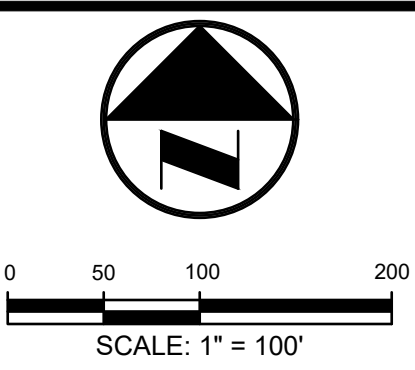
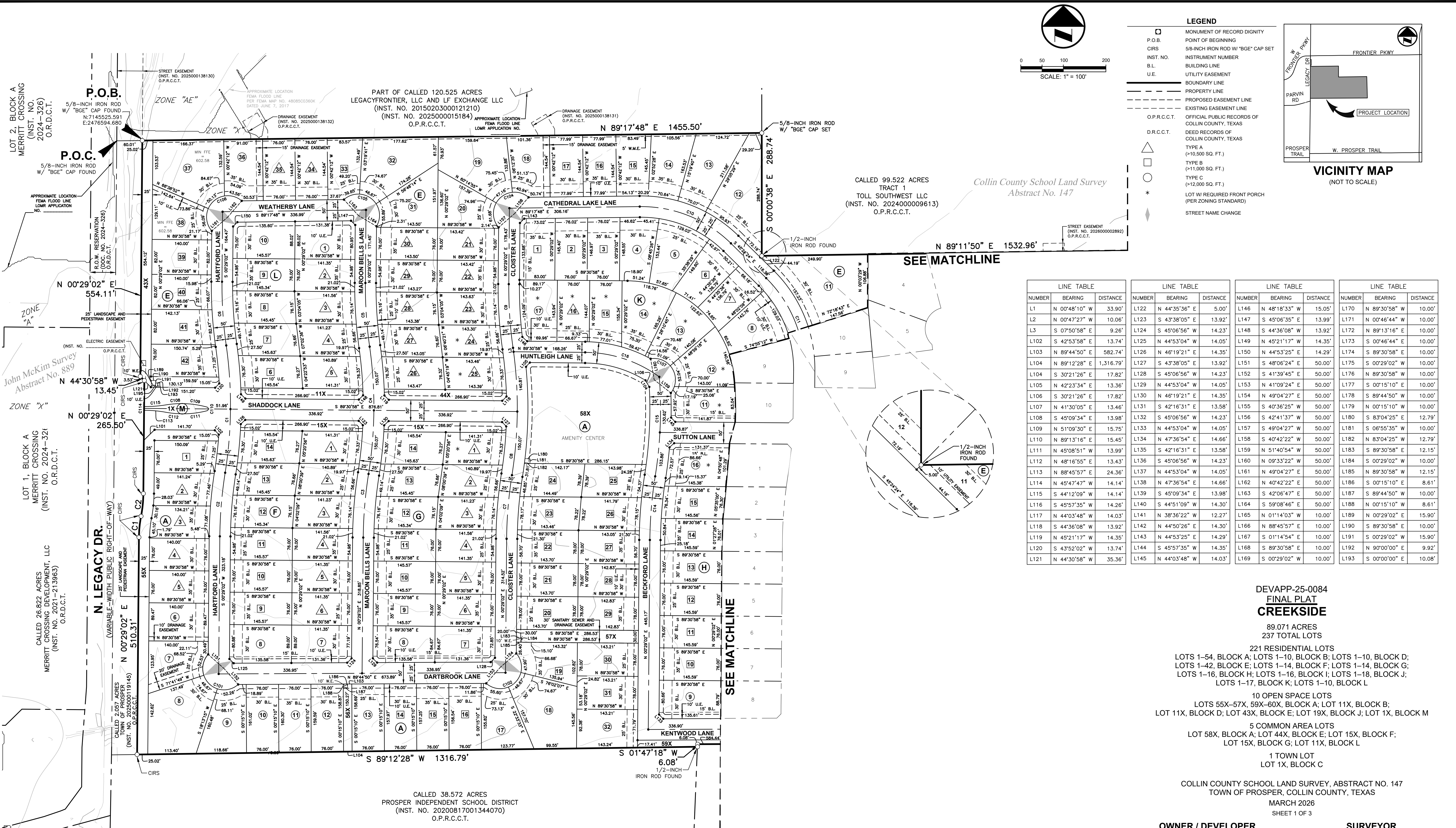
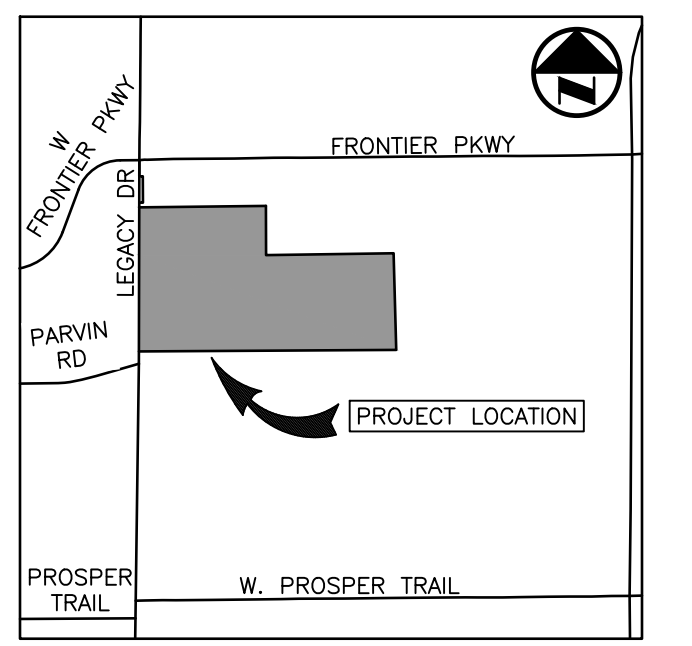


