

2018101710004620 10/17/2018 02:24:09 PM PL 1/2

ROBERT LEE ERWIN DOCUMENT NO. 20170421000510440, O.P.R.C.C.T.

DARM PRINCETON, LLC DOCUMENT NO. 20150202000113690, O.P.R.C.C.T.

BILLY B. BIGGAR AND WIFE, SUE V. BIGGAR C.C.F.# 93-0079990, D.R.C.C.T.

KINGS VALLEY PROPERTIES, LTD. DOCUMENT NO. 20100716000124200, O.P.R.C.C.T.

STEPHEN PETER BULLIER DOCUMENT NO. 20141009001107410, O.P.R.C.C.T.

TEDDY E. COOK AND WIFE MARIA L. COOK VOL. 1278, PG. 724, D.R.C.C.T.

EVE C. EMERSON AND BARRY J. EMERSON DOCUMENT NO. 2016102501144830, O.P.R.C.C.T.

VIVASWAN TRUST DOCUMENT NO. 20170323000388490, O.P.R.C.C.T.

SHARON LYNETTE JACKSON AND CHESTER THOMAS JACKSON DOCUMENT NO. 20080528000635350, O.P.R.C.C.T.

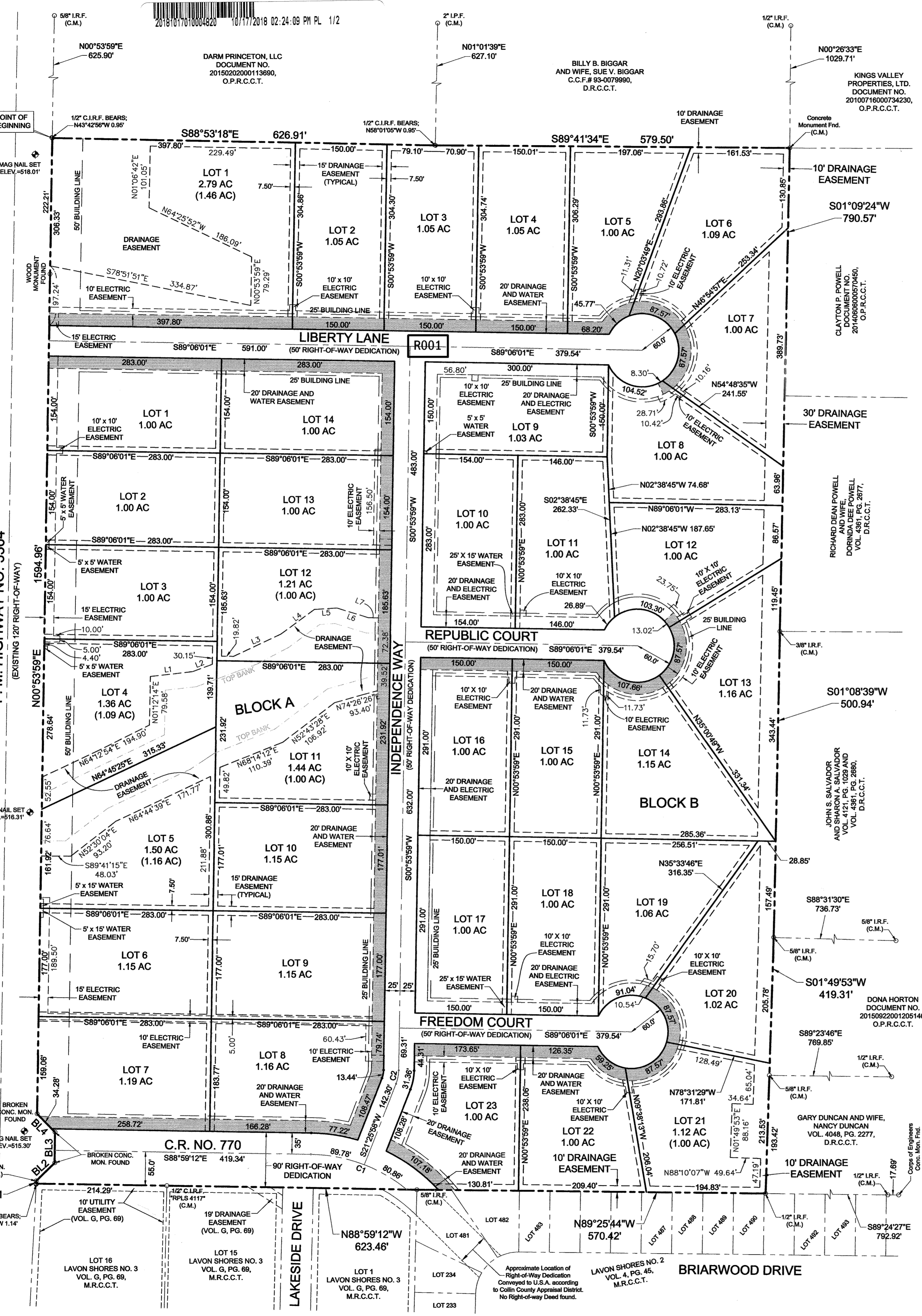
LETICIA FAZ DOCUMENT NO. 20171102001470240, O.P.R.C.C.T.

