

LINE TABLE

LINE	BEARINGS	DISTANCE
L1	N 09°26'35" W	57.61'
L2	S 89°50'52" W	29.57'
L3	S 00°31'59" W	116.90'
L4	S 45°07'30" E	21.05'
L5	N 21°55'11" E	114.99'
L6	S 15°36'11" E	245.60'
L7	S 70°00'35" E	109.03'
L8	S 31°11'47" E	78.30'
L9	S 10°41'13" E	44.59'
L10	S 32°16'36" E	48.60'
L11	S 29°47'35" E	106.68'
L12	S 24°29'32" E	171.37'
L13	S 32°05'15" E	168.40'
L14	S 36°58'59" E	182.93'
L15	S 23°53'45" E	175.76'
L16	S 13°56'23" E	300.73'
L17	S 06°00'37" E	101.50'
L18	S 18°23'59" E	165.82'

LEGEND

F.M.	Farm-to-Market
B.L.	Building Line
R.O.W.	Right-of-Way
D.U.E.	Drainage & Utility Easement
W.E.	Water Easement
IRF	Iron Rod Found
CIRF	Capped Iron Rod Found
CIRS	Capped Iron Rod Set
VOL.	Volume
PG.	Page
DOC. NO.	Document Number
P.R.C.C.T.	Plat Records, Collin County, Texas
O.P.R.C.C.T.	Official Public Records, Collin County, Texas

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.43'	200.00'	9°17'27"	N 04°47'51" W	32.40'
C2	152.14'	335.00'	26°01'14"	S 14°58'26" E	150.83'
C3	334.50'	630.00'	30°25'16"	S 14°40'39" E	330.58'
C4	147.78'	331.70'	25°31'34"	N 24°13'43" E	146.56'
C5	203.79'	335.00'	34°51'15"	N 19°32'48" E	200.66'
C6	115.77'	335.00'	19°48'01"	N 12°01'11" E	115.19'
C7	164.64'	335.00'	28°09'31"	S 76°33'42" W	162.99'

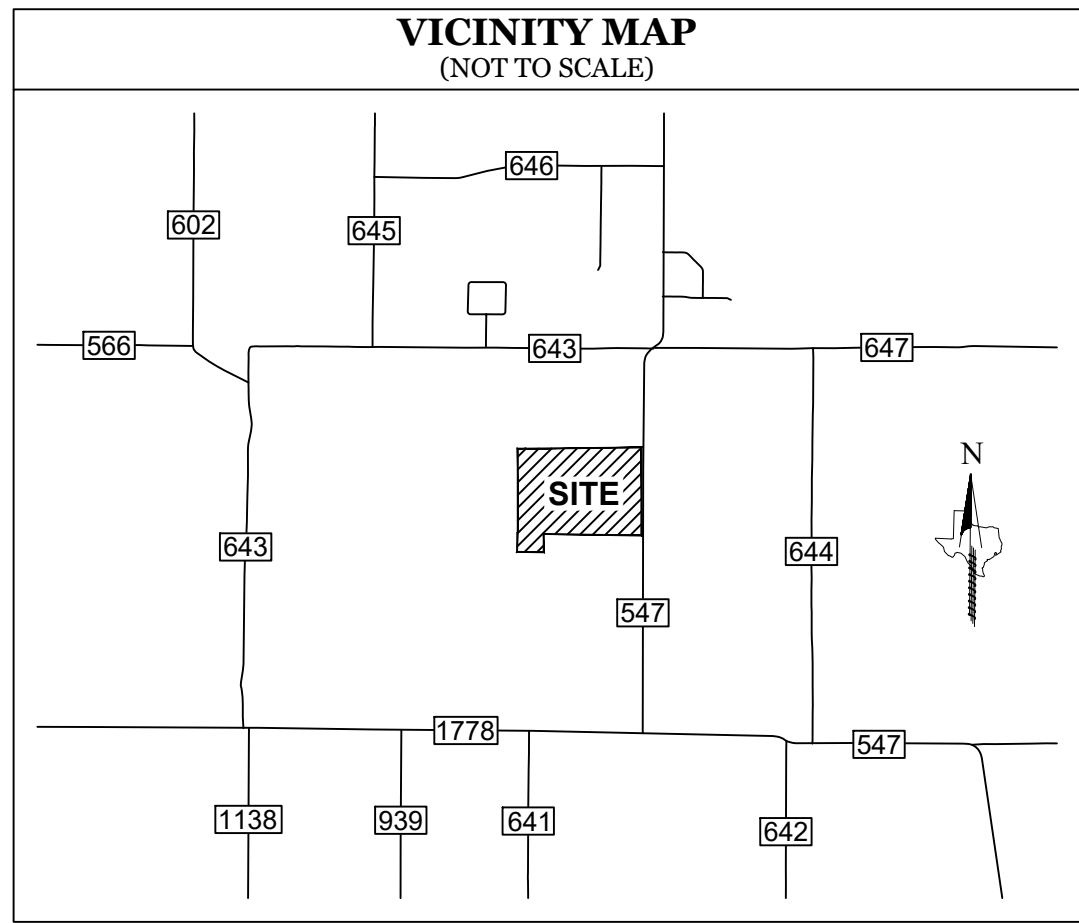
SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
HRV Consultants, LLC
3094 County Road 1024
Farmersville, TX 75442
(972) 877-4175

