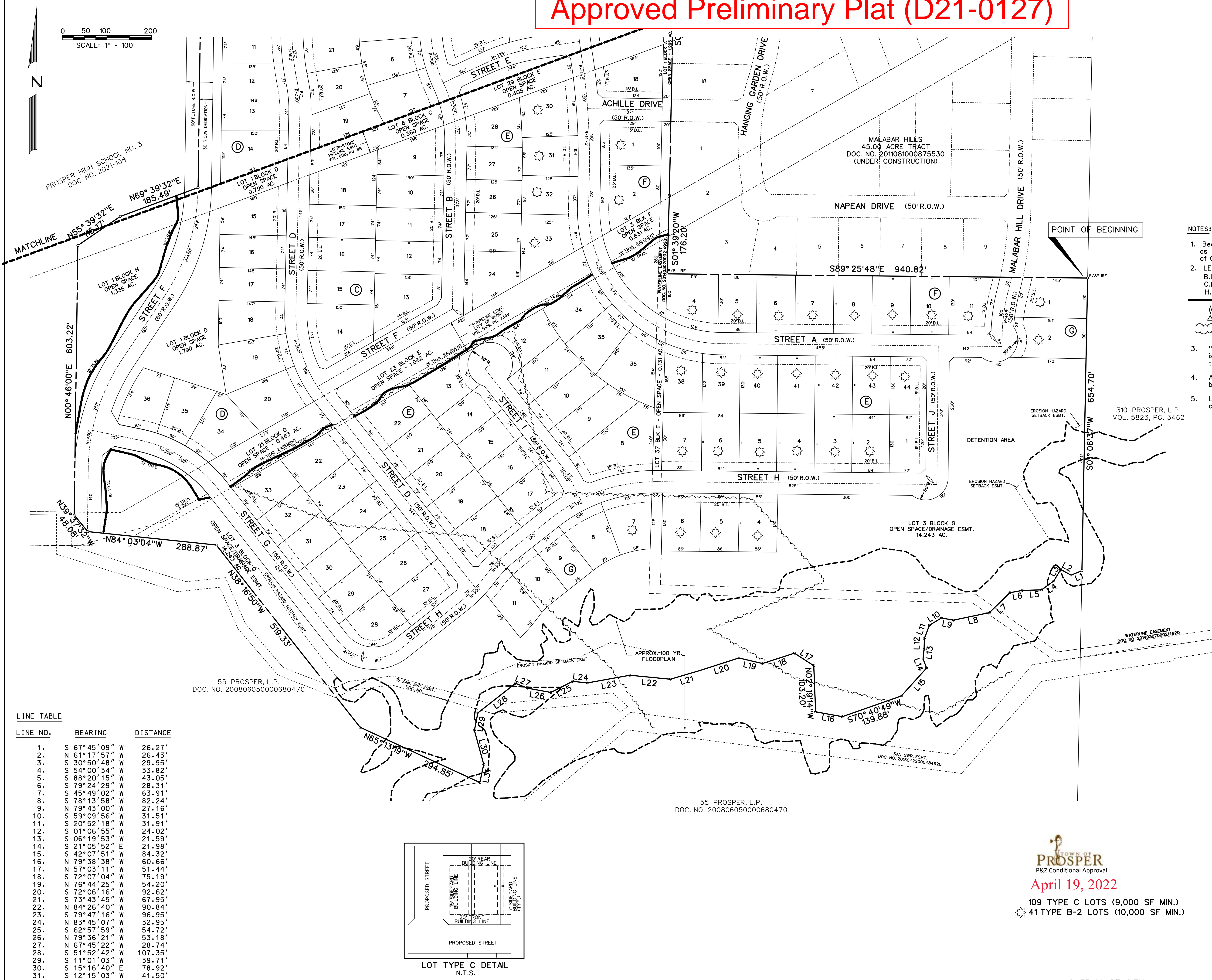


Approved Preliminary Plat (D21-0127)



CASE* D21-0127 PRELIMINARY PLAT OF WANDERING CREEK

LOTS 1-18 BLOCK A
LOTS 1-13 BLOCK B
LOTS 1-25 BLOCK C
LOTS 1-36 BLOCK D
LOTS 1-44 BLOCK E
LOTS 1-11 BLOCK F
LOTS 1-11 BLOCK G
LOT 1 BLOCK H
TOTAL RESIDENTIAL LOTS 150
TOTAL OPEN SPACE LOTS 8
TOTAL GROSS ACRES 74.969

OUT OF THE
LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER/APPLICANT
55 PROSPER, L.P.
3794 W. HIGHWAY 67, UNIT C
GLEN ROSE, TX 76043

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN



April 19, 2022
109 TYPE C LOTS (9,000 SF MIN.)
41 TYPE B-2 LOTS (10,000 SF MIN.)

