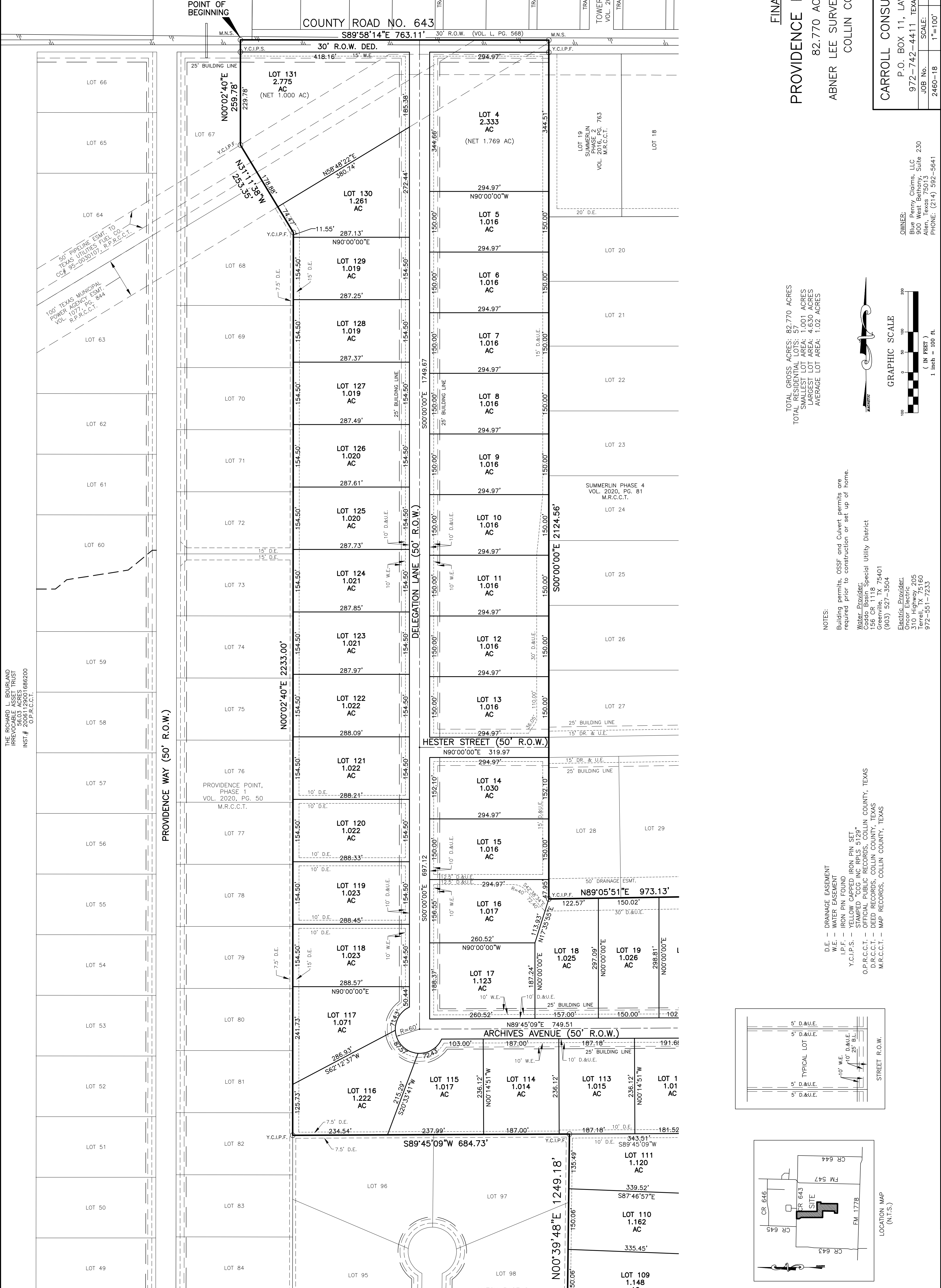


MICHAEL ANDREW HESTER  
 BLAKE ALLAN CARPENTER TRUST,  
 MICHAEL ANDREW HESTER, TRUSTEE  
 7.81 ACRES  
 INST.# 20131218001659240  
 O.P.R.C.C.T.

MARTHA B. MASON  
 INST.# 20061129001686160  
 O.P.R.C.C.T.

TOWER ESTATES  
 VOL. L, PG. 568  
 M.R.C.C.T.

TRACT A  
 5  
 TRACT B  
 6  
 TRACT C  
 TOWER CIRCLE (60' R.O.W.)  
 VOL. 2009, PG. 400 O.P.R.C.C.T.  
 TRACT D  
 9  
 TRACT E



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

PROVIDENCE WAY (50' R.O.W.)

PROVIDENCE POINT,  
 PHASE 1  
 VOL. 2020, PG. 50  
 M.R.C.C.T.

DELEGATION LANE (50' R.O.W.)

HESTER STREET (50' R.O.W.)

