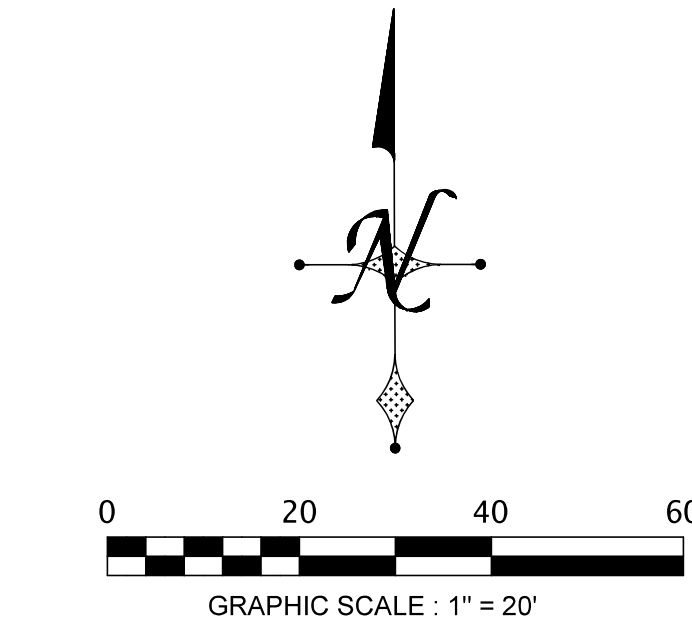
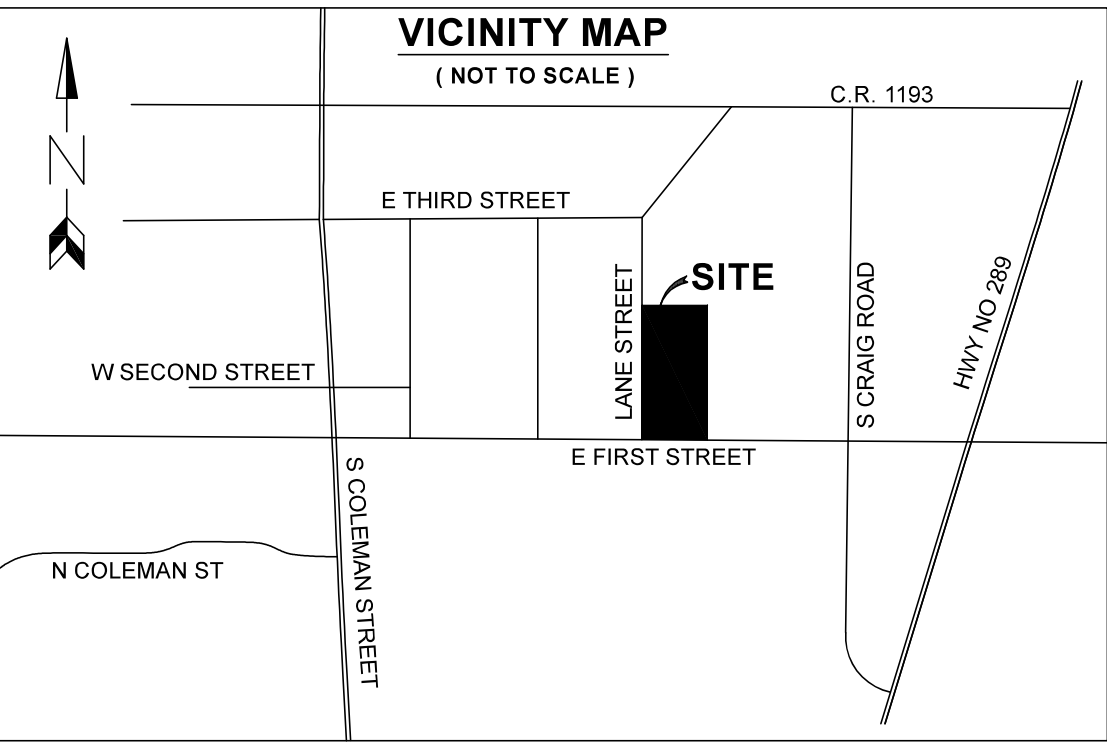




VIVID PARTNERS LLC.
INST. NO. 20220302000343120
O.P.R.C.C.T.

DEBRA JAYNE BOMAR &
DAWN DAUGHTRY LUTHER
INST. NO. 20180917001166080
O.P.R.C.C.T.

DANIEL A. GAPPINGER &
CARRIE GAPPINGER
HUSBAND & WIFE
INST. NO. 20070705000921820
O.P.R.C.C.T.