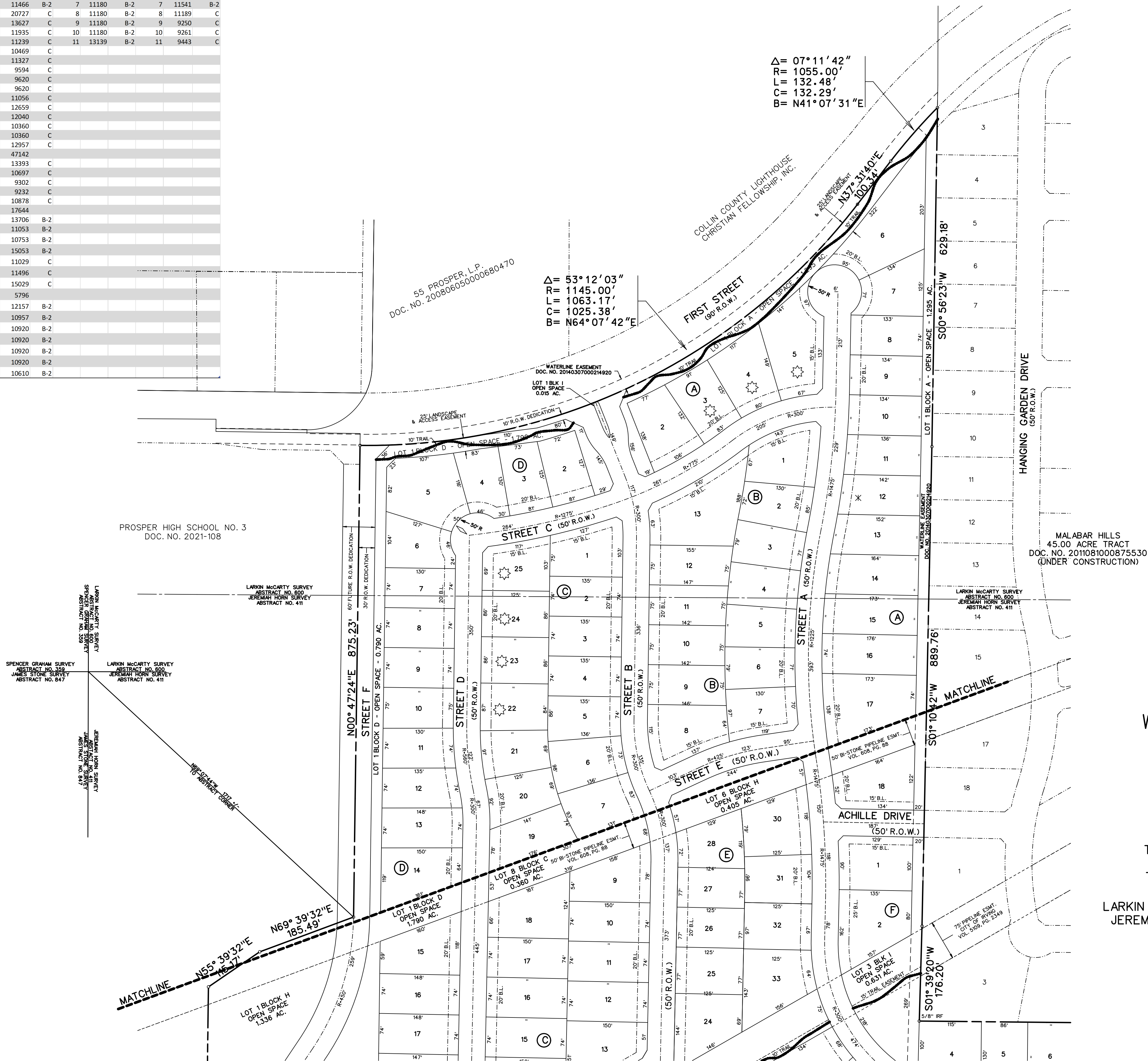
OVERALL DENSITY 2.011

SCALE 1" = 100' MARCH 2022

SHEET 1 OF 3

Block A		Block B		Block C		Block D		Block E		Block F		Block G		
Lot	SF Lot Type	Lot	SF Lot Type	Lot	SF Lot Type	Lot	SF Lot Type	Lot	SF Lot Type	Lot	SF Lot Type	Lot	SF Lot Type	
1*	56393		1 13267	C	1 12666	C	1* 77985		1 10610	B-2	1 13624	B-2	1 13841	B-2
2	12450	C	2 10247	C	2 9990	C	2 9675	C	2 10920	B-2	2 16318	B-2	2 14330	B-2
3	11194	B-2	3 9807	C	3 9990	C	3 9871	C	3 10920	B-2	3*	27519	3*	603024
4	13025	B-2	4 9807	C	4 9990	C	4 9638	C	4 10920	B-2	4 13909	B-2	4 11180	B-2
5	17821	B-2	5 9807	C	5 10608	C	5 16962	C	5 10920	B-2	5 11179	B-2	5 11180	B-2
6	21656	C	6 9807	C	6 11486	C	6 10744	C	6 10920	B-2	6 11180	B-2	6 11180	B-2
7	11442	C	7 11326	C	7 12043	C	7 9620	C	7 11466	B-2	7 11180	B-2	7 11541	B-2
8	9923	C	8 14164	C	8* 15709	C	8 9620	C	8 20727	C	8 11180	B-2	8 11189	C
9	9946	C	9 10632	C	9 12614	C	9 9620	C	9 13627	C	9 11180	B-2	9 9250	C
10	10022	C	10 10501	C	10 11100	C	10 9745	C	10 11835	C	10 11180	B-2	10 9261	C
11	10336	C	11 10664	C	11 11100	C	11 9782	C	11 11238	C	11 13139	B-2	11 9443	C
12	10688	C	12 11123	C	12 11100	C	12 10541	C	12 10469	C				
13	11710	C	13 20824	C	13 15959	C	13 11119	C	13 11327	C				
14	12481	C			14 17126	C	14 13831	C	14 9594	C				
15	12918	C			15 11100	C	15 13232	C	15 9620	C				
16	13015	C			16 11100	C	16 10983	C	16 9620	C				
17	18274	C			17 11100	C	17 10946	C	17 11056	C				
18	13682	C			18 143300	C	18 12659	C	18 12659	C				
					19 11647	C	19 14614	C	19 12040	C				
					20 10446	C	20 14995	C	20 10360	C				
					21 10047	C	21 20192	C	21 10360	C				
					22 10876	B-2	22 11993	C	22 12957	C				
