



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	03°21'51"	1250.00'	73.40'	73.39'	S74°23'08"W
2.	05°27'13"	1170.00'	111.37'	111.32'	N84°45'39"E
3.	07°02'23"	1179.00'	144.86'	144.77'	N75°37'26"E
4.	20°44'15"	300.00'	108.58'	107.99'	S09°34'43"E
5.	07°09'29"	1315.00'	164.29'	164.18'	S02°24'01"E
6.	10°00'53"	1475.00'	257.81'	257.48'	S03°49'44"E
7.	25°06'06"	300.00'	131.43'	130.38'	S11°22'20"E
8.	13°06'57"	250.00'	57.23'	57.10'	N84°00'44"E
9.	22°09'26"	300.00'	116.02'	115.29'	N49°21'33"W
10.	15°51'11"	300.00'	83.01'	82.74'	N52°30'41"W
11.	33°44'23"	300.00'	176.66'	174.12'	N61°27'17"W
12.	34°04'28"	450.00'	259.77'	256.17'	N17°18'14"E
13.	31°34'29"	450.00'	247.99'	244.91'	N18°05'17"E
14.	07°25'36"	1385.00'	179.52'	179.40'	S02°55'23"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 76°04'03" W	21.71'
2.	S 69°39'32" W	22.43'
3.	S 38°16'50" E	46.89'
4.	N 44°42'21" E	16.99'
5.	N 89°13'39" E	59.92'
6.	S 65°21'21" E	31.63'
7.	S 17°17'48" E	107.10'
8.	N 38°25'44" E	15.84'
9.	N 51°34'16" W	18.94'
10.	S 44°42'21" W	6.33'
11.	S 71°02'24" E	13.28'
12.	N 54°00'45" E	33.84'
13.	N 78°19'28" W	44.29'
14.	N 30°41'05" W	33.86'
15.	N 33°50'28" E	14.56'
16.	N 86°09'32" W	32.50'
17.	N 03°50'28" E	15.00'
18.	S 86°09'32" E	23.84'

BLK C			BLK D		
Lot	SF	Lot Type	Lot	SF	Lot Type
8*	14836		34	15911	C
14	9842	C	35	12668	C
15	9842	C	36	10526	C
16	9842	C			

