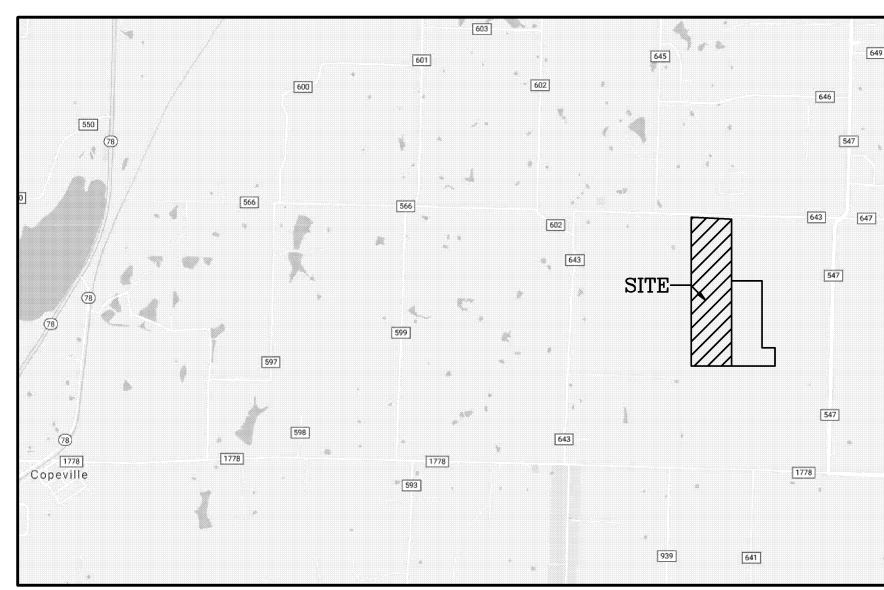
# CONSTRUCTION PLANS FOR

# PROVIDENCE POINT, PHASE 1

COLLIN COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

### CONSTRUCTION GENERAL NOTES

- 1. All construction shall conform to the Collin County Standard Details and Specifications for Paving, Storm Drainage, Water & Sewer, latest edition. All work is subject to inspection by the Collin County.
- 2. The existence and locations of all underground utilities shown (main lines, no lateral or services shown) on the drawings were obtained from available records and are approximate. Neither the owner nor the engineer assumes any responsibility for utilities not shown or not in the location shown. The contractor shall determine the depth and location of all existing underground utilities prior to trenching and shall be required to take any precautionary measures to protect all lines shown and/or any other underground utilities not of record or not shown on the plans. Contractor shall be responsible for contacting all franchise and city utilities at least 48 hours prior to starting construction.
- 3. Any contractor/subcontractor performing work on this project shall familiarize himself with the site and shall be solely responsible for any damage to existing facilities resulting directly or indirectly from his operations. Said existing improvements shall include but not be limited to berms, ditches, fences, plants, etc. Any removal or damage to existing improvements shall be replaced or repaired by the contractor at his expense and shall be approved by the Collin County.
- 4. All construction, testing and materials shall meet or exceed all standards & specifications of the Collin County and the "Standard Specifications for Public Works Construction, North Central Texas Council of Government."

OWNER-APPLICANT

COPE EQUITIES, LLC.

825 WATTERS CREEK BLVD, SUITE 250 ALLEN, TEXAS 750313

INTERIM REVIEW  NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES	
ENGINEER: MARK H. HICKMAN P.E. SEAL NO: 78409 DATE: NOVEMBER, 2018	

	SHEET INDEX	
SHT #	SHEET TITLE	
1	COVER SHEET	
2-3	FINAL PLAT (2 SHEETS)	
4	PAVING PLAN & PROFILE: PROVIDENCE WAY	
5	PAVING PLAN & PROFILE: PROVIDENCE WAY	
6	PAVING PLAN & PROFILE: PROVIDENCE WAY	
7	PAVING PLAN & PROFILE: PROVIDENCE WAY	
8	PAVING PLAN & PROFILE: DECLARATION DRIVE	
9	PAVING PLAN & PROFILE: CONSTITUTION CT.	
10	DETENTION POND 1 PLAN	
11	DETENTION POND 2 PLAN	
12	EROSION CONTROL PLAN	
13	EXISTING DRAINAGE AREAS	
14	PROPOSED DRAINAGE AREA MAP	
15	DRAINAGE CALCULATIONS	
16	STORM SEWER P&P: LINE "A" & LINE "B"	
17	STORM SEWER P&P: LINE "C" & LINE "D"	
18	WATER PLAN	
19	WATER PLAN	
DETAILS		
20	PAVING DETAILS	
21	TxDOT SAFETY END TREATMENT SET-SP	
22	TxDOT SAFETY END TREATMENT SET-SC	
23	TxDOT FW-0 HEADWALL DETAIL	
24-36	WATER DETAILS	

