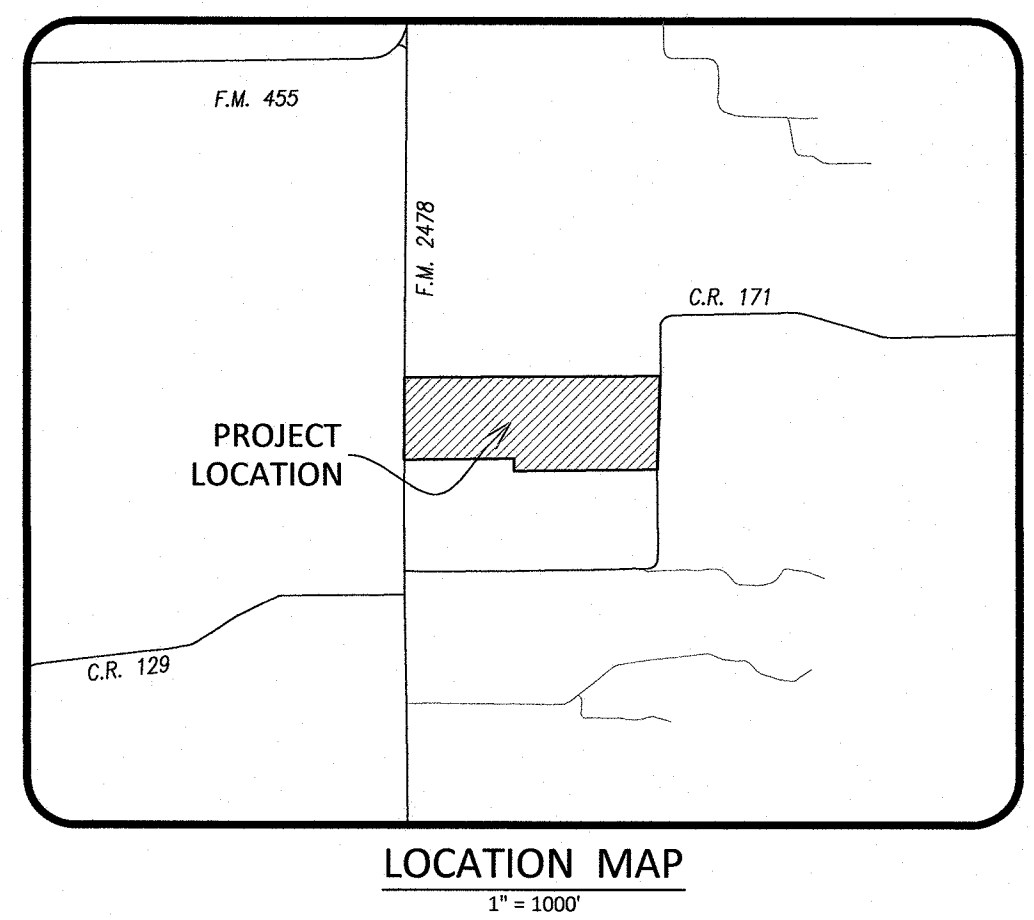
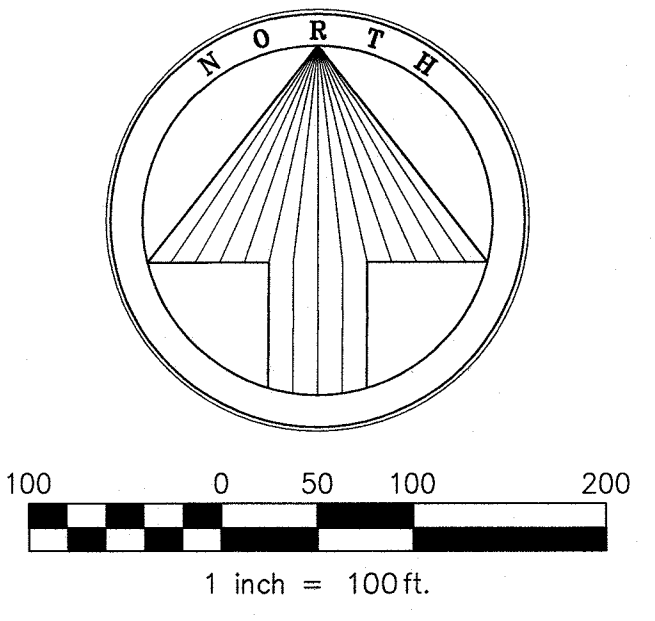