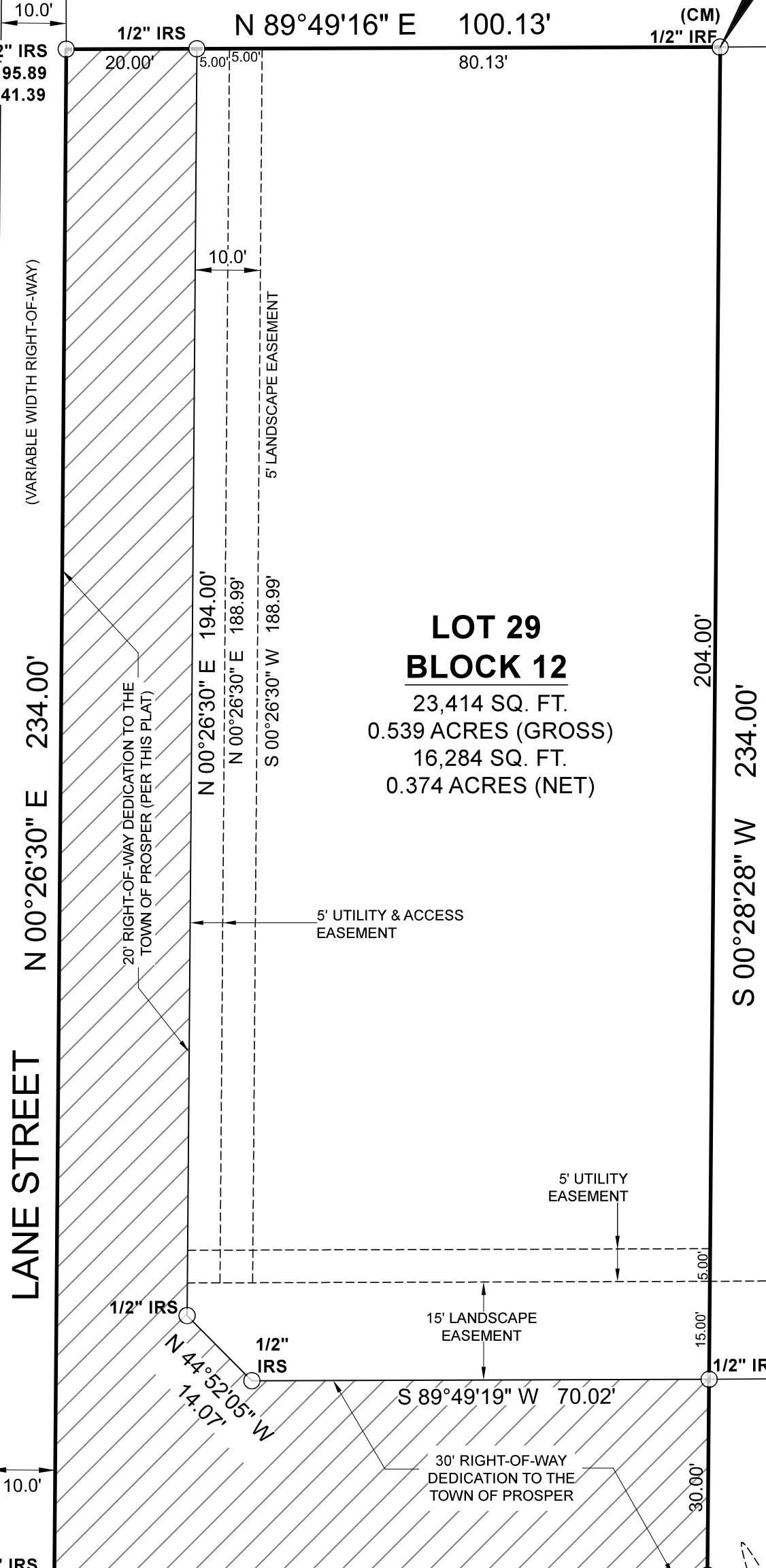
CARRIE A. GAPPINGER
INST. NO. 20130114000055400
O.P.R.C.C.T.

LOT 1, BLOCK 1
C SAUNDERS ADDITION
INST. NO. 20200731010002860
P.R.C.C.T.

LOT 6A, BLOCK 1
EASTERN HEIGHTS SUBDIVISION
VOL. 6, PAGE 76
P.R.C.C.T.

CLAYTON WALVOORD &
MEGAN WALVOORD
HUSBAND & WIFE
INST. NO. 20181126001370530
O.P.R.C.C.T.

