

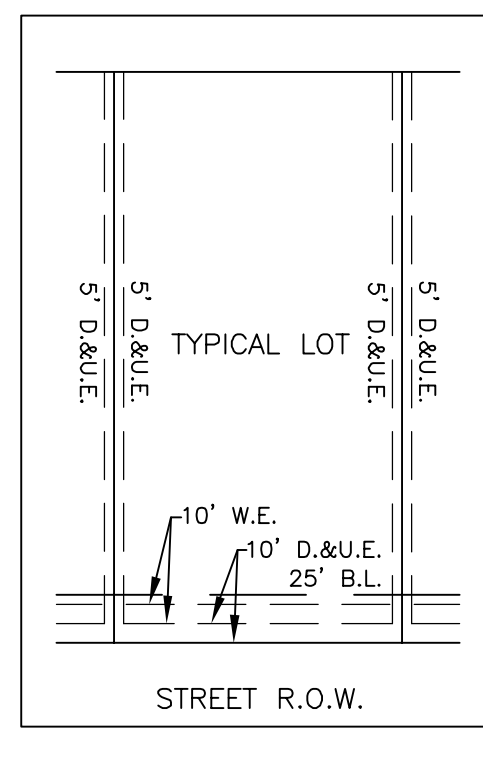
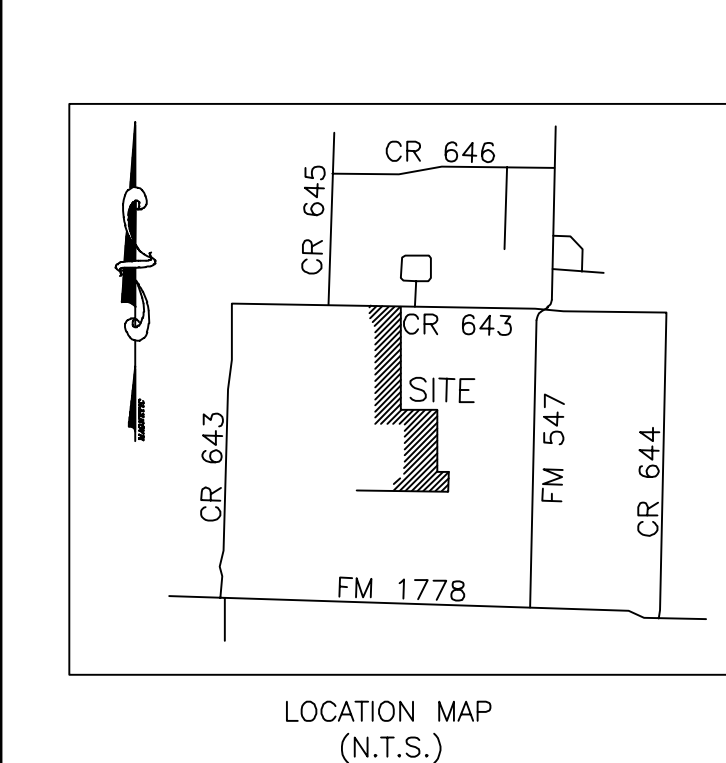
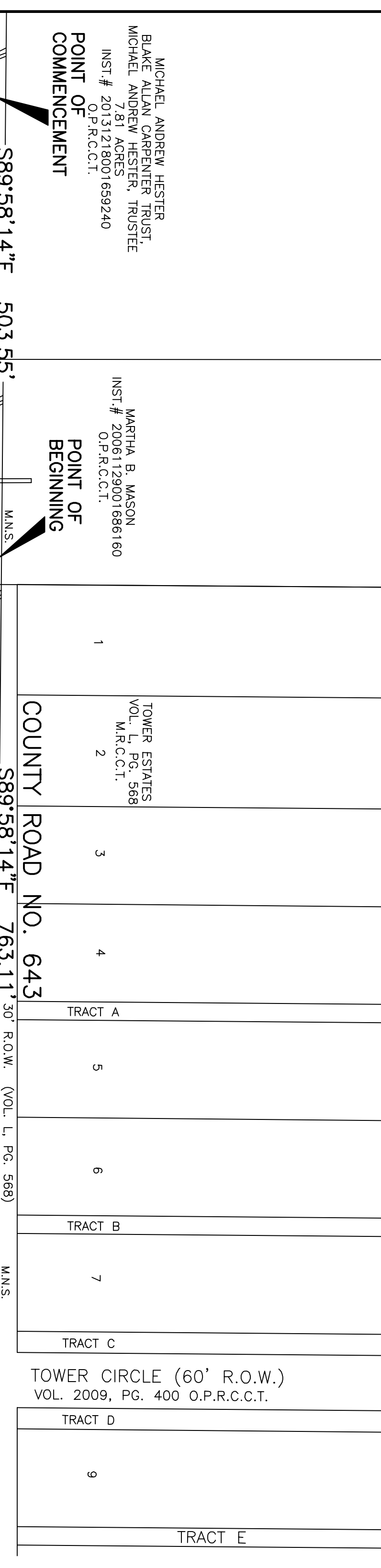
THE RICHARD L. BOURLAND
IRREVOCABLE ASSET TRUST
56.03 ACRES
INST.# 20061129001686200
O.P.R.C.C.T.