ARCHIVES AVENUE (50' R.O.W.)

**FINAL PLAT**  
**PROVIDENCE POINT, PHASE 2**  
 82.770 ACRES OF LAND  
 ABNER LEE SURVEY, ABSTRACT NO. 516  
 COLLIN COUNTY, TEXAS

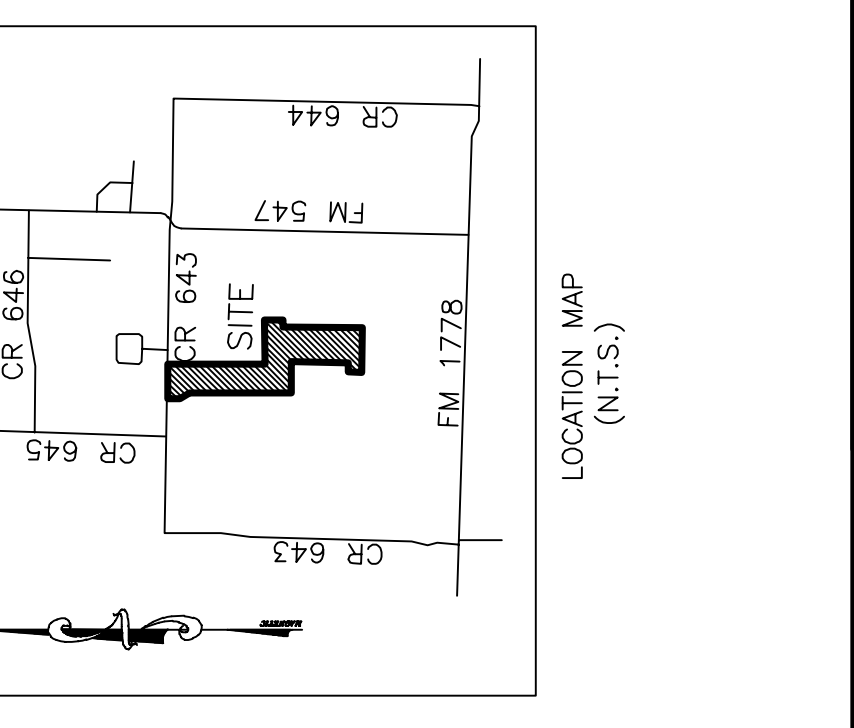
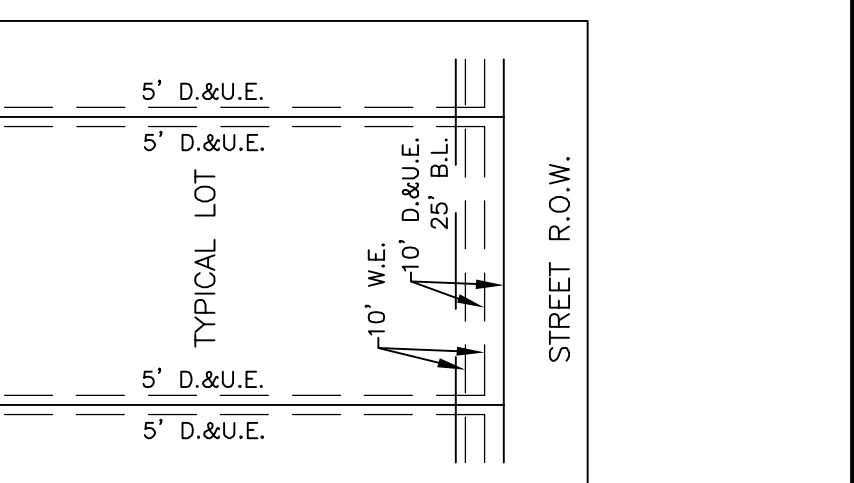
TOTAL GROSS ACRES: 82.770 ACRES  
 TOTAL RESIDENTIAL LOTS: 57  
 SMALLEST LOT AREA: 1.001 ACRES  
 LARGEST LOT AREA: 4.630 ACRES  
 AVERAGE LOT AREA: 1.02 ACRES

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. 116, 75401  
 (903) 527-3504

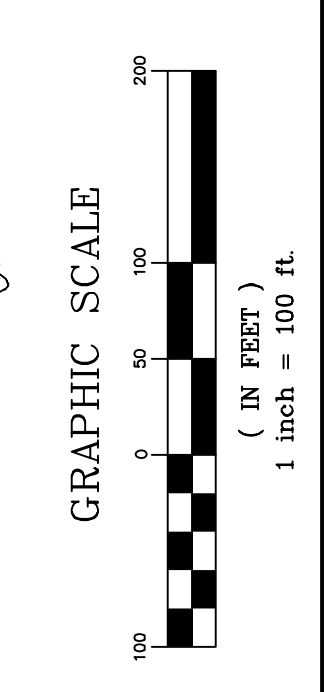
Electric Provider:  
 Oncor Electric  
 310 Highway 205  
 Terrell, TX 75160  
 972-451-7233

