

LEGEND

- MONUMENT OF RECORD DIGNITY
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- BOUNDARY LINE
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
- TYPE A (>10,500 SQ. FT.)
- TYPE B (>11,000 SQ. FT.)
- TYPE C (>12,000 SQ. FT.)
- LOT W/ REQUIRED FRONT PORCHES (PER ZONING STANDARD)

VICINITY MAP
(NOT TO SCALE)

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LINE TABLE			LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 00°48'10" W	33.90'	L123	S 43°38'05" E	13.92'	L148	S 44°36'08" W	13.92'
L2	N 00°47'27" W	10.06'	L124	S 45°06'56" W	14.23'	L149	N 45°21'17" W	14.35'
L3	S 07°50'58" E	9.26'	L125	N 44°53'04" W	14.05'	L150	N 44°53'25" E	14.29'
L102	S 42°53'58" E	13.74'	L126	N 46°19'21" E	14.35'	L151	S 48°06'24" E	50.00'
L103	N 89°44'50" E	20.00'	L127	S 43°38'05" E	13.92'	L152	S 41°39'45" E	50.00'
L104	S 89°44'50" W	20.00'	L128	S 45°06'56" W	14.23'	L153	N 41°09'24" E	50.00'
L105	N 42°23'34" E	13.36'	L129	N 44°53'04" W	14.05'	L154	N 49°04'27" E	50.00'
L106	S 30°21'26" E	17.82'	L130	N 46°19'21" E	14.35'	L155	S 40°36'25" W	50.00'
L107	N 41°30'05" E	13.46'	L131	S 42°16'31" E	13.58'	L156	S 42°41'37" W	50.00'
L108	S 45°09'34" E	13.98'	L132	S 45°06'56" W	14.23'	L157	S 49°04'27" W	50.00'
L109	N 51°09'30" E	15.75'	L133	N 44°53'04" W	14.05'	L158	S 40°42'22" W	50.00'
L110	N 89°13'16" E	15.45'	L134	N 47°36'54" E	14.66'	L159	N 51°40'54" W	50.00'
L111	N 45°08'51" W	13.99'	L135	S 42°16'31" E	13.58'	L160	N 09°33'22" W	50.00'
L112	N 48°16'55" E	13.43'	L136	S 45°06'56" W	14.23'	L161	N 49°04'27" E	50.00'
L113	N 88°45'57" E	24.36'	L137	N 44°53'04" W	14.05'	L162	N 40°42'22" E	50.00'
L114	N 45°47'47" W	14.14'	L138	N 47°36'54" E	14.66'	L163	S 42°06'47" E	50.00'
L115	S 44°12'09" W	14.14'	L139	S 45°09'34" E	13.98'	L164	S 59°08'46" E	50.00'
L116	S 45°57'35" W	14.26'	L140	S 44°51'09" W	14.30'			
L117	N 44°03'48" W	14.03'	L141	N 38°36'22" W	12.27'			
L118	S 44°36'08" W	13.92'	L142	N 44°50'26" E	14.30'			
L119	N 45°21'17" W	14.35'	L143	N 44°53'25" E	14.29'			
L120	S 43°52'02" W	13.74'	L144	S 45°57'35" W	14.35'			
L121	N 44°30'58" W	35.36'	L145	N 44°03'48" W	14.03'			
L122	N 44°35'36" E	5.00'	L146	N 48°18'33" W	15.05'			

DEVAPP-25-0006
PRELIMINARY PLAT
CREEKSIDE
90.730 ACRES
237 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1-54, BLOCK A; LOTS 1-10, BLOCK B; LOTS 1-10, BLOCK D; LOTS 1-42, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-14, BLOCK G; LOTS 1-16, BLOCK H; LOTS 1-16, BLOCK I; LOTS 1-18, BLOCK J; LOTS 1-17, BLOCK K; LOTS 1-10, BLOCK L;

11 OPEN SPACE LOTS
LOTS 55X-57X, 59X-60X, BLOCK A; LOT 11X, BLOCK B; LOT 1X, BLOCK C; LOT 11X, BLOCK D; LOT 43X, BLOCK E; LOT 19X, BLOCK J; LOT 1X, BLOCK M