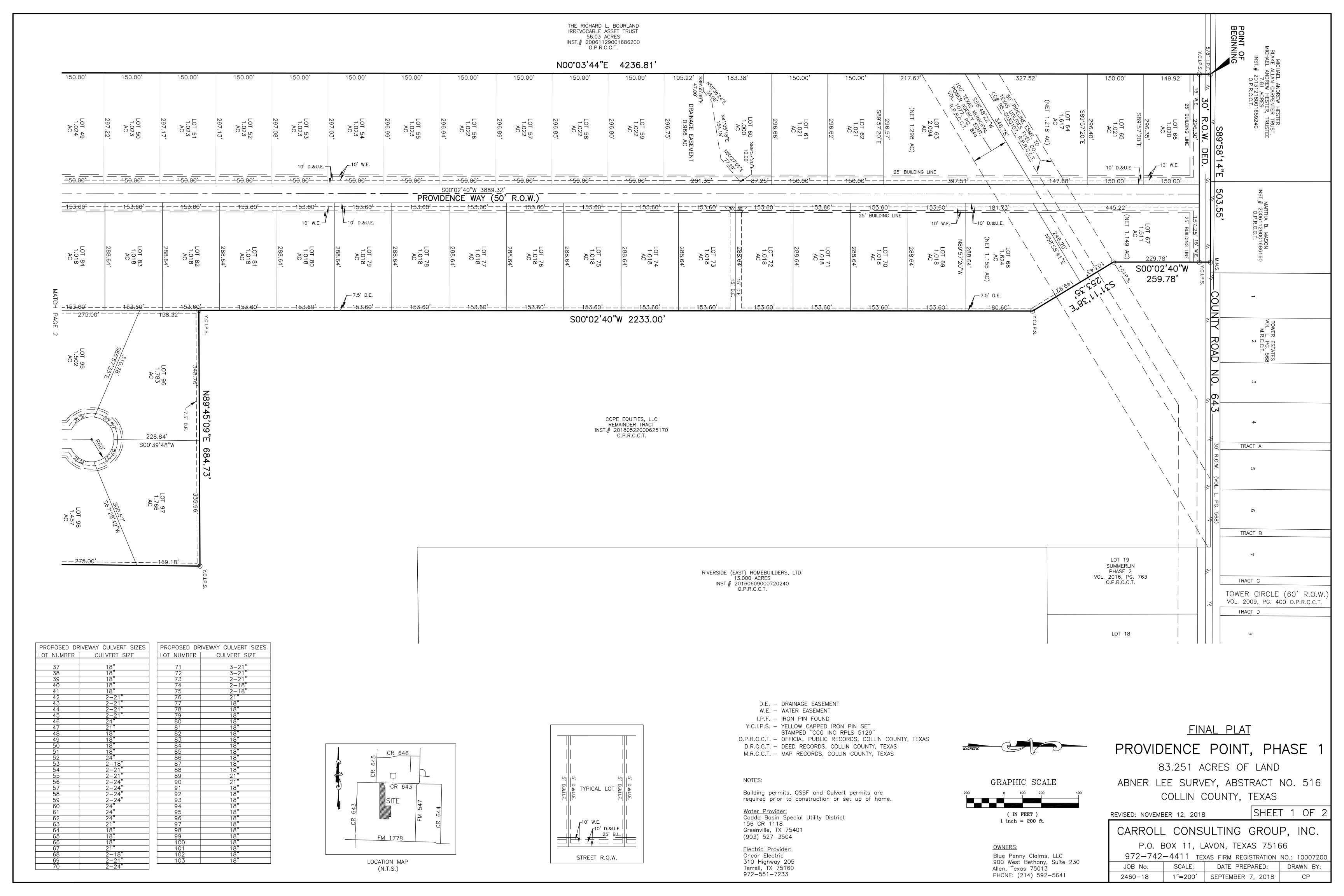
Benchmarks:

1/2" IRF With Yellow Cap Stamped "CCG INC RPLS 5129"
For the NW Corner of Lot 19 of Summerlin Phase 2

