

SURVEYOR CERTIFICATE

Know All Men By These Presents:
That I, Anel Rodriguez, 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 found and/or properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.
Dated this ____ day of _____, 2025.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

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 Anel Rodriguez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 ____ day of _____, 2025.

Notary Public in and for the State of Texas

LEGEND

CM	CONTROLLING MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
p, m	PLATTED, MEASURED
VOL./PG.	VOLUME/PAGE
⊙ IRF	IRON ROD FOUND (AS NOTED)
⊗ IPF	IRON PIPE FOUND (AS NOTED)
● IRS	IRON ROD SET (ARA 6671)

OWNER:

JABEEN SHAZIA
AQEEL AHMED
7540 BRYCE CANYON DRIVE
FRISCO, TX 75035
571-830-5062

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS Jabeen Shazia and Aqeel Ahmed are the owners of a tract of land situated in the Collin County School Land Survey, Abstract Number 147, in the Town of Prosper, Collin County, Texas, being all of Lots 12, the West 10 feet of Lot 11, Block 14 and the East 30 feet of the abandoned Hall Street, of Bryant's First Addition, an Addition to the Town of Prosper, Texas, recorded in Volume 116, Page 162, Map Records, Collin County, Texas (M.R.C.C.T.), being all of the 12,563 square foot or 0.288 acre tract of land, conveyed to them by Vivid Partners, LLC and described in a General Warranty Deed to Jabeen Shazia and Aqeel Ahmed, recorded in Document #2023000068793, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found inside a 1.5 inch pipe (Controlling Monument), at the Southwest corner of said Shazia-Ahmed tract, same being the Southeast corner of a tract of land described in a Warranty Deed with Vendor's Lien to Pedro Ramires, Eva Ramires and Vidal Ramires, recorded in Volume 4551, Page 2777 (O.P.R.C.C.T.), and being in the North right of way line of Second Street;

THENCE North 00 degrees 55 minutes 39 seconds East, with the common line between said Shazia-Ahmed tract and said Ramires tract, a distance of 139.22 feet to a 1/2 inch iron rod found (Controlling Monument) at the Northwest corner of said Shazia-Ahmed tract, and at the Northeast corner of said Ramires tract, same being in the South line of a 20 feet alley;

THENCE North 89 degrees 24 minutes 13 seconds East, with the common line between said Shazia-Ahmed tract and the South line of said 20 feet alley, a distance of 90.21 feet to a 1/2 inch iron rod with orange cap stamped "ARA 6671" set at the Northeast corner of said Shazia-Ahmed tract, same being the Northwest corner of a track of land described in a General Warranty Deed to Gabriel Kar-Bow Fung and Cindy Se Taine Cheong, recorded in Document #2023000108725 (O.P.R.C.C.T.);

THENCE South 00 degrees 59 minutes 20 seconds West, with the common line between said Shazia-Ahmed tract and said Fung-Cheong tract, a distance of 139.64 feet to the South common corner between said Shazia-Ahmed tract and said Fung-Cheong tract, same being in the North right of way line of said Second Street;

THENCE South 89 degrees 39 minutes 57 seconds West, with the North right of way line of said Second Street, a distance of 90.05 feet to the POINT OF BEGINNING, containing 12,563 square feet or 0.288 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jabeen Shazia and Aqeel Ahmed, acting herein by and through it's duly authorized officers, does hereby certify and adopt this plat, designating the herein described property as **BRYANT'S FIRST ADDITION, BLOCK 14, LOT 12**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Jabeen Shazia and Aqeel Ahmed do 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 ways 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.

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 _____, 2025.

Jabeen Shazia
Owner

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 Jabeen Shazia, 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 ____ day of _____, 2025.

Notary Public in and for the State of Texas

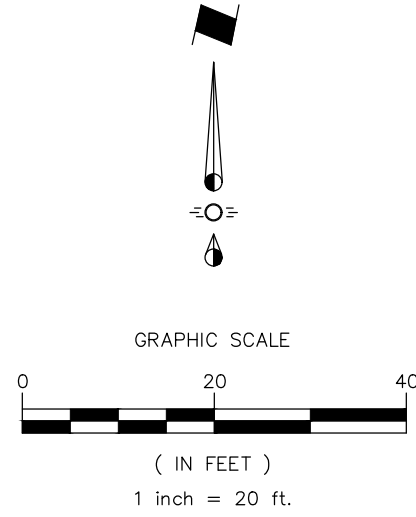
WITNESS, my hand, this the ____ day of _____, 2025.

Aqeel Ahmed
Owner

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Aqeel Ahmed, 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 ____ day of _____, 2025.

Notary Public in and for the State of Texas



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.00015271 (TXDOT scale factor).

2. According to the Flood Insurance Rate Map of Collin County, Texas, Map #48085C0235J, revised date 06/02/2009. The herein described property is located in zone "X". It is destined as "areas of minimal flood hazard". This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.

3. The purpose of this plat is to combine one lot with part of an abandoned street and part of another lot.

4. This plat is subject to the additional residential zoning standards outlined in Ordinance 15-55.

5. 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 building permits.

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2025, by the
Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

SURVEYOR



3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

DEVAPP-25-0044

FINAL PLAT
BRYANT'S FIRST ADDITION
BLOCK 14, LOT 12
BEING ALL OF LOT 12, THE WEST 10' OF LOT 11
AND 30' OF HALL STREET, BLOCK 14

0.288 ACRES SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147-7
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DATE: MAY 13, 2025