

ACCESS EASEMENT
The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular 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 time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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 food repair at all times and keep the same free and clear of any structures, fenced 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.

LANDSCAPE EASEMENT
The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "Property Owner's" association hereafter established for the owners of lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, Timothy R Mankin, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Town of Prosper, Collin County, Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE FOR OFFICIAL TOWN REVIEW ONLY
4/23/2026

Timothy R Mankin
Registered Professional Land Surveyor
Texas Registration No. 6122

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Timothy R Mankin, 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.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, TEEL 380 LP is the sole owner of a tract of land situated in the C.L. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, and being all of Lot 1B, Block A, Teel 380 Addition, an addition to the Town of Prosper, Denton County, Texas, and being a portion of that certain tract of land conveyed to Teel 380 LP, by Special Warranty Deed with Vendor's Lien, recorded in Document Number 2021-153671, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with red plastic cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the southeast corner of said Lot 1B, same being the southwest corner of Block A, Lot 1A, Teel 380 Addition, an addition to the Town of Prosper, Denton County, Texas, recorded in Document Number 2025-415, Official Public Records, Denton County, Texas, same being in the north right-of-way line of U.S. Highway 380 (a variable width right-of-way), also known as W University Drive;

THENCE South 88 deg. 35 min. 16 sec. West, along the common line of said Lot 1B and said U.S. Highway 380, a distance of 164.22 feet to a 1/2 inch iron rod set for the southwest corner of said Lot 1B, same being the southeast corner of Block A, Lot 2, aforesaid Teel 380 Addition, Document Number 2025-395, said Official Public Records;

THENCE North 01 deg. 24 min. 44 sec. West, along the common line of said Lot 1B and said Lot 2, a distance of 290.00 feet to an 'X' cut found for the northwest corner of said Lot 1B, same being the northeast corner of said Lot 2, same being the southeast corner of Block A, Lot 7, said Teel 380 Addition, Document Number 2025-395, said Official Public Records, same being the southwest corner of Block A, Lot 6, said Teel 380 Addition, Document Number 2025-395, said Official Public Records;

THENCE North 88 deg. 33 min. 10 sec. East, along the common line of said Lot 1B and said Lot 6, a distance of 164.22 feet to an 'X' cut found for the northeast corner of said Lot 1B, same being the northwest corner of aforesaid Lot 1A;

THENCE South 01 deg. 24 min. 44 sec. East, along the common line of said Lot 1B and said Lot 1A, a distance of 290.10 feet to the POINT OF BEGINNING and containing 47,632 square feet or 1.093 acre of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEEL 380 LP, acting herein by and through its duly authorized officer, SIVARAMAIAH KONDRU, does hereby certify and adopt this plat designating the herein above described property as **TEEL 380 ADDITION, BLOCK A, LOT 1B**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

- That TEEL 380 LP, herein certify the following:
- The streets and alleys are dedicated for street and alley purposes.
 - All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
 - The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
 - No buildings, fences, trees, shrubs, or other improvements or growth 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.
 - The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
 - 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.
 - The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
 - The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or form 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.
 - 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 the ___ day of _____, 2026.

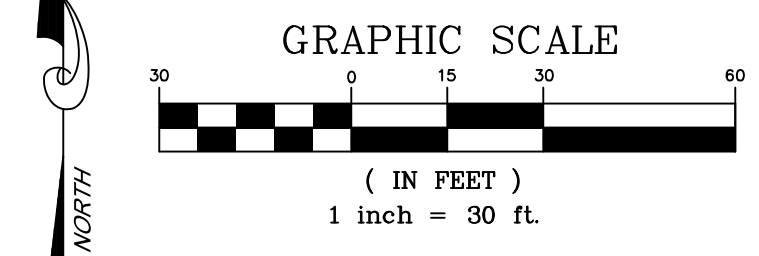
Teel 380 LP

By: _____
Sivaramaiah Kondru, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Sivaramaiah Kondru, Manager of Teel 380 LP, 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.

Notary Public in and for the State of Texas



LEGEND

RCIRF - Iron Rod Found w/ "PEISER & MANKIN SURV" red plastic cap
O.P.R.D.C.T. - Official Public Records, Denton County, Texas
D.R.D.C.T. - Deed Records, Denton County, Texas
DOC. NO. - Document Number
VOL. - Volume
PG. - Page

CURVE TABLE		CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	73.60'	56.48'	S 68°52'20" W	140°34'08"
C2	54.00'	47.66'	46.13'	S 66°07'40" E	50°34'08"
C3	30.00'	26.40'	25.56'	S 66°12'12" E	50°25'04"
C4	54.00'	47.61'	46.08'	N 66°15'05" W	50°30'50"
C5	30.00'	47.17'	42.46'	S 46°27'37" E	90°05'46"
C6	30.00'	47.11'	42.41'	S 43°34'13" W	89°57'54"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°35'16" E	15.00'
L2	N 01°24'44" W	51.11'
L3	N 88°35'16" E	54.34'
L4	N 01°24'44" W	24.00'
L5	S 88°35'16" W	54.34'
L6	S 01°24'44" E	83.83'
L7	N 01°24'52" W	50.46'
L8	N 01°24'44" W	129.89'
L9	N 88°35'16" E	5.00'
L10	N 01°24'44" W	15.00'
L11	S 88°35'16" W	15.00'
L12	N 01°24'44" W	100.13'
L13	N 88°33'10" E	71.60'
L14	S 01°18'35" E	10.00'
L15	N 88°33'10" E	10.00'
L16	S 01°18'35" E	10.00'
L17	N 88°33'10" E	10.00'
L18	N 88°33'10" E	37.64'
L19	N 01°24'44" W	15.00'

NOTES:

- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No 100-year floodplain exists on the site.
- All landscape easements must be exclusive of any other type of easement, unless otherwise shown on this plat and approved by the Town.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 04/18/2011 Community Panel No. 48121C0430G subject lot is located in Zone "X". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

FINAL PLAT
TEEL 380 ADDITION
BLOCK A, LOT 1B
FROM THE CONVEYANCE PLAT OF TEEL 380 ADDITION, BLOCK A, LOTS 1A, 1B, 2-8
RECORDED IN DOCUMENT NUMBER 2025-395,
OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681,
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
1.093 ACRES
CURRENT ZONING: PD-40
TOWN CASE NO. DEVAPP-26-0030

CERTIFICATE OF APPROVAL

Approved this ___ day of _____, 2026 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineer Department

Development Services Department

OWNER:
TEEL 380 LP
8668 JOHN HICKMAN PARKWAY
SUITE 907
FRISCO, TEXAS 75034
248-345-3818
CONTACT: SIVARAMAIAH KONDRU

APPLICANT/ENGINEER:
VASQUEZ ENGINEERING, LLC
1919 S SHILOH ROAD
SUITE 440
GARLAND, TEXAS 75042
972-278-2948
JVASQUEZ@VASQUEZENGINEERING.COM

JOB NO.: 26-0111	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 02/05/2026	www.peisersurveying.com		
FIELD DATE: 01/30/2026	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092		1
SCALE: 1" = 30'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		OF
FIELD: E.M.	817-481-1806 (O)		1
DRAWN: J.B.W.	Texas Society of Professional Surveyors		
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		
	Member Since 1977		