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**LEGEND**

- MONUMENT OF RECORD DIGNITY
- P.O.B. POINT OF BEGINNING
- CIRS 5/8-INCH IRON ROD W/ "BGE" CAP SET
- INST. NO. INSTRUMENT NUMBER
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- BOUNDARY LINE
- - - PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
- △ TYPE A (-10,500 SQ. FT.)
- TYPE B (-11,000 SQ. FT.)
- TYPE C (-12,000 SQ. FT.)
- \* LOT W/ REQUIRED FRONT PORCH (PER ZONING STANDARD)
- ◇ STREET NAME CHANGE



**VICINITY MAP**  
(NOT TO SCALE)

COLLED 99.522 ACRES TRACT 1 TOLL SOUTHWEST LLC (INST. NO. 202400009613) O.P.R.C.C.T.  
Collin County School Land Survey Abstract No. 147

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 00°48'10" W	33.90'	L122	N 44°35'36" E	5.00'	L146	N 48°18'33" W	15.05'	L170	N 89°30'58" W	10.00'
L2	N 00°47'27" W	10.06'	L123	S 43°38'05" E	13.92'	L147	S 45°06'35" E	13.99'	L171	N 00°46'44" W	10.00'
L3	S 07°50'58" E	9.26'	L124	S 45°06'56" W	14.23'	L148	S 44°36'08" W	13.92'	L172	N 89°13'16" E	10.00'
L102	S 42°53'58" E	13.74'	L125	N 44°53'04" W	14.05'	L149	N 45°21'17" W	14.35'	L173	S 00°46'44" E	10.00'
L103	N 89°44'50" E	582.74'	L126	N 46°19'21" E	14.35'	L150	N 44°53'25" E	14.29'	L174	S 89°30'58" E	10.00'
L104	N 89°12'28" E	1,316.79'	L127	S 43°38'05" E	13.92'	L151	S 48°06'24" E	50.00'	L175	S 00°29'02" W	10.00'
L105	N 89°30'58" W	10.00'	L128	S 45°06'56" W	14.23'	L152	S 41°39'45" E	50.00'	L176	N 89°30'58" W	10.00'
L106	S 30°21'26" E	17.82'	L129	N 44°53'04" W	14.05'	L153	N 41°09'24" E	50.00'	L177	S 00°15'10" E	10.00'
L107	N 41°30'05" E	13.46'	L130	N 46°19'21" E	14.35'	L154	N 49°04'27" E	50.00'	L178	S 89°44'50" W	10.00'
L108	S 45°09'34" E	13.98'	L131	S 42°16'31" E	13.58'	L155	S 40°36'25" W	50.00'	L179	N 00°15'10" W	10.00'
L109	N 51°09'30" E	15.75'	L132	S 45°06'56" W	14.23'	L156	S 42°41'37" W	50.00'	L180	S 83°04'25" E	12.79'
L110	N 89°13'16" E	15.45'	L133	N 44°53'04" W	14.05'	L157	S 49°04'27" W	50.00'	L181	S 06°55'35" W	10.00'
L111	N 45°08'51" W	13.99'	L134	N 47°36'54" E	14.66'	L158	S 40°42'22" W	50.00'	L182	N 83°04'25" W	12.79'
L112	N 48°16'55" E	13.43'	L135	S 42°16'31" E	13.58'	L159	N 51°40'54" W	50.00'	L183	S 89°30'58" E	12.15'
L113	N 88°45'57" E	24.36'	L136	S 45°06'56" W	14.23'	L160	N 09°33'22" W	50.00'	L184	S 00°29'02" W	10.00'
L114	N 45°47'47" W	14.14'	L137	N 44°53'04" W	14.05'	L161	N 49°04'27" E	50.00'	L185	N 89°30'58" W	12.15'
L115	S 44°12'09" W	14.14'	L138	N 47°36'54" E	14.66'	L162	N 40°42'22" E	50.00'	L186	S 00°15'10" E	8.61'
L116	S 45°57'35" W	14.26'	L139	S 45°09'34" E	13.98'	L163	S 42°06'47" E	50.00'	L187	S 89°44'50" W	10.00'
L117	N 44°03'48" W	14.03'	L140	S 44°51'09" W	14.30'	L164	S 59°08'46" E	50.00'	L188	N 00°15'10" W	8.61'
L118	S 44°36'08" W	13.92'	L141	N 38°36'22" W	12.27'	L165	N 01°14'03" W	10.00'	L189	N 00°29'02" E	15.90'
L119	N 45°21'17" W	14.35'	L142	N 44°50'26" E	14.30'	L166	N 88°45'57" E	10.00'	L190	S 89°30'58" E	10.00'
L120	S 43°52'02" W	13.74'	L143	N 44°53'25" E	14.29'	L167	S 01°14'54" E	10.00'	L191	S 00°29'02" W	15.90'
L121	N 44°30'58" W	35.36'	L144	S 45°57'35" W	14.35'	L168	S 89°30'58" E	10.00'	L192	N 90°00'00" E	9.92'
			L145	N 44°03'48" W	14.03'	L169	S 00°29'02" W	10.00'	L193	S 00°00'00" E	10.08'

