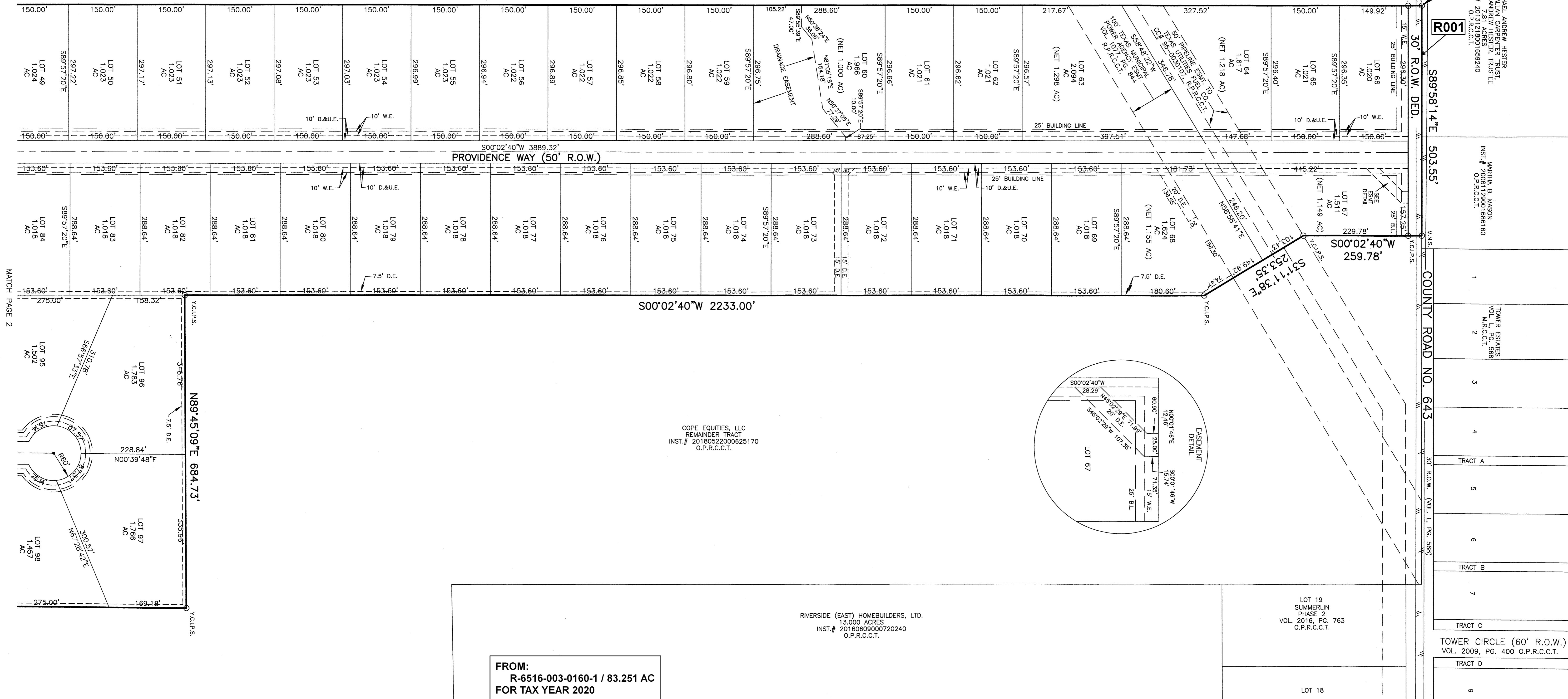


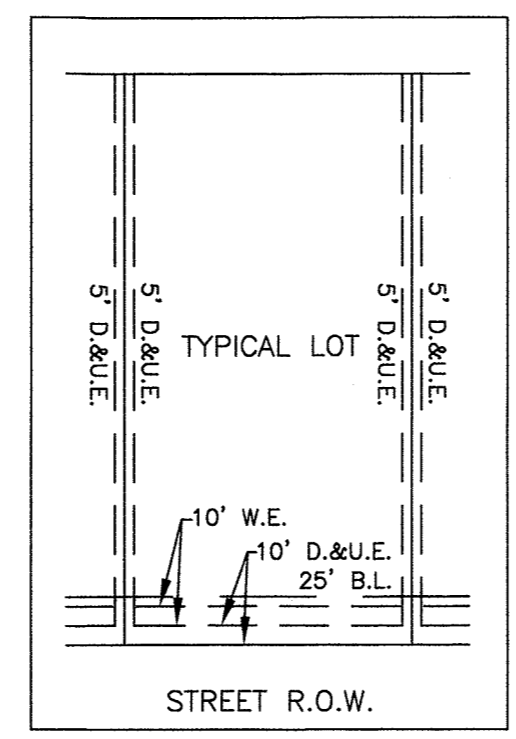
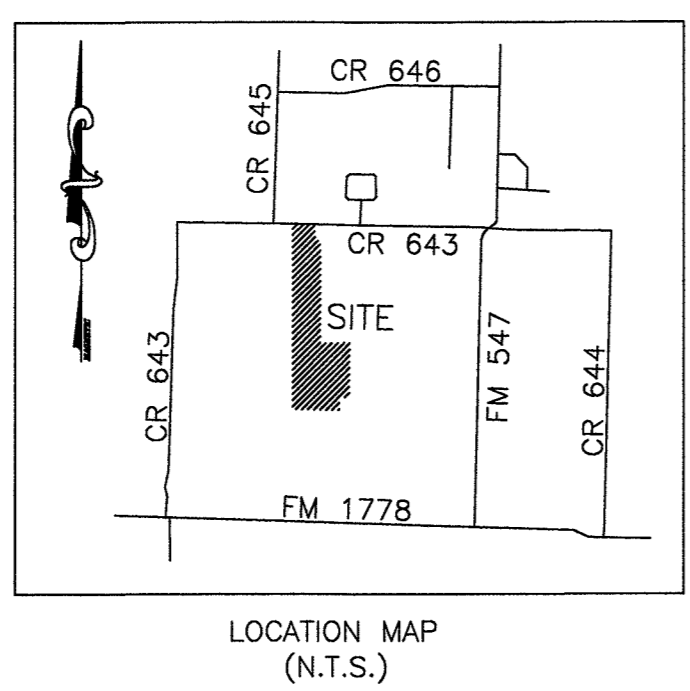
THE RICHARD L. BOURLAND
IRREVOCABLE ASSET TRUST
56.03 ACRES
INST.# 20061129001686200
O.P.R.C.C.T.

N00°03'44"E 4236.81'



FROM:
R-6516-003-0160-1 / 83.251 AC
FOR TAX YEAR 2020

| LOT NUMBER | CULVERT SIZE | LOT NUMBER | CULVERT SIZE |
|------------|--------------|------------|--------------|
| 37 | 18" | 71 | 3-21" |
| 38 | 18" | 72 | 3-21" |
| 39 | 18" | 73 | 2-21" |
| 40 | 18" | 74 | 2-18" |
| 41 | 18" | 75 | 2-18" |
| 42 | 2-21" | 76 | 21" |
| 43 | 2-21" | 77 | 18" |
| 44 | 2-21" | 78 | 18" |
| 45 | 2-21" | 79 | 18" |
| 46 | 2-21" | 80 | 18" |
| 47 | 2-21" | 81 | 18" |
| 48 | 18" | 82 | 18" |
| 49 | 18" | 83 | 18" |
| 50 | 18" | 84 | 18" |
| 51 | 18" | 85 | 18" |
| 52 | 24" | 86 | 18" |
| 53 | 2-18" | 87 | 18" |
| 54 | 2-21" | 88 | 18" |
| 55 | 2-21" | 89 | 21" |
| 56 | 2-24" | 90 | 21" |
| 57 | 2-24" | 91 | 18" |
| 58 | 2-24" | 92 | 18" |
| 59 | 2-24" | 93 | 18" |
| 60 | 24" | 94 | 18" |
| 61 | 2-18" | 95 | 18" |
| 62 | 2-21" | 96 | 18" |
| 63 | 2-21" | 97 | 18" |
| 64 | 18" | 98 | 18" |
| 65 | 18" | 99 | 18" |
| 66 | 18" | 100 | 18" |
| 67 | 21" | 101 | 18" |
| 68 | 2-18" | 102 | 18" |
| 69 | 2-21" | 103 | 18" |
| 70 | 2-24" | | |



