



**LEGEND**

- C.M. CONTROLLING MONUMENT
- IRFC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- XF "X" CUT IN CONCRETE FOUND
- IRSC 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET
- MNS MAG NAIL W/STEEL WASHER STAMPED "VOTEX SURVEYING" SET
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS

REPLAT  
ROCK CREEK CHURCH  
ADDITION  
BLOCK A, LOT 1R  
26.056 ACRES  
BEING A REPLAT OF  
LOTS 1, BLOCK A, C.O.C. METRO ADDITION  
& LOT 2, BLOCK A, PROSPER SCHOOL CHURCH  
ADDITION  
OUT OF THE  
LOUISA NETHERLY SURVEY, ABSTRACT NO. 962  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
TOWN PROJECT NO. DEVAPP-24-0036  
CURRENT ZONING: PD-126

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2023-035 SHEET 1 OF 3

OWNER  
CHURCH OF CELEBRATION METRO, INC.  
CONTACT: JERRY BRAUNER  
28691 HARPER ROAD  
PROSPER, TEXAS 75078  
PH. 469-815-5253

DENTON COUNTY FRESH WATER  
SUPPLY DISTRICT NO. 10  
DOC. NO. 2020-83443  
O.R.D.C.T.

UTILITY ESMT.  
DOC. NO. 2009-136113  
O.R.D.C.T.

5/8" IRFC  
"TNP"  
IRSC

N0°30'29"E  
3.31'

302.95'

DENTON COUNTY FRESH WATER  
SUPPLY DISTRICT 10  
DOC. NO. 2006-144396  
DOC. NO. 2014-7938  
O.R.D.C.T.

S89°31'01"E 929.58'

626.63'

50' 0 50' 100 FEET  
SCALE: 1" = 50'

POINT FOR  
CORNER

LOT 1, BLOCK A  
26.056 ACRES  
1,134,982 SQ. FT.

LOT 1, BLOCK A  
PROSPER SCHOOL  
CHURCH ADDITION  
DOC. NO. 2020-181  
O.R.D.C.T.

15' FIRELANE, ACCESS,  
DRAINAGE & UTILITY  
ESMT.

DRAINAGE & FLOODWAY ESMT.

BLUE STAR ALLEN LAND, L.P.  
DOC. NO. 2011-60030  
O.R.D.C.T.

SANITARY SEWER ESMT.  
DOC. NO. 2018-88013  
O.R.D.C.T.

MATCH LINE (SEE SHEET 1)

REPLAT  
ROCK CREEK CHURCH  
ADDITION  
BLOCK A, LOT 1R  
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BEING A REPLAT OF  
LOTS 1, BLOCK A, C.O.C. METRO ADDITION  
& LOT 2, BLOCK A, PROSPER SCHOOL CHURCH  
ADDITION  
OUT OF THE  
LOUISA NETHERLY SURVEY, ABSTRACT NO. 962  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
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PROJECT NO. 2023-035 SHEET 2 OF 3

## LEGEND

C.M. CONTROLLING MONUMENT  
IRFC IRON ROD WITH CAP FOUND  
IRF IRON ROD FOUND  
XF "X" CUT IN CONCRETE FOUND  
IRSC 1/2" IRON ROD W/ YELLOW  
PLASTIC CAP STAMPED "VOTEX  
SURVEYING" SET  
MNS MAG NAIL W/STEEL WASHER  
STAMPED "VOTEX SURVEYING" SET  
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS  
O.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°54'43"W	10.00'
L2	N89°05'17"E	10.00'
L3	S00°54'43"E	10.00'
L4	N05°05'30"W	10.00'
L5	N84°54'30"E	10.00'
L6	S05°05'30"E	10.00'
L7	N00°57'11"W	10.00'
L8	S89°02'49"W	10.00'
L9	S00°57'11"E	10.00'
L10	N89°05'17"E	10.00'
L11	S00°54'43"E	10.00'
L12	S89°05'17"W	10.00'
L13	N00°54'43"W	10.00'

LINE TABLE		
NO.	BEARING	LENGTH
L14	S89°05'17"W	10.00'
L15	S00°54'43"E	10.00'
L16	N00°54'43"W	20.00'
L17	S89°05'17"W	25.00'
L18	S00°54'43"E	20.00'
L19	S89°05'17"W	10.00'
L20	S00°54'43"E	10.00'
L21	S89°05'17"W	10.00'
L22	N89°05'17"E	120.33'
L23	S00°54'43"E	10.00'
L24	S89°05'17"W	10.00'
L25	S00°54'43"E	10.00'
L26	N00°54'43"W	10.00'
L27	N89°05'17"E	10.00'
L28	S00°54'43"E	10.00'
L29	N00°54'43"W	10.00'
L30	S89°05'17"W	10.00'
L31	S00°54'43"E	10.00'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	91°25'13"	30.00'	47.87'	S45°12'07"E
C2	90°00'00"	30.00'	47.12'	N44°05'17"E
C3	88°34'47"	30.00'	46.38'	N44°47'53"E
C4	13°22'43"	100.00'	23.35'	N88°24'08"W
C5	10°54'13"	291.00'	55.38'	N85°29'17"W
C6	9°40'54"	269.00'	45.45'	S84°52'37"E
C7	63°30'09"	30.00'	33.20'	S59°12'31"E
C8	22°09'45"	56.00'	21.11'	S38°18'17"E
C9	88°03'25"	30.00'	46.03'	S05°08'46"E
C10	50°22'11"	30.00'	26.32'	N63°56'37"E
C11	63°30'09"	56.00'	61.97'	N57°23'07"E
C12	63°30'09"	30.00'	33.20'	N57°23'07"E
C13	123°05'40"	5.00'	10.71'	S29°34'13"E
C14	57°15'25"	30.00'	30.01'	S60°25'47"W
C15	57°15'25"	30.00'	30.01'	N62°15'14"W
C16	123°05'40"	5.00'	10.71'	N27°44'46"E