**DEVAPP-25-0084  
FINAL PLAT  
CREEKSIDE**

89.071 ACRES  
237 TOTAL LOTS

- 221 RESIDENTIAL LOTS
- LOTS 1-54, BLOCK A; LOTS 1-10, BLOCK B; LOTS 1-10, BLOCK D;
- LOTS 1-42, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-14, BLOCK G;
- LOTS 1-16, BLOCK H; LOTS 1-16, BLOCK I; LOTS 1-18, BLOCK J;
- LOTS 1-17, BLOCK K; LOTS 1-10, BLOCK L
- 10 OPEN SPACE LOTS
- LOTS 55X-57X, 59X-60X, BLOCK A; LOT 11X, BLOCK B;
- LOT 11X, BLOCK D; LOT 43X, BLOCK E; LOT 19X, BLOCK J; LOT 1X, BLOCK M
- 5 COMMON AREA LOTS
- LOT 58X, BLOCK A; LOT 44X, BLOCK E; LOT 15X, BLOCK F;
- LOT 15X, BLOCK G; LOT 11X, BLOCK L
- 1 TOWN LOT
- LOT 1X, BLOCK C

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
MARCH 2026  
SHEET 1 OF 3

**OWNER / DEVELOPER**  
SHADDOCK-CREEKSIDE  
PROSPER, LLC  
2400 Dallas Pkwy, Suite 560  
Plano, TX 75093  
Contact: William C. Shaddock, Jr.  
Phone: 214-225-9643



**SURVEYOR**  
BGE, Inc.  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Firm No. 10106500  
Contact: Russ Tidwell, R.P.L.S.  
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

LOT 2, BLOCK A  
MERRITT CROSSING  
(INST. NO. 2024-326)  
O.R.D.C.T.

LOT 1, BLOCK A  
MERRITT CROSSING  
(INST. NO. 2024-321)  
O.R.D.C.T.

LOT 1, BLOCK A  
MERRITT CROSSING  
(INST. NO. 2024-326)  
O.R.D.C.T.

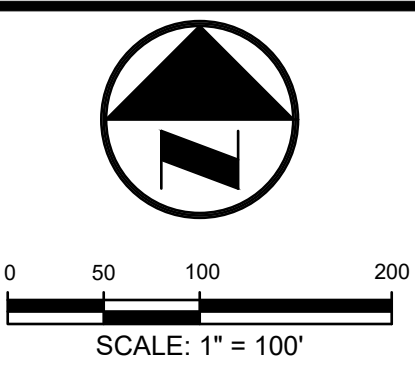
LOT 2, BLOCK A  
MERRITT CROSSING  
(INST. NO. 2024-326)  
O.R.D.C.T.

COLLED 38.572 ACRES  
PROSPER INDEPENDENT SCHOOL DISTRICT  
(INST. NO. 20200817001344070)  
O.P.R.C.C.T.

