

Jane Sun, Sunny Sun
and Kevin Lu
Vol. 6069, Pg. 1123,
D.R.C.C.T.

Chester Keith Callan
Document No.
20060616000829910,
O.P.R.C.C.T.

Wayne Yandell and
Jennifer Yandell
Document No.
20130321000378110,
O.P.R.C.C.T.

W. W. BELL SURVEY - ABSTRACT NO. 37

Northeast Corner of
Called 91.468 Acres
Forrest Tree
Vol. 1875, Pg. 91,
D.R.C.C.T.

ABBREVIATIONS

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
Min. FF = Minimum Finished Floor Elevation
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

General Notes:

- 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 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 conditions.
- All lot corners are monumented with a 1/2" iron rod set with a yellow plastic cap stamped "RPLS 5686" unless otherwise noted.
- All lots must utilize alternative type on-site sewage facilities (OSSF).
- Must maintain state-mandated setback of all on-site sewage facility components from any/all easements and drainage areas, sharp breaks and/or creeks/rivers/ponds, etc. (per state regulations).
- 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.
- Collin County building permits are required for building construction, on site sewage facilities, and driveway culverts.
- There are no visible water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- 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.
- Tree removal and lot grading may be required on individual lots for on-site sewage facility installation and/or operation.
- 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. 48085C0410J, 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 "X", 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".
- Unless the Finished Floor is noted on the plat, the finished floor elevations of all houses will be at least one foot above the highest elevation of the surrounding ground around the house after final grading.
- A portion of lots 11-15 12 are located within the 100-year flood plain:
 - Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
 - All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 2' above base flood elevation.
 - A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.
 - Due to the amount of flood plain on lots 11-15, a pre-planning meeting with Development Services is recommended prior to any planning for the aforementioned lots.

Utility Service Providers

Water - Culleoka Water Supply Corp.
Electric - Oncor Electric Delivery Company
Sanitary Sewer - OSSF - Private

FINAL PLAT COPE ADDITION NO. 2 LOTS 1-31

40.001 ACRES IN THE
W. W. Bell Survey
Abstract No. 37
Collin County, Texas

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

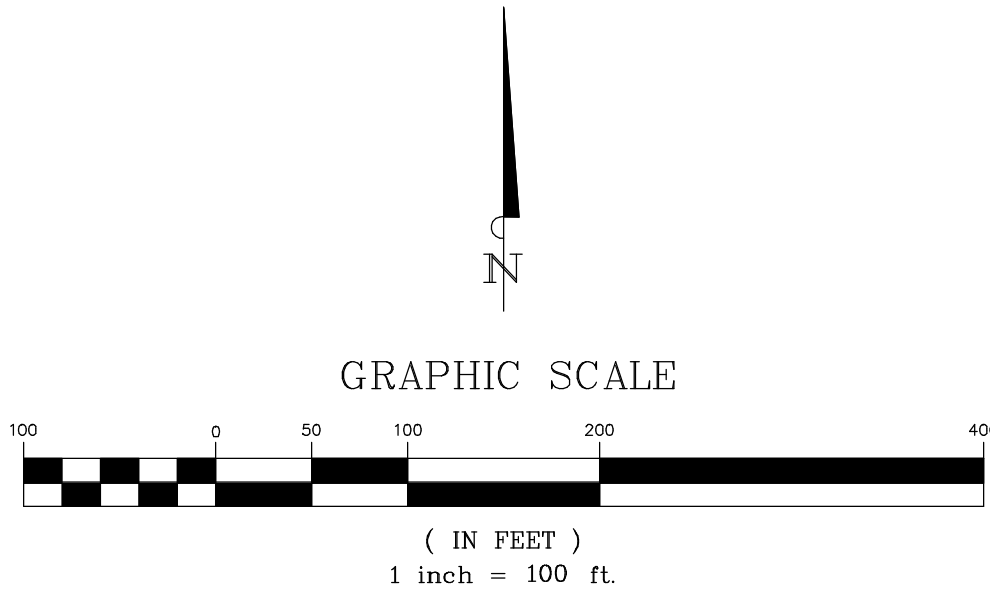
Shelly Olivia Roberston McClintock
Document No.
20120926001217950,
O.P.R.C.C.T.