20190826001202980 DRCCT 08/19/2019 09:06:40 AM PL 1/2

FROM:  
R-6393-000-0130-1 / 56.271 AC  
FOR TAX YEAR 2020

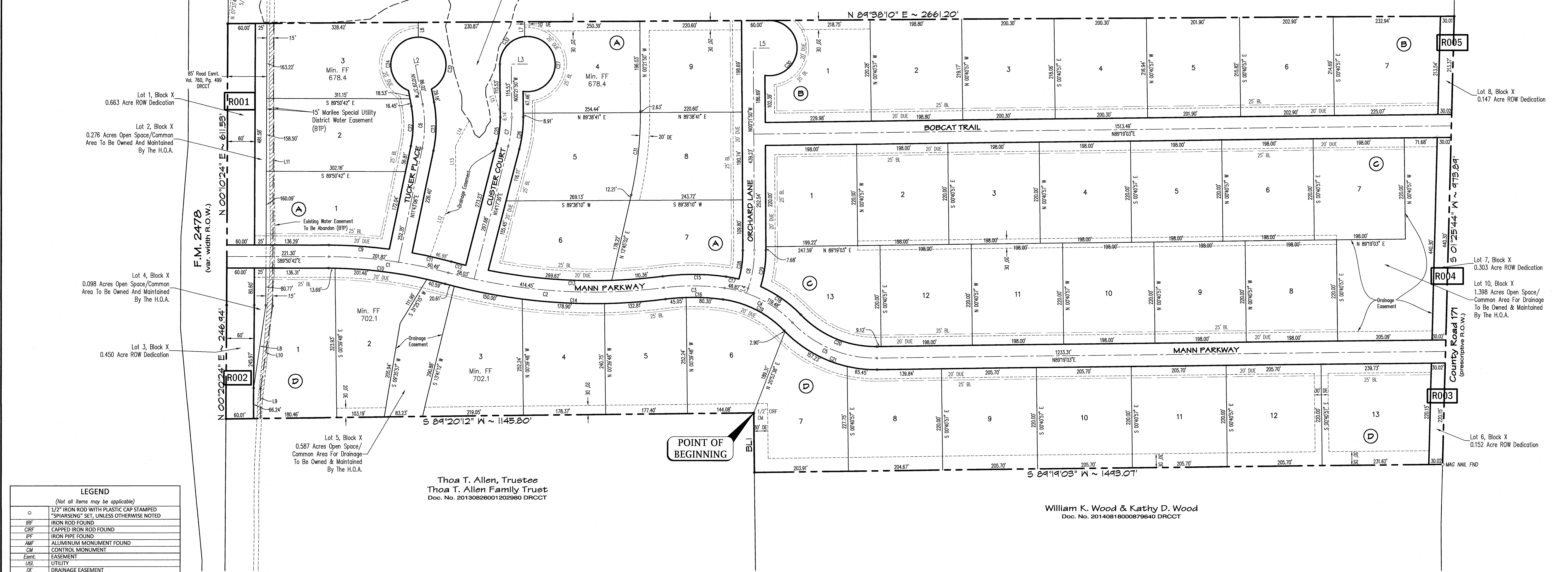
Existing FEMA Floodplain According To  
Flood Insurance Rate Map (FIRM) Map  
No. 48086C0130J Dated 6-2-2009  
Prepared By The Federal Emergency  
Management Agency (FEMA) For Collin County, Texas.

Line #	Length	Direction
L9	65.20'	N 00°20'24" E
L10	181.40'	N 08°15'46" E
L11	613.77'	N 00°10'24" E
L12	165.90'	N 19°28'06" E
L13	82.68'	N 00°36'15" W
L14	63.49'	N 28°01'13" E
L15	80.37'	N 15°11'33" W



- 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 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 utility providers' names, addresses and phone numbers:  
 AT&T  
 2301 Ridgeview Dr.  
 Second Floor  
 Plano, Texas 75025  
 (972)649-8735  
  
 Grayson-Collin Electric Cooperative  
 1095 N. Wood  
 Van Alstyne, Texas 75495  
 (903)482-7100  
  
 Marilee Special Utility District (Water Supply)  
 230 W. Pecan Street  
 Celina, Texas 75009  
 (972)382-3222
  - 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.