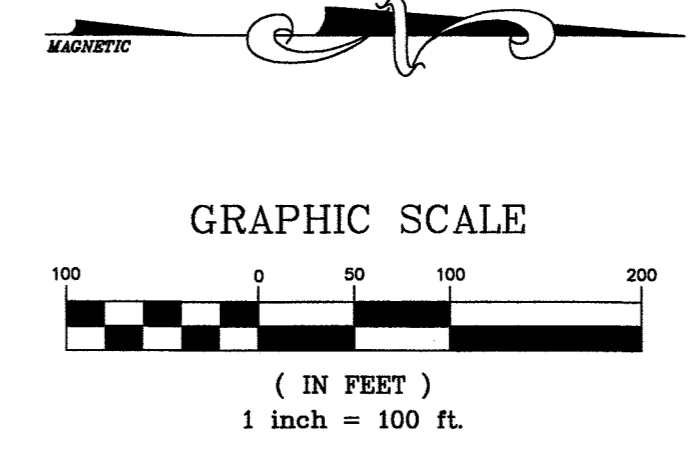
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT
I.P.F. - IRON PIN FOUND
Y.C.I.P.S. - YELLOW CAPPED IRON PIN SET
STAMPED "CCG INC RPLS 5129"
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS

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 1118
Greenville, TX 75401
(903) 527-3504

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

S12032



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/17/2020 01:51:27 PM
\$41.00 TARNETT
20200117010000280



2020-50
Stacey Kemp



FINAL PLAT
PROVIDENCE POINT, PHASE 1
83.251 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' DECEMBER 5, 2019 CP

THE RICHARD L. BOURLAND
IRREVOCABLE ASSET TRUST
56.03 ACRES
INST. # 20061129001686200
O.P.R.C.C.T.

This Plat approved by Collin County Commissioners
Court on the 5 day of December, 2019
Chris Hill, County Judge Date

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:

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°02'40" West, a distance of 259.78 feet to a 1/2" 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 a 1/2" 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 a 1/2" 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 a 1/2" 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 a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 89°20'12" West, a distance of 208.40 feet to a 1/2" 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. 2010040600329590, 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 Hilltop 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 tract;

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 5 day of December 2019.

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

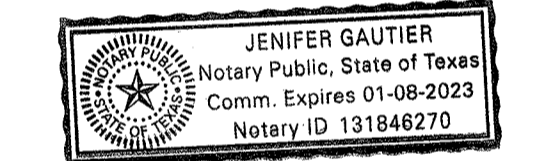
Stephen Carlton Cape
Blue Penny Claims, LLC,
a Texas limited liability company, Owner
By: Stephen Carlton Cape, Blue Penny Claims Co-Operating Manager

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 5 DAY OF December 2019.

Notary Public for the State of Texas
My Commission expires 11/7/2023

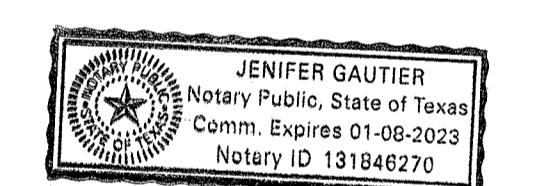


STATE OF TEXAS
COUNTY OF COLLIN

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 5 DAY OF December 2019.

Notary Public for the State of Texas
My Commission expires 1/28/2023

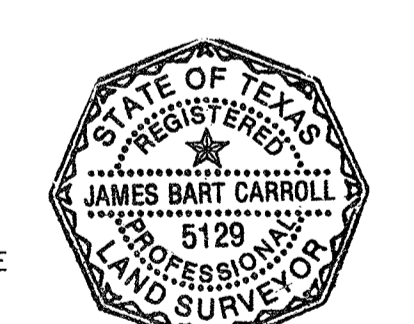


SURVEYOR'S CERTIFICATE

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
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129



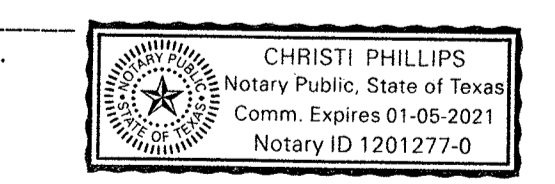
NOTARY CERTIFICATE

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 5th day of December 2019.