BLK H

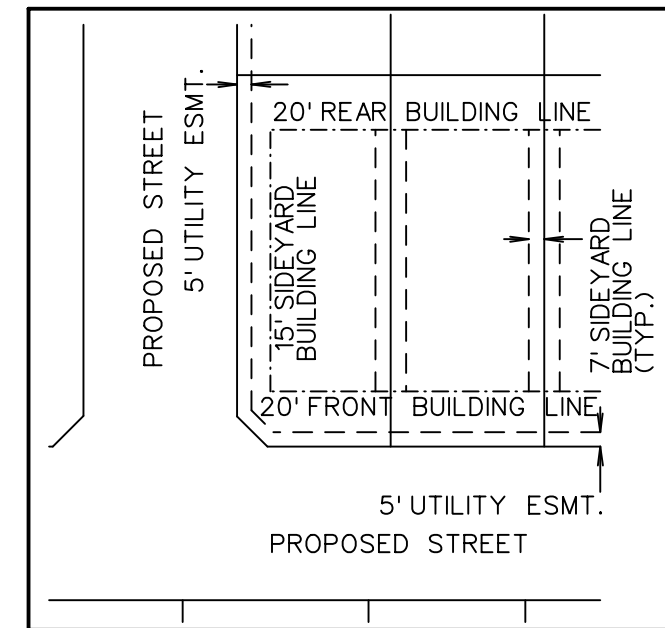
Lot	SF
18	13508
19	11236
20	10700

BLK G

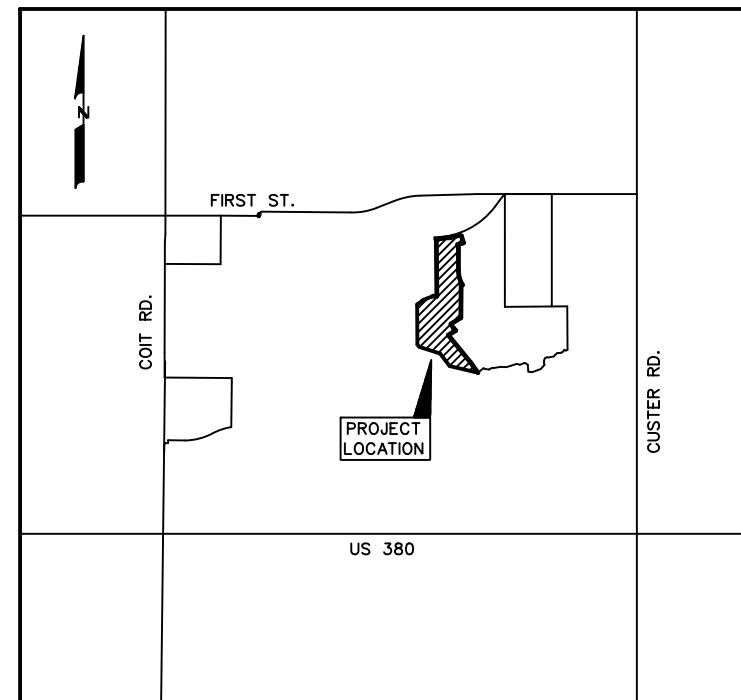
Lot	SF
21	11079
22	9620
23	10920
24	9620
25	13391

Lot	SF	Lot Type
1*	65773	
2	9503	C
3	9337	C
4	9641	C
5	17070	C
6	11269	C
7	9620	C
8	9620	C
9	9620	C
10	9620	C
11	9747	C
12	10471	C
13	11607	C
14	15136	C
15	15257	B-2
16	12512	B-2
17	12471	B-2
18	14090	B-2
19	15186	C
20	12745	C
21*	22341	
28	12830	C
29	9990	C
30	9990	C
31	9990	C
32	9990	C
33	12134	C

* Denotes open space



TYPICAL DETAIL
N.T.S.