MICHAEL ANDREW HESTER
BLAKE ALVAN CARPENTER TRUST,
MICHAEL ANDREW HESTER, TRUSTEE
INST.# 20131216001659240
O.P.R.C.C.T.

MARTHA B. MASON
VOL. 2009, PG. 568
O.P.R.C.C.T.

TOWER ESTATES
VOL. 2009, PG. 568
O.P.R.C.C.T.

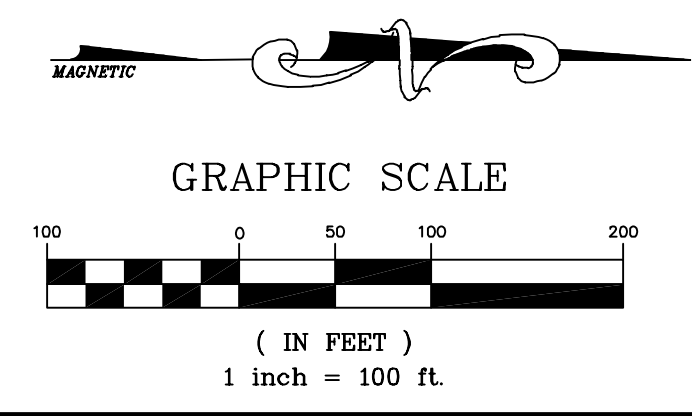
TOWER CIRCLE (60' R.O.W.)
VOL. 2009, PG. 400 O.P.R.C.C.T.



- 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

TOTAL GROSS ACRES: 91.509 ACRES
TOTAL RESIDENTIAL LOTS: 57
SMALLEST LOT AREA: 1.001 ACRES
LARGEST LOT AREA: 9.545 ACRES
AVERAGE LOT AREA: 1.02 ACRES