ENGINEERS, INC

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
MARK H. HICKMAN,

FOR CONSTRUCTION,
BIDDING OR PERMITTING
F-12172



Whereas, Blue Penny Claims, LLC, a Texas limited liability company is the owner of a tract of land situated in the Abner Lee Survey, Abstract No. 516, Collin County, Texas and being part of a 174.760 acre tract of land conveyed to Blue Penny Claims, LLC, a Texas limited liability company by deed recorded in Instrument No. 20180914001157260, Official Public Records, Collin County, Texas and being more particularly described as follows:

OWNER'S CERTIFICATE

Beginning at a 5/8" iron pin found in the center of County Road No. 643 for the northwest corner of said 174.760 acre tract and the northeast corner of a 56.03 acre tract of land conveyed to The Richard L. Bourland Irrevocable Asset Trust by deed recorded in Instrument No. 20061129001686200, Official Public Records, Collin County, Texas and being on the south line of a 7.81 acre tract of land conveyed to Michael Andrew Hester and Blake Allan Carpenter Trust, Michael Andrew Hester, Trustee by deed recorded in Instrument No. 20131218001659240, Official Public Records, Collin County, Texas;

Thence, South 89°58'14" East, along the center of County Road No. 643, the north line of said 174.760 acre tract and the south line of said 7.81 acre tract and the south line of a tract of land conveyed to Martha B. Mason by deed recorded in Instrument No. 20061129001686160, Official Public Records, Collin County, Texas, a distance of 503.55 feet to a mag nail set for corner;

Thence, South  $00^{\circ}02'40''$  West, a distance of 259.78 feet to a1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 31°11'38" East, a distance of 253.35 feet to a1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 00°02'40" West, a distance of 2233.00 feet to a1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 89°45'09" East, a distance of 684.73 feet to a1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 00°39'48" West, a distance of 1249.18 feet to a1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North  $89^{\circ}20'12''$  West, a distance of 208.40 feet to a1/2'' iron pin found with yellow cap stamped "CCG INC RPLS 5129'' for corner;

Thence, South 00°39'48" West, a distance of 295.82 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner on the south line of said 174.760 acre tract and on the north line of a 32.676 acre tract of land conveyed to Frank Neil Brown by deed recorded in Instrument No. 20100406000329590, Official Public Records, Collin County, Texas;

Thence, North 89°20'54" West, along the south line of said 174.760 acre tract, the north line of said 32.676 acre tract and the north line of Hillton Acres, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet C, Page 735, Plat Records, Collin County, Texas, a distance of 1095.96 feet to a 3/8" iron pin found for the southwest corner of said 187.505 acre tract and the southeast corner of said 56.03 acre

Thence, North 00°03'44" East, along the west line of said 187.505 acre tract and the east line of said 56.03 acre tract, a distance of 4236.81 feet to the Point of Beginning and containing 3,626,418 square feet or 83.251 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Blue Penny Claims, LLC, a Texas limited liability company, does hereby adopt this plat as PROVIDENCE POINT, PHASE 1, 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

Blue Penny Claims, LLC, a Texas limited liability company, 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

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: \_\_\_\_\_

Building permits, OSSF and Culvert permits are required prior to construction or set up of home.

<u>Water Provider:</u> Caddo Basin Special Utility District 156 CR 1118 Greenville, TX 75401 (903) 527-3504

Electric Provider: Oncor Electric 310 Highway 205 Terrell, TX 75160 972-551-7233

This Plat approved by Collin County Commissioners Court on

I hereby certify that the on—site sewage facilities described on

that site evaluations have been submitted representing the site

conditions in the area in which on—site sewage facilities are

Registered Sanitarian or Designated Representative

this plat conform to applicable OSSF laws of the State of Texas,

Date

PROPOSED DRIVEWAY CULVERT SIZES

CULVERT SIZE

LOT NUMBER

the \_\_\_\_, day of \_\_\_\_\_, 20\_\_\_.

Keith Self, County Judge

Health Department Certification:

Collin County Development Services

PROPOSED DRIVEWAY CULVERT SIZES

CULVERT SIZE

OT NUMBER

planned to be used.

D.&U.E. - DRAINAGE & UTILITY EASEMENT W.E. - WATER EASEMENT I.P.F. - IRON PIN FOUND

Y.C.I.P.S. - YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"

O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS M.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS

GRAPHIC SCALE ( IN FEET )

1 inch = 200 ft.

