

NOTES:

- Bearings are referenced to a 37.069 acre tract, as described in Doc No. 20200427000603670, in the Deed Records of Collin County, Texas.
- LEGEND
 B.L. - Building Line
 T.P.E. - Tree Preservation Easement
 W.E. - Water Easement
 U.E. - Utility Easement
 A.U.D.E. - Access, Utility, Drainage Easement
 D.E. - Drainage Easement
 H.O.A. - Homeowners Association
 A.U.D.E. - Access, Utility, Drainage Easement
 P.H.A.E. - Private Homeowner's Association Easement
 ↓ - Street Name Change
 Δ - Indicates front yard
- "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 development will comply with Town of Prosper PD-59 requirements.
- All lots with fencing backing or siding to open space lots along Frontier Parkway are required to have ornamental metal fencing.
- No structure including fencing, pools or similar are allowed within the erosion hazard setback easement or Drainage and Floodway Easement.
- Ponds, walls, spillways, etc. shall be maintained by the HOA. HOA will maintain a constant water level in the ponds with proper aeration to prevent stagnant water.

8. OSSF notes:

All lots must utilize alternative type On-Site Sewage Facilities.

Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/ponds, etc. (Per State regulations).

Lots 14, 15, 16, 17, 18, 19, 20, and 21 all contain a drainage, floodway and access easement to which setbacks will apply. No OSSF components will be allowed within the easement.

Lots 14, 15, 16, 17, 18, 19, 20, and 21 are all bordered by a creek to which further setback will/may apply, in addition to the easement setbacks.

Lots 17 and 18 contain a pond to which further setbacks will/may apply, in addition to the easement setbacks.

Lots 14, 15, 16, 17, 18, 19, 20, and 21 all have flood plain on the lots. The entire flood plain area on each lot is under a drainage, floodway and access easement and, therefore, the flood plain area is not to be used for OSSF disposal or components.

Lot 17 and 18 contains an existing water well to which further setbacks will/may apply for lots 17 and 18.

Due to setbacks required for the easement, creek pond and water well, careful pre-planning will be required on lots 14, 15, 16, 17, 18, 19, 20, and 21. Structure size and/or lot layout may be limited due to setbacks. A pre-planning meeting with RS/P&E and Collin County Development Services is recommended for lots 14, 15, 16, 17, 18, 19, 20, and 21.

There are no easements other than those shown on the filed plat and noted above.

There were no permitted/approved existing structures with associated OSSF(s) on the property at the time of approval. Any existing structures or OSSF's must be reviewed and permitted by Collin County Development Services prior to any use.

There was a structure/dwelling removed from lot 19. No existing OSSF components were located. It is possible that there could be existing OSSF components located on lots 18 and/or 19.

If existing tanks are located on any lot, they must be legally abandoned, per State law (TAC 30, Chapter 285.36), and the abandonment inspected by Collin County Development Services.

Tree removal and/or grading for OSSF may be required on individual lots.

Other than an existing water well on lot 17, there are no additional water wells noted in this subdivision and no additional water wells are allowed without prior approval from Collin County Development Services.

Each lot is limited to a maximum of 5,000 gallons of treated/discharged sewage each day.