5 COMMON AREA LOTS
LOT 58X, BLOCK A; LOT 44X, BLOCK E; LOT 15X, BLOCK F; LOT 15X, BLOCK G; LOT 11X, BLOCK L

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MAY 2025
SHEET 1 OF 3

OWNER/DEVELOPER
SHADDOCK-CREEKSIDE PROSPER, LLC
2400 DALLAS PARKWAY, SUITE 550
PLANO, TEXAS 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9843

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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GENERAL NOTES:

- Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000152710. Distances and areas shown are surface values in U.S. Survey Feet.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone AE as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0115J with Map Revised June 2, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain

Zone AE - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined
- The subject property does lie within a 100-year flood plain according to Community Panel No. 48085C0115J, dated June 2, 2009 of the National Flood Insurance Rate Maps of Collin County, Texas. Floodplain to be revised for this project.
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- All open space lots are owned and maintained by the Homeowners Association.
- Lots 55X-57X, 59X-60X, Block A; Lot 11X, Block B; Lots 43X-44X, Block E; Lot 15X, Block F; Lot 15X, Block G; Lot 19X, Block J; and Lot 11X, Block L shall contain sidewalks for connectivity to the Town of Prosper trail system.

- The thorough alignment(s) shown are for illustration purposes and does not set the alignment. The alignment is determined at the time of the Final Plat.
- All lots comply with the minimum size requirements of the zoning district, PD-129.

TYPE A LOTS = 50 PROVIDED (MAX 50 ALLOWED)

TYPE B LOTS = 110 LOTS PROVIDED

TYPE C LOTS = 61 LOTS PROVIDED (MIN 55 ALLOWED)
- 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.
- Final plat will not be able to proceed until the drainage situation has been addressed.
- Fences adjacent to open space lots shall be ornamental metal, tubular steel, or split rail with minimum 50% through vision, per the Town of Prosper open fencing requirements. Lots identified as HOA lots are not expected to follow open fencing requirements.

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.

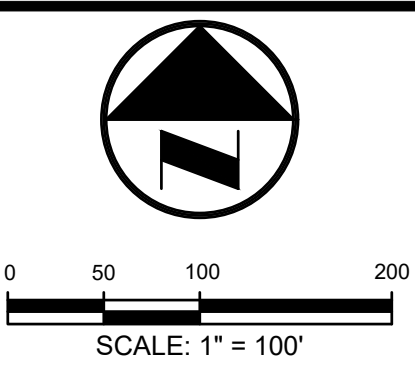
LANDSCAPE EASEMENT

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 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 "homeowners' 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 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.

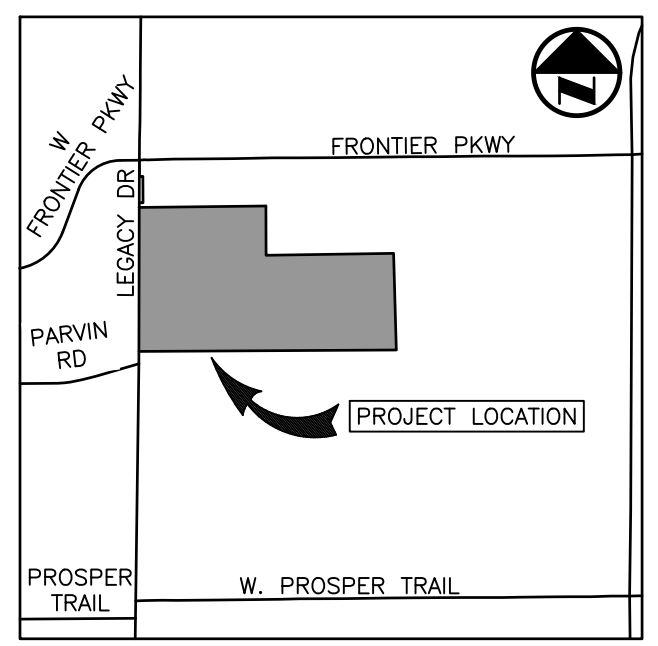
DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Blocks