SEE MATCHLINE

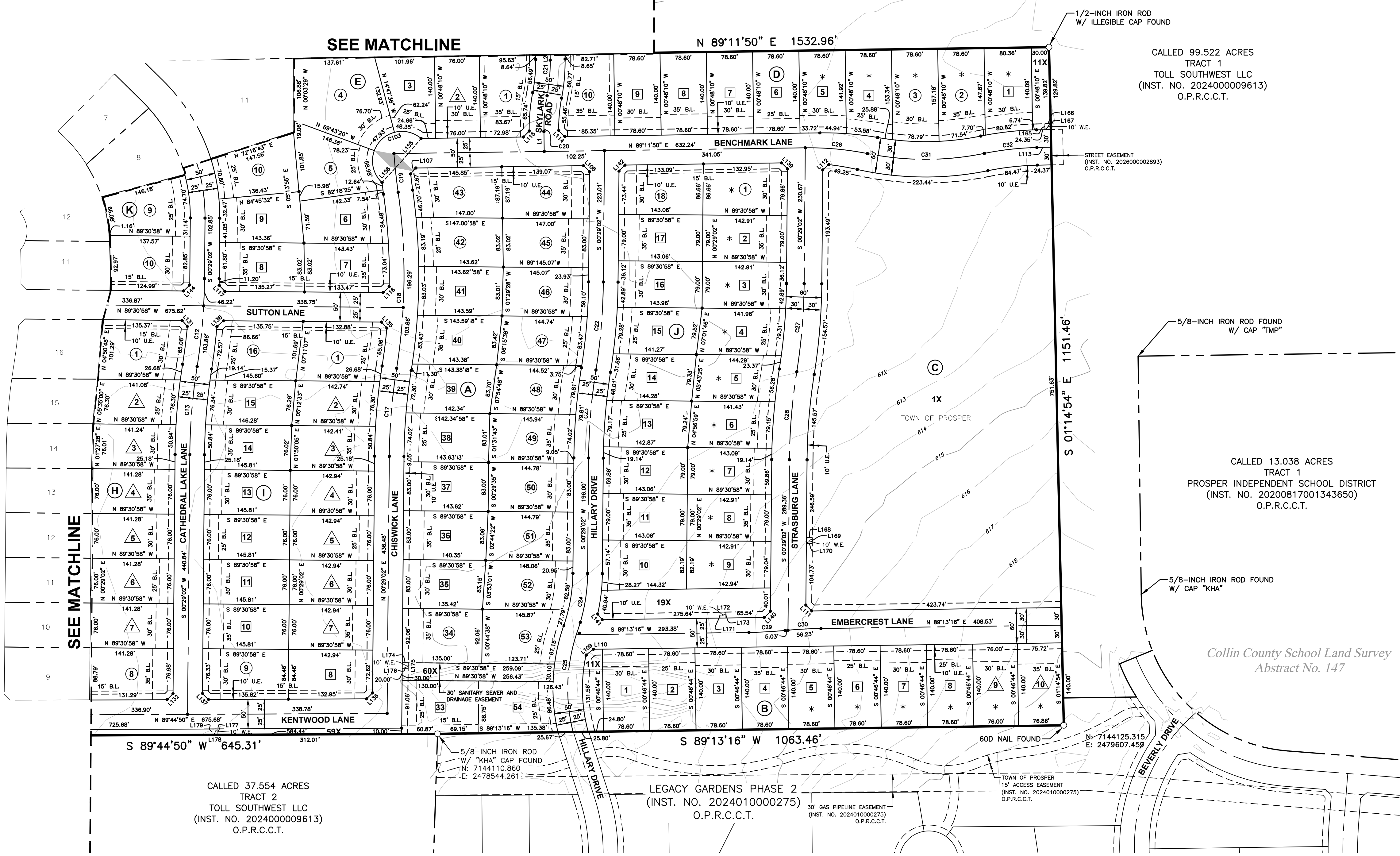
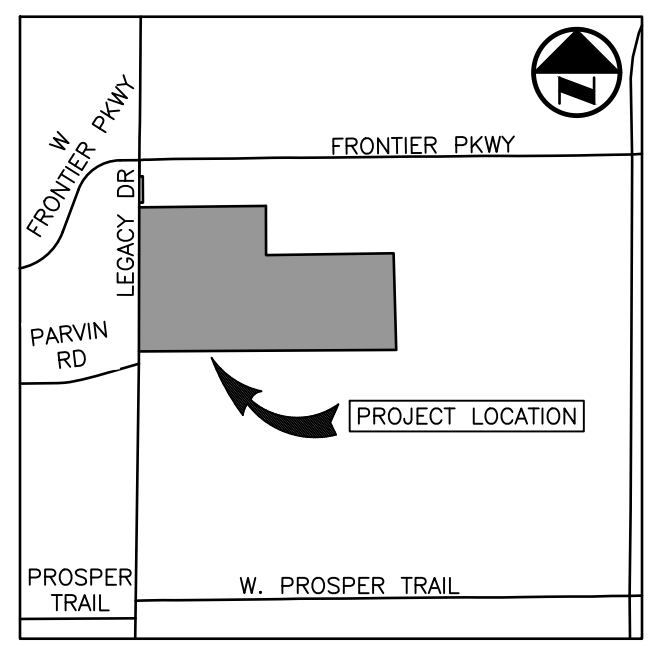
SEE MATCHLINE