T.D.W. Holdings, LLC  
Doc. No. 20160708000872900 DRCCT



Thoa T. Allen, Trustee  
Thoa T. Allen Family Trust  
Doc. No. 20130826001202980 DRCCT

William K. Wood & Kathy D. Wood  
Doc. No. 20140818000879640 DRCCT

LEGEND

(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIRALS" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
LE	LITILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STIE	STREET EASEMENT
FWLE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
H&B	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
STN	STREET NAME CHANGE
c	CENTERLINE
OD	BLOCK DESIGNATION
STF	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	262.31'	1000.00'	131.91'	261.56'	S82°19'50"E	15°01'45"
C2	472.48'	1200.00'	239.34'	469.43'	S86°05'44"E	22°33'33"
C3	131.94'	500.00'	66.36'	131.56'	S89°48'56"E	15°07'10"
C4	168.30'	250.00'	87.48'	165.14'	S62°58'13"E	38°34'15"
C5	205.07'	250.00'	108.70'	199.37'	S67°11'01"E	46°59'52"
C6	96.92'	250.00'	49.07'	96.31'	N00°36'45"E	22°12'42"
C7	63.95'	250.00'	32.15'	63.77'	N06°57'50"E	14°39'20"
C8	84.20'	250.00'	42.50'	83.80'	N09°17'03"E	19°17'47"

Line #	Length	Direction
BL1	129.28'	N 00°39'48" W

Line #	Length	Direction
L2	6.54'	N79° 30' 23.40"E
L3	35.00'	N89° 38' 09.91"E
L4	11.09'	N18° 55' 56.66"E
L5	35.00'	N89° 38' 09.91"E

LOT	BLOCK	DRIVEWAY CULVERT SIZE
1	A	12"
2	B	12"
3	A	18"
4	A	18"
5	A	12"
6	A	12"
7	A	12"
8	A	12"
9	A	12"

LOT	BLOCK	DRIVEWAY CULVERT SIZE
1	B	12"
2	B	12"
3	B	18"
4	B	18"
5	B	18"
6	B	18"
7	B	18"

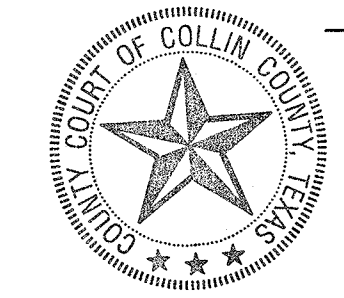
LOT	BLOCK	DRIVEWAY CULVERT SIZE
1	C	12"
2	C	12"
3	C	12"
4	C	18"
5	C	18"
6	C	18"
7	C	18"
8	C	18"
9	C	18"
10	C	18"
11	C	12"
12	C	12"
13	C	12"

LOT	BLOCK	DRIVEWAY CULVERT SIZE
1	D	12"
2	D	12"
3	D	12"
4	D	12"
5	D	12"
6	D	12"
7	D	12"
8	D	12"
9	D	12"
10	D	18"
11	D	18"
12	D	18"
13	D	18"

- NOTES:
- Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
  - Selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.

FINAL PLAT  
THE RESIDENCES AT COTTAGE HILL

42 RESIDENTIAL LOTS  
5 HOA LOTS (4.003 Ac.)  
56.271 ACRES OUT OF THE  
C. HART SURVEY ~ ABSTRACT NO. 393  
COLLIN COUNTY, TEXAS



OWNER / APPLICANT  
Spiars Engineering, Inc.  
9550 John W. Elliott Drive  
Suite 106  
Frisco, Texas 75033  
Telephone (972) 741-9931  
Contact: Ryan Griffin

ENGINEER / SURVEYOR  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg T. Hesel

Filed and Recorded  
Official Public Records  
Stacy Kemp, County Clerk  
Collin County, TEXAS  
08/19/2019 09:06:40 AM  
\$41.00 DPOSTER  
20190819010004000



2019-628  
*[Signature]*



STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS Custer 56 Cottage Hill LLC is the owner of a tract of land situated in the C. Hart Survey, Abstract No. 393, Collin County, Texas, the subject tract being a all of a tract conveyed to Custer 56 Cottage Hill LLC according to the deed recorded in Document Number 20180315000317730 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the northeast corner of a tract conveyed to Thoa T. Allen, Trustee, Thoa T. Allen Family Trust, recorded in Document No. 20130826001202980 DRCC;

THENCE S 89°20'12" W, 1145.80 feet along the north line thereof to a point on the centerline of Farm to Market Road 2478, a variable width public right-of-way;

THENCE N 00°20'24" E, 246.94 feet along the centerline thereof to a point for corner;

THENCE N 00°10'24" E, 611.53 feet continuing along the centerline thereof to a point for corner, being the southwest corner of a tract conveyed to T.D.W. Holdings, LLC, recorded in Document No. 20160708000872900 DRCC, from which a 5/8" iron rod found bears N 07°33'44" E, 660.03';

THENCE N 89°38'10" E, 2661.20 feet along the south line thereof to a point in County Road 171, a prescriptive right-of-way;