**LOT 29
BLOCK 12**
23,414 SQ. FT.
0.539 ACRES (GROSS)
16,284 SQ. FT.
0.374 ACRES (NET)



**STATE OF TEXAS §
COUNTY OF COLLIN §**
WHEREAS, Vivid Partners LLC, is the sole owner of a tract of land situated in Lot 29 of Subdivision 12 of Collin County School Lands, Abstract No. 147, Collin County, Texas, according to the plat thereof recorded in Volume 3, Page 106, Deed Records, Collin County, Texas, being that same tract of land described in deed to Vivid Partners LLC, recorded in Instrument No. 20220302000343120, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the Northwest corner of Lot 1, Block 1, C Saunders Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Instrument No. 20200731010002860, Plat Records, Colling County, Texas, same being in the South line of a tract of land described in deed to Debra Jayne Bomar and Dawn Daughtry Luther, recorded in Instrument No. 20180917001166080, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 28 minutes 28 seconds West, a distance of 234.00 feet to a 1/2 inch iron rod with yellow cap stamped "Burns Surveying" set for corner, said corner being the Southeast corner of the herein described tract of land, said corner being in the North line of East 1st Street (a variable width right-of-way);

THENCE South 89 degrees 49 minutes 19 seconds West, along the North line of said East 1st Street, a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "Burns Surveying" set for corner, said corner being in the intersection of the East line of Lane Street (a public right-of-way) and the North line of said East 1st Street;

THENCE North 00 degrees 26 minute 30 seconds East, along the East line of said Lane Street, a distance of 234.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying, said corner being the Southwest corner of said Bomar/Luther tract,

THENCE North 89 degrees 49 minutes 16 seconds East, along the South line of said Bomar/Luther tract, a distance of 100.13 feet to the POINT OF BEGINNING and containing 23,414 square feet or 0.539 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
THAT, Vivid Partners LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **METTICA ADDITION, BLOCK 12, LOT 29**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Vivid Partners 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 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.
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 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, this the _____ day of _____, 20____.

Authorized Signature Printed Name and Title

**STATE OF TEXAS §
COUNTY OF COLLIN §**
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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 Regulation of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20____.

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3961

**STATE OF TEXAS §
COUNTY OF ROCKWALL §**
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

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.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

SURVEYOR'S NOTES

1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
3. ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, GRID COORDINATES, NO SCALE OR PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM ONE PREVIOUSLY UNPLATTED LOT.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48085C0235J, DATED 08/02/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
6. 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.

TOWN OF PROSPER BENCHMARKS UTILIZED:

MONUMENT NAME:	NO. 1
DATE ESTABLISHED:	08/26/2020
COUNTY:	COLLIN
NORTHING:	7,133,125.822
EASTING:	2,463,392.790
ELEVATION:	554.23'
LOCATION:	BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF COTTONROSE LANE, 80' SOUTH OF THE INTERSECTION OF COTTONROSE LANE AND PERENNIAL WAY

MONUMENT NAME:	NO. 2
DATE ESTABLISHED:	08/26/2020
COUNTY:	COLLIN
NORTHING:	7,137,769.045
EASTING:	2,469,664.657
ELEVATION:	584.10'
LOCATION:	BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE EAST SIDE OF S. TEEL PARKWAY, 75' NORTH OF THE INTERSECTION OF S. TEEL PARKWAY AND GOVERNORS ISLAND WAY

LEGEND

P.R.C.C.T.
D.R.C.C.T.
O.P.R.C.C.T.

C.M.
VOL.
PG.
INST. NO.
IRF
IRS

PLAT RECORDS, COLLIN COUNTY, TEXAS
DEED RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
CONTROLLING MONUMENT
VOLUME
PAGE
INSTRUMENT NUMBER
IRON ROD FOUND
IRON ROD SET WITH A YELLOW PLASTIC CAP
STAMPED "BURNS SURVEYING"

PROPERTY ADDRESS: 701 E FIRST ST. PROSPER, TX 75078
OWNER: VIVID PARTNERS LLC
ADDRESS: 244 WEST MCFARLAND ST., BELLS, TX 75414
PHONE: 469-920-1313



PROFESSIONAL LAND SURVEYORS
FIRM NO. 10194366

1529 E. I-30, SUITE 103, GARLAND, TX 75043
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202200471 DATE: 10/16/2023 DRAWN BY: ABP & TD

FINAL PLAT LOT 29, BLOCK 12 METICA ADDITION

FINAL PLAT OF LOT 29 OF SUBDIVISION 12
OF COLLIN COUNTY COUNTY SCHOOL LANDS,
ABSTRACT NO. 147, TOWN OF PROSPER
COLLIN COUNTY, TEXAS
- 0.539 ACRES -
CASE NO. : DEVAPP-24-0025