



FURR PROPERTIES, LTD.  
DOC. NO. 20060620000808490

STATE PLANE COORDINATES  
NORTH CENTRAL TEXAS  
ZONE 4202, DATUM NAD83  
Y X  
7145975.322 2504361.989

POINT OF BEGINNING  
TRACT B

Case No. DEVAPP-24-0158  
PRELIMINARY PLAT  
**TWIN CREEKS RANCH  
PHASE II & III**  
12 TOTAL SINGLE FAMILY LOTS  
2 TOTAL COMMON AREA LOTS  
1 PRIVATE STREET LOT  
LOTS 1-10, 22-23 BLOCK A  
15,820 TOTAL ACRES  
0.844 TOTAL R.O.W. DEDICATION  
OUT OF THE  
W.T. HORN SURVEY, ABSTRACT NO. 379  
W.T. HORN SURVEY, ABSTRACT NO. 419  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
OWNER  
TWIN CREEKS PROSPER, LLC.  
5360 LEGACY DRIVE, STE. 180  
PLANO, TEXAS 75024  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN  
JANUARY 2025 SCALE 1"=50'

- NOTES:
- Bearings are referenced to Twin Creeks Ranch Phase I, as described in Book 2023, Pg. 254, in the Plat Records of Collin County, Texas.
  - LEGEND  
I.R.F. - Iron Rod Found  
H.O.A. - Homeowners Association  
A.U.D.E. - Access, Utility, Drainage Easement  
T.P.E. - Tree Protection Easement
  - "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.
  - Lots 24-25 Blk A & Lot 2 Blk B are dedicated to and maintained by the H.O.A.
  - Common Area lots (Lot 24 & Lot 25 Blk A) shall be dedicated as landscaping, trails, and pedestrian access easement.
  - All homes/structures to be provided with a NFPA 13D residential fire sprinkler system.
  - 12 total residential lots with a 1.318 density.
  - Landscape easements are exclusive of any type of easement.

LINE TABLE			CURVE TABLE					
LINE NO.	BEARING	DISTANCE	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	S 00°43'55" E	2.83'	1.	36°05'08"	350.00'	220.43'	216.81'	S18°46'29"E
2.	S 47°58'44" E	35.05'	2.	23°50'44"	535.00'	222.66'	221.05'	N24°53'47"W
3.	N 44°16'05" E	35.44'	3.	35°05'08"	250.00'	157.45'	154.86'	N18°46'29"W
4.	N 44°16'05" E	19.33'	4.	21°04'04"	400.00'	147.08'	146.25'	N78°44'04"E
5.	N 89°16'06" E	9.59'	5.	53°22'14"	60.00'	321.10'	53.89'	S21°10'24"W
6.	S 44°03'55" E	30.36'						



STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, TWIN CREEKS PROSPER, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinafter described property as TWIN CREEKS RANCH PHASE II & III, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit or the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

1. The street and alleys are private streets and alleys and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.

2. So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowner's association hereafter established for the owners of lots in this subdivision (the "Association"). 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 same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.

3. Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

4. These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.

5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.

6. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its 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 and covenants in its sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.

7. If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.

8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, 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 Town's use thereof. The Town of Prosper and public utilities shall, at all time, 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 or removing all or parts of their respective systems without the necessity of procuring permission from anyone.

9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.

10. The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall (Owner Name), the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify (Owner Name), the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.

11. 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. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities 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 said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.

12. Invalidaion or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

13. 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 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.

#### 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 platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

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

TWIN CREEKS PROSPER, LLC.

\_\_\_\_\_  
BRYCE STAVELEY, Manager  
Twin Creeks Prosper, 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 BRYCE STAVELEY, 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 purposes and considerations therein expressed and in the capacity therein stated.

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

\_\_\_\_\_  
Notary Public, State of Texas

#### LEGAL DESCRIPTION Tract A

WHEREAS, TWIN CREEKS PROSPER, LLC., is the owner of a tract of land situated in the W.T. Horn Survey, Abstract No. 379 and the W.T. Horn Survey, Abstract No. 419, being part of a 39.593 acre tract, as described in Doc. No. 20200427000603670, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at the most westerly northwest corner of Twin Creeks Ranch Phase I, an addition to the Town of Prosper, as described in Book 2023, Pg. 254 in the Plat Records of Collin County, Texas and being in the east line of Gentle Creek Estates Phase I, an addition to the Town of Prosper, as described in Vol. M, Pg. 24 in said Plat Records also in the west line of said 39.593 acre tract and being in a creek:

THENCE, North 26° 37' 34" West, along the east line of said Gentle Creek Estates Phase I and with said creek same being the west line of said 39.593 acre tract, for a distance of 229.91 feet:

THENCE, North 41° 12' 49" West, along said east and west lines and with said creek, for a distance of 234.12 feet:

THENCE, North 23° 27' 08" East, continuing along said lines and side creek, for a distance of 79.80 feet:

THENCE, North 81° 28' 06" East, continuing along said lines and said creek, for a distance of 126.25 feet:

THENCE, North 03° 52' 30" West, continuing along said lines and said creek, for a distance of 151.63 feet:

THENCE, North 50° 14' 29" West, continuing along said lines and said creek, for a distance of 116.75 feet, to a Tx Dot Monument found at the southwest corner of a 1.157 acre tract in Deed to the State of Texas, as described in Doc. No. 2023000032154 in said Deed Records:

THENCE, North 89° 17' 21" East, departing the said lines and said creek with the south line of said 1.157 acre tract, for a distance of 117.46 feet, to a TxDot Monument Found:

THENCE, North 78° 24' 21" East, along the south line of said 1.157 acre tract, for a distance of 275.00 feet, to a Tx Dot Monument found:

THENCE, North 86° 51' 36" East, continuing along said south line, for a distance of 23.20 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being in the west line of said Twin Creek Ranch Phase I:

THENCE, South 00° 43' 55" East, departing said south line and along said west line, for a distance of 2.83 feet, to a 1/2 inch iron rod found:

THENCE, South 47° 58' 44" East, along the west line of said Twin Creeks Ranch Phase I, for a distance of 35.05 feet, to a 1/2 inch iron rod found in the west line of Pebble Creek Drive (Variable R.O.W.):

THENCE, South 00° 43' 55" East, continuing along said west line and with the west line of said Pebble Creek Drive, for a distance of 54.47 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 350.00 feet, a central angle of 36° 05' 08":

THENCE, continuing along said west lines and with said curve to the left for an arc distance of 220.43 feet (Chord Bearing South 18° 46' 29" East - 216.81 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 36° 49' 03" East, continuing along said lines, for a distance of 65.32 feet, to a 1/2 inch iron rod found at the northeast corner of Lot 21 out of said Twin Creeks Ranch Phase I:

THENCE, South 64° 23' 48" West, departing said lines and with the north line of said Lot 21, for a distance of 496.02 feet, to the POINT OF BEGINNING and containing 4.395 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

#### LEGAL DESCRIPTION Tract B

WHEREAS, TWIN CREEKS PROSPER, LLC., is the owner of a tract of land situated in the W.T. Horn Survey, Abstract No. 379 and the W.T. Horn Survey, Abstract No. 419, being part of a 39.593 acre tract, as described in Doc. No. 20200427000603670, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most easterly northeast corner of Twin Creeks Ranch Phase I, an addition to the Town of Prosper, as described in Book 2023, Pg. 254 in Plat Records of Collin County, Texas:

THENCE, South 89° 16' 06" West, along the north line of said Twin Creeks Ranch Phase I, for a distance of 303.10 feet, to a 1/2 inch iron rod found:

THENCE, South 68° 12' 02" West, continuing along said north line, for a distance of 309.46 feet, to a 1/2 inch iron rod found at an ell corner of said Twin Creeks Ranch Phase I,

THENCE, North 12° 58' 19" West, along the east line of said Twin Creeks Ranch Phase I, for a distance of 231.00 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 535.00 feet, a central angle of 23° 50' 44":

THENCE, along said east line and with said curve to the left for an arc distance of 222.66 feet (Chord Bearing North 24° 53' 47" West - 221.05 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 36° 49' 03" West, continuing along said east line, for a distance of 91.35 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 35° 05' 08":

THENCE, continuing along said east line and with said curve to the right for an arc distance of 157.45 feet (Chord Bearing North 18° 46' 29" West - 154.86 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 00° 43' 55" West, continuing along said east line, for a distance of 87.74 feet, to a 1/2 inch iron rod found:

THENCE, North 44° 16' 05" East, continuing along said east line, for a distance of 35.44 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the south line of a 1.157 acre tract, as described in Doc. No. 2023000032154 in said Deed Records:

THENCE, North 86° 51' 36" West, departing the east line of said Twin Creeks Ranch Phase I, for a distance of 12.24 feet, to a Txdot Monument found:

THENCE, North 89° 17' 21" East, along the south line of said 1.157 acre tract, at 308.95 feet, passing a Txdot monument found at the southeast corner of said 1.157 acre tract and being the southwest corner of a 0.465 acre tract, as described in Doc. No. 2023000032112 in said Deed Records, and continuing for a total distance of 802.11 feet, to the a 1/2 inch iron rod found in the east line of said 39.593 acre tract:

THENCE, South 00° 13' 55" East, departing said south line and along the east line of said 39.593 acre tract, for a distance of 536.96 feet, to the POINT OF BEGINNING and containing 11.425 acres of land.