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**LEGEND**

□	MONUMENT OF RECORD DIGNITY
○	POINT OF BEGINNING
CIRS	5/8-INCH IRON ROD W/ "BGE" CAP SET
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
---	BOUNDARY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
△	TYPE A (-10,500 SQ. FT.)
□	TYPE B (-11,000 SQ. FT.)
○	TYPE C (-12,000 SQ. FT.)
*	LOT W/ REQUIRED FRONT PORCH (PER ZONING STANDARD)
◆	STREET NAME CHANGE



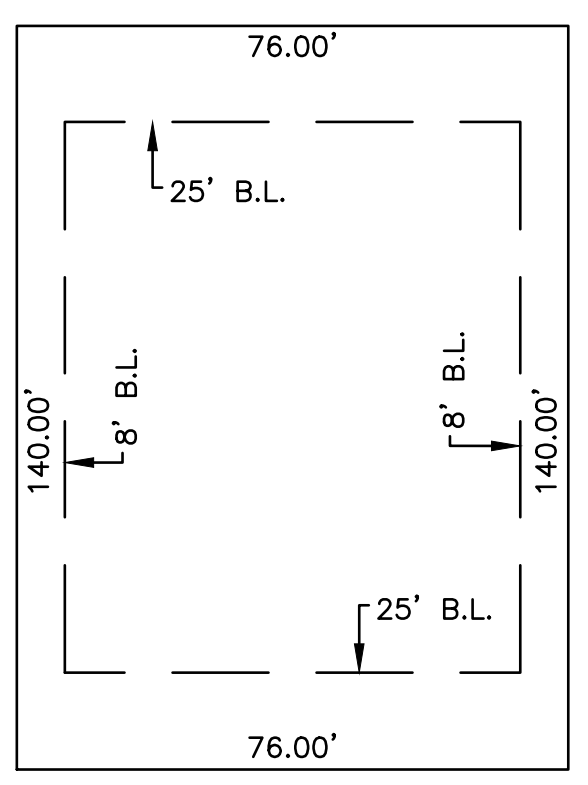
CALLED 99.522 ACRES  
TRACT 1  
TOLL SOUTHWEST LLC  
(INST. NO. 202400009613)  
O.P.R.C.C.T.

CALLED 13.038 ACRES  
TRACT 1  
PROSPER INDEPENDENT SCHOOL DISTRICT  
(INST. NO. 20200817001343650)  
O.P.R.C.C.T.

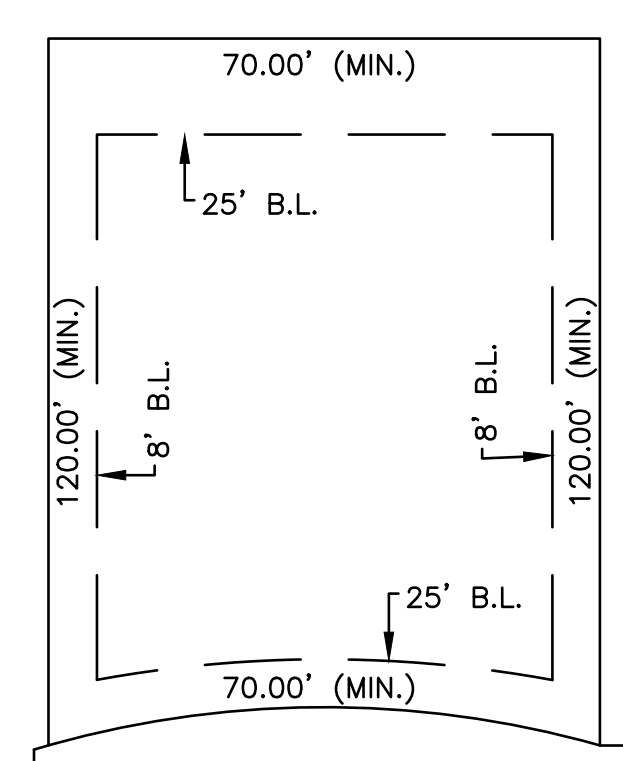
CALLLED 37.554 ACRES  
TRACT 2  
TOLL SOUTHWEST LLC  
(INST. NO. 202400009613)  
O.P.R.C.C.T.

LEGACY GARDENS PHASE 2  
(INST. NO. 2024010000275)  
O.P.R.C.C.T.

