

General Notes:

- All lot corners are monumented with a 1/2" iron rod set with a yellow plastic cap stamped "RPLS 5686" unless otherwise noted.
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 4805C0430J, 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".
- The Homeowner shall be solely responsible for the maintenance of the storm water detention system and the storm drainage system in the drainage easements on-site. The Homeowners shall further hold Collin County harmless from any damages to persons, to the owner's lot, or any lot arising from such maintenance responsibility. The detention easement shown herein shall not create affirmative duty to Collin County to repair, maintain, or correct any condition that exists or occurs due to natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing loss of vegetation and trees, bank subsidence, and interference with structures. Collin County retains the right to enter upon these easements for public purposes.

OSSF Notes:

- Due to Site Evaluator's determination, all lots must utilize alternative type on-site sewage facilities (OSSF).
- 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 and approved by Collin County for each lot prior to construction of any ossf system.
- There are no visible water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

Construction Notes:

- Contractor shall take appropriate measures to prevent tracking of mud and/or soils onto existing and/or new pavement. Any tracking that occurs shall be removed immediately by the contractor.
- Contractor shall maintain the integrity of existing county road ditches.
- Existing paving, utilities, fences, etc. damaged by construction of the proposed improvements shall be replaced to a condition equal to or better than its original condition. The contractor shall make these repairs at his/her own expense.
- Contractor is responsible for damages to existing county roads, Collin County and the contractor shall document the existing county road prior to and following construction.
- Each lot purchaser shall provide private on-site sewage facilities for each lot owner's needs.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway 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 conditions.
- Collin County building permits are required for building construction, on site sewage facilities, and driveway culverts.
- Driveways shall meet Collin County culvert permit requirements. Driveways that do not meet driveway/culvert permit requirements shall be removed and corrected at the owners expense.
- Driveway/culvert permits are required at all existing county road tie-ins.
- All private driveway tie-ins to a county road must be even with the existing driving surface and flush with edge of existing county road.
- Mail boxes shall meet USPS specifications.
- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- Developers and Builders SW3P must include county ditches affected by subdivision.
- Collin County will only maintain street signs and poles with current county materials.
- Street lights that have been approved will not be maintained, repaired, or replaced by Collin County. Collin County will not be responsible for any fees associated with street lights.
- Unless the finished floor is noted on the plat, the finished floor elevations of all houses will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.

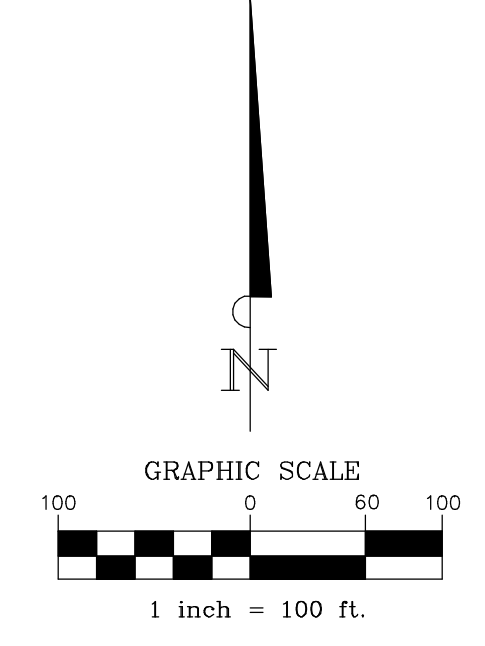
Utility Service Providers

Water - Culleoka Water Supply Corp. (972) 784-7777
 Electric - Oncor Electric Delivery Company (972) 569-1283
 Sanitary Sewer - OSSF - Private