MICHAEL MIGLIS DOCUMENT NO. 20150501000635180, O.P.R.C.C.T.

ANA BERTHA GONZALEZ AND LORENZO CALERA GONZALEZ DOCUMENT NO. 20160407000418540, O.P.R.C.C.T.

MYRA D. WILLIAMSON AND DAVID L. WILLIAMSON VOL. 5696, PG. 4362, D.R.C.C.T.

UNITED STATES OF AMERICA (LAKE LAVON)



General Notes:

- 1. All lot corners are monumented with a 1/2" iron rod set with a yellow plastic cap stamped "RPLS 5686" unless otherwise noted.
2. 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.
3. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 4808SC0430J, 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".
4. The Homeowner shall be solely responsible for the maintenance of the storm water detention system and the storm drainage system in the drainage easements on-site.
5. Shaded portion of easements shown are the portion of the easement that is the boundary of the Water Easement.
6. Due to the presence of a large drainage easement (and/or ponds) on Lot 1, Block B and Lots 4, 5, 11, and 12, Block A, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to lot development/improvements on Lot 1, Block B and Lots 4, 5, 11, and 12, Block A.
7. Due to the presence of a large pond on Lot 21, Block B, a pre-planning meeting with Professional Engineer/Registered Sanitarian and Development Services is recommended prior to lot development/improvement on Lot 21, Block B.
8. Any existing ponds on the property are either contained within a drainage easement or will be filled in. Any new ponds that are planned must be permitted with Collin County Development Services.
9. There are 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.

Construction Notes:

- 1. 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.
2. Contractor shall maintain the integrity of existing county road ditches.
3. Existing paving, utilities, fences, etc. damaged by construction of the proposed improvements shall be replaced to a condition equal to or better than its original condition. The contractor shall make these repairs at his/her own expense.
4. Contractor is responsible for damages to existing county roads. Collin County and the contractor shall document the existing county road prior to and following construction.
5. Each lot purchaser shall provide private on-site sewage facilities for each lot owner's needs.
6. Blocking the flow of water or construction improvements in drainage easements, and tilling or obstruction of the roadway is prohibited.
7. 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.
8. 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.
9. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
10. Collin County building permits are required for building construction, on site sewage facilities, and driveway culverts.
11. 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.
12. Driveway/culvert permits are required at all existing county road tie-ins.
13. 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.
14. Mail boxes shall meet USPS specifications.
15. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
16. Developers and Builders SW3P must include county ditches affected by subdivision.
17. Collin County will only maintain street signs and poles with current county materials.
18. 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 street lights.
19. Unless the finished floor is noted on the plot, the finished floor elevations of all houses will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.