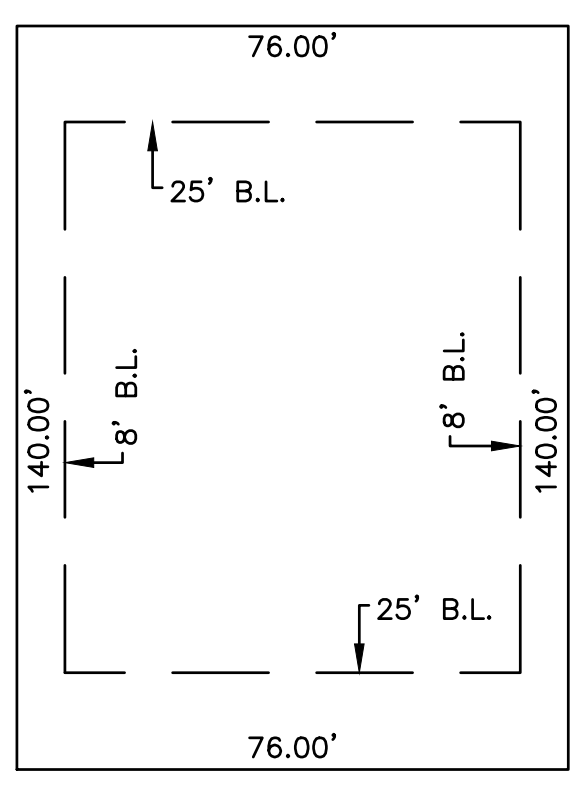
A and E, as shown on the plat is called "Drainage Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.



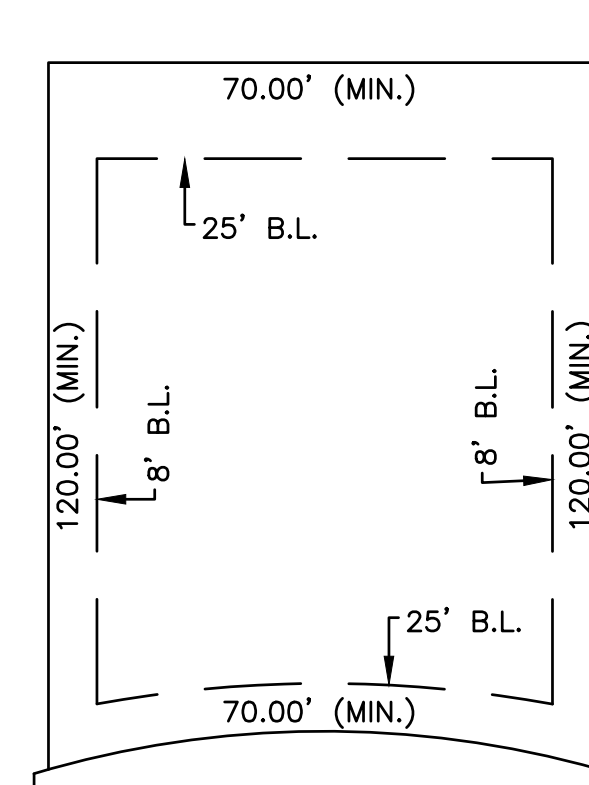
LEGEND	
	MONUMENT OF RECORD DIGNITY
	POINT OF BEGINNING
	INST. NO.
	BUILDING LINE
	UTILITY EASEMENT
	BOUNDARY LINE
	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	DEED RECORDS OF COLLIN COUNTY, TEXAS
	TYPE A (~10,500 SQ. FT.)
	TYPE B (~11,000 SQ. FT.)
	TYPE C (~12,000 SQ. FT.)
	LOT W/REQUIRED FRONT PORCHES (PER ZONING STANDARD)



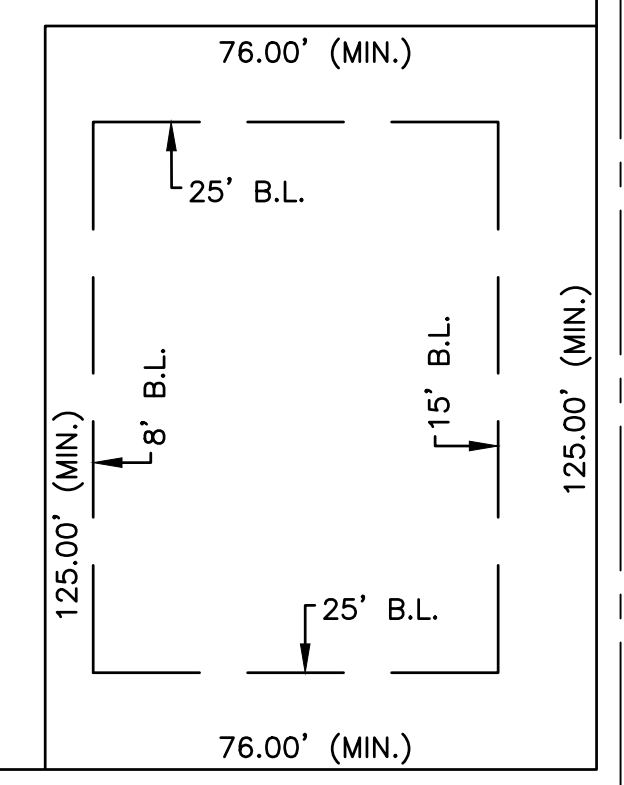
VICINITY MAP
(NOT TO SCALE)