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

| Culvert Table Block A | | Culvert Table Block B | |
|-----------------------|------------------|-----------------------|------------------|
| Lot 1 2-21" CMP | Lot 1 1-18" CMP | Lot 2 1-18" CMP | Lot 2 1-18" CMP |
| Lot 3 1-18" CMP | Lot 3 1-18" CMP | Lot 4 1-18" CMP | Lot 4 1-18" CMP |
| Lot 5 1-18" CMP | Lot 5 1-18" CMP | Lot 6 1-18" CMP | Lot 6 1-18" CMP |
| Lot 7 2-24" CMP | Lot 7 1-18" CMP | Lot 8 1-18" CMP | Lot 8 1-18" CMP |
| Lot 9 1-18" CMP | Lot 9 1-18" CMP | Lot 10 1-18" CMP | Lot 10 1-18" CMP |
| Lot 11 1-18" CMP | Lot 11 1-18" CMP | Lot 12 1-18" CMP | Lot 12 1-18" CMP |
| Lot 13 1-18" CMP | Lot 13 1-18" CMP | Lot 14 1-18" CMP | Lot 14 1-18" CMP |
| Lot 15 1-18" CMP | Lot 15 1-18" CMP | Lot 16 1-18" CMP | Lot 16 1-18" CMP |
| Lot 17 1-18" CMP | Lot 17 1-18" CMP | Lot 18 1-18" CMP | Lot 18 1-18" CMP |
| Lot 19 1-18" CMP | Lot 19 1-18" CMP | Lot 20 1-18" CMP | Lot 20 1-18" CMP |
| Lot 21 1-18" CMP | Lot 21 1-18" CMP | Lot 22 1-18" CMP | Lot 22 1-18" CMP |
| Lot 23 1-18" CMP | Lot 23 1-18" CMP | | |

