

**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  
 F.F. - Finished Floor  
 MON. - Monument  
 DOC. NO. - Document Number  
 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.
- Lot 24 Blk A is dedicated to and maintained by the H.O.A.
- Common Area lots (Lot 24) shall be dedicated as landscaping, trails, and access easement.
- All homes/structures to be provided with a NFPA 13D residential fire sprinkler system.
- Landscape easements are exclusive of any type of easement.
- 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.
- Driveway on Lot 23 is not allowed in the driveway restriction easement.
- Density is 0.45 units per acre.
- 10' access easement is restricted for only HOA uses and not for public access.
- OSSF notes:  
 All lots must utilize alternative type On-Site Sewage Facilities.

Lot 24/Blk A is a common area/landscape & access easement that is not approved for OSSF. 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/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.

- There is a 40' tree protection easement and an adjacent 5' utility easement (45' total) along the eastern, road-adjacent property line of both lots 22/Blk A and 23/Blk A to which OSSF setbacks apply.
- There is a 10' drainage easement along the northern and southern property lines of both lots 22/A and 23/blk A to which OSSF setbacks apply.
- There is a variable-width drainage, floodway, erosion hazard setback & access easement (and associated creek) along the western 2/3 section of lot 22/Blk A and the western 1/3 section of lot 23/Blk A to which OSSF setbacks apply.
- Due to the lot constraints for both lots 22/Blk A and 23/Blk A, a pre-planning meeting with RS/PE is recommended. OSSF type, structure square footage, addition of outbuildings, swimming pools may be limited on both lots.

There are no easements other than those noted above.

There were no permitted/approved existing structures with associated OSSF(s) on lot 22/Blk A or 23/Blk A at the time of approval. Any existing structures or OSSFs on either lot must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.

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

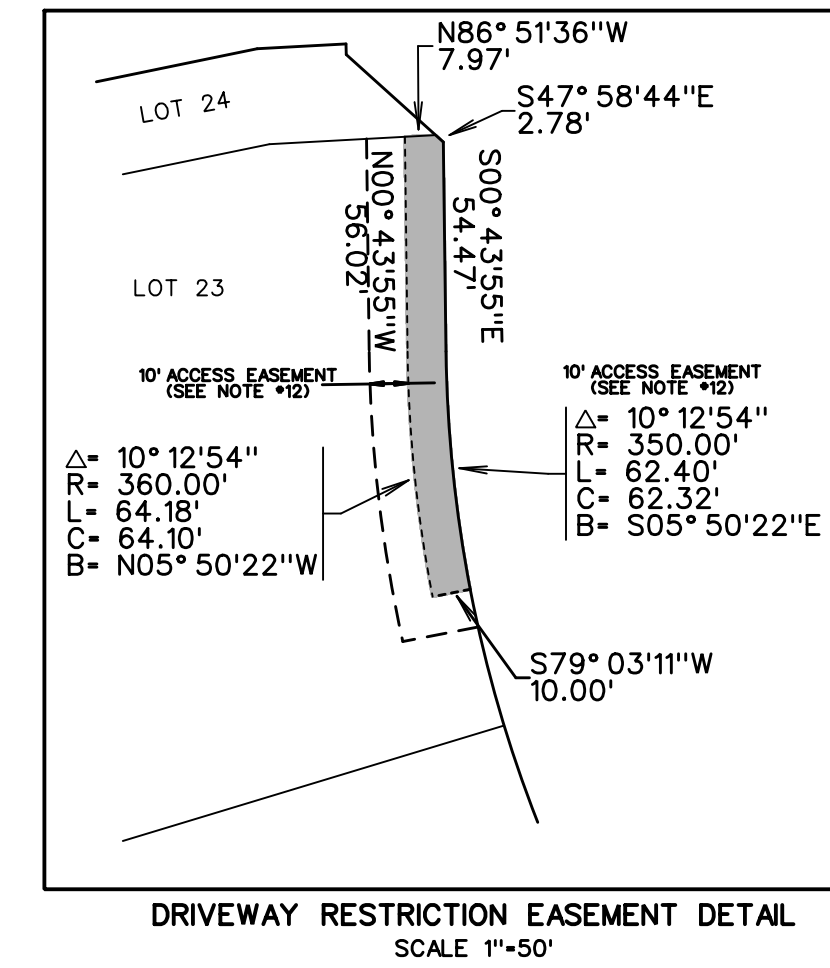
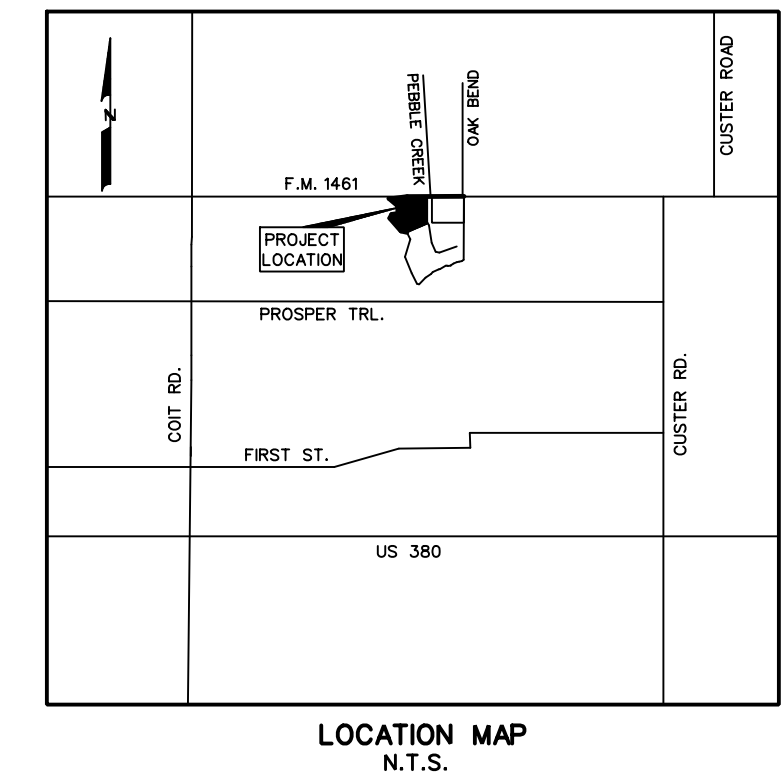
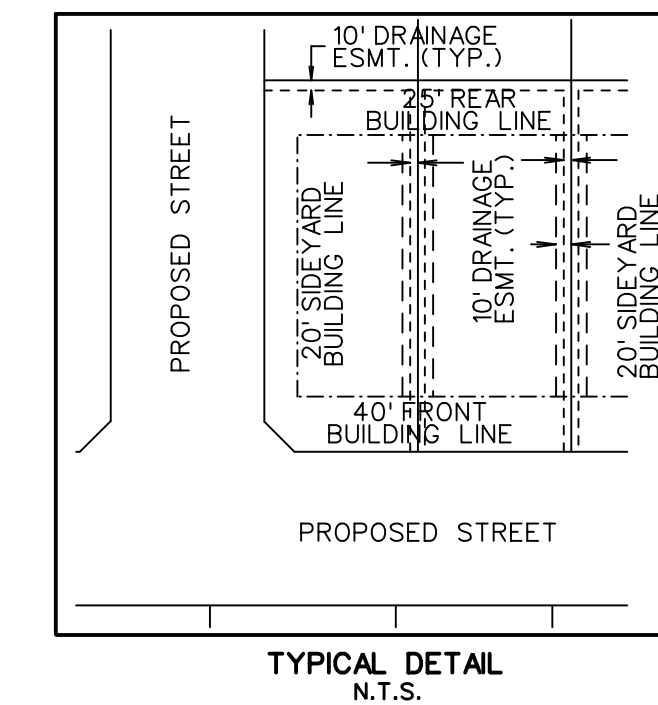
There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

