



LEGEND

(TYP.) - TYPICAL
D&U - DRAINAGE & UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT
I.P.F. - IRON PIN FOUND
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS

NOTE:

Bearings based on the west line of deed recorded in Instrument No. 20181004001243410, O.P.R.C.C.T. (N00°21'29"W)

This Plat approved by Collin County Commissioners
Court on the ____ day of _____, 20____.

Chris Hill, County Judge _____ Date _____

Health Department Certification:

I hereby certify that the on-site sewage facilities described on this plat conform to applicable OSSF laws of the State of Texas, that site evaluations 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 Development Services

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Cope Equities, LLC, is the owner of a tract of land situated in the T.B. Wilson Survey, Abstract No. 1086 and in the A.D. Havens Survey, Abstract No. 436, Collin County, Texas and being the same Tract 1 and Tract 2 as described in General Warranty Deed recorded in Instrument No. 20181004001243410, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the east right-of-way line of F.M. Highway No. 982 (120' R.O.W.) for the northwest corner of said Tract 1 and the most westerly southwest corner of the Amending Final Plat of Lake View Farm Addition, an addition to Collin County, according to the plat thereof recorded in Volume O, Page 637, Map Records, Collin County, Texas;

Thence, North 89°29'03" East, along the north line of said Tract 1 and a south line of said Lake View Farm Addition, a distance of 179.92 feet to a 1/2" iron pin found for the northeast corner of said Tract 1 and the most northerly northwest corner of said Tract 2;

Thence, South 88°28'52" East, along the north line of said Tract 2 and a south line of said Lake View Farm Addition, a distance of 711.70 feet to a 1/2" iron pin found for the northeast corner of said Tract 2 and a re-entrant corner of said Lake View Farm Addition;

Thence, South 00°04'28" East, along the east line of said Tract 2 and the most southerly west line of said Lake View Farm Addition, a distance of 1272.36 feet to the southwest corner of said Lake View Farm Addition and the most northerly northwest corner of a 156.118 acre tract of land conveyed to Ramana Juvvadi and Sridevi Juvvadi by deed recorded in Instrument No. 20141015001125520, Official Public Records, Collin County, Texas;

Thence, South 00°21'08" East, along the east line of said Tract 2 and a west line of said 156.118 acre tract, a distance of 1297.11 feet to a 5/8" iron pin found with red cap stamped "KHA" in the center of County Road No. 439 for the southeast corner of said Tract 2 and a re-entrant corner of said 156.118 acre tract;

Thence, South 89°14'51" West, along the center of County Road No. 439, the south line of said Tract 2 and a north line of said 156.118 acre tract, a distance of 854.84 feet to a mag nail found on the east right-of-way line of F.M. Highway No. 982;

Thence, North 00°21'29" West, along the east right-of-way line of F.M. Highway No. 982, a distance of 19.00 feet to a 1/2" iron pin found for corner;

Thence, North 45°25'33" West, along the east right-of-way line of F.M. Highway No. 982, a distance of 42.37 feet to a 1/2" iron pin found for corner on the east right-of-way line of F.M. Highway No. 982 (120' R.O.W.);

Thence, North 00°21'29" West, along the east right-of-way line of F.M. Highway No. 982 (120' R.O.W.) and the west line of said Tract 1 and Tract 2, a distance of 2549.23 feet to the Point of Beginning and containing 2,291,855 square feet or 52.614 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Cope Equities, LLC, does hereby adopt this plat as PATRIOT PLACE, an Addition to Collin County, Texas and does hereby dedicate to the public use forever the roads and easements and traffic control signs shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS my hand this the ____ day of _____, 2019.

Cope Equities, LLC, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

Notary Public for the State of Texas
My Commission expires _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2019.

Notary Public in and for the State of Texas.
My commission expires: _____

NOTES:

- 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 driving 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.
- All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock throughout the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- 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 large drainage easements on lots 1/1 and 19/1, it is recommended that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lots 1/1 or 19/1 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
- There were no permitted/approved existing structures or OSSFs on the property at the time of approval, other than Lot 1/1 as addressed below. Any other existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
- Lot 1 contains an existing dwelling and existing OSSF. The existing OSSF on Lot 1/1 is a Conventional OSSF if the existing system ever fails or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS). The P.E. As-Built submitted with the plat shows all OSSF components for Lot 1/1 to be completely within the boundaries of Lot 1/1. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
- Tree removal and/or grading for OSSF may be required on individual Lots.
- There are no water wells noted in this subdivision and no water well are allowed without prior approval from Collin County Development Services.
- 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.
- All side lot lines to have 5' Drainage and Utility Easement on both sides of lot line.
- Mail boxes shall meet USPS specifications.
- Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permit requirements shall be removed and corrected at the owner's expense.
- Driveway/Culvert permits are required at all existing county road tie-ins.
- 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 the street lights.
- The finish floor elevations of all pads will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	SIZE		LOT	SIZE		LOT	SIZE	
1	21"		1	2-24"		1	15"	
2	18"		2	2-24"		2	15"	
3	15"		3	2-24"		3	12"	
4	12"		4	12"		4	15"	
5	12"		5	15"		5	15"	
6	15"		6	15"		6	15"	
7	18"		7	2-24"				
8	21"		8	2-24"				
9	24"							
10	24"							
11	2-18"		BLOCK 4		BLOCK 5			
12	2-18"		LOT	SIZE	LOT	SIZE		
13	2-21"		1	15"	1	15"		
14	2-21"		2	15"	2	15"		
15	2-21"		3	12"	3	12"		
16	15"		4	15"	4	15"		
17	12"		5	15"	5	15"		
18	15"		6	15"	6	15"		
19	18"							

OWNERS:
Cope Equities, LLC
825 Watters Creek Blvd. #250
Allen, Texas 75013
PHONE: (214) 592-5641

FINAL PLAT
PATRIOT PLACE
52.614 ACRES OF LAND
T.B. WILSON SURVEY, ABSTRACT NO. 1086
A.D. HAVENS SURVEY, ABSTRACT NO. 436
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11, LAVON, TEXAS 75166			
972-742-4411	TEXAS FIRM REGISTRATION NO.:	10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2483-18	1"=100'	JULY 16, 2019	CP