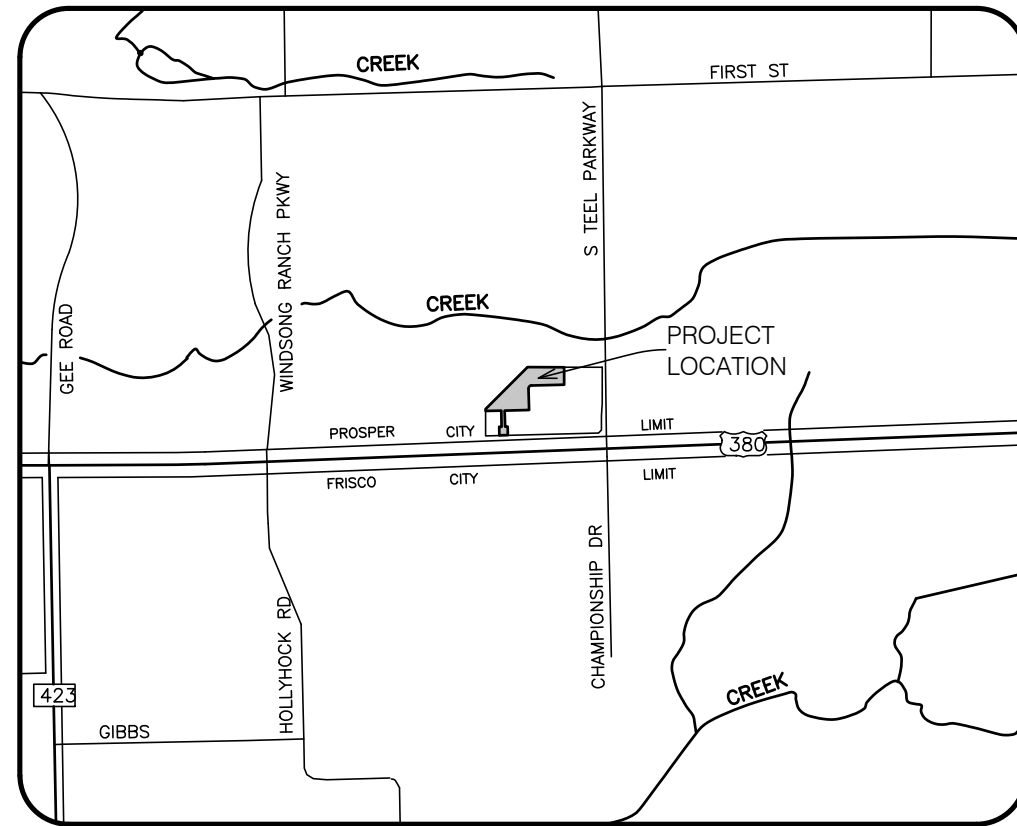
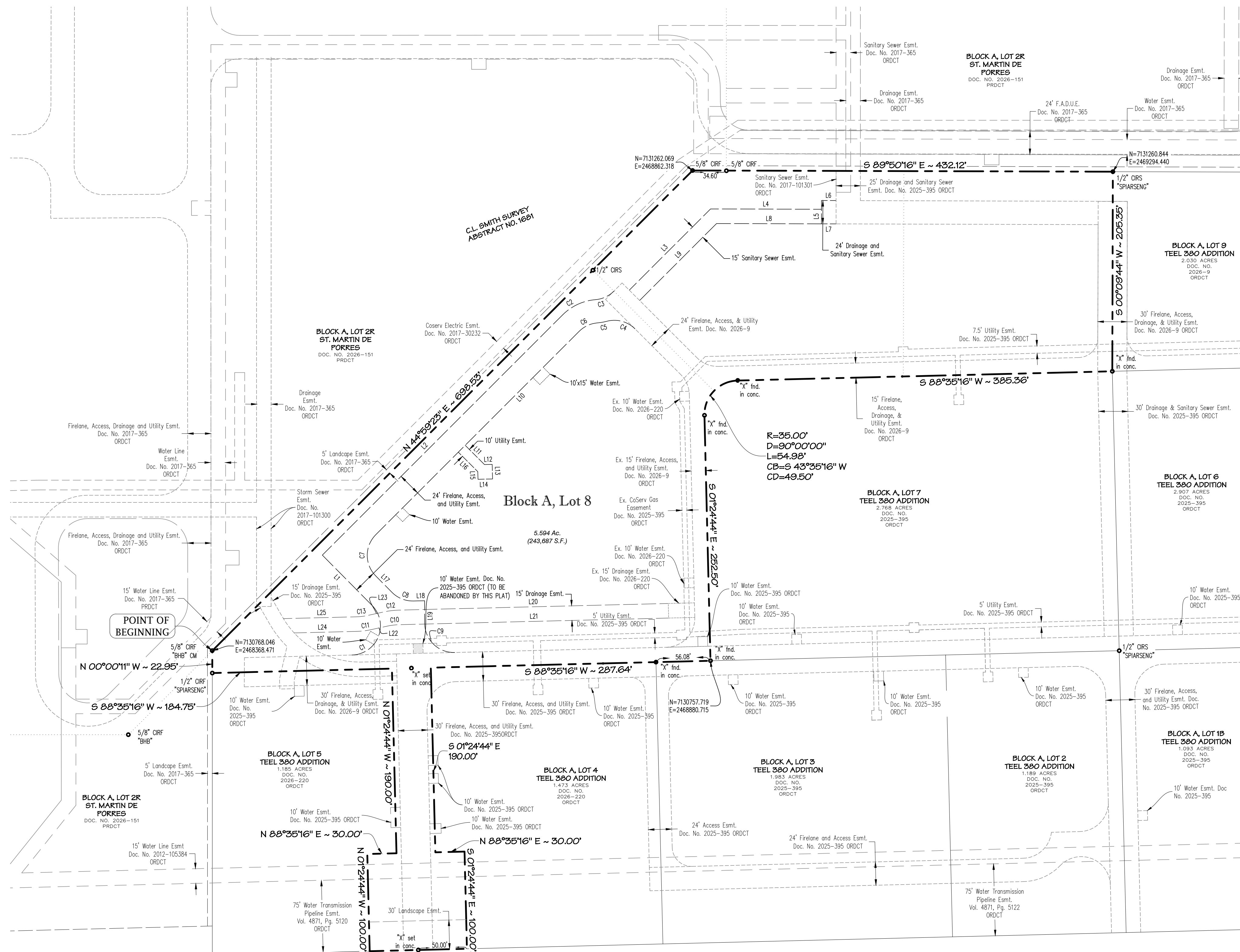


Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



Vicinity Map  
NTS

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
XF	STAMPED "X" FOUND
ORCT	OFFICIAL RECORDS DENTON COUNTY TEXAS



Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N44°39'12\"W	72.68'	L13	S01°24'44\"E	15.00'	L25	N88°35'16\"E	75.07'
L2	N44°59'23\"E	349.46'	L14	S88°35'16\"W	15.00'			
L3	N44°59'23\"E	118.13'	L15	N01°24'44\"W	7.87'			
L4	S89°50'16\"E	114.06'	L16	N45°00'37\"W	28.33'			
L5	N00°11'56\"E	24.00'	L17	S44°39'12\"E	23.89'			
L6	S89°48'04\"E	14.98'	L18	N88°35'16\"E	11.49'			
L7	N89°48'04\"W	15.00'	L19	S00°10'30\"E	23.35'			
L8	S89°50'16\"E	107.81'	L20	N88°35'16\"E	277.46'			
L9	N44°59'23\"E	111.89'	L21	N88°35'16\"E	277.46'			
L10	S44°59'23\"W	295.80'	L22	N77°37'24\"E	17.12'			
L11	S45°00'37\"E	28.01'	L23	N77°37'24\"E	17.12'			
L12	N88°35'16\"E	7.98'	L24	N88°35'16\"E	64.41'			

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	69.76'	30.00'	133°14'29\"	N21°58'02\"E	55.07'
C2	38.05'	54.00'	40°22'03\"	N65°10'25\"E	37.26'
C3	21.14'	30.00'	40°22'03\"	N65°10'25\"E	20.70'
C4	31.42'	30.00'	60°00'00\"	N75°00'37\"W	30.00'
C5	9.77'	54.00'	10°22'03\"	S80°10'25\"W	9.76'
C6	21.14'	30.00'	40°22'03\"	S65°10'25\"W	20.70'
C7	46.94'	30.00'	89°38'36\"	S00°10'06\"W	42.29'
C8	24.48'	30.00'	46°45'31\"	S68°01'58\"E	23.81'
C9	47.77'	30.00'	91°14'11\"	S45°47'36\"E	42.88'
C10	11.96'	62.50'	10°57'52\"	N83°06'20\"E	11.94'
C11	14.83'	77.50'	10°57'52\"	N83°06'20\"E	14.81'
C12	14.83'	77.50'	10°57'52\"	N83°06'20\"E	14.81'
C13	11.96'	62.50'	10°57'52\"	N83°06'20\"E	11.94'