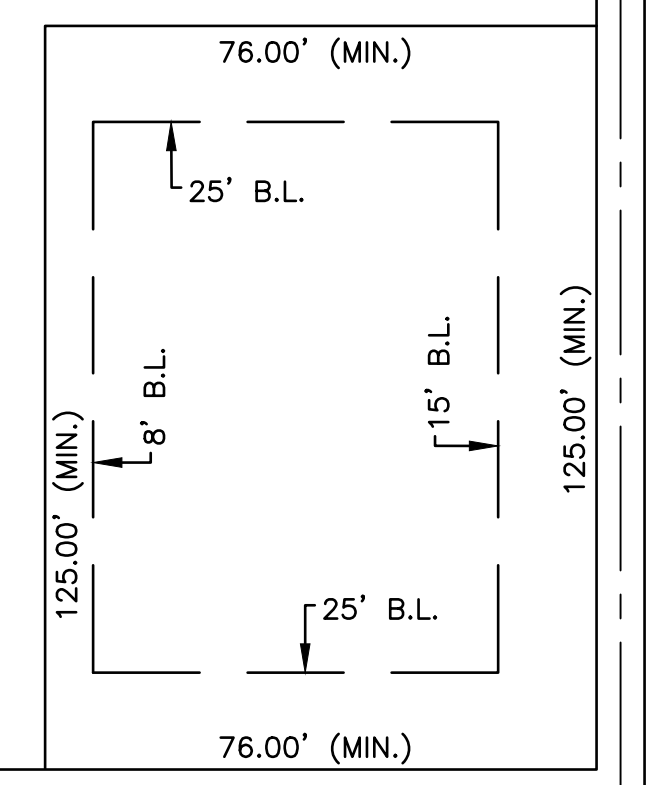
Collin County School Land Survey  
Abstract No. 147



TYPICAL LOT DETAIL  
PER PD-129  
N.T.S.



CURVE/CUL-DE-SAC/EYEBROW  
LOTS DETAIL  
PER PD-129  
N.T.S.



R.O.W./CORNER LOT DETAIL  
PER PD-129  
N.T.S.

\*FRONT SETBACK PER FINAL PLAT VARIES +/- 5' FROM STANDARD DIMENSION  
\*\*REAR SETBACK MAY REDUCE TO 20' WHEN FRONT SETBACK MEASURES 35'  
\*\*\*LENGTHS PROVIDED ARE BASED ON 25' SETBACK. ZONING ORDINANCE ALLOWS  
STAGGERING 25'-35' SETBACKS

**DEVAPP-25-0084  
FINAL PLAT  
CREEKSIDE**

89.071 ACRES  
237 TOTAL LOTS

- 221 RESIDENTIAL LOTS  
 LOTS 1-54, BLOCK A; LOTS 1-10, BLOCK B; LOTS 1-10, BLOCK D;  
 LOTS 1-42, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-14, BLOCK G;  
 LOTS 1-16, BLOCK H; LOTS 1-16, BLOCK I; LOTS 1-18, BLOCK J;  
 LOTS 1-17, BLOCK K; LOTS 1-10, BLOCK L
- 10 OPEN SPACE LOTS  
 LOTS 55X-57X, 59X-60X, BLOCK A; LOT 11X, BLOCK B;  
 LOT 11X, BLOCK D; LOT 43X, BLOCK E; LOT 19X, BLOCK J; LOT 1X, BLOCK M
- 5 COMMON AREA LOTS  
 LOT 58X, BLOCK A; LOT 44X, BLOCK E; LOT 15X, BLOCK F;  
 LOT 15X, BLOCK G; LOT 11X, BLOCK L
- 1 TOWN LOT  
 LOT 1X, BLOCK C

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
MARCH 2026  
SHEET 2 OF 3

**OWNER / DEVELOPER**  
SHADDOCK-CREEKSIDE  
PROSPER, LLC  
2400 Dallas Pkwy, Suite 560  
Plano, TX 75093  
Contact: William C. Shaddock, Jr.  
Phone: 214-225-9643

**SURVEYOR**  
BGE, Inc.  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Firm No. 10106500  
Contact: Russ Tidwell, R.P.L.S.  
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

- GENERAL NOTES:**
- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000152710. Distances and areas shown are surface values in U.S. Survey Feet.
  - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone AE as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C01151 with Map Revised June 2, 2009.  
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.  
Zone AE - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined.
  - The subject property does lie within a 100-year flood plain according to Community Panel No. 48085C01151, dated June 2, 2009 of the National Flood Insurance Rate Maps of Collin County, Texas. Floodplain to be revised for this project.
  - All open space lots are owned and maintained by the Homeowners Association.
  - Lots 55X-57X, 59X-60X, Block A; Lot 11X, Block B; Lots 43X-44X, Block E; Lot 15X, Block F; Lot 15X, Block G; Lot 19X, Block J; and Lot 11X, Block L shall contain sidewalks for connectivity to the Town of Prosper trail system.
  - The thorough alignment(s) shown are for illustration purposes and does not set the alignment. The alignment is determined at the time of the Final Plat.

- All lots comply with the minimum size requirements of the zoning district, PD-129.  
TYPE A LOTS = 50 PROVIDED (MAX 50 ALLOWED)  
TYPE B LOTS = 110 LOTS PROVIDED  
TYPE C LOTS = 61 LOTS PROVIDED (MIN 55 ALLOWED)
- 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.
- Fences adjacent to open space lots shall be ornamental metal, tubular steel, or split rail with minimum 50% through vision, per the Town of Prosper open fencing requirements. Lots identified as common area lots are not expected to follow open fencing requirements.
- 16.740 acres (729,183 square feet) of land within the subject boundary are dedicated in fee simple to the Town of Prosper.
- Landscape easements dedicated by this plat are exclusive.

