

DATE:	02/15/2017	SCALE:	1" = 60'	DRAWN BY:	C.S.H.	CHK'D BY:	M.B.A.	JOB NO.:	2017-0029
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GENERAL NOTES:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0315J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and also in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; no base flood elevations determined".
- The surveyor has relied on the Title Commitment provided by the Republic Title of Texas, Inc. (G.F. No. 1009-214234-RTT) with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the plat of **LAKEVIEW MHP ADDITION**, as recorded in Volume 2014, Page 3, of the Official Public Records, Collin County, Texas.
- The easement recorded in Volume 312, Page 354, D.R.C.C.T. cannot be located as described.
- The easements recorded in Volume 369, Page 125, D.R.C.C.T. and Volume 396, Page 517, D.R.C.C.T. do not affect the herein described property.
- The easement recorded in Volume 789, Page 93, D.R.C.C.T., applies to and affects the herein described property, as shown.
- The easement recorded in Volume 1415, Page 826, D.R.C.C.T. applies to and affects the herein described property. The easement is centered on an underground water line, that has not been located.
- The easement recorded in Volume 4733, Page 219, D.R.C.C.T. applies to and affects the herein described property, as shown.
- All lots must utilize alternative type On-Site Sewage Facilities.
- 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/ponds, etc. (Per State regulations). Due to the presence of a pond and flowage easement on Lot 1, Block A, a meeting is recommended with Collin County Development Services prior to planning any surface improvements, impervious cover, outbuildings, swimming pools, etc.
- Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
- 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.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driveway surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- Mail boxes shall meet USPS specifications.
- Contractor shall maintain the integrity of existing county road ditches. If work is needed in the existing county road ditch to accommodate individual lot drainage, a utility permit will be required through Public Works.
- Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permits requirements shall be removed and corrected at the owner's expense.

Health Department Certification

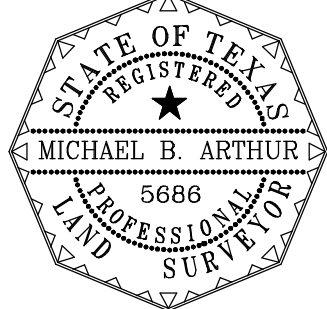
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site elevations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative \_\_\_\_\_ Date \_\_\_\_\_  
Collin County Developmental Services

SURVEYOR'S CERTIFICATION:

BEFORE ME, Michael B. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686



Date: \_\_\_\_\_

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 Michael B. Arthur, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF COLLIN

Being a tract of land, situated in the John B. McClyman Survey, Abstract No. 640, in Collin County, Texas, and being all of that called 10.021 acre tract, described by deed to Deborah J. Mulcahy, as recorded under County Clerk's File No. 93- 0065200, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with a yellow plastic cap stamped "JANUARY" found for the northeasterly corner of said 10.021 acre tract, said corner also being in the westerly line of a tract of land, described by deed to Horacio Acevedo and wife, Shirley Acevedo, as recorded under County Clerk's File No. 93- 0020831, D.R.C.C.T., said corner also being the southeasterly corner of a tract of land, described by deed to Melodee Middleton, as recorded in Volume 4286, Page 4446, D.R.C.C.T.;

**THENCE** South 00°00'26" West, along the common line between said 10.021 acre and Acevedo tracts, a distance of 382.14' to a mag nail set in County Road No. 1114, said corner being the southeasterly corner of said 10.021 acre tract, said corner also being the southwesterly corner of said Acevedo tract;

**THENCE** North 89°40'07" West, along the southerly line of said 10.021 acre tract, a distance of 1140.95' to a mag nail set for the southwesterly corner of said 10.021 acre tract, said corner bears South 00°00'26" East, a distance of 4.10' from the southeasterly corner of Lot 18, Block A, of **LAKEVIEW MHP ADDITION**, an addition to Collin County, Texas, as recorded in Volume 2014, Page 3, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner also being at the intersection of said County Road No. 1114 and County Road No. 490;

**THENCE** North 00°00'26" West, along said County Road No. 490, same being along the westerly line of said 10.021 acre tract, passing the southeasterly corner of Lot 18, at a distance of 4.10', and continuing along the common line between said Lot 18 and 10.021 acre tract, passing the northeasterly corner of said Lot 18, same being the southeasterly corner of a tract of land, described by deed to Glenn Miller, as recorded under Document No. 20110818000874860, O.P.R.C.C.T., at a distance of 360.10' and continuing along the common line between said Miller and 10.021 acre tracts, a total distance of 382.15' to a mag nail set for the northwesterly corner of said 10.021 acre tract, same being the southwesterly corner of the aforementioned Middleton tract;

**THENCE** South 89°40'07" East, along the common line between said 10.021 acre and Middleton tracts, passing a 1/2" iron rod found for reference, a distance of 14.77' and continuing along said common line, a total distance of 1142.87' to the **POINT OF BEGINNING** and containing 10.017 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, COPE EQUITIES, LLC is the owner of the above described property, does hereby adopt this plat designating the hereinabove described property as **COPE ADDITION, LOTS 1-4, BLOCK A**, an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

COPE EQUITIES, LLC

By: \_\_\_\_\_  
Danny Terra

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 Danny Terra, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the State of Texas

ABBREVIATIONS

I.R.F. = Iron Rod Found  
(C.M.) = Controlling Monument  
C.I.R.F. = Capped Iron Rod Found  
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set  
M.R.C.C.T. = Map Records, Collin County, Texas  
D.R.C.C.T. = Deed Records, Collin County, Texas  
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this  
the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

County Judge  
Keith Self  
Collin County

Utility Service Providers

Water - Culleoka Water Supply Corp.  
Electric - Grayson Collin Electric Co-op.  
Sanitary Sewer - OSSF - Private

Final Plat of  
**LOTS 1-4, BLOCK A**  
**COPE ADDITION**  
10.017 Acres in the  
**John B. McClyman Survey**  
Abstract No. 640  
Collin County, Texas

Scale: 1" = 60' February 16, 2017

OWNER  
Cope Equities, LLC

SURVEYOR

North Texas Surveying, LLC  
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