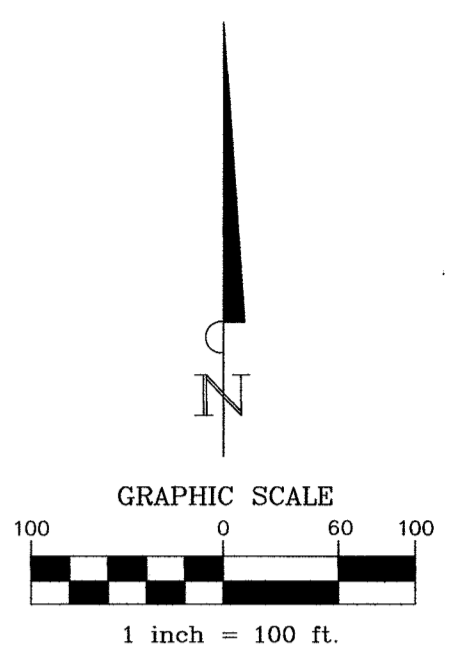
Utility Service Providers

Water - Culleoka Water Supply Corp. (972) 784-7777
Electric - Oncor Electric Delivery Company (972) 569-1283
Sanitary Sewer - OSSF - Private

ABBREVIATIONS

- I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
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

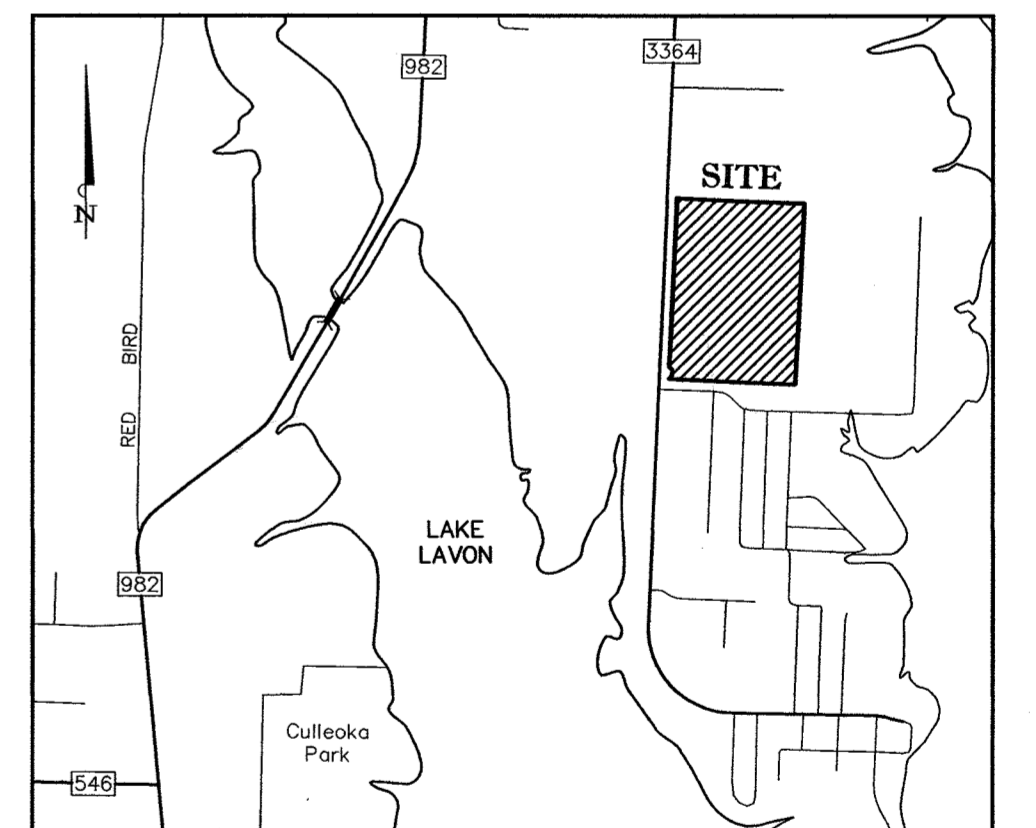
Table with 2 columns: Culvert Table Block A and Culvert Table Block B. Lists lot numbers and culvert pipe sizes (e.g., Lot 1 2-21" CMP).



