

- LEGEND OF ABBREVIATIONS**
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - IRS 1/2 INCH RED CAPPED REBAR STAMPED "WINDROSE" SET
  - C.M. CONTROLLING MONUMENT
  - B.L. BUILDING LINE

- SURVEYOR'S NOTES:**
1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00015271.
  2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C02351, dated June 02, 2009, via scaled map location and graphic plotting.
  3. No 100-year floodplain exist on the site.
  4. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
  5. The purpose of this plat is to split an existing recorded lot into 2 recorded lots. The total area is based on the monuments as surveyed on the ground. The acreage varies slightly from previously recorded plat.

AREA TABLE		
LOT	ACREAGE	SQ. FT.
LOT 1R1	0.3214	14,000'
LOT 1R2	0.3214	14,000'
GROSS	0.6428	28,000'

STATE OF TEXAS §  
COUNTY OF DENTON §

**SURVEYOR'S CERTIFICATE**  
**Known All Men By These Presents:**

That I, Daniel L. Jackson, do hereby certify that I prepared this plat and the field notes made a pert 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 Regulation of the Town of Prosper, Texas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Daniel L. Jackson, R.P.L.S.  
No. 5577

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel L. Jackson, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS Haiman Family Legacy Wealth Trust is the owner of a 0.6428 acre Tract Of Land Situated In The Collin County School Lands, Abstract Number (No.) 147, Collin County, Texas, Being All Of Lot 1, Block A, Haiman Addition, An Addition To The Town Of Prosper, According To The Map Or Plat Thereof Recorded In Instrument (Inst.) No. 20150511010001530, Plat Records Of Collin County, Texas (P.R.C.C.T.), Same Being Tract Of Land Described To Haiman Family Legacy Wealth Trust In Special Warranty Deed Recorded In 20160310000287060, Official Public Records Of Collin County, Texas (O.P.R.C.C.T.), And Being More Particularly Described By Metes And Bounds As Follows, (Bearings And Distances Are Based On The State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 83 (Nad83)(Us Foot) With A Combined Scale Factor Of 1.00015271):

Beginning At 1/2 Inch Rebar Found For The Southeast Corner Of Said Lot 1, Said Point Lying On The North Right-Of-Way Line Of Seventh Street (60 Foot Right-Of-Way);

Thence, North 89 Degrees 45 Minutes 39 Seconds West, With The North Right-Of-Way Line Of Said Seventh Street, A Distance Of 200.00 Feet To A Capped 1/2 Inch Rebar Stamped "Windrose" Set For The Southwest Corner Of Said Lot 1;

Thence, North 00 Degrees 03 Minutes 21 Seconds East, With The West Line Of Said Lot 1, A Distance Of 140.00 Feet To A Capped 1/2 Inch Rebar Stamped "Windrose" Set For The Northwest Corner Of Said Lot 1, Said Point Lying On The South Right-Of-Way Line Of A 20 Foot Alley;

Thence, South 89 Degrees 45 Minutes 39 Seconds East, With The South Right-Of-Way Line Of Said 20 Foot Alley, A Distance Of 200.00 Feet To A Capped 1/2 Inch Rebar Stamped "Windrose" Set For The Northeast Corner Of Said Lot 1;

Thence, South 00 Degrees 03 Minutes 21 Seconds West, With The East Line Of Said Lot 1, A Distance Of 140.00 Feet To The Point Of Beginning And Containing 0.6428 Acres Or 28,000 Square Feet Of Land, More Or Less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

That **Haiman Family Legacy Wealth Trust** acting herein by and through its duly authorized officers, does hereby certify that and adopt this plat designating the herein above described property as **HAIMAN ADDITION, BLOCK A, LOTS 1R1 AND 1R2**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

Haiman Family Legacy Wealth Trust, does herein 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 to the public use forever for the purposes indicated on this plat.
4. 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 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 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 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 procuring permission from anyone.
9. 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 AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**HAIMAN FAMILY LEGACY WEALTHY TRUST**

Frederick Haiman

Deana Shutes-Haiman

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Frederick Haiman, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Deana Shutes-Haiman, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

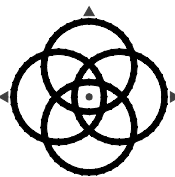
\_\_\_\_\_  
TOWN SECRETARY

\_\_\_\_\_  
DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
ENGINEERING DEPARTMENT

**OWNER/DEVELOPER**  
FREDERICK HAIMAN  
5300 TOWN & COUNTRY SUITE 200  
FRISCO, TEXAS 75034,  
PH.# 214-618-3160  
Collin County, Texas

**OWNER/DEVELOPER**  
DEANA L. SHUTES-HAIMAN  
305 E 7TH ST.  
PROSPER, Texas 75078,  
PH.# 915-474-0177  
Collin County, Texas



**WINDROSE**  
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: M.H. DATE: 05/13/2025 CHECKED BY: D.L.J. JOB NO.: D59045

DEVAPP-25-0075

**REPLAT**

**HAIMAN ADDITION  
BLOCK A, LOTS 1R1 AND 1R2**

Being a Replat of Lot 1, Block A  
Haiman Addition, an addition to the  
Town of Prosper, as recorded in  
Instrument Number 20150511010001530, P.R.D.C.T.  
Situated in the Collin County School Lands,  
Abstract Number 147

Town of Prosper, Collin County, Texas  
0.6428 acres

-- 2025 --