OWNER  
CHURCH OF CELEBRATION METRO, INC.  
CONTACT: JERRY BRAUNER  
28691 HARPER ROAD  
PROSPER, TEXAS 75078  
PH. 469-815-5253

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, CHURCH OF CELEBRATION METRO, INC. is the owner of a tract of land situated in the Louisa Netherly Survey, Abstract No. 962, Denton County, Texas; being all of Lot 1, Block A, C.O.C. Metro Addition, an addition to the Town of Prosper, Texas, according to the plat thereof recorded in Doc. No. 2019-483, Plat Records, Denton County, Texas, and all of Lot 2, Block A, Prosper School Church Addition, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Doc. No. 2019-336, Plat Records, Denton County, Texas; same being a portion of those tracts of land conveyed to Church of Celebration Metro, Inc. by deeds recorded in Doc. No. 2016-79355 and Doc. No. 2014-56866, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "WINDROSE" found for corner in the north right-of-way line of First Street (a variable width right-of-way) at the southeast corner of said Lot 1, Block A, C.O.C. Metro Addition and the southwest corner of Lot 1, Block A, Mav Addition, an addition to the Town of Prosper, Texas, according to the plat thereof recorded in Doc. No. 2021-40, Plat Records, Denton County, Texas;

THENCE S 89°05'17" W, with said north right-of-way line or First Street, a distance of 931.14 feet to a mag nail with washer stamped "VOTEX" set at the southwest corner of said Lot 2 and the southeast corner of Lot 1, Block A of said Prosper School Church Addition;

THENCE N 0°30'29" E, with the common line of said Lots 1 and 2 of Prosper School Church Addition, a distance of 1230.56 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the south line of a tract of land conveyed to Denton County Fresh Water Supply District 10 by deed recorded in Doc. No. 2006-144396 and Doc. No. 2014-7938, Official Records, Denton County, Texas at the northwest corner of said Lot 2; from which a 5/8-inch iron rod with plastic cap stamped "TNP" found for the northeast corner of said Lot 1 bears N 0°30'29" E, a distance of 3.31 feet;

THENCE S 89°31'01" E, with the common line of said Lot 2 and said Denton County Fresh Water Supply District 10 tract, a distance of 929.58 feet to a point for the northeast corner of said Lot2; same being in the west line of a tract of land conveyed to Blue Star Allen Land, L.P. by deed recorded in Doc. No. 2011-60030, Official Records, Denton County, Texas;

THENCE with the east line of said Lot 2 and Lot 1, C.O.C. Metro Addition, the following courses and distances:

S 0°04'54" W, a distance of 434.18 feet to a point for corner in the west line of Lot 4, Block A of said Mav Addition;

S 01°02'27" W, a distance of 324.01 feet to a 1/2-inch iron rod with illegible plastic cap;

S 0°22'27" W, at a distance of 174.47 feet passing a 1/2-inch iron rod with plastic cap stamped "WINDROSE" found for the common corner of said Lots 4 and 1 of said Mav Addition, and continuing for a total distance of 449.73 feet to the **POINT OF BEGINNING** and containing 1,134,982 square feet or 26.056 acres of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, CHURCH OF CELEBRATION METRO, INC., acting by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as ROCK CREEK CHURCH ADDITION, BLOCK A, LOT 1R, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Church of Celebration Metro, Inc. does 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 building, 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 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 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 procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- 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.

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

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.

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, fenced trees, shrubs, or other improvements or obstruction, 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.

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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

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 Block A, 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.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

By:

Authorized Signature

Printed Name and Title

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the County and State 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/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, Candy Hone, 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 \_\_\_\_\_, 2024.

PRELIMINARY

RELEASED 4/17/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ of \_\_\_\_\_, 2024.

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

REPLAT  
ROCK CREEK CHURCH  
ADDITION  
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26.056 ACRES  
BEING A REPLAT OF  
LOTS 1, BLOCK A, C.O.C. METRO ADDITION  
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PROJECT NO. 2023-035 SHEET 3 OF 3

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0430 G, COMMUNITY-PANEL NO. 480141 0430 G, EFFECTIVE DATE: APRIL 18, 2011 AS EFFECTED BY LETTER OF MAP REVISION 20-06-1821P EFFECTIVE MAY 24, 2021. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X" AND "ZONE AE" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

"ZONE AE" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED.

"ZONE X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- THE PURPOSE OF THIS REPLAT IS TO COMBINE TWO PLATTED LOTS INTO ONE AND DEDICATE & ABANDON EASEMENTS.

- 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.

OWNER  
CHURCH OF CELEBRATION METRO, INC.  
CONTACT: JERRY BRAUNER  
28691 HARPER ROAD  
PROSPER, TEXAS 75078  
PH. 469-815-5253