TYPICAL LOT DETAIL
PER PD-129
N.T.S.



CURVE/CUL-DE-SAC/EYEBROW
LOTS DETAIL
PER PD-129
N.T.S.



R.O.W./CORNER LOT DETAIL
PER PD-129
N.T.S.

*FRONT SETBACK PER PRELIMINARY PLAT VARIES +/- 5' FROM STANDARD DIMENSION
**REAR SETBACK MAY REDUCE TO 20' WHEN FRONT SETBACK MEASURES 35'
***LENGTHS PROVIDED ARE BASED ON 25' SETBACK. ZONING ORDINANCE ALLOWS STAGGERING 25'-35' SETBACKS

DEVAPP-25-0006
PRELIMINARY PLAT
CREEKSIDE
90.730 ACRES
237 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1-54, BLOCK A; LOTS 1-10, BLOCK B; LOTS 1-10, BLOCK D; LOTS 1-42, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-14, BLOCK G; LOTS 1-16, BLOCK H; LOTS 1-16, BLOCK I; LOTS 1-18, BLOCK J; LOTS 1-17, BLOCK K; LOTS 1-10, BLOCK L;

11 OPEN SPACE LOTS
LOTS 55X-57X, 59X-60X, BLOCK A; LOT 11X, BLOCK B; LOT 1X, BLOCK C; LOT 11X, BLOCK D; LOT 43X, BLOCK E; LOT 19X, BLOCK J; LOT 1X, BLOCK M

5 COMMON AREA LOTS
LOT 58X, BLOCK A; LOT 44X, BLOCK E; LOT 15X, BLOCK F; LOT 15X, BLOCK G; LOT 11X, BLOCK L

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MAY 2025
SHEET 2 OF 3

OWNER/DEVELOPER
SHADDOCK-CREEKSIDE
PROSPER, LLC
2400 DALLAS PARKWAY, SUITE 500
PLANO, TEXAS 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9843

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500
Contact: Mark Peace, R.P.L.S. Copyright 2025
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF COLLIN \$

WHEREAS, Shaddock-Creekside Prosper, LLC is the owner of a 90.730-acre (3,952.213-square-foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Legacy Frontier, LLC recorded in Instrument No. 20150203000121210 of the Official Public Records of Collin County, Texas; said 90.730-acre-tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with illegible cap found for the southeast corner of that called 1.436-acre tract of land described in Right-of-Way Dedication to the City of Celina recorded in Instrument No. 2008-9821 of said Official Records of Denton County, and the intersection of the approximate centerline of Legacy Drive (a variable-width public right-of-way) and the south right-of-way line of Frontier Parkway (a variable-width public right-of-way); said point being the northwest corner of said Legacy Frontier tract, the northeast corner of that called 18.954-acre tract of land described in Right-of-Way Warranty Deed to City of Celina recorded in Instrument No. 2022-24205 of the Official Records of Denton County, Texas;

THENCE, South 00 degrees 30 minutes 57 seconds West, with the approximate centerline of said Legacy Drive, a west line of said Legacy Frontier tract, the east line of the said 18.954-acre City of Celina tract, and the east line of those certain tracts of land described in Special Warranty Deeds to Merritt/Thornton Farm Partnership, L.P. recorded in Instrument No. 99-096577, 99-096578, and 99-096579 of the Deed Records of Denton County, Texas, a distance of 189.17 feet to a 5/8-inch iron rod with "RPLS 5674" cap found; said point being a southwest corner of said Legacy Frontier tract, the northwest corner of that certain tract of land described in Right-of-Way Warranty Deed to the Town of Prosper recorded in 20100518000498080 of said Official Public Records of Collin County, and the northeast corner of that certain tract of land described in General Warranty Deed to Denton County, Texas recorded in Instrument No. 2010-62874 of said Official Records of Denton County;