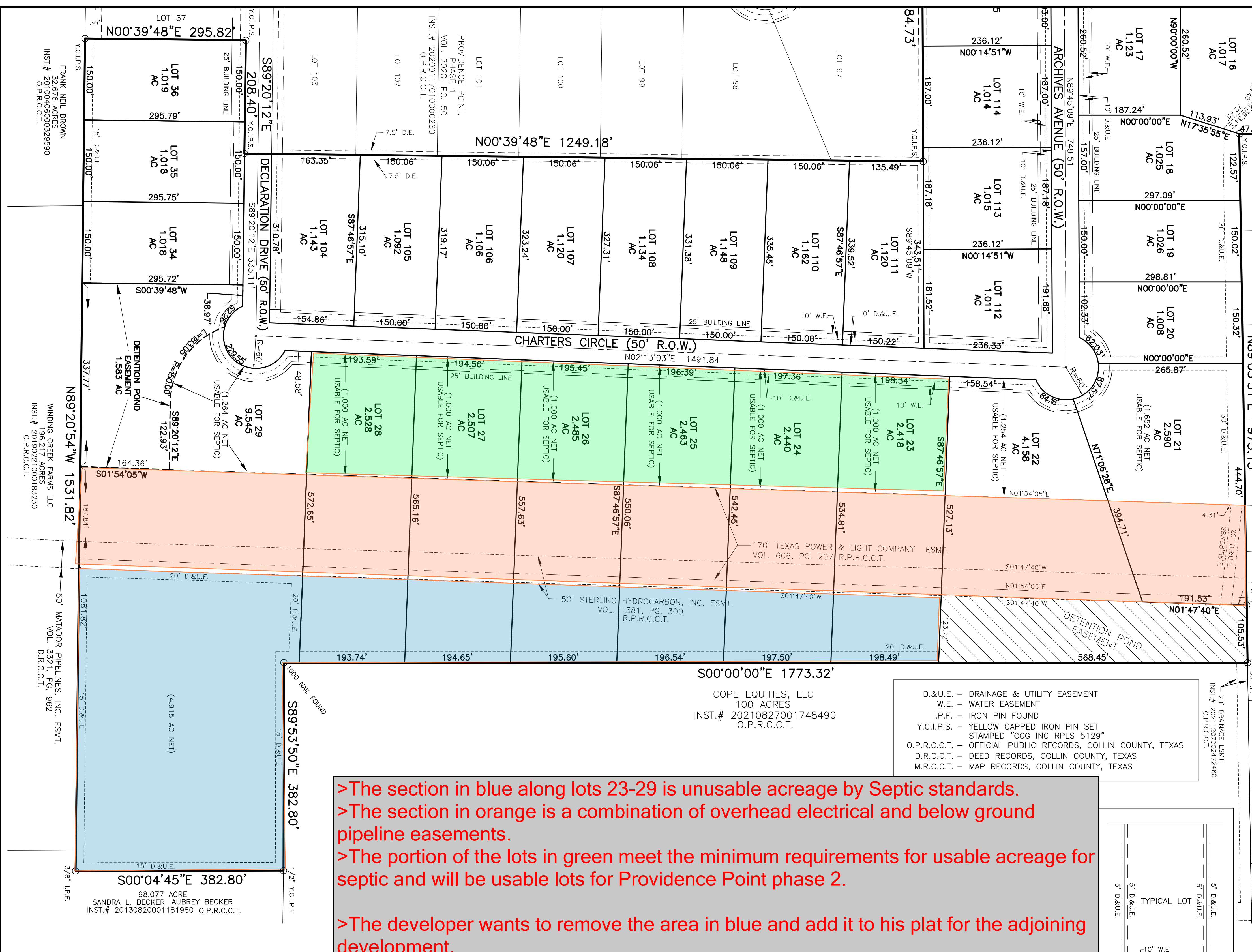


FINAL PLAT
PROVIDENCE POINT, PHASE 2
91.509 ACRES OF LAND
ABNER LEE SURVEY, ABSTRACT NO. 516
COLLIN COUNTY, TEXAS

SHEET 1 OF 2

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11, LAVON, TEXAS 75166
772-742-4411 TEXAS FIRM REGISTRATION NO.: 10007200
JOB No. 2460-18 SCALE: 1"=100' DATE PREPARED: NOVEMBER 17, 2021 DRAWN BY: CP

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. 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 Alan 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 of land conveyed to Riverside (East) Homebuilders, LTD. as recorded in Instrument No. 20160609000720240, 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 149.968 acre tract conveyed to 5600 Rockhill Homes, LTD. as recorded in Instrument No. 20160302000251000, 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 Cope Equities, LLC as recorded in Instrument No. 20120827001748490, Official Public Records, Collin County, Texas;

Thence, South 00°00'00" East, along the west line of the Cope Equities, LLC tract, a distance of 1173.32 feet to a 1000 Nail found for corner, said point also being the southwest corner of the Cope Equities, LLC tract;

Thence, South 89°55'50" East, along the south line of the Cope Equities, LLC 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 on a 3/8" iron pin found for corner, said point being on 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 the 98.077 acre Becker tract passing at the westerly most northwest corner a 1/2" iron pin found for corner, said point also being the north east corner of a called Tract "A" - 196.217 acre tract of land conveyed to Far Mare 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, THEREFOR 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:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- 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 that landscape improvements may be placed in landscape easements.
- 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.
- 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 may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
- The Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement, for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- The 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 for the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
- 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.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS MY HAND THIS _____ day of _____, 2021.