Rick Saigling, Diane Strawn
and Margaret Cregg
Document No.
20090617000751000,
O.P.R.C.C.T.

Called Tract Two
Neal McGill, Jan McGill,
Edwin McGill, Shelton McGill
and Julie Ann McGill
Vol. 4372, Pg. 1450,
D.R.C.C.T.

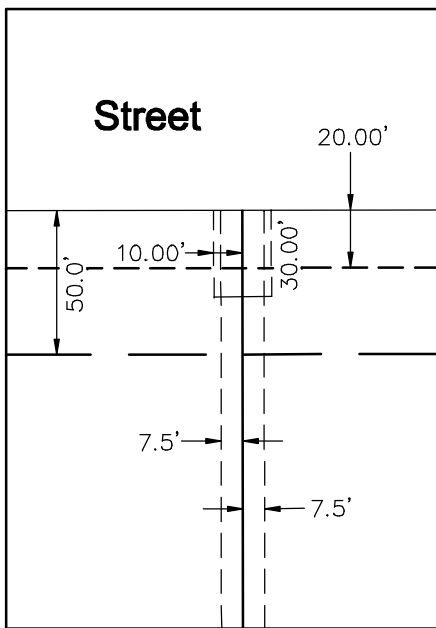
Bobby Jack Flanagan,
Kate Flanagan
and
Document No.
2016021000162710,
O.P.R.C.C.T.

Ramona Juwadi and
Shirley Juwadi
Document No.
2016011500125520,
O.P.R.C.C.T.

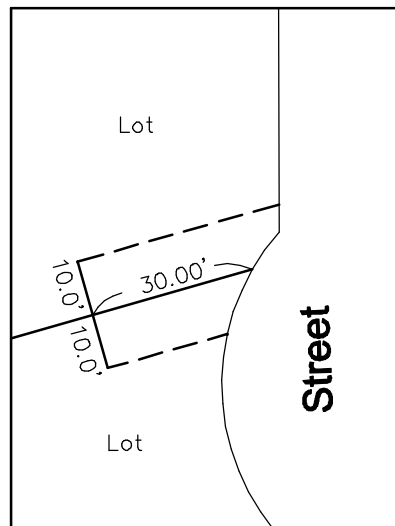


Approximate Location of
100-Year Flood Plain
As Scaled From FEMA
Map (See Note No. 1)

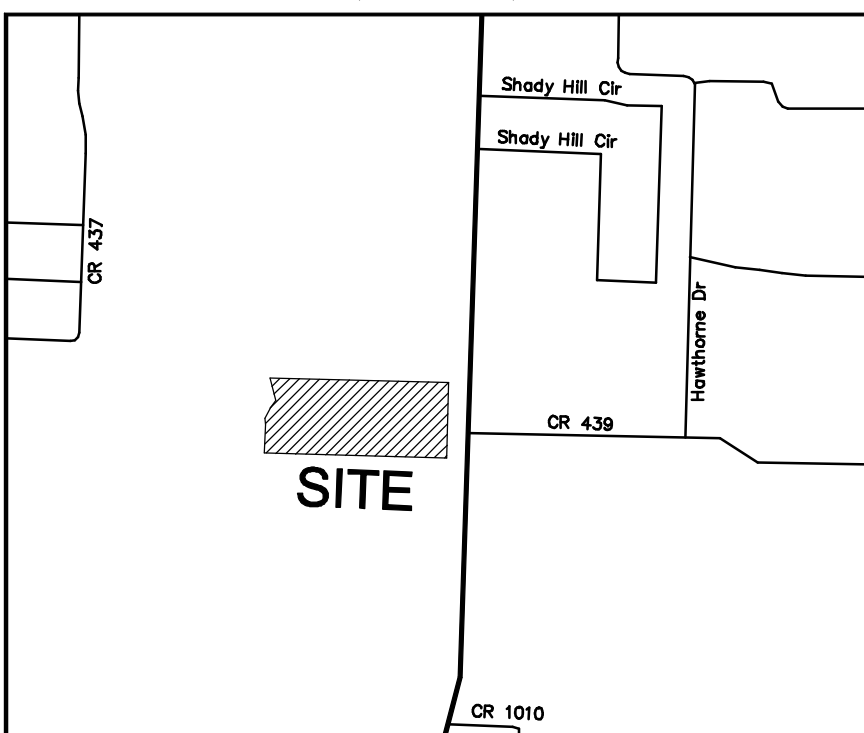
Easement Detail
(not to scale)