THENCE, South 89 degrees 49 minutes 05 seconds East, departing the approximate centerline of said Legacy Drive and the said east line of Merritt/Thornton tract and with a south line of said Legacy Frontier tract and the north line of said Town of Prosper tract, a distance of 39.21 feet to a point; said point being an ell corner of said Legacy Frontier tract and the northeast corner of said Town of Prosper tract;

THENCE, South 00 degrees 10 minutes 55 seconds West, with a west line of said Legacy Frontier tract and the east line of said Town of Prosper tract, a distance of 320.00 feet to a 5/8-inch iron rod; said point being an ell corner of said Legacy Frontier tract and the southeast corner of said Town of Prosper tract;

THENCE, North 89 degrees 49 minutes 05 seconds West, with a north line of said Legacy Frontier tract and the south line of said Town of Prosper tract, a distance of 40.90 feet to a PK nail found in the said approximate centerline of Legacy Drive; said point being a northwest corner of said Legacy Frontier tract, the southwest corner of said Town of Prosper tract, the southeast corner of said Denton County tract, and a northeast corner of that called 26.822-acre tract described in Special Warranty Deed to Merritt Crossing Development LLC recorded in Instrument No. 2021-213963 of said Official Records of Denton County;

THENCE, South 00 degrees 29 minutes 02 seconds West, with the said approximate centerline of Legacy Drive, a west line of said Legacy Frontier tract, and an east line of said Merritt Crossing Development tract, a distance of 358.02 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the POINT OF BEGINNING;

THENCE, North 89 degrees 17 minutes 48 seconds East, departing the said approximate centerline of Legacy Drive, the said east line of Merritt Crossing Development tract, and the said west line of Legacy Frontier tract and into and across said Legacy Frontier tract, a distance of 1,515.50 feet to a 5/8-inch iron rod with "BGE" cap set for corner in an east line of said Legacy Frontier tract and a west line of a called 99.522-acre tract of land described as Tract 1 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records of Collin County;

THENCE, South 00 degrees 00 minutes 38 seconds East, with the said east line of Legacy Frontier tract and the said west line of Tract 1, a distance of 288.74 feet to a 1/2-inch iron rod found for corner; said point being an interior corner of said Legacy Frontier tract and a southwest corner of said Tract 1;

THENCE, North 89 degrees 11 minutes 50 seconds East, with a north line of said Legacy Frontier tract and a south line of said Tract 1, a distance of 1,532.96 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being a northeast corner of said Legacy Frontier tract and an interior corner of said Tract 1;

THENCE, South 01 degrees 14 minutes 54 seconds East, with an east line of said Legacy Frontier tract and a west line of said Tract 1, a distance of 1,151.46 feet to a 60D nail found for corner in the north line of a called 221.617-acre tract of land described in Special Warranty Deed to BGY Prosper 221 LLC in Instrument No. 20171121001544530 of said Official Public Records of Collin County; said point being the southeast corner of said Legacy Frontier tract and the southwest corner of said Tract 1;

THENCE, South 89 degrees 13 minutes 16 seconds West, with the south line of said Legacy Frontier tract and the said north line of BGY Prosper 221 tract, a distance of 1,063.46 feet to a 5/8-inch iron rod with "KHA" cap found for corner; said point being an angle point for said Legacy Frontier tract, the northwest corner of said BGY Prosper 221 tract, and the northeast corner of a called 37.554-acre tract of land described as Tract 2 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records of Collin County;

THENCE, South 89 degrees 44 minutes 50 seconds West, continuing with the south line of said Legacy Frontier tract and with the north line of said Tract 2 and the north line of that called 38.572-acre tract of land described in Special Warranty Deed to Prosper Independent School District recorded in Instrument No. 20200817001344070 of said Official Public Records of Collin County, at a distance of 645.55 feet passing a 1/2-inch iron rod found for the northwest corner of said Tract 2 and the northeast corner of said Prosper Independent School District tract and continuing for a total distance of 2,022.01 feet to a point for corner in the said approximate centerline of Legacy Drive and in the said east line of Merritt Crossing Development tract; said point being the southwest corner of said Legacy Frontier tract and the northwest corner of said Prosper Independent School District tract;

