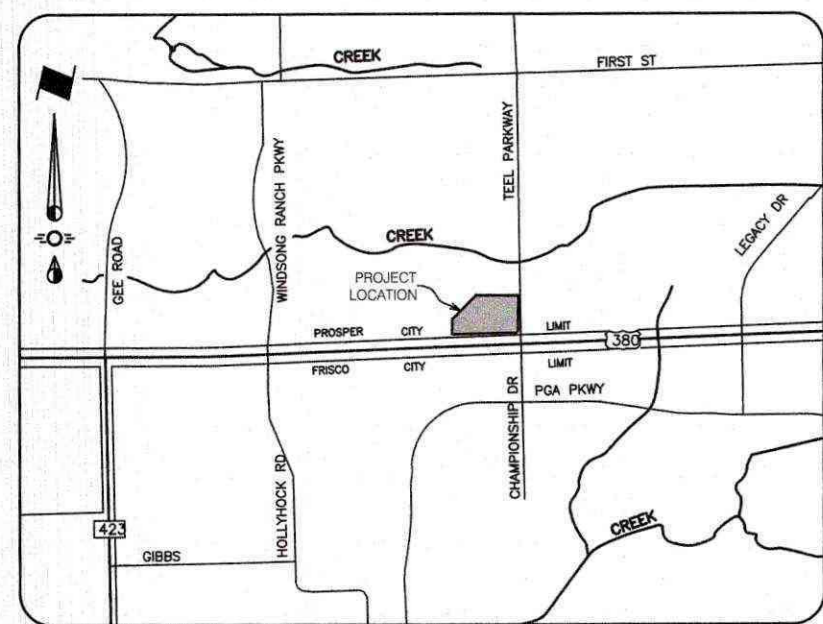
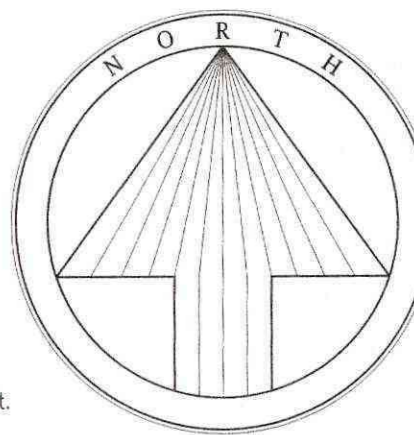


Previously Approved Plat (DEVAPP-25-0072)

