

BLOCK A, LOT 7
TEEL 380 ADDITION
DOC. NO. 2025-395
ZONED: PD-40
USE: VACANT

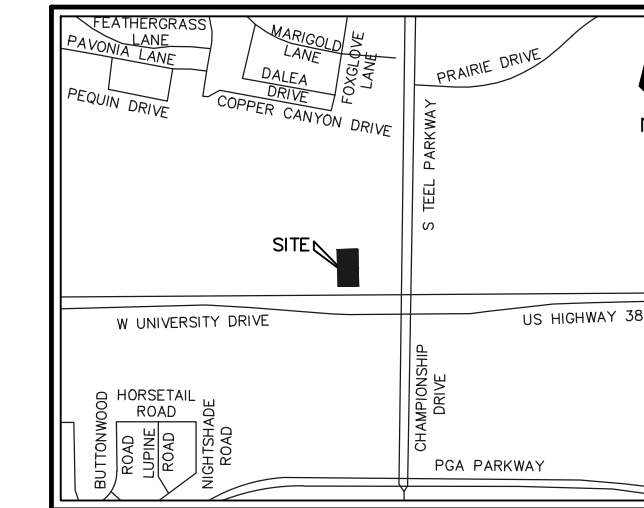
BLOCK A, LOT 6
TEEL 380 ADDITION
DOC. NO. 2025-395
ZONED: PD-40
USE: RETAIL

BLOCK A, LOT 2
TEEL 380 ADDITION
DOC. NO. 2025-395
ZONED: PD-40
USE: VACANT

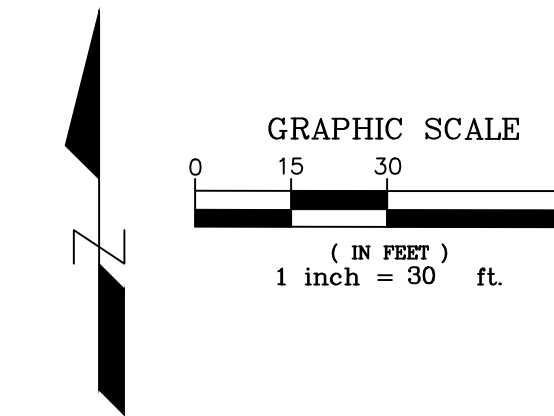
BLOCK A, LOT 1B
TEEL 380 ADDITION
DOC. NO. 2025-395
47,632 SQ. FT.
OR 1.093 AC.

BRAKE MASTERS
AUTOMOTIVE
MAINTENANCE
8 BAYS
5,400 SF

OUTDOOR CUSTOMER
SEATING AREA
(OPEN SPACE-526 SF)
REF LANDSCAPE PLANS



LOCATION MAP
N.T.S.



LEGEND

- OPEN SPACE
- LANDSCAPE BUFFER
- REQUIRED LANDSCAPE
- 6" CONC SIDEWALK
- 4" CONC SIDEWALK 'BLACK' CONCRETE

NOTES:

1. TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC., DATED 02-05-2026.

LOT 1B SITE DATA SUMMARY	
LOT AREA/SQ. FT. AND ACRES	1.093 ACRES
OPEN SPACE REQUIRED (7%)	47,632 S.F.
OPEN SPACE PROVIDED (16.1%)	7,679 S.F.

MATERIAL CALCULATIONS								
	NORTH		SOUTH		EAST		WEST	
	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%
TOTAL SURFACE AREA (SF)	1,102		1,102		3,530		3,585	
TOTAL WITHOUT GLASS (SF)	1,051		863		3,403		2,421	
BRICK	22	2	90	10	119	3	260	11
STONE	270	26	381	44	803	24	435	18
3-STEP STUCCO	470	45	248	29	540	16	946	39
GLAZING (DOORS & WINDOWS)	51	5	239	22	127	3	1,164	32
METALS	50	4	67	8	172	5	255	10
ARCHITECTURAL CMU	190	18	28	3	1720	51	476	20
FAUX WOOD	49	5	49	6	49	1	49	2

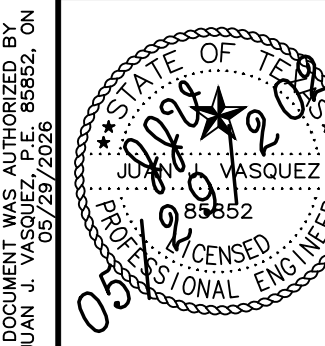
OWNER
TEEL 380, LP
8668 JOHN HICKMAN PARKWAY
FRISCO, TX 75034
CONTACT: SHIVA KONDRU
(972) 679-1918 TELE

ENGINEER
VASQUEZ ENGINEERING, LLC
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DEVELOPER
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JIM EGAN
6179 E. BROADWAY BLVD.
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TOWN CASE NO: DEVAPP-26-0032
& CIVIL-26-0017
OPEN SPACE PLAN
BLOCK A, LOT 1B
TEEL 380 ADDITION
1.093 ACRES, OR 47,632 S.F.
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
MAY 29, 2026

THE SEAL APPEARING ON THIS PLAN IS THE PROPERTY OF JUAN J. VASQUEZ, P.E. 08852, ON 03/20/2026



DEVELOPER

HEIGHTS PROPERTIES, LLP
6179 E. BROADWAY BLVD
TUCSON, AZ 85711

OPEN SPACE PLAN

BRAKE MASTERS
BLOCK A, LOT 1B
TEEL 380 ADDITION
TOWN OF PROSPER, TEXAS

Scale: 1" = 30'
Designed by: JUV
Drawn by: DRS
Checked by: JUV
Title: TOWN CASE NO: DEVAPP-26-0032 & CIVIL-26-0017
Date: 05/29/2026

SHEET

OSP1