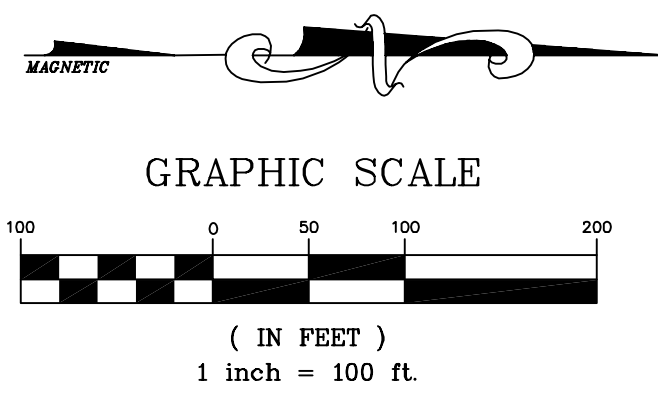


- D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT
I.P.F. - IRON PIN FOUND
Y.C.I.P.S. - YELLOW CAPPED IRON PIN SET
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS

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

Water Provider:
Caddo Basin Special Utility District
156 CR 1119
Greenville, TX 75401
(903) 527-3504

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



OWNER:
Blue Penny Claims, LLC
900 West Bethany, Suite 230
Allen, Texas 75013
PHONE: (214) 592-5641

FINAL PLAT
PROVIDENCE POINT, PHASE 2
91.509 ACRES OF LAND
ABNER LEE SURVEY, ABSTRACT NO. 516
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:
2460-18	1"=100'	SEPTEMBER 22, 2020	CP

MICHAEL ANDREW HESTER
BLAKE ALWAY CARPENTER, TRUSTEE
MICHAEL ANDREW HESTER, TRUSTEE
INST. # 20131218001659240
O.P.R.C.C.T.

MARTHA B. MASON
INST. # 20091229001686160
O.P.R.C.C.T.

TOWER ESTATES
VOL. 18, PG. 568
O.P.R.C.C.T.

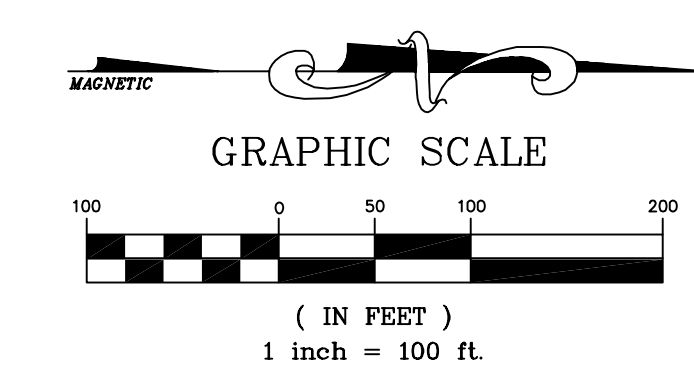
TOWER CIRCLE (60' R.O.W.)
VOL. 2009, PG. 400 O.P.R.C.C.T.



- 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.
 - 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/ponds/etc. (Per State regulations).
 - 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 well are allowed without prior approval from Collin County Development Services.
 - Bearings based on the west line of deed recorded in Instrument No. 20180522000625170, Official Public Records, Collin County, Texas. (N00°03'44"E)
 - Tree removal and/or grading for OSSF may be required on individual Lots.
 - 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- No vertical construction is allowed in utility easements.
- All road signs shall meet Collin County specifications.
- All ponds shall be maintained by the individual lot owners.
- All drainage easements shall be maintained by the individual lot owners.

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



OWNER:
Blue Penny Claims, LLC
900 West Bethany, Suite 230
Allen, Texas 75013
PHONE: (214) 592-5641

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

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:

COMMENCING 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. Bouldard 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 said point also being the POINT OF BEGINNING;

Thence, South 89°58'14" East, continuing along the center of County Road No. 643, a distance of 763.11 feet to a mag nail set for corner at the northwest corner of Lot 19 in the Summerlin Phase 2 Addition, an addition to Collin County, Texas as recorded in Volume 2016, Page 763, Official Public Records, Collin County, Texas;

Thence, South 00°00'00" East, passing at a distance of 30.00' a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" and continuing along the west line of Lot 19, Summerlin Phase 2 Addition and the remainder tract of land conveyed to Riverside (East) Homebuilders, LTD. as recorded in Instrument No. 20180609000720240, Official Public Records, Collin County, Texas, a total distance of 2124.56 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 89°05'51" East, continuing along the south line of the Riverside (East) Homebuilders, LTD. tract to its southwest corner, said point also being the southeast corner of a 149.988 acre tract conveyed to 5600 Rockhill Homes, LTD. as recorded in Instrument No. 2016032000251000, Official Public Records, Collin County Texas, a total distance of 973.13 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner, at the northwest corner of a called 100 acre tract of land conveyed to Alice Lynne Cleveland as recorded in Instrument No. 20130724001033290, Official Public Records, Collin County, Texas;

Thence, South 00°00'00" East, along the west line of the Alice Lynne Cleveland tract, a distance of 1173.32 feet to a 100D Nail found for corner, said point also being the southwest corner of the Alice Lynne Cleveland Tract;

Thence, South 89°53'50" East, along the south line of the Alice Lynne Cleveland Tract, a distance of 382.80 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner, said point also being the northwest corner of a called 98.077 acre tract of land conveyed to Sandra L. Becker and Aubrey Becker as recorded in Instrument No. 20130820001181980, Official Public Records, Collin County, Texas;

Thence, South 00°04'45" East, along the west line of the called 98.077 acre Becker tract, a distance of 382.80' to an 3/8" iron pin found for corner, said point being an ell corner for the 98.077 acre Becker tract;

Thence, North 89°20'54" West, along the westerly northwest line of the 98.077 acre Becker tract passing at XX.xx the westerly most northwest corner a 1/2" iron pin found for corner, said point also being the north east corner of called Tract 'A' - 196.217 acre tract of land conveyed to Far Morel LLC. as recorded in Instrument No. 20130820001181980, Official Public Records, Collin County, Texas, a total distance of 1531.82 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 00°39'48" East, a distance of 295.82 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner

Thence, South 89°20'12" East, a distance of 208.40 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 00°39'48" East, a distance of 1249.18 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 89°45'09" West, a distance of 684.73 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 00°02'40" East, a distance of 2233.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 31°11'38" West, a distance of 253.35 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 00°02'40" East, a distance of 259.78 feet the Point of Beginning and containing 3,986,146 square feet or 91.509 acres of land.

NOW, THEREFORE 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 2, 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 _____, 2020.

Blue Penny Claims, LLC,
a Texas limited liability company, Owner
BY: Mark Aaron Cape, Blue Penny Claims Co-Operating Manager

Blue Penny Claims, LLC,
a Texas limited liability company, Owner
BY: Stephen Carlton Cape, Blue Penny Claims Co-Operating Manager

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 Mark Aaron Cape, 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 _____, 2020.

Notary Public for the State of Texas
My Commission expires _____

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 Stephen Carlton Cape, 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 _____, 2020.

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 _____, 2020.

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

FINAL PLAT

PROVIDENCE POINT, PHASE 2

91.509 ACRES OF LAND

ABNER LEE SURVEY, ABSTRACT NO. 516

COLLIN COUNTY, TEXAS

SHEET 2 OF 2

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:
2460-18	1"=100'	SEPTEMBER 22, 2020	CP