THENCE S 01°25'44" W, 973.89 feet along said road to a "MAG Nail" Found therein being the northeast corner of a tract conveyed to William K. Wood and Kathy D. Wood, recorded in Document No. 20140818000879640 DRCC;

THENCE S 89°19'03" W, along the north line thereof, passing at 377.08 feet a 3/8" iron rod found for witness, continuing a total distance of 1493.07 feet to the northwest corner of said Wood tract, and being on the east line of said Allen tract a 1/2" iron rod with a red cap stamped "SPIARSEN" set at corner;

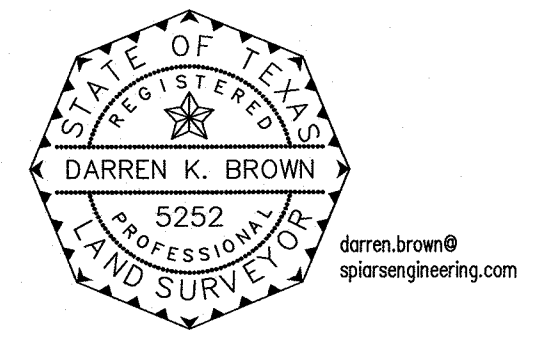
THENCE N 00°39'48" W, 129.28 feet along the east line of said Allen tract to the POINT OF BEGINNING with the subject tract containing 2,451,149 square feet or 56.271 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of Collin County, Texas.

Dated this the 4 day of SEPTEMBER, 2019.

Signature of Darren K. Brown, R.P.L.S. No. 5252

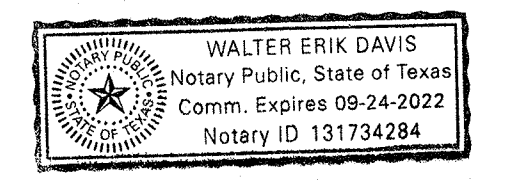


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 4 day of September, 2019.

Signature of Notary Public, State of Texas



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Custer 56 Cottage Hill LLC, do hereby adopt this plat designating the hereinabove described property as THE RESIDENCES AT COTTAGE HILL, an Addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of Collin County, Texas.

Witness our hands at Collin County, Texas, this 8th day of SEPTEMBER, 2019.

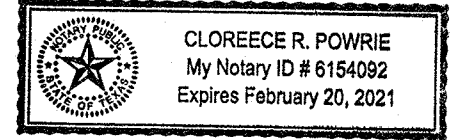
Custer 56 Cottage Hill LLC
By: Ryan Griffin, Manager

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 Ryan Griffin, 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 8th day of September, 2019.

Signature of Notary Public, State of Texas



Collin County Health Department Certificate: I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the State of Texas also percolation tests have been submitted representing the area in which septic disposal systems are to be used.

Signature of R. S., Registered Professional Sanitarian Collin County Health Service.

This Plat is approved by the Collin County Commissioners on this 19th day of March, 2018.

Signature of Chris Hill, County Judge, Collin County, Texas

Chris Hill, County Judge, Collin County, Texas

NOTES:

- 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/ponds, etc.
Due to the presence of a large, adjacent drainage feature, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to lot development/improvement on Lots 2D and 3D.
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.
There are no water wells noted in this subdivision and no water wells 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 an approved by Collin County for each lot prior to construction of any OSSF system.
Driveways shall meet culvert permit requirements. Driveways that do not meet culvert permit requirements shall be removed and corrected at the contractor's expense.
Mail boxes shall meet USPS specifications.
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.
Collin County will only maintain street signs and poles with current county materials.
The Homeowner Association shall be solely responsible for the maintenance of the storm water detention pond and components located in the common area lot / drainage easements. The Home Owners association 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 hereunder 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.
Unless the Finished Floor is noted on the plat, the finish floor elevations of all houses will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.

Lot Line Table with columns: Line #, Length, Direction. Rows L6, L7, L8.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C9 through C21.

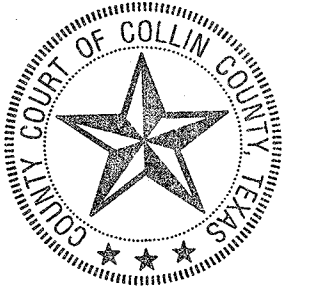
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Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 through 9.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 through 7.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 through 13.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1 through 13.



OWNER / APPLICANT
Custer 56 Cottage Hill LLC
Spiars Engineering, Inc.
9550 John W. Elliott Drive
Suite 106
Frisco, Texas 75033
Telephone (972) 741-9931
Contact: Ryan Griffin

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg T. Helsel

Filed and Recorded
Official Public Records
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Collin County, TEXAS
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\$41.00 DPOSTER
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2019-629