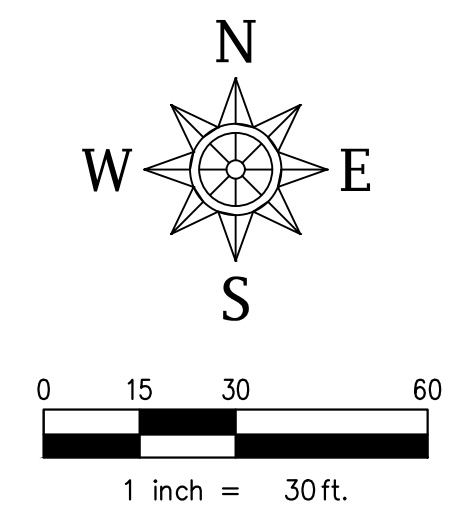


Vicinity Map
NTS



SITE DATA	Block A, Lot 8 (Phase 1)
Lot Area	3.308 Ac. (144,085 SQ FT)
Required Open Space (7%)	10,086 SQ FT
Provided Open Space	13,638 SQ FT
Required Interior Landscape Area	2,070 SQ FT
Provided Interior Landscape Area	5,598 SQ FT

LEGEND

	INTERIOR LANDSCAPE AREA PROVIDED
	OPEN SPACE PROVIDED

Block A, Lot 5
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

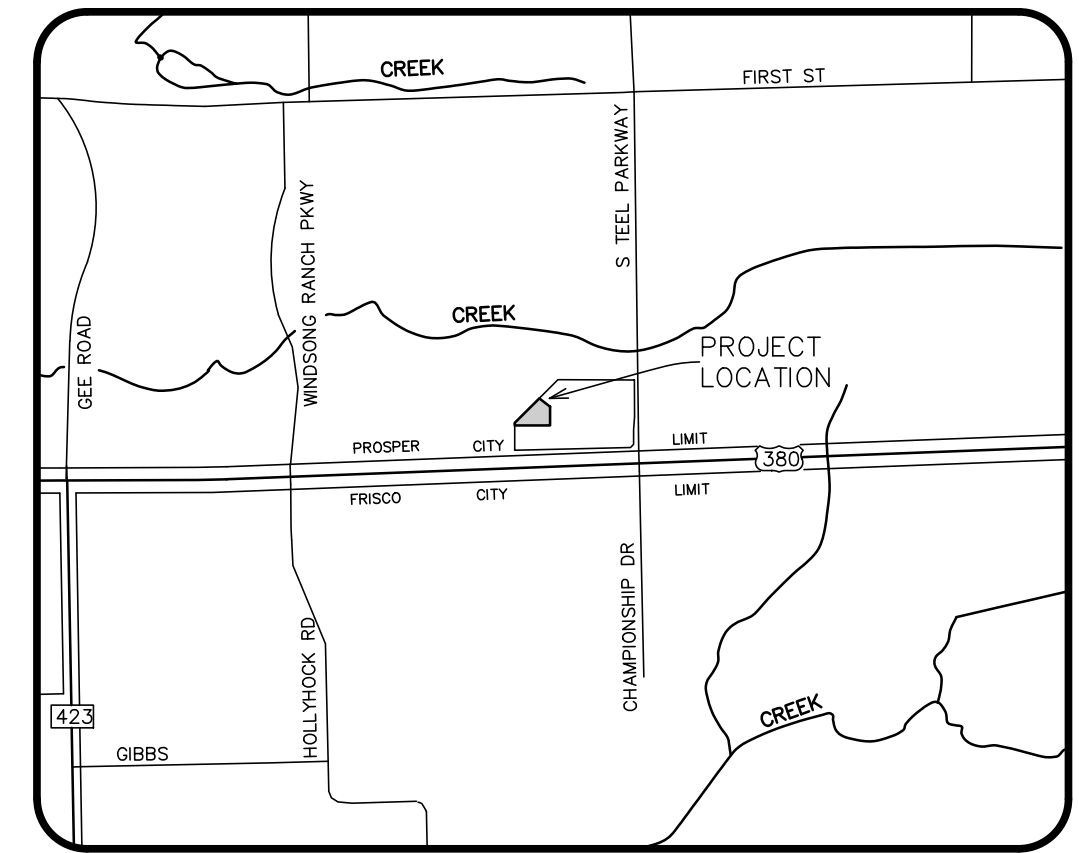
Block A, Lot 4
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Block A, Lot 3
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