Blue Penny Claims, LLC 900 West Bethany, Suite 230 Allen, Texas 75013

PHONE: (214) 592-5641

FINAL PLAT

## PROVIDENCE POINT, PHASE 1

83.251 ACRES OF LAND

ABNER LEE SURVEY, ABSTRACT NO. 516 COLLIN COUNTY, TEXAS

REVISED: NOVEMBER 12, 2018

SHEET 2 OF 2

CARROLL CONSULTING GROUP, INC. P.O. BOX 11, LAVON, TEXAS 75166 972-742-4411 TEXAS FIRM REGISTRATION NO.: 10007200

SCALE: DATE PREPARED: JOB No. DRAWN BY: SEPTEMBER 7, 2018 2460-18 1"=200'

LTOP ACF LOT 8 8. C, PG. P.R.C.C.T. N00°03'44"E 4236.81' 278.48 150.00 150.00 150.00' 150.00 150.00' 150.00' 150.00 LOT 43 1.079 AC LOT 48 1.024 AC LOT 50 1.023 AC LOT 47 1.024 AC 10' D.&U.E. — │ 25' BUILDING LINE S00°02'40"W 3889.32 — —' <u>15</u> " D.E. — 262.08'-PROVIDENCE WAY (50' R.O.W. 5' D.E. <u>\$00°39'48"W</u> 25 BUILDING LINE 1.01 AC └-10' D.&U.E. LOT 83 1.018 AC LOT 88 1.018 AC LOT 87 1.018 AC LOT 86 1.018 AC LOT 84 1.018 AC 295.94 LOT 85 1.018 AC — 7.5' D.E. N00°02'40"E 295.91' **4** 153.60'— - - 453.60'- -\_\_\_\_\_153.60'\_ \_\_ \_ \_ \_ \_ \_\_\_\_153.60'\_ \_\_ \_ \_ | - — — 153.60' — — ‡ - -2<del>7</del>5.0<del>0'</del> -- -- -- -7.5' D.E. LOT 39 1.019 AC 295.88 LOT 96 1.783 AC رک<sub>چ</sub> 10' D.&U.E.¬ 25' BUILDING LINE \_ \_\_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_\_1<u>5'</u> <u>D.E.</u> N00°39'48"E 930.00' CONSTITUTION COURT (50' R.O.W. S00°39'48"W 25' BUILDING LINE └-10' D.&U.E. S00°39'48"W 295.82' LOT 99 1.071 AC LOT 100 1.071 AC - **#** —1<del>50.0</del>0' . - — —1<del>50.00' — — — — — — — 275.00</del>'— — — — — — — — — 1<del>6</del>9.18' — \_ S00°39'48"W 1249.18'

### NOTES:

- 1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 2. 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.
- 4. 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.

6. All private driveway tie-ins to a county maintained roadway must be even with the

- existing driving surface. 7. 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
- 8. 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/rivers/ponds/etc. (Per State regulations).
- 10. 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.
- 11. There are no water wells noted in this subdivision and no water well are allowed without prior approval from Collin County Development Services.
- 12. Bearings based on the west line of deed recorded in Instrument No. 20180522000625170, Official Public Records, Collin County, Texas. (N00°03'44"E)
- 13. Tree removal and/or grading for OSSF may be required on individual Lots.

14. All side lot lines to have 5' Drainage and Utility Easement on both sides of lot line.

- 15. Mail boxes shall meet USPS specifications.
  - 16. Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permit requirements shall be removed and corrected at the owner's expense.
  - 17. Driveway/Culvert permits are required at all existing county road tie-ins.

COPE EQUITIES, LLC

REMAINDER TRACT INST.# 20180522000625170

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

- 18. Collin County will only maintain street signs and poles with current county materials.
- 19. 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.
- 20. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 21. 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.
- 22. The finish floor elevations of all house pads will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.
- 23. Due to the presence of large drainage easements/creeks/ponds/drainage features on or adjacent to lots 37, 38, 42 and 60, it is required that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lots 37, 38, 42 and 60 without pre—construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
- 24. Due to the presence of a large utility easement on lots 63, 64, 67 and 68, it is recommended that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lots 63, 64, 67 or 68, without pre— construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
- 25. Grading may be required on individual lots with sharp breaks or slopes in order to install an OSSF. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
- There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use. Tree removal and/or grading for OSSF may be required on individual lots.