DEVAPP-26-0034  
FINAL PLAT  
**TEEL 380 ADDITION**

BLOCK A, LOT 8  
FROM THE REVISED CONVEYANCE PLAT OF  
TEEL 380 ADDITION, BLOCK A, LOTS 4, 5 & 8  
RECORDED IN DOC. NO. 2026-220  
OFFICIAL RECORDS, DENTON COUNTY, TEXAS  
SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
243,687 Sq.Ft./5.594 Acres

**PURPOSE STATEMENT**  
The purpose of this Final Plat is to dedicate easements necessary for the development of Lot 8.

**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.

**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.

**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(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replant 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 "homeowners" association hereafter established for the owners of lots in this subdivision and/or the owners 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 may 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.

<b>OWNER / APPLICANT</b> VCSR PGA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (469) 500-3393 Contact: Ashwini Bhimanapati	<b>OWNER / APPLICANT</b> VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (469) 500-3393 Contact: Ashwini Bhimanapati	<b>OWNER / APPLICANT</b> Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, Texas 75035 Telephone (469) 500-3393 Contact: Ashwini Bhimanapati	<b>ENGINEER / SURVEYOR</b> Spars 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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OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION  
Block A, Lot 8

BEING a tract of land situated in the C.L. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, being all of a tract conveyed to Vinessa Properties LP, according to the deed recorded in Doc. No. 2026-220, and being all of a tract conveyed to VCSR PGA11 LLC, according to the deed recorded in Doc. No. 2026-220, and being all of a tract conveyed to VARS Estates 12 LLC, according to the deed recorded in Doc. No. 2026-220, with the subject tract being more particularly described as follows:

BEGINNING at A 5/8" capped iron rod found at the north corner of Block A, Lot 2R of St. Martin De Porres, an addition to the Town of Prosper, Denton County, Texas, according to the plat recorded in Document No. 2026-151 of the Official Public Records of Denton County, Texas and lying in the southeast line of Block A, Lot 2R 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 2R of said St. Martin De Porres, and continuing a total distance of 432.12 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENCO" set;

THENCE S 00°09'44" W, 205.35 feet to a "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°35'16" W, passing at a distance of 56.08 feet the northwest corner of Block A, Lot 3 of said Teel 380 Addition, and continuing a total distance of 267.64 feet to the northwest corner of Block A, Lot 4 of the said Teel 380 Addition;

THENCE S 01°24'44" E, 190.00 feet;

THENCE N 88°35'16" E, 30 feet;

THENCE S 01°24'44" E 100 feet;

THENCE S 88°35'16" W, passing at a distance of 50 feet an "X" found in concrete, and continuing a total distance of 100 feet;

THENCE N 01°24'44" W 100 feet;

THENCE N 88°35'16" E, 30 feet;

THENCE N 01°24'44" W 190 feet;

THENCE S 88°35'16" W 184.75 feet to a 1/2" capped iron rod found in the east line of Lot 2R, St.Martin De Porres Addition, and the southwest corner of the tract described herein;

THENCE N 00°00'11" W, 22.95 feet to the POINT OF BEGINNING with the subject tract containing 243,687 square feet or 5.594 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Vinessa Properties LP, VCSR PGA11 LLC, and VARS ESTATES 12 LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as TEEL 380 ADDITION, BLOCK A, LOT 8, an Addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Vinessa Properties LP, VCSR PGA11 LLC, and VARS ESTATES 12 LLC does 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 our hand this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

VINESSA PROPERTIES LP

By: \_\_\_\_\_  
ASHWINI BHIMANAPATI, MANAGER

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.

VCSR PGA11 LLC

By: \_\_\_\_\_  
ASHWINI BHIMANAPATI, MANAGER

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.

VARS ESTATES 12 LLC

By: \_\_\_\_\_  
ASHWINI BHIMANAPATI, MANAGER

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

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.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

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 \_\_\_\_\_, 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

TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, by the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Development Services Department

DEVAPP-26-0034  
FINAL PLAT

TEEL 380 ADDITION

BLOCK A, LOT 8  
FROM THE REVISED CONVEYANCE PLAT OF  
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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.