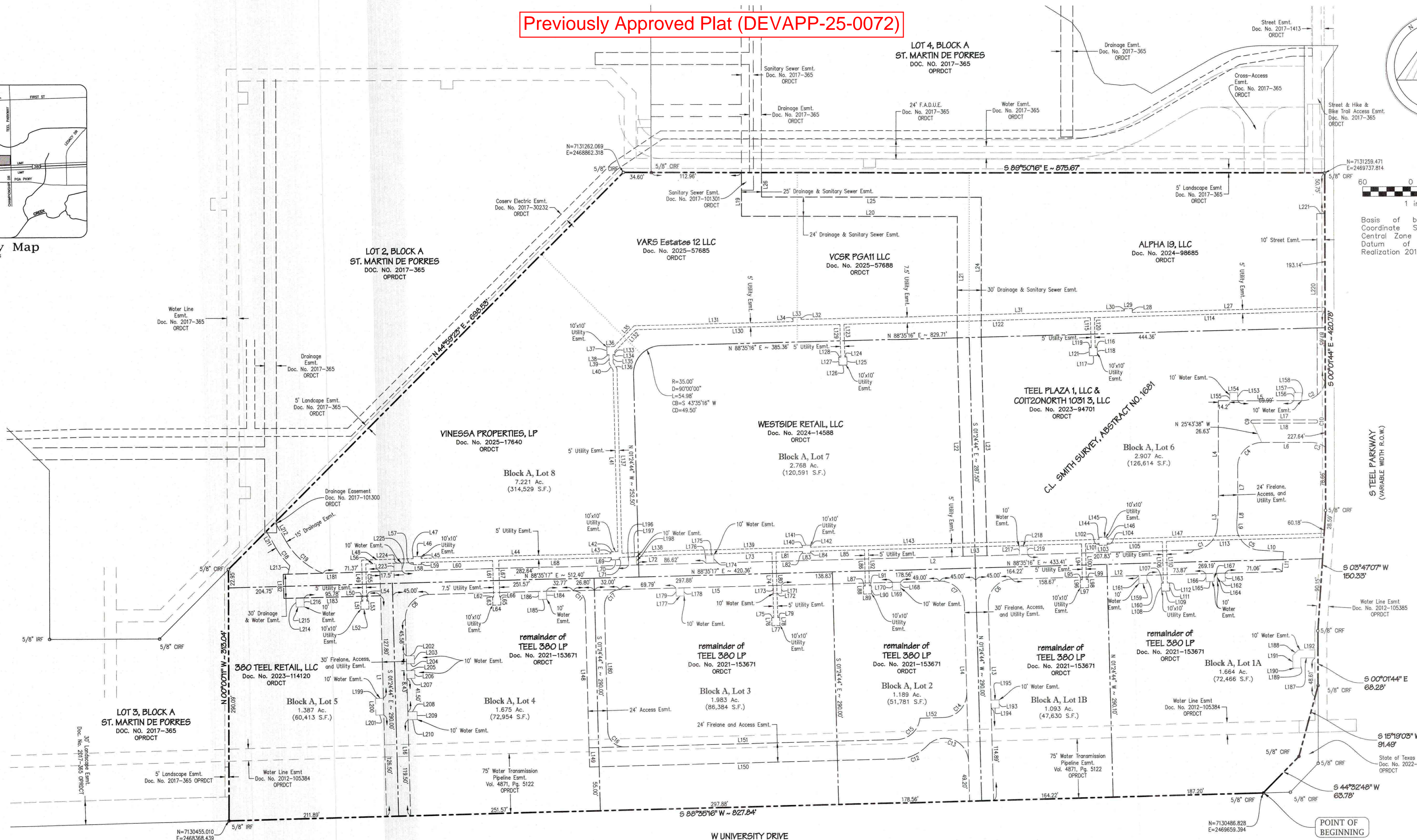


Vicinity Map



Scale: 1 inch = 60 ft.

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
○	*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 MONUMENT FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
UNL	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORCDT	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.

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 obstructions, 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 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.

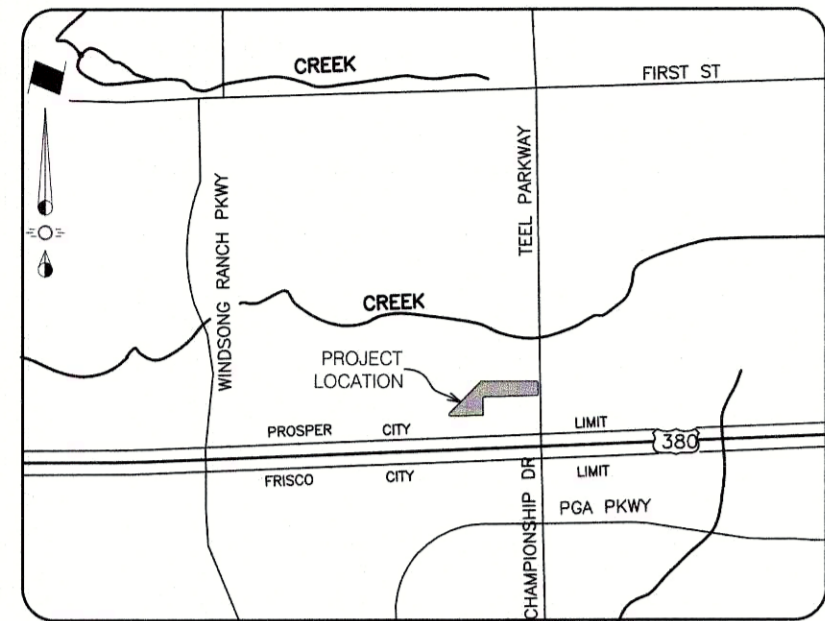
OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	ENGINEER / SURVEYOR
OWNER / APPLICANT Lots 1A, 1B, 2, 3, 4 TEEL 380 LP 8668 John Hickman Parkway Suite 907 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	OWNER / APPLICANT Lot 8 Vinessa Properties LP 14690 Gentle Breeze Rd 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 5 380 Teel Retail LLC 5867 Alyworth Dr Frisco, Texas 75039 Telephone (302) 494-3699 Contact: Srikanth Krothapalli	OWNER / APPLICANT Lot 7 Westside Retail LLC 310 San Marcos Dr Irving, Texas 75039 Telephone (302) 494-3699 Contact: Srikanth Krothapalli	OWNER / APPLICANT Lot 6 Teel Plaza 1 LLC 6541 Doonberg Dr Frisco, Texas 75035 Telephone (248) 345-3818 Contact: Shiva Kondru	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, 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