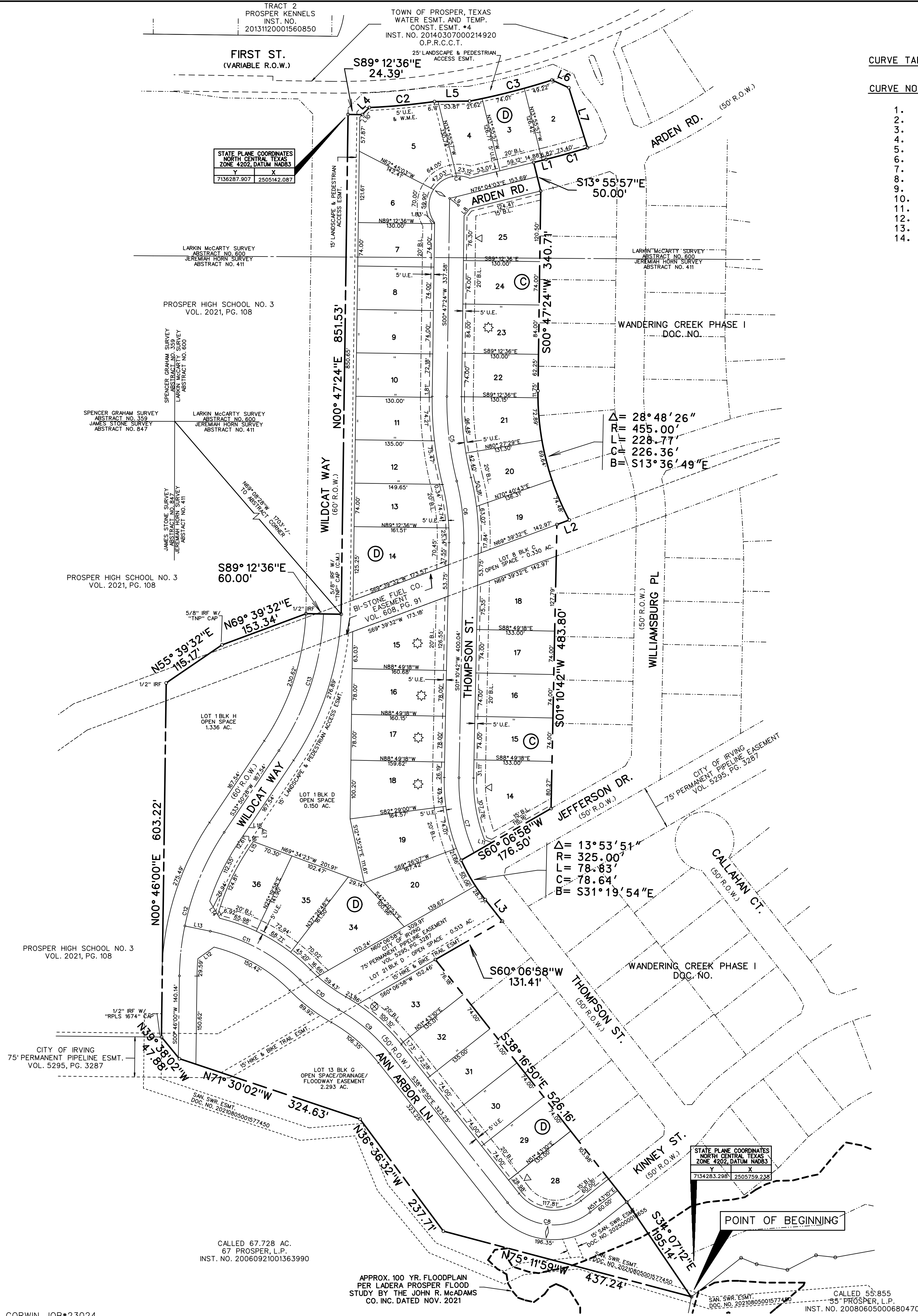


VICINITY MAP
N.T.S.

NOTES:

- Bearings are referenced to a 73.9216 acre tract, as described in Deed 2022000078273, in the Deed Records of Collin County, Texas.
- LEGEND
B.L. - Building Line
C.M. - Controlling Monuments
H.O.A. - Homeowners Association
D.E. - Drainage Easement
U.E. - Utility Easement
W.E. - Water Easement
S.I.R. - Set Iron Rod
I.R.F. - Iron Rod Found
◇ - Street Name Change
△ - Indicates front yard
⊠ - Indicates 10'x10' Utility Easement
⊗ - Indicates driveway location
- "Notice: 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 utility and building permits".
- All fences adjacent to parks or open spaces shall be ornamental metal. To include offsite open space lots.
- A Hike & Bike Trail will be allowed in the City of Irving Easement but limited to south 15' of the easement.
- Construction plans require City of Irving approval.
- Open Spaces owned and maintained by H.O.A. (LOT 8 BLK C, LOT 1 BLK D & Lot 13 BLK G)
- All R.O.W. dedicated in fee simple to the Town of Prosper. (3.681 ac./160,344 sq.ft.)
- HOA lots to be used for landscaping and hike & bike trails.
- The purpose of this plat is for single family development.

35 TYPE C LOTS (9,000 SF MIN.) -
5 TYPE B-2 LOTS (10,000 SF MIN.) -



LEGAL DESCRIPTION

BEING, a tract of land situated in the Larkin McCarty Survey, Abstract Number 600 and the Jeremiah Horn Survey, Abstract No. 411, in the Town of Prosper, Collin County, Texas, being part of 73.9216 acre tract, as described in Doc. No. 2022000078273 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most southerly southwest corner of Wandering Creek Phase I, an addition to the City of Proposer, Texas, as described in Doc. No. of the Plat Records of Collin County, Texas, and being in the south line of said 73.9216 acre tract:

THENCE, North 75° 11'59" West, along the south line of said 73.9216 acre tract, for a distance of 437.24 feet, to a 1/2 inch iron rod found:

THENCE, North 36° 36'32" West, continuing along said south line, for a distance of 237.71 feet, to a 1/2 inch iron rod found:

THENCE, North 71° 30'02" West, continuing along said south line, for a distance of 324.63 feet, to a 1/2 inch iron rod found:

THENCE, North 39° 38'02" West, continuing along said south line, for a distance of 47.88 feet, to a 1/2 inch iron rod found at the most westerly southwest corner of said 73.9216 acre tract:

THENCE, North 00° 46'00" East, along the west line of said 73.9216 acre tract, for a distance of 603.22 feet, to a 1/2 inch iron rod found at most westerly northwest corner of said 73.9216 acre tract:

THENCE, North 55° 39'32" East, continuing along said west line, for a distance of 115.17 feet, to a 1/2 inch iron rod found:

THENCE, North 69° 39'32" East, continuing along said west line, for a distance of 153.34 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 12'36" East, continuing along said west line, for a distance of 60.00 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 47'24" East, continuing along said west line, for distance of 851.53 feet, to a 1/2 inch iron rod found in the west line of said Wandering Creek Phase I:

THENCE, South 89° 12'36" East, departing said west line and along the west line of said Wandering Creek Phase I, for a distance of 24.39 feet, to a 1/2 inch iron rod found:

THENCE, North 44° 42'21" East, continuing along said west line, for a distance of 16.99 feet, to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 1170.00 feet, a central angle of 05° 27'13":

THENCE, continuing said west line and with said curve to the left for an arc distance of 111.37 feet (Chord Bearing North 84° 45'39" East - 111.32 feet), to a 1/2 inch iron rod found:

THENCE, North 89° 13'39" East, continuing along said west line, for a distance of 59.92 feet, to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 1179.00 feet, a central angle of 07° 02'23":

THENCE, continuing along said west line and with said curve to the left for an arc distance of 144.86 feet (Chord Bearing North 75° 37'26" East - 144.77 feet), to a 1/2 inch iron rod found:

THENCE, South 65° 21'21" East, continuing along said west line, for a distance of 31.63 feet, to a 1/2 inch iron rod found:

THENCE, South 17° 17'48" East, continuing along said west line, for a distance of 107.10 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 1250.00 feet, a central angle of 03° 21'51":

THENCE, continuing along said west line and with said curve to the right for an arc distance of 73.40 feet (Chord Bearing South 74° 23'08" West - 73.39 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 76° 04'03" West, continuing along said west line, for a distance of 21.71 feet, to a 1/2 inch iron rod found:

THENCE, South 13° 55'57" East, continuing along said west line, for a distance of 50.00 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 47'24" West, continuing along said west line, for a distance of 340.71 feet, to a 1/2 inch iron rod found, at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 28° 48'26":

THENCE, continuing along said west line and with said curve to the left for an arc distance of 228.77 feet (Chord Bearing South 13° 36'49" East - 226.36 feet), to a 1/2 inch iron rod found:

THENCE, South 69° 39'32" West, continuing along said west line, for a distance of 22.43 feet, to a 1/2 inch iron rod found:

THENCE, South 01° 10'42" West, continuing along said west line, for a distance of 483.80 feet, to a 1/2 inch iron rod found:

THENCE, South 60° 06'58" West, continuing along said west line, for a distance of 176.50 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 325.00 feet, a central angle of 13° 53'51":

THENCE, continuing along said west line and with said curve to the left for an arc distance of 78.83 feet (Chord Bearing South 31° 19'54" East - 78.64 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 38° 16'50" East, continuing along said west line, for a distance of 46.89 feet, to a 1/2 inch iron rod found:

THENCE, South 60° 06'58" West, continuing along said west line, for a distance of 131.41 feet, to a 1/2 inch iron rod found:

THENCE, South 38° 16'50" East, continuing along said west line, for a distance of 526.16 feet, to a 1/2 inch iron rod found:

THENCE, South 34° 07'12" East, continuing along said west line, for a distance of 195.14 feet, to the POINT OF BEGINNING and containing 20.126 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 Subdivison 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 _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT WANDERING CREEK LAND, LLC., 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 PHASE II, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The HUNT WANDERING CREEK LAND, LLC. does herein certify the following:

1. The streets and alleys are dedicated for street and alley 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 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.

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.

10. 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 one (1) 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.

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 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 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.

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.

DRAINAGE & 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 Block G, as shown on the plat is called "Drainage and Floodway 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, or 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.

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: HUNT WANDERING CREEK LAND, LLC.

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 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 _____, 2025.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

CASE# DEVAPP-24-0132

FINAL PLAT
OF

WANDERING CREEK
PHASE II

BLOCK C, LOTS 14-26

BLOCK D, LOTS 2-21 & 28-37

BLOCK G, LOT 13

BLOCK H, LOT 1

TOTAL LOTS 45

TOTAL RESIDENTIAL LOTS 40

TOTAL OPEN SPACE LOTS 5

TOTAL GROSS ACRES 20.126

TOTAL NET ACRES 14.310

ZONED: PD-90

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

HUNT WANDERING CREEK LAND, LLC.

1330 AVENUE OF THE AMERICAS, 28TH FLOOR
NEW YORK, NY 10019

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

WARREN CORWIN

APRIL 2025