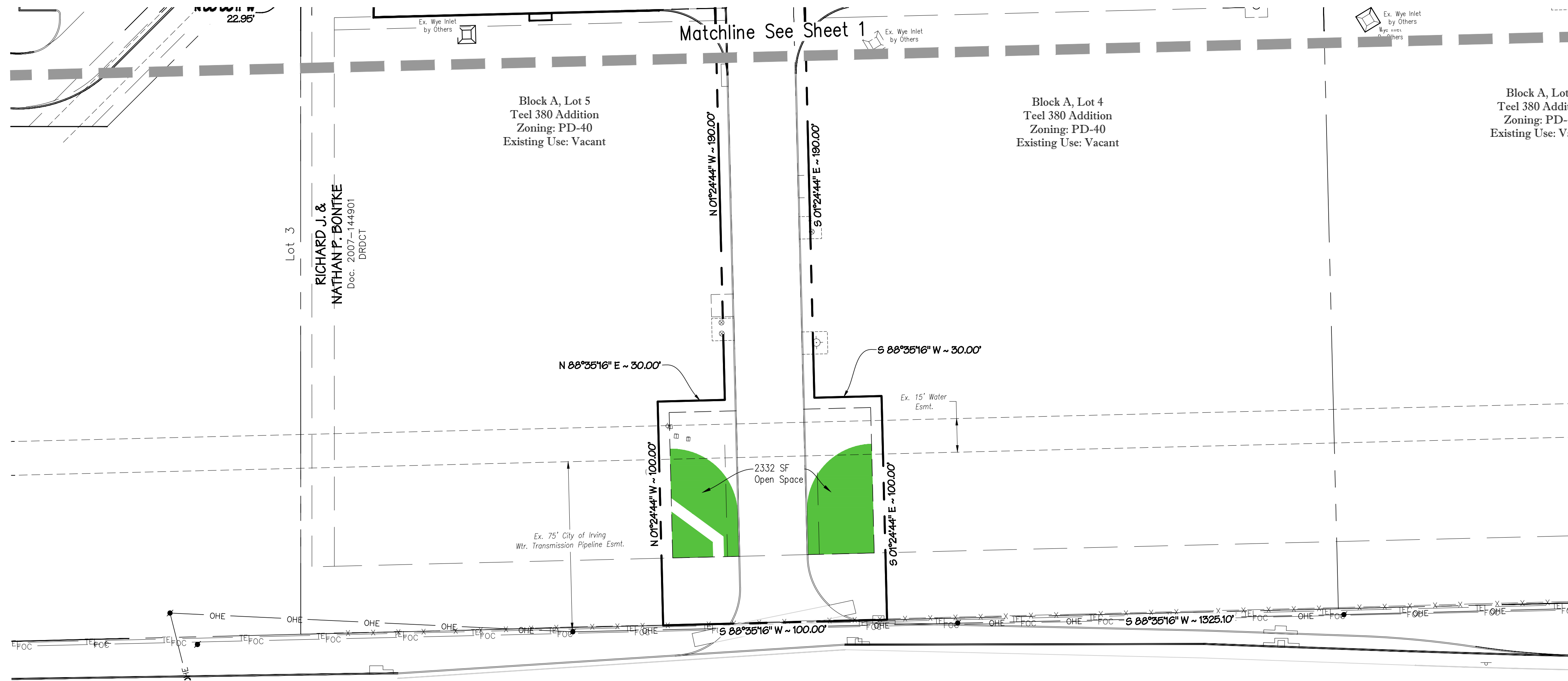
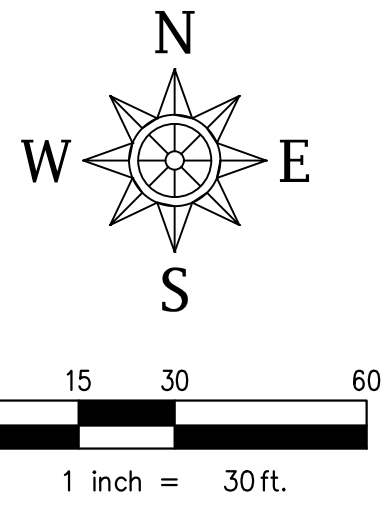
DEVAPP-26-0033
OPEN SPACE PLAN
TEEL LOT 8
TEEL 380 ADDITION- BLOCK A, LOT 8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C.I. SMITH SURVEY ABSTRACT NO. 1681
243,687 Sq. Ft./5.594 Acres

OWNER / APPLICANT VCSR PGA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (469) 500-3393 Contact: Ashwini Bhimanapati	OWNER / APPLICANT VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (469) 500-3393 Contact: Ashwini Bhimanapati	OWNER / APPLICANT Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, Texas 75035 Telephone (469) 500-3393 Contact: Ashwini Bhimanapati	ENGINEER / SURVEYOR Spiars Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, Texas 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Karis Smith, P.E.
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Drawn: 0:2024 lab\24-369 Teel Lot 8 (C.I. Smith) Open Space Plan.dwg Saved By: Seckwell Save Time: 6/12/2026 2:52:47 PM
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Vicinity Map
NTS



SITE DATA	Block A, Lot 8 (Phase 1)
Lot Area	3.308 Ac. (144,085 SQ FT)
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LEGEND

	INTERIOR LANDSCAPE AREA PROVIDED
	OPEN SPACE PROVIDED

DEVAPP-26-0033
 OPEN SPACE PLAN
TEEL LOT 8
 TEEL 380 ADDITION- BLOCK A, LOT 8
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
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