SEVENTH STREET

JAMES STAFFORD PARKS RESIDUE OF 81.42 ACRES BONNIE WELSH KIDD JAMES HUNT VOLUME 556, PAGE 189 C.C.C.F.N. 20130318000363000 VOLUME 2844, PAGE 600 C.C.C.F.N. 20141021001148710

> FROM: R-6147-007-2010-1 / 0.321 R-6147-007-0790-1 / 0.319 **FOR TAX YEAR 2016**

BROADWAY (NOT TO SCALE) VICINITY MAP

FLOOD NOTE

FIBER OPTIC LINE

—F0----

THE SUBJECT TRACT LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48085C0235J WITH A EFFECTIVE DATE OF JUNE 2, 2009 AND NO 100 YEAR FLOODPLAIN EXISTS ON THE SITE.

LEGEND	OF SYMBOLS	& ABBREVI	: ABBREVIATIONS	
\bigcirc	WATER VALVE	×	LIGHT POLE	
ss	SANITARY SEWER	*	GUY ANCHOR	
Ī	PEDESTAL BOX	0	MANHOLE	
——×——	FENCE		FIRE HYDRANT	
P	POWER LINE	گ	HANDICAPPED PARKING	
W	WATER METER		PROPERTY CORNER	
•	POWER POLE	E	ELECTRIC BOX	
W	WATER LINE		GAS PIPELINE	
—T —	TELEPHONE LINE	©	GAS VALVE	

----c--- UNDERGROUND CABLE

GENERAL NOTES

LEGAL DESCRIPTION SHOWN HEREON. BEARINGS ARE ORIENTED TO THE NORTH LINE OF THE CALLED 0.321 ACRE TRACT RECORDED IN C.C.C.F.N. 20140130000090950. THIS PROPERTY IS ZONED SF-15 (SINGLE FAMILY-15 DISTRICT).

FREDERICK O. HAIMAN AND DEANA L. HAIMAN 305 E. 7th STREET PROSPER, TX 75078 PHONE: 469-893-5337 SURVEYOR: JOHN COWAN & ASSOCIATES 2012 ANTHONY DRIVE PHONE: 903-581-2238 TYLER, TX 75701 FRISCO, TX 75034 8992 PRESTON RAOD, STE. 110-313 PHONE: 214-504-5305

Filed and Recorded

20150511010001530

Official Public Records Stacey Kemp, County Clerk Collin County, TEXAS 05/11/2015 01:34:21 PM \$27.00 DFOSTER

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

WHEREAS. Frederick O. Haiman and Deana L. Haiman, husband and wife, are the owners of a tract of land situated in the Collin County School Lands Survey, Abstract No. 147, Collin County, Texas and being out of a tract conveyed to them by Lois Johnson Reece, and being more particularly described as follows:

All that certain lot, tract or parcel of land, being part of Collin County School Land, #12 Survey, Abstract No. 147, Collin County, Texas, being all of that certain called Tract One and 0.321 acre Tract Two described in a deed from Lois Johnson Reece to Fredrick O. Haiman and Deana L. Haiman on August 1, 2014, recorded in County Clerk's File No. 2014111100123400 of the Official Public Records of Collin County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 1" iron pipe (found) for the Southeast corner of the above mentioned Tract One, the Southwest corner of the Margaret Anne Scott 0.321 acre tract described in County Clerk's File No. 20140130000090950, in the North right of way line of Seventh Street;

THENCE North 89 deg. 58 min. 00 sec. West with the North right of way line of Seventh Street, the South line of Tract One and the above mentioned 00.321 acre Tract Two, a distance of 199.93 ft. to a 1/2" iron rod (set) for the Southwest corner of same, the Southeast corner of the Ruth Anelle Watson 0.321 acre tract described in Volume 94, Page 98014, from which a 2" iron pipe (found) for the Southwest corner of same bears North 89 deg. 58 min. 00 sec. West - 99.96 ft;

THENCE North 00 deg. 06 min. 28 sec. West with the East line of the Watson tract and the West line of Tract Two, a distance of 138.40 ft. to a ½" iron rod (set) for the Northwest corner of same, in the South line of a 20 ft. alley;

THENCE East with the South line of the alley and the north line of Tract Two and One, a distance of 199.65 ft. to a ½" iron rod (found) for the Northeast corner of same, the Northwest corner of the Scott tract, from which a 1/2" iron rod (found) for the Northeast corner of same bears East - 100.82 ft;

THENCE South 00 deg. 13 min. 25 sec. East with the West line of the Scott tract and the east line of Tract One, a distance of 138.51 ft. to the place of beginning, containing 0.635 of an

NOW, THEREFORE, KNOW All MEN BY THESE PRESENTS:

THAT Frederick O. Haiman and Deana L. Haiman acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as The Haiman Addition, Block A, Lot 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. That Frederick O. Haiman and Deana L. Haiman do 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 for 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 public utilities being subordinate to the public's and Town of Prosper's use thereof.

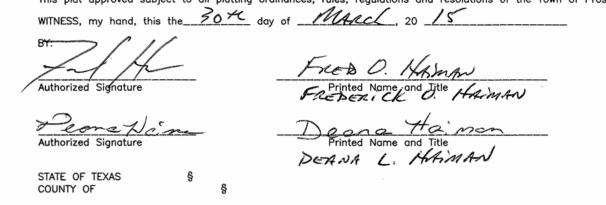
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which

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 essements for the purpose of constructing, 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.



BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared
Frederick O. Haiman and Deana L. Haiman, known to me to be the people and officers 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.

30th day of March, 20 15

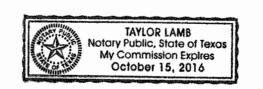


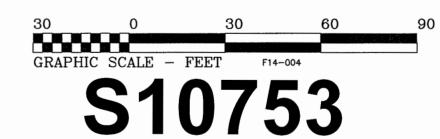
__day of March, 20 1 PHITAR W. CORNETT, R.P.L.S. NO. 5515

STATE OF TEXAS

BEFORE ME, the undersigned a Notary Public in and for The State of Texas, on this day personally appeared

Philip W. Cornett, 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 the 25TM ___ day of MOX Ch





PHILIP W. CORNET

FINAL PLAT SHOWING BLOCK A, LOT 1 OF THE HAIMAN ADDITION BEING PART OF THE COLLIN COUNTY SCHOOL LAND, # 12 SURVEY, ABSTRACT NO. 147 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

ONE LOT 0.635 ACRES 3-25-2015