Easement Detail
(not to scale)



Vicinity Map
(not to scale)



OWNER:
Cope Equities, LLC
4405 Cannock Drive
McKinney, Texas 75070
Contact: Mark Cope

ENGINEER:
Kimley-Horn
106 W. Louisiana St.
McKinney, Texas 75069
(469) 301-2582
Contact: Joseph Helmberger

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

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

Being a tract of land, situated in the W. W. Bell Survey, Abstract No. 37, in Collin County, Texas, and being all of that called 40,000 acre tract, as described by deed to William L. Brazell and Noy Miller-Brazell, as recorded in Volume 4118, Page 2365, 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 "RPLS 5686" set for the northeasterly corner of said 40,000 acre tract, same being the southwesterly corner of a tract of land, described by deed to Wayne Yandell and Jennifer Yandell, as recorded under Document No. 20130321000378110, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner also being in the westerly monumented line of F.M. Highway No. 982, from which a 3/8" iron rod found bears, North 00°23'00" West, a distance of 1120.74', said 3/8" iron rod found being the northeasterly corner of a called 91.468 acre tract, as recorded in Volume 1875, Page 91, D.R.C.C.T.;

THENCE South 00°23'00" East, along the easterly line of said 40,000 acre tract, same being the westerly monumented line of F.M. Highway No. 982, a distance of 854.79' to a 3/8" iron rod found for the southeasterly corner of said 40,000 acre tract, same being the northeasterly corner of called Tract Two, as described by deed to Neal McGill, Jan McGill, Edwin McGill, Shelton McGill and Julie Ann McGill, as recorded in Volume 4372, Page 1450, D.R.C.C.T.;

THENCE South 89°53'34" West, along the southerly line of said 40,000 acre tract, a distance of 2074.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwesterly corner of said 40,000 acre tract, being in the northerly line of a tract of land, described by deed to Rick Saigling, Diane Strawn and Margaret Cragg, as recorded under Document No. 20090617000751000, O.P.R.C.C.T., said corner also being the southwesterly corner of the aforementioned 91.468 acre tract;

THENCE North 00°35'05" East, along the westerly line of said 40,000 acre tract, passing a 1/2" iron rod found at a distance of 218.15', and continuing in all, a total distance of 320.03' to a point for corner in Russell Branch;

THENCE along said Russell Branch, in a northerly direction, along the westerly line of said 40,000 acre tract, the following courses and distances:

- North 09°10'02" West, a distance of 78.88' to a point for corner;
- North 26°54'38" East, a distance of 142.69' to a point for corner;
- North 35°35'45" East, a distance of 93.19' to a point for corner;
- North 15°33'31" West, a distance of 263.61' to a point for corner, being the northwesterly corner of said 40,000 acre tract, same being the southwesterly corner of said Yandell tract;

THENCE North 89°53'34" East, along the common line between said Yandell and 40,000 acre tracts, passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for reference at a distance of 100.00', and continuing in all, a total distance of 2029.92' to the **POINT OF BEGINNING** and containing 40,001 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 NO. 2, LOTS 1-31**, on 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 plotting 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.

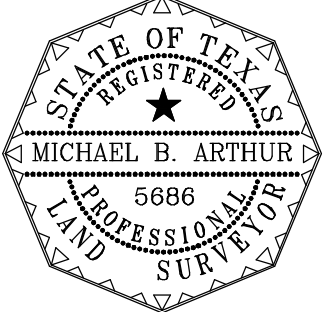
WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