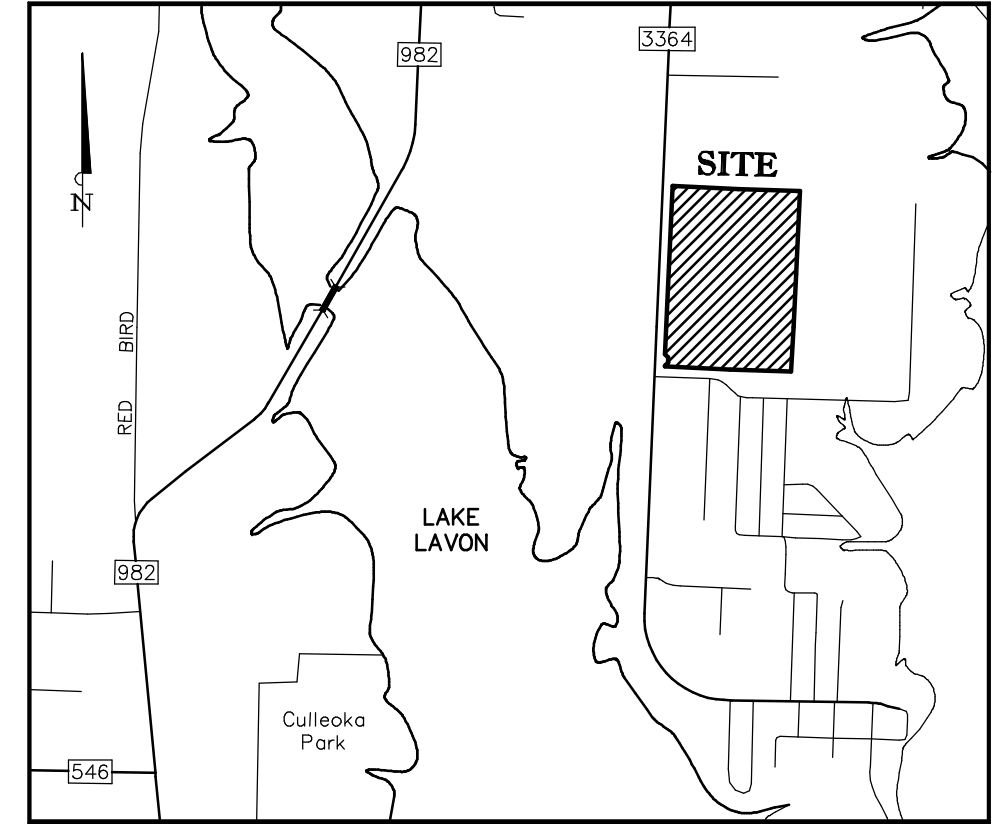


LINE TABLE

| No. | Bearing | Distance |
|-----|-------------|----------|
| BL1 | N00°53'59"E | 4.41' |
| BL2 | N45°47'36"E | 42.38' |
| BL3 | N00°47'59"E | 50.00' |
| BL4 | N44°12'01"W | 42.10' |
| L1 | S83°31'38"W | 69.54' |
| L2 | S69°40'54"W | 34.30' |
| L3 | S64°54'18"W | 84.73' |
| L4 | S53°37'25"W | 68.75' |
| L5 | S86°33'11"W | 36.84' |
| L6 | N72°58'17"W | 53.72' |
| L7 | N85°20'39"W | 36.52' |

Easement Curve Data

| Curve No. | Radius | Arc Length | Delta | Chrd. Brng. | Chrd. Dist. |
|-----------|---------|------------|-----------|-------------|-------------|
| C1 | 255.00' | 170.65' | 39°20'34" | N69°48'55"W | 167.48' |
| C2 | 62.50' | 22.40' | 20°31'59" | N11°09'58"E | 22.28' |



FINAL PLAT
LIBERTY SQUARE
LOTS 1-14, BLOCK A
AND
LOTS 1-23, BLOCK B
 47.101 ACRES IN THE
 Francisco De La Pina Survey
 Abstract No. 689
 Collin County, Texas
 Scale: 1" = 100' Date: December, 2017
 SHEET 1 OF 2

**STATE OF TEXAS
COUNTY OF COLLIN**

OWNER'S CERTIFICATION

Being a tract of land, situated in the Francisco De La Pina Survey, Abstract No. 689, in Collin County, Texas, and being all of that called 47.033 acre tract, as described by deed to Chuck Hutcheson, as recorded under Document No. 20161107001512950, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a point for corner, being the northwesterly corner of said 47.033 acre tract, same being the southwestery corner of a tract of land, described by deed to DARM Princeton, LLC, as recorded under Document No. 20150202000113690, O.P.R.C.C.T., same also being in the easterly monumented line of F. M. Highway No. 3364, from which a 1/2" iron rod with a plastic cap bears, North 43°42'56" West, a distance of 0.95';

THENCE South 88°53'18" East, along the common line between said 47.033 acre and DARM Princeton, LLC tracts, a distance of 626.91' to a point for corner being the southeasterly corner of said DARM Princeton, LLC tract, same being the southwestery corner of a tract of land, described by deed to Billy B. Biggar and wife, Sue V. Biggar, as recorded under County Clerk's File No. 93-0079990, of the Deed Records, Collin County, Texas (D.R.C.C.T.), from which a 1/2" iron rod with a plastic cap found bears, North 58°01'05" West, a distance of 0.95';

THENCE South 89°41'34" East, along the common line between said 47.033 acre and Biggar tracts, a distance of 579.50' to a concrete monument found for the northwesterly corner of said 47.033 acre tract, same being the southeasterly corner of said Biggar tract, said corner also being the southwestery corner of a tract of land, described by deed to Kings Valley Properties, Ltd., as recorded under Document No. 20100716000734230, O.P.R.C.C.T., same also being the northwesterly corner of a tract of land, described by deed to Clayton P. Powell, as recorded under Document No. 20140606000570450, O.P.R.C.C.T.;

THENCE along the easterly line of said 47.033 acre tract, the following courses and distances:

South 01°09'24" West, a distance of 790.57' to a 3/8" iron rod found for the southwestery corner of a tract of land, described by deed to Richard Dean Powell and wife, Darinda Dee Powell, as recorded in Volume 4361, Page 2677, D.R.C.C.T., same being the northwesterly corner of a tract of land, described by deed to John S. Salvador and Sharon A. Salvador, as recorded in Volume 4121, Page 1029 and Volume 4361, Page 2680, D.R.C.C.T.;

South 01°08'39" West, a distance of 500.94' to a 5/8" iron rod found for the southwestery corner of said Salvador tract, same being the northwesterly corner of a tract of land, described by deed to Dona Horton, as recorded under Document No. 20150922001205140, O.P.R.C.C.T.;

South 01°49'53" West, a distance of 419.31' to a 1/2" iron rod found for the southeasterly corner of said 47.033 acre tract, same being the southwestery corner of a tract of land, described by deed to Gary Duncan and wife, Nancy Duncan, as recorded in Volume 4048, Page 2277, D.R.C.C.T., said corner also being in the northerly line of **LAVON SHORES NO. 2**, as recorded in Volume 4, Page 45, of the Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE North 89°25'44" West, along the common line between said **LAVON SHORES NO. 2** and said 47.033 acre tract, a distance of 570.42' to a 5/8" iron rod found for the northwesterly corner of said **LAVON SHORES NO. 2**, same being the northeastery corner of Lot 1, of **LAVON SHORES NO. 3**, as recorded in Volume 6, Page 69, M.R.C.C.T.;

THENCE North 88°59'12" West, along the common line between said **LAVON SHORES NO. 3** and said 47.033 acre tract, a distance of 623.46' to a point for corner in the easterly monumented line of F. M. Highway No. 3364, same being the northwesterly corner of Lot 16, of said **LAVON SHORES NO. 3**, same being the southwestery corner of said 47.033 acre tract, from which a 1/2" iron rod with a plastic cap found bears, South 00°00'37" West, a distance of 1.14';

THENCE along said easterly monumented line of F. M. Highway No. 3364, the following courses and distances:

- North 00°53'59" East, a distance of 4.41' to a concrete monument found for corner;
- North 45°47'36" East, a distance of 42.38' to a broken concrete monument found for corner;
- North 00°47'59" East, a distance of 50.00' to a broken concrete monument found for corner;
- North 44°12'01" West, a distance of 42.10' to a broken concrete monument found for corner;
- North 00°53'59" East, a distance of 1594.96' to the **POINT OF BEGINNING** and containing 47.101 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 **LIBERTY SQUARE LOTS 1-14, BLOCK A AND LOTS 1-23, BLOCK B** 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 _____, 2018.
COPE EQUITIES, LLC

By: _____
Mark Cope

**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 Mark Cope, 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 _____, 2018.

NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S CERTIFICATION:

THAT I, 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 _____, 2018.

Notary Public, State of Texas

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
Collin County Developmental Services

Date

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this
the _____ day of _____, 2018.

County Judge
Keith Self
Collin County

OWNER:
Cope Equities, LLC
4405 Cannonock Drive
McKinney, Texas 75070
Contact: Mark Cope
Ph.: (214) 592-5641

ENGINEER:
Kimley-Horn
106 W. Louisiana St.
McKinney, Texas 75069
Ph.: (469) 301-2582
Contact: Aaron M. Graves, P.E.

SURVEYOR:
North Texas Surveying, LLC
1010 West University Drive
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

FINAL PLAT
LIBERTY SQUARE
LOTS 1-14, BLOCK A
AND
LOTS 1-23, BLOCK B
47.101 ACRES IN THE
Francisco De La Pina Survey
Abstract No. 689
Collin County, Texas

Scale: 1" = 100' Date: December, 2017

SHEET 2 OF 2

| | | | | |
|------------------|------------------|------------------|------------------|--------------------|
| DATE: 11/30/2017 | SCALE: 1" = 100' | DRAWN BY: C.S.H. | CHK'D BY: M.B.A. | JOB NO.: 2017-0174 |
|------------------|------------------|------------------|------------------|--------------------|