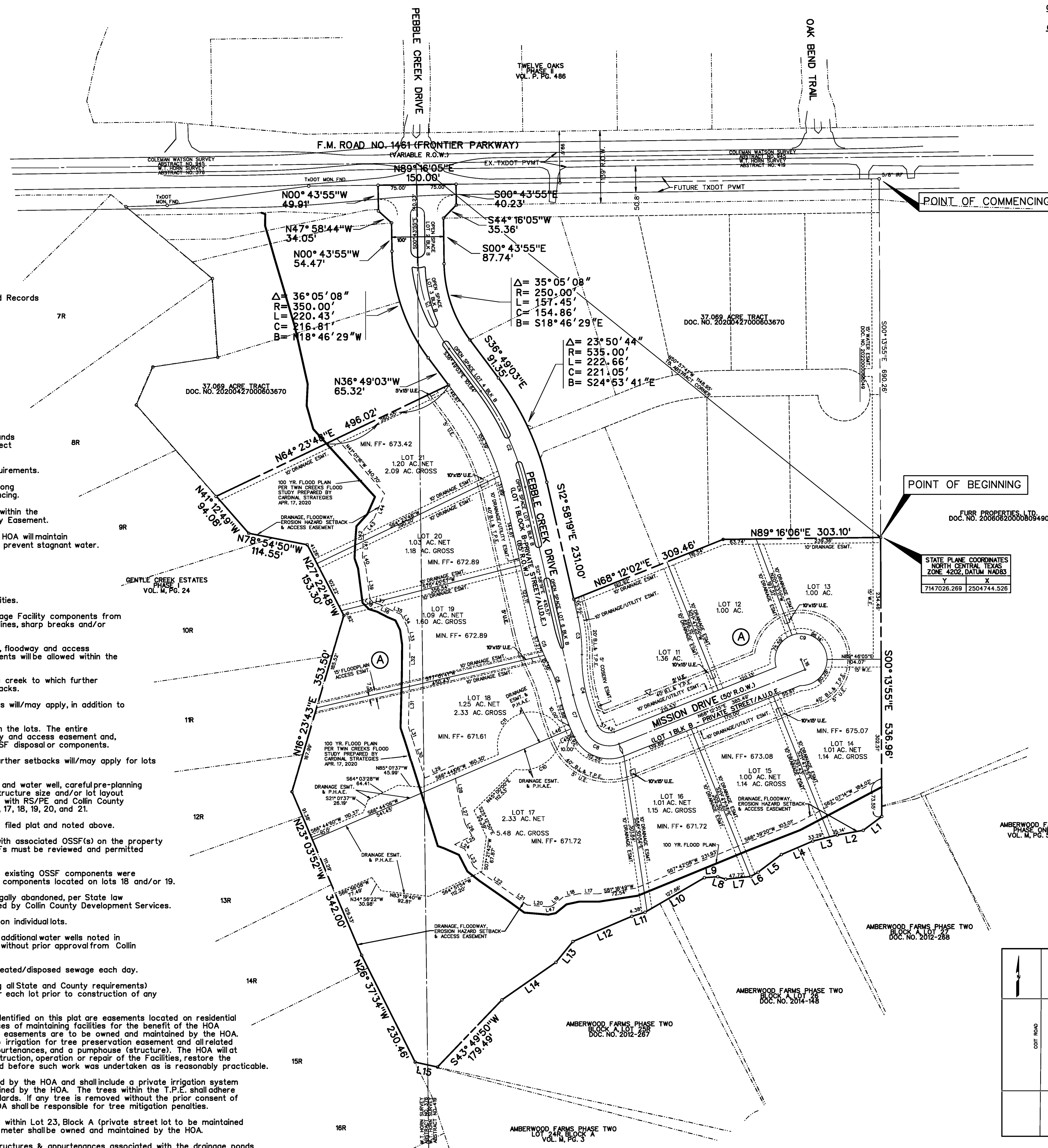
Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

9. The Private Homeowner's Association Easement (P.H.A.E.) identified on this plat are easements located on residential lots dedicated to the Homeowner's Association for purposes of maintaining facilities for the benefit of the HOA and not individual residential lots. The facilities within these easements are to be owned and maintained by the HOA. Facilities allowed within these easements are restricted to irrigation for tree preservation easement and all related appurtenances, a water well, a pond pump and related appurtenances, and a pump house (structure). The HOA will at all times after doing any work in connection with the construction, operation or repair of the Facilities, restore the surface to as close as the condition in which it was found before such work was undertaken as is reasonably practicable.

10. The Tree Preservation Easement (T.P.E.) shall be maintained by the HOA and shall include a private irrigation system across residential lots that shall also be owned and maintained by the HOA. The trees within the T.P.E. shall adhere to all tree mitigation conditions per Town of Prosper standards. If any tree is removed without the prior consent of the Town's Parks and Recreation Dept, the Twin Creek HOA shall be responsible for tree mitigation penalties.

11. Electrical meter to serve HOA improvements shall be placed within Lot 23, Block A (private street lot to be maintained by HOA) for purpose of entry gate facilities. The electrical meter shall be owned and maintained by the HOA.