					23 10750	B-2	23 10360	C	23*	47142				
					24 10750	B-2	24 10360	C	24 13393	C				
					25 11295	B-2	25 10360	C	25 10697	C				
							26 10360	C	26 9302	C				
							27 11424	C	27 9232	C				
							28 11790	C	28 10878	C				
							29 9250	C	29*	17644				
							30 9250	C	30 13706	B-2				
							31 9250	C	31 11053	B-2				
							32 9250	C	32 10753	B-2				
							33 10401	C	33 15053	B-2				
							34 13621	C	34 11029	C				
							35 11221	C	35 11496	C				
							36 11494	C	36 15029	C				
							37*	5796						
							38	12157	B-2					
							39	10957	B-2					
							40	10920	B-2					
							41	10920	B-2					
							42	10920	B-2					
							43	10920	B-2					
							44	10610	B-2					
* Indicates open space lot														

* Indicates open space lot



April 19, 2022

CASE* D21-0127

PRELIMINARY PLAT

OF

WANDERING CREEK

LOTS 1-18 BLOCK A

LOTS 1-13 BLOCK B

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972-396-1200

WARREN CORWIN

SCALE 1" = 100' MARCH 2022

LEGAL DESCRIPTION

BEING, a tract of land situated in the Larkin McCarty Survey, Abstract Number 600, in the Town of Prosper, Collin County, Texas, being part of a tract of land in Deed to 55 Prosper, L.P., as described in Doc. No. 200806050000680470, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the southeast corner of a 45,000 acre tract, as described in Doc. No. 201081000875530, in said Deed Records and being in the west line of said 310 Prosper tract:

THENCE, South 01°06'37" West, along the west line of said 310 Prosper tract, for a distance of 654.70 feet, point the center of a creek:

THENCE, along said creek for the following thirty three (33) calls:

South 67°45'09" West, for a distance of 26.27 feet;
North 61°17'57" West, for a distance of 26.43 feet;
South 30°50'48" West, for a distance of 29.95 feet;
South 54°00'34" West, for a distance of 33.65 feet;
South 88°20'15" West, for a distance of 43.05 feet;
South 79°24'29" West, for a distance of 28.31 feet;
South 45°49'02" West, for a distance of 63.91 feet;
South 78°43'00" West, for a distance of 92.24 feet;
North 79°43'00" West, for a distance of 27.16 feet;
South 59°09'56" West, for a distance of 31.51 feet;
South 20°52'18" West, for a distance of 24.02 feet;
South 01°06'55" West, for a distance of 21.59 feet;
South 06°19'53" West, for a distance of 21.98 feet;
South 21°05'52" East, for a distance of 84.32 feet;
South 70°40'49" West, for a distance of 139.88 feet;
North 79°38'38" West, for a distance of 60.66 feet;
North 02°19'14" West, for a distance of 103.20 feet;
North 57°03'11" West, for a distance of 51.44 feet;
South 72°07'04" West, for a distance of 75.19 feet;
North 76°44'25" West, for a distance of 54.20 feet;
South 72°06'16" West, for a distance of 92.62 feet;
South 73°43'45" West, for a distance of 67.95 feet;
North 84°28'40" West, for a distance of 90.84 feet;
South 79°47'16" West, for a distance of 86.95 feet;
North 83°45'07" West, for a distance of 32.95 feet;
South 62°57'59" West, for a distance of 54.72 feet;
North 79°36'21" West, for a distance of 53.18 feet;
North 67°45'22" West, for a distance of 28.74 feet;
South 51°52'42" West, for a distance of 107.35 feet;
South 11°01'03" West, for a distance of 38.71 feet;
South 15°16'40" East, for a distance of 78.92 feet;
South 12°15'03" West, for a distance of 41.50 feet;

THENCE, North 65°13'19" West, departing said creek, for a distance of 294.85 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 38°16'50" West, for a distance of 519.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 84°03'04" West, for a distance of 288.87 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 39°37'32" West, for a distance of 48.08 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00°46'00" East, for a distance of 603.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 55°39'32" East, for a distance of 115.17 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 69°39'32" East, for a distance of 185.49 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the south line of First Street (80' R.O.W.), and being on a curve to the left, having a radius of 1145.00 feet, central angle of 53°12'03";

THENCE, along the south line of said First Street and with said curve to the left for an arc distance of 1063.17 feet (Chord Bearing North 64°07'42" East 1025.38 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 37°31'40" East, continuing along said south line, for a distance of 100.34 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, for an arc distance of 1055.00 feet, a central angle of 07°11'42";

THENCE, continuing along said south line and with said curve to the right for an arc distance of 132.48 feet (Chord Bearing North 41°07'31" East 132.29 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 45,000 acre tract:

THENCE, South 00°56'32" West, departing said south line and along the west line of said 45,000 acre tract, for a distance of 629.18 feet, to a 1/2 inch iron rod found:

THENCE, South 01°10'42" West, continuing along said west line, for a distance of 889.76 feet, to a 1/2 inch iron rod found:

THENCE, South 01°39'20" West, continuing along said west line, for a distance of 176.20 feet, to a 5/8 inch iron rod found at the southwest corner of said 45,000 acre tract:

THENCE, South 89°25'48" East, along the south line of said 45,000 acre tract, for a distance of 940.82 feet, to the POINT OF BEGINNING and containing 74.969 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, 55 PROSPER, L.P., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WANDERING CREEK, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The 55 PROSPER, L.P., INC. does 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 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.
- 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 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 procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

DRAINAGE AND DETENTION 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 Block H, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, 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 drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention 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 Drainage and Detention Easement 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 Detention Easement is 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 such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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 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 drainage and other elements unless otherwise approved on the plat.

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

WITNESS, my hand, this the _____ day of _____, 2022.
BY:

55 PROSPER, L.P.

Bruce Smith

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 BRUCE SMITH 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 _____, 2022.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2022 by the Planning & Zoning Commission of the Town of Prosper, Texas.

____ Town Secretary
____ Engineering Department
____ Planning Department



April 19, 2022

CASE# D21-0127

PRELIMINARY PLAT
OF

WANDERING CREEK

LOTS 1-24 BLOCK A
LOTS 1-15 BLOCK B
LOTS 1-17 BLOCK C
LOTS 1-17 BLOCK D
LOTS 1-9 BLOCK E
LOTS 1-9 BLOCK F
LOTS 1-5 BLOCK G
LOTS 1-56 BLOCK H
LOTS 1-12 BLOCK I
LOTS 1-11 BLOCK J

TOTAL RESIDENTIAL LOTS 164
TOTAL OPEN SPACE LOTS 11
TOTAL GROSS ACRES 74.562

OUT OF THE

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JEREMIAH HORN SURVEY, ABSTRACT NO. 411

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