FROM: R-6689-002-1090-1 / 47.033 AC FOR TAX YEAR 2019

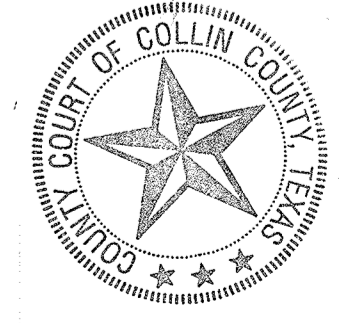
LINE TABLE with columns: No., Bearing, Distance. Lists line segments BL1 through L7 with their respective bearings and distances.

Easement Curve Data table with columns: Curve No., Radius, Arc Length, Delta, Chrd. Brng., Chrd. Dist. Lists curves C1 and C2.



S11680

FINAL PLAT LIBERTY SQUARE LOTS 1-14, BLOCK A AND LOTS 1-23, BLOCK B 47.101 ACRES IN THE Francisco De La Pina Survey Abstract No. 689 Collin County, Texas



OWNER: Cope Equities, LLC 4405 Cannock Drive McKinney, Texas 75070 Contact: Mark Cope Ph.: (214) 592-5641
ENGINEER: Kinley-Horn 106 W. Louisiana St. McKinney, Texas 75069 Ph.: (469) 301-2582 Contact: Aaron M. Graves, P.E.
SURVEYOR: North Texas Surveying, LLC 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 Francisco De La Pina Survey, Abstract No. 689, in Collin County, Texas, and being all of that called 47.033 acre tract, as described by deed to Chuck Hutcheson, as recorded under Document No. 20161107001512950, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

**BEGINNING** at a point for corner, being the northwesterly corner of said 47.033 acre tract, same being the southwesterly corner of a tract of land, described by deed to DARM Princeton, LLC, as recorded under Document No. 20150202000113690, O.P.R.C.C.T., same also being in the easterly monumented line of F. M. Highway No. 3364, from which a 1/2" iron rod with a plastic cap bears, North 43°42'56" West, a distance of 0.95';

**THENCE** South 88°53'18" East, along the common line between said 47.033 acre and DARM Princeton, LLC tracts, a distance of 626.91' to a point for corner being the southeasterly corner of said DARM Princeton, LLC tract, same being the southwesterly corner of a tract of land, described by deed to Billy B. Biggar and wife, Sue V. Biggar, as recorded under County Clerk's File No. 93-0079990, of the Deed Records, Collin County, Texas (D.R.C.C.T.), from which a 1/2" iron rod with a plastic cap found bears, North 58°01'05" West, a distance of 0.95';

**THENCE** South 89°41'34" East, along the common line between said 47.033 acre and Biggar tracts, a distance of 579.50' to a concrete monument found for the northeasterly corner of said 47.033 acre tract, same being the southeasterly corner of said Biggar tract, said corner also being the southwesterly corner of a tract of land, described by deed to Kings Valley Properties, Ltd., as recorded under Document No. 20100716000734230, O.P.R.C.C.T., same also being the northwesterly corner of a tract of land, described by deed to Clayton P. Powell, as recorded under Document No. 20140606000570450, O.P.R.C.C.T.;

**THENCE** along the easterly line of said 47.033 acre tract, the following courses and distances:  
South 01°09'24" West, a distance of 790.57' to a 3/8" iron rod found for the southwesterly corner of a tract of land, described by deed to Richard Dean Powell and wife, Dorinda Dee Powell, as recorded in Volume 4361, Page 2677, D.R.C.C.T., same being the northwesterly corner of a tract of land, described by deed to John S. Salvador and Sharon A. Salvador, as recorded in Volume 4121, Page 1029 and Volume 4361, Page 2680, D.R.C.C.T.;

South 01°08'39" West, a distance of 500.94' to a 5/8" iron rod found for the southwesterly corner of said Salvador tract, same being the northwesterly corner of a tract of land, described by deed to Dona Horton, as recorded under Document No. 20150922001205140, O.P.R.C.C.T.;