THENCE, North 00 degrees 29 minutes 02 seconds East, with the said approximate centerline of Legacy Drive, the west line of said Legacy Frontier tract, and the east line of said Merritt Crossing Development tract, a distance of 1,423.27 feet to the POINT OF BEGINNING and containing 90.730 acres or 3,952.213 square feet of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

RESIDENTIAL LOT TABLE				RESIDENTIAL LOT TABLE				RESIDENTIAL LOT TABLE				RESIDENTIAL LOT TABLE			
LOT		SQ. FT.	ACRES	LOT		SQ. FT.	ACRES	LOT		SQ. FT.	ACRES	LOT		SQ. FT.	ACRES
A-1	□	11,108	0.255	A-23	□	11,271	0.259	A-45	○	12,121	0.278	D-3	○	12,290	0.282
A-2	△	10,531	0.242	A-24	□	11,192	0.257	A-46	○	12,066	0.277	D-4	□	11,566	0.266
A-3	△	10,514	0.241	A-25	□	11,124	0.255	A-47	○	12,054	0.277	D-5	□	11,033	0.253
A-4	□	10,640	0.244	A-26	□	11,070	0.254	A-48	○	12,007	0.276	D-6	□	11,004	0.253
A-5	△	10,640	0.244	A-27	□	11,142	0.256	A-49	○	12,020	0.276	D-7	□	11,004	0.253
A-6	△	10,640	0.244	A-28	□	11,141	0.256	A-50	○	12,017	0.276	D-8	□	11,004	0.253
A-7	○	15,451	0.355	A-29	□	11,141	0.256	A-51	○	12,154	0.279	D-9	□	11,004	0.253
A-8	○	20,720	0.476	A-30	□	11,170	0.256	A-52	○	12,346	0.283	D-10	○	12,394	0.285
A-9	○	12,407	0.285	A-31	□	11,170	0.256	A-53	○	12,289	0.282	E-1	○	12,429	0.285
A-10	□	11,017	0.253	A-32	□	11,844	0.272	A-54	□	11,263	0.259	E-2	△	10,640	0.244
A-11	□	11,017	0.253	A-33	□	11,707	0.269	B-1	□	11,004	0.253	E-3	□	11,419	0.262
A-12	□	11,017	0.253	A-34	○	12,447	0.286	B-2	□	11,004	0.253	E-4	○	20,854	0.479
A-13	□	11,017	0.253	A-35	□	11,444	0.263	B-3	□	11,004	0.253	E-5	○	13,750	0.316
A-14	□	11,017	0.253	A-36	□	11,785	0.271	B-4	□	11,004	0.253	E-6	□	11,712	0.269
A-15	□	11,017	0.253	A-37	□	11,921	0.274	B-5	□	11,004	0.253	E-7	□	11,905	0.273
A-16	□	11,017	0.253	A-38	□	11,915	0.274	B-6	□	11,004	0.253	E-8	□	11,921	0.274
A-17	○	12,573	0.289	A-39	□	11,902	0.273	B-7	□	11,004	0.253	E-9	□	11,198	0.257
A-18	○	20,657	0.474	A-40	□	11,862	0.272	B-8	□	11,004	0.253	E-10	□	12,026	0.276
A-19	□	11,865	0.272	A-41	□	11,873	0.273	B-9	△	10,640	0.244	E-11	○	28,625	0.657
A-20	□	11,208	0.257	A-42	○	12,014	0.276	B-10	△	10,680	0.245	E-12	○	21,435	0.492
A-21	□	11,208	0.257	A-43	○	12,887	0.296	D-1	□	11,488	0.264	E-13	○	17,047	0.391
A-22	□	11,207	0.257	A-44	○	13,101	0.301	D-2	○	12,072	0.277	E-14	○	13,302	0.305

THAT, Shaddock-Creekside Prosper, LLC, and acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as Creekside, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon, Shaddock-Creekside Prosper, LLC, do hereby 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 the pubic 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 part of any building, 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 easements.
- 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 of procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- For lots adjacent to a Floodplain Only: a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of two (2) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this ____ day of _____, 2025.

BY: Shaddock-Creekside Prosper, LLC

Authorized Signature

Printed Name

STATE OF TEXAS \$
COUNTY OF COLLIN \$

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 em 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 ____ day of _____, 2025.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, Gregory Mark Peace, 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 placed under my personal supervision, in accordance with the Subdivision Regulation of