Filed for Record
in the Official Records Of:
Denton County
On: 9/26/2025 11:34:56 AM
In the Plat Records
TEEL 380 ADDN
Doc Number: 2025-395
Number of Pages: 2
Amount: 100.00
Order#: 2025092600261
By: WD

Previously Approved Plat (DEVAPP-25-0074)

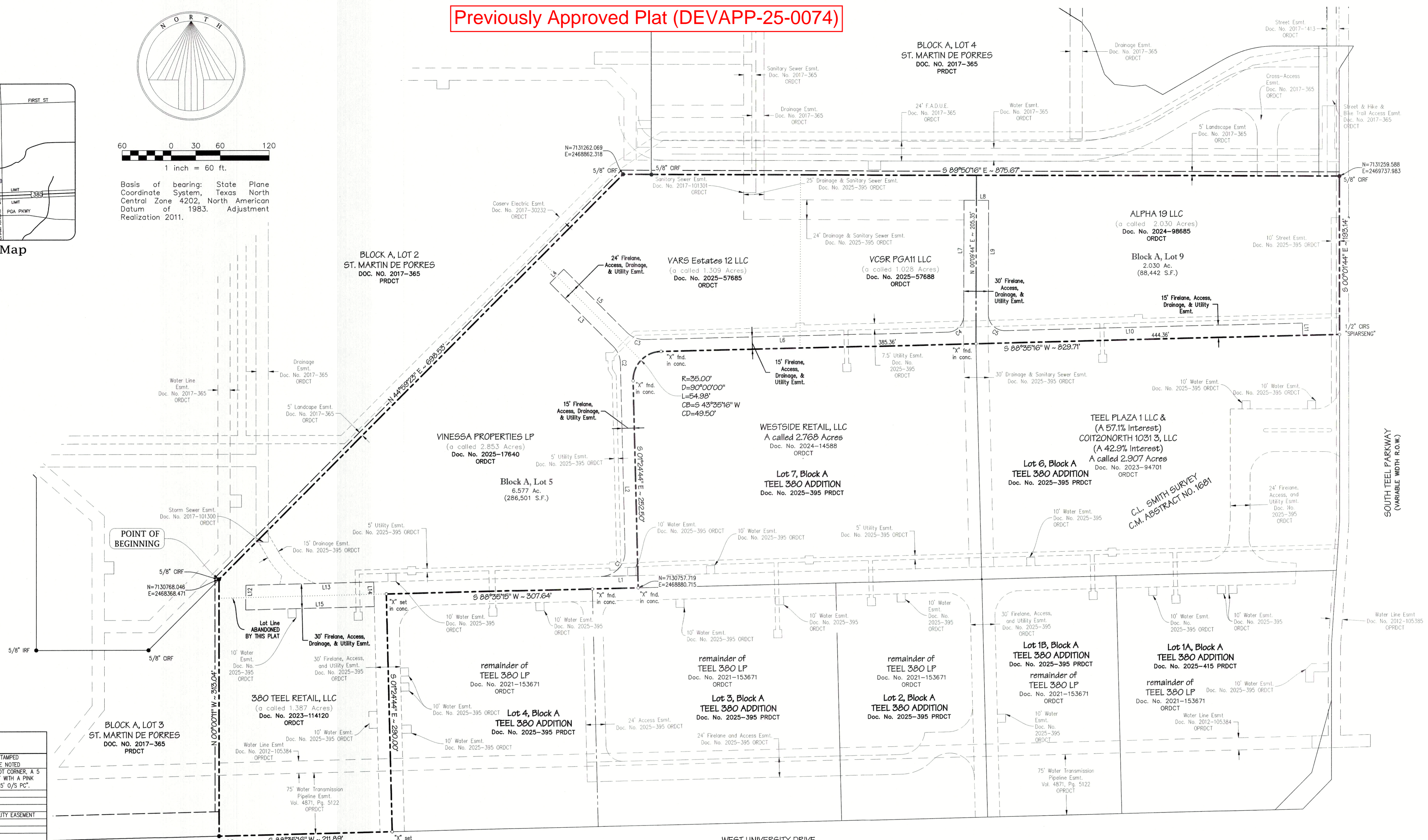


Vicinity Map



60 0 30 60 120
1 inch = 60 ft.