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



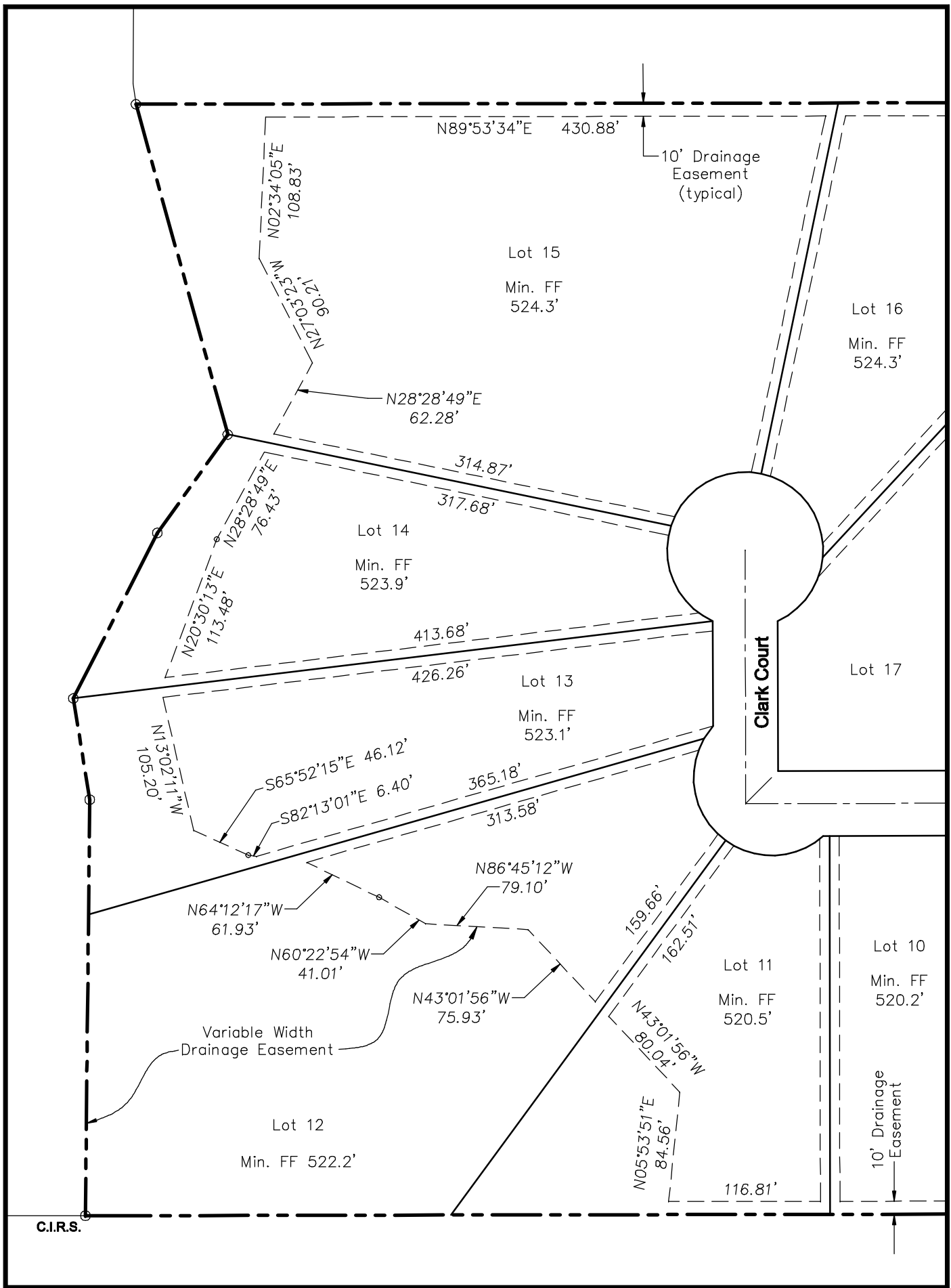
Date: _____

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 _____, 2017.

Notary Public, State of Texas



Easement Detail
(1" = 100')

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 _____, 2017.

County Judge
Keith Self
Collin County

FINAL PLAT
COPE ADDITION NO. 2
LOTS 1-31

40.001 ACRES IN THE
W. W. Bell Survey
Abstract No. 37
Collin County, Texas

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

OWNER:
Cope Equities, LLC
4405 Cannock Drive
McKinney, Texas 75070
Contact: Mark Cope

ENGINEER:
Kimley-Horn
106 W. Louisiana St.
McKinney, Texas 75069
(469) 301-2582
Contact: Joseph Heimberger

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

SURVEY DATE: 03/20/2017 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2017-0044