South 01°49'53" West, a distance of 419.31' to a 1/2" iron rod found for the southeasterly corner of said 47.033 acre tract, same being the southwesterly corner of a tract of land, described by deed to Cary Duncan and wife, Nancy Duncan, as recorded in Volume 4048, Page 2277, D.R.C.C.T., said corner also being in the northerly line of LAYON SHORES NO. 2, as recorded in Volume 4, Page 45, of the Map Records, Collin County, Texas (M.R.C.C.T.);

**THENCE** North 89°25'44" West, along the common line between said LAYON SHORES NO. 2 and said 47.033 acre tract, a distance of 570.42' to a 5/8" iron rod found for the northwesterly corner of said LAYON SHORES NO. 2, same being the northeasterly corner of Lot 1, of LAYON SHORES NO. 3, as recorded in Volume 6, Page 69, M.R.C.C.T.;

**THENCE** North 88°59'12" West, along the common line between said LAYON SHORES NO. 3 and said 47.033 acre tract, a distance of 623.46' to a point for corner in the easterly monumented line of F. M. Highway No. 3364, same being the northwesterly corner of Lot 16, of said LAYON SHORES NO. 3, same being the southwesterly corner of said 47.033 acre tract, from which a 1/2" iron rod with a plastic found bears, South 00°00'37" West, a distance of 1.14';

**THENCE** along said easterly monumented line of F. M. Highway No. 3364, the following courses and distances:  
North 00°53'59" East, a distance of 4.41' to a concrete monument found for corner;  
North 45°47'36" East, a distance of 42.38' to a broken concrete monument found for corner;  
North 00°47'59" East, a distance of 50.00' to a broken concrete monument found for corner;  
North 44°12'01" West, a distance of 42.10' to a broken concrete monument found for corner;  
North 00°53'59" East, a distance of 1594.96' to the POINT OF BEGINNING and containing 47.101 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 LIBERTY SQUARE LOTS 1-14, BLOCK A AND LOTS 1-23, BLOCK B, an 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 platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this 4 day of October, 2018.  
COPE EQUITIES, LLC  
By: Mark Cope  
Mark Cope, managing Member

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 Mark Cope, 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 4 day of October, 2018.  
Joseph Edward Helmsberger  
NOTARY PUBLIC in and for the State of Texas  
JOSEPH EDWARD HELMSBERGER  
Notary Public, State of Texas  
Comm. Expires 06-19-2019  
Notary ID 1629429

**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  
Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686  
Date: 10-3-18  
STATE OF TEXAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MICHAEL B. ARTHUR  
5686

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 3rd day of October, 2018.  
Charlene Nease  
Charlene Nease  
Notary Public, State of Texas  
CHARLENE NEASE  
Notary Public, State of Texas  
Comm. Expires 02-07-2019  
Notary ID 492418

**Health Department Certification**  
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSF 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.  
MS R4-3127 10/1/18  
Registered Sanitarian or Designated Representative Date  
Collin County Developmental Services

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this 14 day of MARCH, 2018.  
Keith Self  
County Judge  
Keith Self  
Collin County

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
10/17/2018 02:24:09 PM  
\$41.00 NPCELLA  
20181017010004820  
2018-811

**S11680**  
FINAL PLAT  
LIBERTY SQUARE  
LOTS 1-14, BLOCK A  
AND  
LOTS 1-23, BLOCK B  
47.101 ACRES IN THE  
Francisco De La Pina Survey  
Abstract No. 689  
Collin County, Texas  
Scale: 1" = 100' Date: December, 2017  
SHEET 2 OF 2

**OWNER:**  
Cope Equities, LLC  
4405 Cannock Drive  
McKinney, Texas 75070  
Contact: Mark Cope  
Ph.: (214) 592-5641  
**ENGINEER:**  
Kimley-Horn  
106 W. Louisiana St.  
McKinney, Texas 75069  
Ph.: (469) 301-2582  
Contact: Aaron M. Graves, P.E.  
**SURVEYOR:**  
North Texas Surveying, LLC  
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