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 "CG 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



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' NOVEMBER 1, 2022 CP

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





NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That Blue Penny Claims, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROVIDENCE POINT, PHASE 2, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The Blue Penny Claims, LLC, a Texas limited liability company, does herein certify the following:  
1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.  
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.  
3. The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except as shown on this plat.  
4. Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.  
5. The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which interfere with the construction, maintenance, or efficiency of their respective systems in said easements.  
6. The Public Utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.  
7. Owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and/or the reconstruction of the drainage improvement constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.  
8. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.  
9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.  
10. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.  
11. Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.  
12. All modifications to this document shall be by means of plat and approved by Collin County.  
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.  
WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

STATE OF TEXAS  
COUNTY OF COLLIN  
Blue Penny Claims, LLC,  
a Texas limited liability company, owner  
By: Stephen C. Cope, Chairman

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 C. Cope, 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 the purpose and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
TOTAL GROSS ACRES: 82.770 ACRES  
TOTAL RESIDENTIAL LOTS: 57  
SMALLEST LOT AREA: 1.001 ACRES  
LARGEST LOT AREA: 4.630 ACRES  
AVERAGE LOT AREA: 1.02 ACRES

Notary Public for the State of Texas  
My commission expires \_\_\_\_\_

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

Electric Provider:  
Cedar Basin Special Utility District  
156 CR 1118  
Terrell, TX 75160  
(903) 527-3504

Water Provider:  
Cedar Basin Special Utility District  
156 CR 1118  
Terrell, TX 75160  
(903) 527-3504

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

Designated Representative for Collin County Development Services  
COLLIN COUNTY JUDGE CHRIS HILL

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

Health Department Certificate:  
I, as a representative of Collin County Development Services, do hereby certify that the attached and foregoing Final Plat of PROVIDENCE POINT, PHASE 2 to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown on the Final Plat.

CERTIFICATE OF COLLIN COUNTY COMMISSIONERS COURT:  
I hereby certify that the attached and foregoing Final Plat of PROVIDENCE POINT, PHASE 2 to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown on the Final Plat.

Notes:  
1. All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock may further limit type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on lot.  
2. 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/pools, etc. (Per State regulations) have large power/utility easements that cannot be crossed or utilized for OSSF placement, dwelling size, etc. and it is strongly recommended that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on any of the following lots without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services:  
- Lots 21, 23, 24, 25, 26, 27, 28 and 29 - 50' power easement and detention pond easement  
- Lot 22 - 50' hydrocarbon easement and 100' power easement  
Other than the pond(s) noted on the plat, there are no ponds on any lots and none are allowed without prior approval from Collin County Development Services.  
There were no permitted/approved existing structures or OSSFs on the property at the time of approval.  
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.  
Each lot is limited to a maximum of 5,000 gallons of treated/discharged sewage each day.  
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.

Notes:  
1. Mail boxes shall meet USPS specifications.  
2. Driveway connections must meet Collin County specifications.  
3. All utility easements shall be maintained by the individual lot owners.  
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.  
5. Collin County does not, and will not accept street lights for maintenance or operation.  
6. A road dedicated to the public may not be obstructed, including by means of a gate.  
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the roadway is prohibited.  
8. The existing creeks or drainage channels traversing along or across the subdivision shall be maintained in accordance with the standards of the State of Texas.  
9. 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.  
10. Collin County will not be responsible for any damage, personal injury or loss of life or property resulting from any drainage way or structure, foundation, or other obstruction to the operation, access and maintenance of the drainage facility.  
11. All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.  
12. Fences and utility appurtenances may be placed within the 100'-yr. drainage on the plat, provided they are placed outside the design-yr. floodplains, as shown on the plat.  
13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.  
14. All private driveway tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the elevation of the finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet above the 100-yr base flood elevation.  
15. Except for ditches that are adjacent to Roadways and/or culverts and other easements that are part of the roadway, including retention basins, detention basins, and/or other structures, the Applicant must provide for this work to be done either by way of an HOA, by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot, or individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMPs and comply with the Construction General Permit.  
16. The developer, contractor, or builder of any structure on a single lot in a developing subdivision shall prepare an SWP and submit to the Director of Engineering prior to receiving any permits.  
17. All utility easements shall be kept clear of buildings, foundations, structures, plantings (trees/shrubs), and other obstructions to the operation, access and maintenance of the utility easement.  
18. All drainage easements shall be maintained by the individual lot owners.  
19. All drainage easements shall be maintained by the individual lot owners.  
20. All drainage easements shall be maintained by the individual lot owners.  
21. All drainage easements shall be maintained by the individual lot owners.  
22. All side lot lines to have 5' Drainage and Utility Easement on both sides of lot line.  
23. Bearings based on the west line of deed recorded in Instrument No. 2019052200062570, Official Public Records, Collin County, Texas, (N00°03'44"E)  
24. Lot 21 owner shall be responsible for maintenance of open swales and buried storm line.

Notes:  
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