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

Blue Penny Claims, LLC,
a Texas limited liability company, Owner
By: Stephen Carlton Cope, 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 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

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 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires _____

>The section in blue along lots 23-29 is unusable acreage by Septic standards.

>The section in orange is a combination of overhead electrical and below ground pipeline easements.

>The portion of the lots in green meet the minimum requirements for usable acreage for septic and will be usable lots for Providence Point phase 2.

>The developer wants to remove the area in blue and add it to his plat for the adjoining development.

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 _____, 2021.

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

12. Fences and utility appurtenances may be placed within the 100-yr drainage easement 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 existing driving surface.

15. 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 (2") above the 100-yr base flood elevation.

16. Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, 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 other method.

17. 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 BMP's and comply with the Construction General Permit.

18. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.

19. 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.

20. All ponds 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. 20180522000625170, 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.

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.

31. Each lot is limited to a maximum of 5,000 gallons of treated/disposed 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.

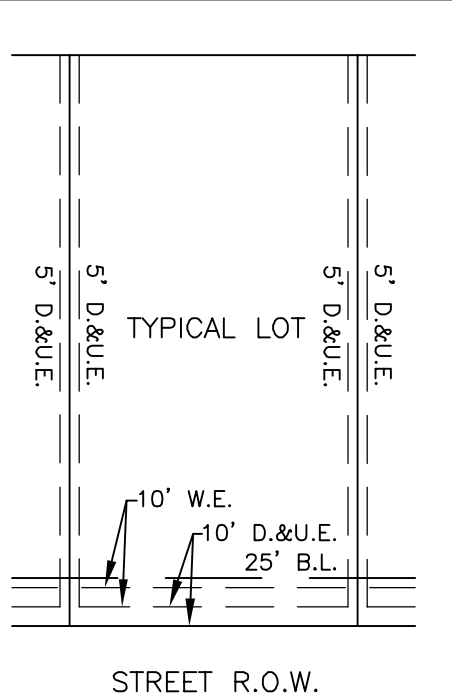
Health Department Certificate:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the 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.

Designated Representative for Collin County Development Services

NOTES:

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



CERTIFICATE OF COLLIN COUNTY COMMISSIONERS COURT:

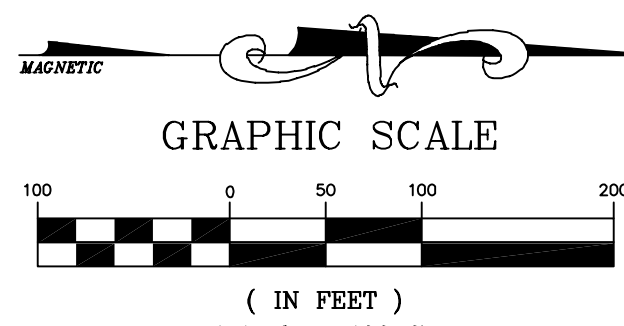
I hereby certify that the attached and foregoing Final Plat of the "PROVIDENCE POINT, PHASE 2" to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 20____ at a meeting held in accordance with the Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

Collin County Judge CHRIS HILL

Water Provider:
Caddo Basin Special Utility District
156 CR 1118
Greenville, TX 75401
(903) 527-3504

Electric Provider:
Oncof 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

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'	NOVEMBER 17, 2021	CP

TOTAL GROSS ACRES: 91.509 ACRES
LARGEST LOT AREA: 9.545 ACRES
SMALLEST LOT AREA: 1.001 ACRES
AVERAGE LOT AREA: 1.02 ACRES