Each lot is limited to a maximum of 5,000 gallons of treated/disposed 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.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
1.	S 00°43'55" E	2.83'
2.	S 47°58'44" E	35.05'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	36°05'08"	350.00'	220.43'	216.81'	S18°46'29"E



Case No. DEVAPP-25-0016  
 FINAL PLAT  
**TWIN CREEKS RANCH  
 PHASE II**  
 BLOCK A, LOTS 22-24  
 2 TOTAL SINGLE FAMILY LOTS  
 1 TOTAL COMMON AREA LOT  
 4.395 TOTAL ACRES  
 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  
 469-631-8470  
 BRYCE STAVELEY  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 WARREN CORWIN  
 FEBRUARY 2026 SCALE 1"=50'

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 herein above described property as TWIN CREEKS RANCH PHASE II, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit of 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 TWIN CREEKS PROSPER, LLC, 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 TWIN CREEKS PROSPER, LLC, 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 landscaping 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. Invalidation 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, or 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.

**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 purposes 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.

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 \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026.

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

**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 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.

**HEALTH DEPARTMENT CERTIFICATION**

I, as the representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used

\_\_\_\_\_  
Designated Representative for Collin County Development Services.

**CERTIFICATE OF APPROVAL**

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

\_\_\_\_\_  
Town Secretary  
\_\_\_\_\_  
Engineering Department  
\_\_\_\_\_  
Planning Department

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF COLLIN §

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. 2020042700603670, 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 41° 12' 49" 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 234.12 feet:

THENCE, North 23° 27' 08" East, along said east and west lines and with said 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 Subdivision 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 \_\_\_\_\_, 2026.

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

Case No. DEVAPP-25-0016  
FINAL PLAT

**TWIN CREEKS RANCH  
PHASE II**

BLOCK A, LOTS 22-24  
2 TOTAL SINGLE FAMILY LOTS  
1 TOTAL COMMON AREA LOT  
4.395 TOTAL ACRES

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  
469-631-8470  
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PREPARED BY  
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WARREN CORWIN

FEBRUARY 2026