**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.

**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.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Shaddock-Creekside Prosper, LLC is the owner of a 89.071-acre (3,879,916-square-foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that called 90.730-acre tract of land described in Special Warranty Deed to Shaddock-Creekside Prosper, LLC recorded in Instrument No. 2025000015186 and all of that called 0.398-acre tract of land described in Deed Without Warranty to Shaddock-Creekside Prosper, LLC recorded in Instrument No. 2025000099588, both of the Official Public Records of Collin County, Texas; said 89.071-acre-tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with "BGE" cap found in the approximate centerline of N. Legacy Drive (a variable-width public right-of-way); said point being the northwest corner of said 90.730-acre Shaddock-Creekside Prosper tract and the northwest corner of that called 2.057-acre tract of land described in Right-of-Way Warranty Deed to the Town of Prosper recorded in Instrument No. 2025000119145 of said Official Public Records;

THENCE, North 89 degrees 17 minutes 48 seconds East, departing the said approximate centerline of N. Legacy Drive and with the north line of said 90.730-acre Shaddock-Creekside Prosper tract and the north line of said Town of Prosper tract, a distance of 60.01 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the POINT OF BEGINNING; said point being the northeast corner of said Town of Prosper tract;

THENCE, North 89 degrees 17 minutes 48 seconds East, continuing with the said north line of 90.730-acre Shaddock-Creekside Prosper tract, a distance of 1,455.50 feet to a 5/8-inch iron rod with "BGE" cap found for corner in a west line of that called 99.522-acre tract of land described as Tract 1 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records; said point being a northeast corner of said 90.730-acre Shaddock-Creekside Prosper tract;

THENCE, South 00 degrees 00 minutes 38 seconds East, with an east line of said 90.730-acre Shaddock-Creekside Prosper tract and the said west line of Tract 1, a distance of 288.74 feet to a 1/2-inch iron rod found for corner; said point being a northeast corner of said 90.730-acre Shaddock-Creekside Prosper tract and a southwest corner of said Tract 1;

THENCE, North 89 degrees 11 minutes 50 seconds East, with a north line of said 90.730-acre Shaddock-Creekside Prosper tract and a south line of said Tract 1, a distance of 1,532.96 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being the northeast corner of said 90.730-acre Shaddock-Creekside Prosper tract and a southwest corner of said Tract 1;

THENCE, South 01 degrees 14 minutes 54 seconds East, with the east line of said 90.730-acre Shaddock-Creekside Prosper tract, and a west line of said Tract 1, passing at a distance of 1,105.02 feet a point for corner for a northwest corner of Legacy Gardens Phase 2, an addition to the Town of Prosper according to the plat recorded in Instrument No. 2024010000275 of said Official Public Records, continuing with a west line of said Legacy Gardens additions a total distance of 1,151.46 feet to a 60D nail found for corner; said point being the southeast corner of said 90.730-acre Shaddock-Creekside Prosper tract and a northwest corner of said Legacy Gardens addition;

THENCE, South 89 degrees 13 minutes 16 seconds West, with the south line of said 90.730-acre Shaddock-Creekside Prosper tract and a north line of said Legacy Gardens addition, a distance of 1,063.46 feet to a 5/8-inch iron rod with "KHA" cap found at an angle point; said point being the northwest corner of said Legacy Gardens addition and the northeast corner of that called 37.554-acre tract of land described as Tract 2 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records;

THENCE, South 89 degrees 44 minutes 50 seconds West, continuing with the said south line of 90.730-acre Shaddock-Creekside Prosper tract and with the north line of said Tract 2, a distance of 645.31 feet to a point for corner; said point being the northwest corner of said Tract 2 and the northeast corner of said 0.398-acre Shaddock-Creekside Prosper tract;

THENCE, South 01 degrees 47 minutes 18 seconds West, departing the said south line of 90.730-acre Shaddock-Creekside Prosper tract and with the west line of said Tract 2 and the east line of said 0.398-acre Shaddock-Creekside Prosper tract, a distance of 6.08 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of that called 38.572-acre tract of land described in Special Warranty Deed to Prosper Independent School District recorded in Instrument No. 20200817001344070 of said Official Public Records and the southeast corner of said 0.398-acre Shaddock-Creekside Prosper tract;

THENCE, South 89 degrees 12 minutes 28 seconds, departing the said west line of Tract 2 and with the north line of said Prosper Independent School District tract and the said south line of 0.398-acre Shaddock-Creekside Prosper tract, a distance of 1,316.79 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the southeast corner of said Town of Prosper tract;