12. The retaining walls, fencing and all other permitted pond structures & appurtenances associated with the drainage ponds located on lots 17 and 18, Block A and located within a P.H.A.E. are to be owned and maintained by the HOA.

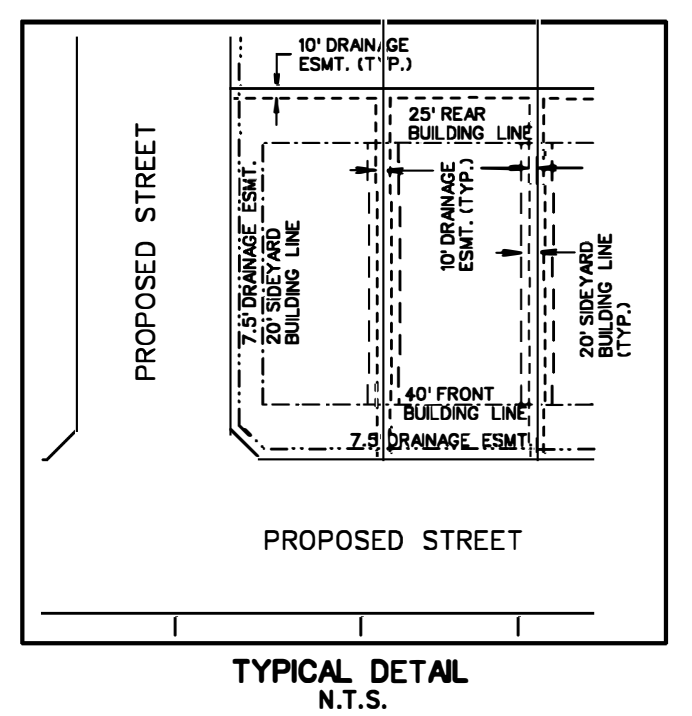
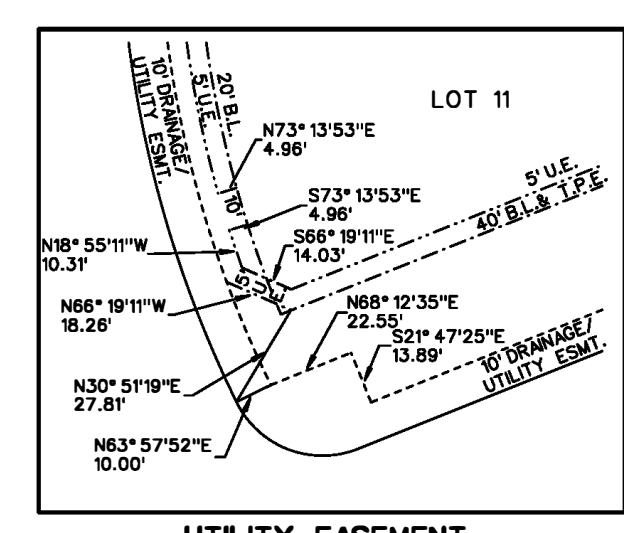
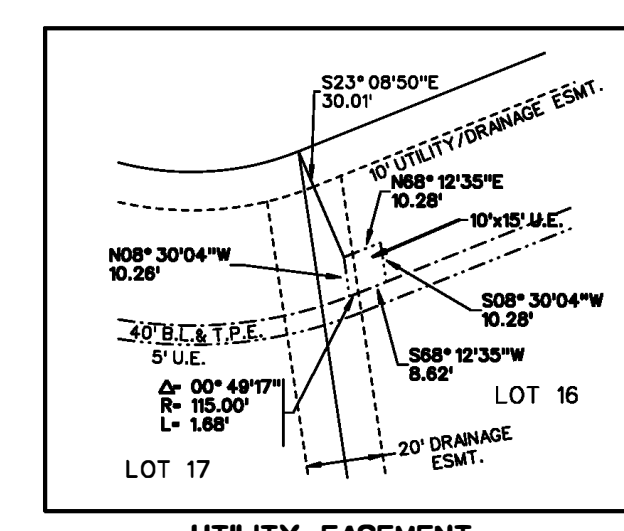


CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	36°05'08"	300.00'	188.94'	185.84'	S18°46'29"E
2.	23°50'44"	492.50'	204.97'	203.49'	S24°53'41"E
3.	13°52'20"	300.00'	72.63'	72.46'	S06°02'09"E
4.	26°56'09"	300.00'	141.04'	139.74'	S12°34'04"E
5.	13°52'20"	300.00'	72.63'	72.46'	S19°54'29"E
6.	13°52'20"	300.00'	72.63'	72.46'	S19°54'29"E
7.	13°03'49"	325.00'	74.10'	73.94'	S19°30'14"E
8.	85°45'16"	50.00'	50.00'	74.83'	S68°54'46"E
9.	71°13'05"	50.00'	252.01'	58.23'	S52°36'54"E
10.	89°18'50"	75.00'	116.91'	105.43'	S56°17'10"W
11.	162°57'29"	65.00'	184.87'	128.57'	S66°44'06"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 53°14'00" W	44.60'
2.	S 79°46'30" W	50.68'
3.	S 76°03'52" W	48.43'
4.	S 66°43'35" W	65.94'
5.	S 52°56'05" W	56.06'
6.	S 59°44'12" W	16.26'
7.	S 83°48'03" W	48.69'
8.	N 72°39'13" W	15.86'
9.	S 85°35'54" W	25.86'
10.	S 59°49'09" W	132.04'
11.	S 55°10'20" W	126.64'
12.	S 66°51'25" W	123.30'
13.	S 39°13'28" W	51.61'
14.	S 55°10'20" W	126.64'
15.	N 77°38'52" W	44.37'
16.	S 21°47'25" E	20.83'
17.	N 89°46'25" W	37.91'
18.	S 71°58'29" W	30.82'
19.	S 50°47'57" W	26.80'
20.	N 85°11'04" W	40.11'
21.	N 54°08'30" W	32.87'
22.	N 55°05'17" W	65.03'
23.	N 27°11'18" W	37.84'
24.	N 66°18'34" W	20.98'
25.	N 63°51'05" E	36.22'
26.	N 29°25'39" W	27.06'
27.	N 14°27'34" W	46.02'
28.	N 09°52'00" W	68.29'
29.	S 68°07'28" W	24.06'
30.	N 17°27'50" W	74.34'
31.	N 18°16'38" W	29.49'
32.	N 01°30'24" E	37.32'
33.	N 07°58'11" W	31.62'
34.	N 25°50'23" W	28.50'
35.	N 67°13'03" W	21.15'
36.	N 62°47'02" W	24.06'
37.	N 72°53'50" W	13.71'
38.	N 45°00'00" W	8.75'
39.	N 07°21'53" W	49.75'
40.	N 19°12'46" W	19.36'
41.	N 02°41'02" E	34.84'
42.	N 04°17'21" W	18.43'
43.	N 41°59'14" E	29.19'
44.	N 23°35'13" E	51.52'
45.	S 66°44'06" W	24.75'
46.	S 66°44'06" W	18.40'
47.	S 78°59'57" W	8.34'



POINT OF BEGINNING

STATE PLANE COORDINATES
 NORTH CENTRAL TEXAS
 ZONE 4202 DATUM NAD83

Y	X
7147026.269	2504744.528

NOTE: THE PURPOSE OF THIS AMENDING PLAT IS TO ADD THE MISSING BOUNDARY DIMENSION ON LOT 17.

EXHIBIT A-2
CASE NO. D22-0073
AMENDING PLAT
TWIN CREEKS RANCH
PHASE I

11 TOTAL SINGLE FAMILY LOTS
1 PRIVATE STREET LOT
22.345 TOTAL ACRES
2.874 TOTAL R.O.W. DEDICATION

OUT OF THE
W.T. HORN SURVEY, ABSTRACT NO. 376
W.T. HORN SURVEY, ABSTRACT NO. 419

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNERS

CHRISTOPHER & SARAH HEASLIP
1740 PARKWOOD DRIVE
PROSPER, TEXAS 75078

DILLON LIVING TRUST
3412 TWIN LAKES DRIVE
PROSPER, TEXAS 75078

TWIN CREEKS PROSPER, LLC.
12400 PRESTON RD., STE. 100
FRISCO, TEXAS 75033

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