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 "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.
CRF	CAPPED IRON ROD FOUND
●	IRON ROD FOUND
Emt.	EASEMENT
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
No.	NUMBER
Inst. Doc.	INSTRUMENT OR DOCUMENT
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTICE:
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- 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.
 - By graphic plotting only said described property is located within an area having a zone designation of Zone X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0430G, dated April 18, 2011, for Community No. 480141, in the Town of Prosper, Denton County, Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated. No field surveying was performed to determine the location of this zone.

(Note: The above statement is for information only and Sparsi Engineering, Inc. assumes no liability for the correctness of the cited map or the location of the flood zone boundary. In addition, the above statement does not represent an opinion or knowledge of the probability of flooding.)

PURPOSE STATEMENT

The purpose of this Conveyance Plat is to designate Lot 9 and to combine Lot 5 with the remainder of Lot 8 to ensure frontage.

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 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.

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.

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	47.12'	30.00'	90°00'00"	N 43°35'16" E 42.43'
C2	22.83'	30.00'	43°35'53"	N 23°12'40" W 22.28'
C3	24.30'	30.00'	46°24'07"	S 68°12'40" E 23.64'
C4	30.87'	20.00'	88°25'32"	N 44°22'30" E 27.89'
C5	31.97'	20.00'	81°34'28"	S 45°37'30" E 28.67'

Line Table		
Line #	Bearing	Distance
L1	S 88°35'16" W	45.00'
L2	N 01°24'44" W	229.37'
L3	N 45°00'37" W	109.35'
L4	N 44°59'23" E	24.00'
L5	S 45°00'37" E	109.06'
L6	N 88°35'16" E	370.67'
L7	N 00°09'46" E	140.79'
L8	S 89°51'49" E	30.01'

Line Table		
Line #	Bearing	Distance
L9	S 00°09'55" W	138.88'
L10	N 88°35'16" E	363.23'
L11	S 01°24'44" E	15.00'
L12	S 00°23'22" W	30.03'
L13	S 88°35'35" W	156.31'
L14	N 01°24'31" W	30.00'
L15	N 88°35'16" E	157.25'

WEST UNIVERSITY DRIVE (VARIABLE WIDTH R.O.W.)

**REVISED CONVEYANCE PLAT
TEEL 380 ADDITION**

BLOCK A, LOTS 5 & 9
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 5 and 8
Teel 380 Addition, Document Number 2025-395
Plat Records, Denton County, Texas
8.608 Acres
Current Zoning: PD-40
Town Case No. DEVAPP-25-0074

- | | | | | | |
|--|---|--|---|---|--|
| OWNER / APPLICANT
Lot 5
380 Teel Retail LLC
5867 Alyworth Dr
Frisco, Texas 75035
Telephone (302) 494-3699
Contact: Srikanth Krothapalli | OWNER / APPLICANT
Lot 5
Vinessa Properties LP
14890 Gentle Breeze Rd
Frisco, Texas 75035
Telephone (469) 500-3393
Contact: Ashwini Bihmanapati | OWNER / APPLICANT
Lot 5
VCSR PGA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala | OWNER / APPLICANT
Lot 5
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (203) 893-6915
Contact: Vasanth Reddy Bobbala | OWNER / APPLICANT
Lot 9
Alpha 19 LLC
440 Louisiana St. Suite 952
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma | ENGINEER / SURVEYOR
Sparsi Engineering, Inc.
765 Custer Road, Suite 100
Pigeon, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond |
|--|---|--|---|---|--|

Filed for Record in the Official Records of Denton County On: 1/8/2025 3:01:23 PM In the PLAT Records TEEL 380 ADDITION Doc Number: 2025-9 Number of Pages: 2 Amount: 100.00 Order#: 20250108000628 By: MF