THENCE, departing the said north line of Prosper Independent School District tract and with the east line of said Town of Prosper tract the following six (6) courses and distances:

North 00 degrees 29 minutes 02 seconds East, a distance of 510.31 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the right;

With said curve to the right, having a central angle of 10 degrees 35 minutes 32 seconds, a radius of 269.11 feet, a chord which bears North 05 degrees 46 minutes 20 seconds East, 49.68 feet, and an arc length of 49.75 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the left;

With said curve to the left, having a central angle of 10 degrees 34 minutes 37 seconds, a radius of 290.50 feet, a chord which bears North 05 degrees 46 minutes 20 seconds East, 53.55 feet, and an arc length of 53.63 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees, 59 minutes 02 seconds East, a distance of 265.50 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 44 degrees 30 minutes 58 seconds West, a distance of 13.45 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 29 minutes 02 seconds East, a distance of 554.11 feet to the POINT OF BEGINNING and containing 89.071 acres or 3,879,916 square feet of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Shaddock-Creekside Prosper, LLC, and acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as CREEKSIDE, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon,

Shaddock-Creekside Prosper, LLC, does hereby 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 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.

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 the 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 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.

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 of procuring permission from anyone.

9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

10. 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 two (2) 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.

WITNESS, my hand, this \_\_\_\_ day of \_\_\_\_\_, 2026.

By: Shaddock-Creekside Prosper, LLC

Authorized Signature

Printed Name

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/she executed the same for the purposes and considerations therein expressed and in the capacity stated therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2026.

Owner Signature

SUBSCRIBED AND SWORN TO before me, this day of \_\_\_\_\_

Notary Signature

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

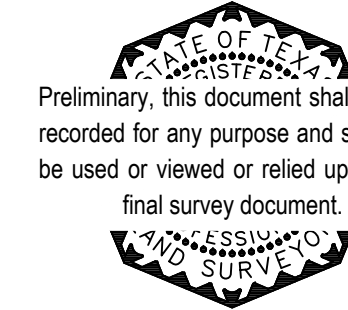
Known All Men By These Presents:

That I, Russell M. Tidwell II, 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 placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

Released for city review purposes only on March 4, 2026.

Russell M. Tidwell II, RPLS No. 7142



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/she executed the same for the purposes and considerations therein expressed and in the capacity stated therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2026.

Owner Signature

SUBSCRIBED AND SWORN TO before me, this day of \_\_\_\_\_

Notary Signature

Table with 5 columns: NUMBER, DELTA, RADIUS, CHORD BEARING, CHORD DISTANCE, ARC LENGTH. Contains 15 rows of curve data.

CERTIFICATE OF APPROVAL:

Approved this \_\_\_\_ day of \_\_\_\_\_, 2026 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

LEGEND

- TYPE A (>10,500 SQ. FT.) = 49 LOTS
TYPE B (>11,000 SQ. FT.) = 110 LOTS
TYPE C (>12,000 SQ. FT.) = 62 LOTS

Grid of residential lot tables with columns for BLOCK-LOT, SQ. FT., and ACRES. Includes lot numbers and area details.

DEVAPP-25-0084 FINAL PLAT CREEKSIDE

89.071 ACRES
237 TOTAL LOTS

221 RESIDENTIAL LOTS

LOTS 1-54, BLOCK A; LOTS 1-10, BLOCK B; LOTS 1-10, BLOCK D; LOTS 1-42, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-14, BLOCK G; LOTS 1-16, BLOCK H; LOTS 1-16, BLOCK I; LOTS 1-18, BLOCK J; LOTS 1-17, BLOCK K; LOTS 1-10, BLOCK L

10 OPEN SPACE LOTS

LOTS 55X-57X, 59X-60X, BLOCK A; LOT 11X, BLOCK B; LOT 11X, BLOCK D; LOT 43X, BLOCK E; LOT 19X, BLOCK J; LOT 1X, BLOCK M

5 COMMON AREA LOTS

LOT 58X, BLOCK A; LOT 44X, BLOCK E; LOT 15X, BLOCK F; LOT 15X, BLOCK G; LOT 11X, BLOCK L

1 TOWN LOT
LOT 1X, BLOCK C

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

MARCH 2026
SHEET 3 OF 3

OWNER / DEVELOPER

SHADDOCK-CREEKSIDE

PROSPER, LLC

2400 Dallas Pkwy, Suite 560
Plano, TX 75093
Contact: William C. Shaddock, Jr.
Phone: 214-225-9643

SURVEYOR



BGE, Inc.

2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 www.bgeinc.com
TBPELS Firm No. 10106500
Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 Email: rtidwell@bgeinc.com

Table with 3 columns: BLOCK-LOT, SQ. FT., ACRES. Lists lots L-10 through L-19.

Table with 3 columns: BLOCK-LOT, SQ. FT., ACRES. Lists lots A-55X through A-60X.

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