Notary Public in and for the State of Texas.
My commission expires: 01-05-21



FINAL PLAT
PROVIDENCE POINT, PHASE 1
83.251 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' DECEMBER 5, 2019 CP

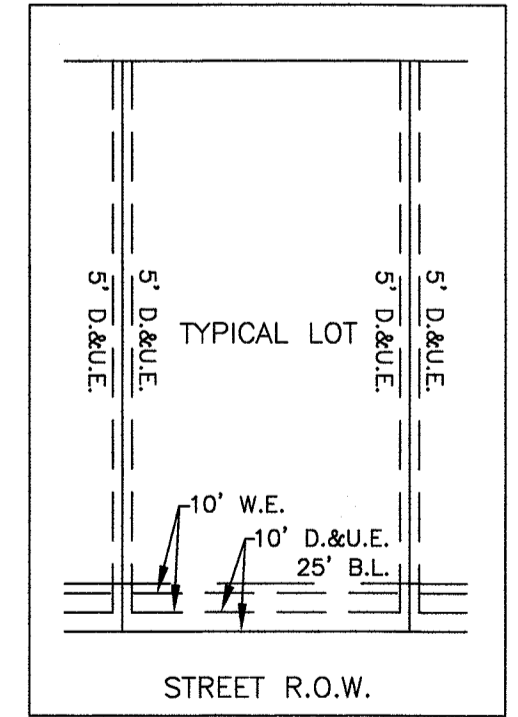
Health Department Certification:

I hereby certify that the on-site sewage facilities described on this plat conform to applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Chris Hill
Registered Sanitarian or Designated Representative Date
Collin County Development Services

PROPOSED DRIVEWAY CULVERT SIZES

| LOT NUMBER | CULVERT SIZE |
|------------|--------------|
| 37 | 18" |
| 38 | 18" |
| 39 | 18" |
| 40 | 18" |
| 41 | 18" |
| 42 | 2-21" |
| 43 | 2-21" |
| 44 | 2-21" |
| 45 | 2-21" |
| 46 | 24" |
| 47 | 21" |
| 48 | 18" |
| 49 | 18" |
| 50 | 18" |
| 51 | 24" |
| 52 | 24" |
| 53 | 2-18" |
| 54 | 2-21" |
| 55 | 2-21" |
| 56 | 2-24" |
| 57 | 2-24" |
| 58 | 2-24" |
| 59 | 2-24" |
| 60 | 24" |
| 61 | 24" |
| 62 | 24" |
| 63 | 21" |
| 64 | 18" |
| 65 | 18" |
| 66 | 18" |
| 67 | 21" |
| 68 | 2-18" |
| 69 | 2-21" |
| 70 | 2-24" |
| 71 | 3-21" |
| 72 | 3-21" |
| 73 | 3-21" |
| 74 | 2-18" |
| 75 | 2-18" |
| 76 | 21" |
| 77 | 18" |
| 78 | 18" |
| 79 | 18" |
| 80 | 18" |
| 81 | 18" |
| 82 | 18" |
| 83 | 18" |
| 84 | 18" |
| 85 | 18" |
| 86 | 18" |
| 87 | 18" |
| 88 | 18" |
| 89 | 21" |
| 90 | 21" |
| 91 | 18" |
| 92 | 18" |
| 93 | 18" |
| 94 | 18" |
| 95 | 18" |
| 96 | 18" |
| 97 | 18" |
| 98 | 18" |
| 99 | 18" |
| 100 | 18" |
| 101 | 18" |
| 102 | 18" |
| 103 | 18" |



NOTES:

- 1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway 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.
- 3. 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.
- 5. 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 facility.
- 8. All lots must utilize alternative type On-Site Sewage Facilities.
- 9. 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.
- 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.
- 26. 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.
- 27. All drainage easements and ponds shall be maintained by individual lot owners.

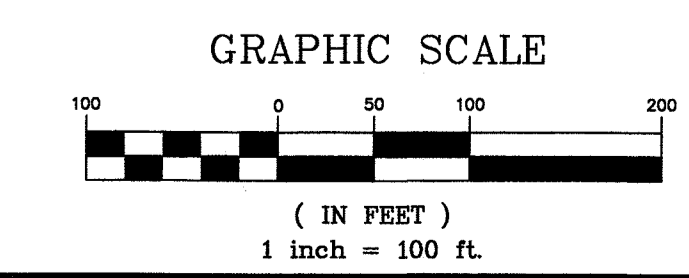
NOTES:

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 1118
Greenville, TX 75401
(903) 527-3504

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

- 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