OWNER
Cope Equities, LLC
900 W. Bethany Drive, Suite: 230
Allen, TX 75013

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

**FINAL PLAT
COBBLE CREEK**
BEING 108.52 ACRES OUT OF THE
ABNER LEE SURVEY, ABSTRACT NO. 516,
COLLIN COUNTY, TEXAS



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, **COPE EQUITIES, LLC**, is the owner of a 108.52 acre tract or parcel of land situated in the Abner Lee Survey, Abstract Number 516 in Collin County, Texas and being all of a called 100 acre tract of land described in the deed to Cope Equities, LLC, recorded in Document Number 20210827001748490 of the Official Public Records of Collin County, Texas and a portion of a called 174,760 acre tract of land described in the deed to Blue Penny Claims, LLC., recorded in Document Number 20180914001157260 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "GEER R.P.L.S. 4117" found at the Northeast corner of said 100 acre tract and in the South line of Summerlin, Phase 3 an addition to Collin County, recorded in Volume 2019, Page 395 of the Plat Records of Collin County, Texas and being in the West right-of-way line of Farm to Market Road 547;

THENCE South 00°07'56" West, with the East line of said 100 acre tract and the common West right-of-way line of said Farm to Market Road 547, a distance of 1834.62 feet to a 1/2" iron rod found at the Southeast corner of said 100 acre tract and being in the North line of a called 98.077 acre tract of land described in the deed to Sandra L. Becker and Aubrey Becker, recorded in Document Number 20130820001181980 of the Official Public Records of Collin County, Texas;

THENCE North 89°02'06" West, with the South line of said 100 acre tract and the common North line of said 98.077 acre tract, a distance of 2032.02 feet to a capped 1/2" iron rod stamped "CGG INC. R.P.L.S. 5129" found at the Northwest corner of said 98.077 acre tract and a common ell corner in the East line of said 174.760 acre tract;

THENCE, South 00°14'45" West, with the East line of said 174.760 acre tract and the common West line of said 98.077 acre tract, a distance of 382.80 feet to a 1/2" iron rod found at the Southeast corner of said 147.760 acre tract and being the Northerly Northeast corner of a called 196.217 acre tract of land described in the deed to Winding Creek Farms LLC., recorded in Document Number 20190221000183230 of the Official Public Records of Collin County, Texas;

THENCE, North 89°01'24" West, with the South line of said 174.760 acre tract and the common North line of said 196.217 acre tract, a distance of 556.17 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

THENCE, over and across said 174.760 acre tract, the following two (2) courses and distances:

- N02°07'10"E, a distance of 1175.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S87°27'27"E, a distance of 123.22 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of said 100 acre tract;

THENCE, N00°19'30"E, along the East line of said 174.760 acre tract, being the common West line of said 100 acre tract, a distance of 568.48 feet a distance of 105.53 feet o a 1/2" iron rod found at the Northwest corner of said 100 acre tract and a common ell corner in the East line of said 174.760 acre tract, also being in the South line of Summerlin Phase 4, a subdivision of record in Volume 2020, Page 81, of said Plat Records;

THENCE North 89°25'28" East, with the North line of said 100 acre tract and the common South lines of said Summerlin, Phase 4 and Summerlin, Phase 3, a distance of 2408.82 feet to the **POINT OF BEGINNING** and containing 108.52 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **COPE EQUITIES, LLC**, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat, designating herein above described property as **COBBLE CREEK**, an addition to Collin County, Texas, and does hereby dedicate to public use forever all streets, rights-of-way, and other public improvements shown thereon. That **COPE EQUITIES, LLC**, a Texas limited liability company, does herein certify the following:

The street 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 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 building, fence, 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 constructions, reconstruction, maintenance, inspection, patrolling, 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/or 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 the 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 that 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.

OWNER: **COPE EQUITIES, LLC**, a Texas limited liability company

BY: _____
 Stephen C. Cope, Chairman Date

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of Collin County, Texas.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402 Date

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

 Notary Public in and for the State of Texas

GENERAL NOTES

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision 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.
- 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.
- 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.
- 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.
- All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
- 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.
- 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.
- 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.
- 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.
- 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.
- The purpose of this plat is to create seventy-eight (78) lots of record and dedicate easements and rights-of-way for development.
- This property is located in Zone "A" and Zone "X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009, as shown on Map Number 48085C0455J.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Building permits, OSSF and Culvert permits are required prior to construction or set up of home.

UTILITY PROVIDERS	
Water Provider: Caddo Basin Special Utility District 156 C.R. 1118 Greenville, TX 75401 (903) 527-3504	Electric Provider: Onco Electric 310 Highway 205 Terrell, TX 75160 (972) 551-7233

HEALTH DEPARTMENT CERTIFICATE

I, as a representative of the 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 the 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

CERTIFICATE OF COLLIN COUNTY COMMISSIONERS COURT:

I hereby certify that the attached and foregoing Final Plat of the "COBBLE CREEK" 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

**FINAL PLAT
 COBBLE CREEK**

BEING 108.52 ACRES OUT OF THE
 ABNER LEE SURVEY, ABSTRACT NO. 516,
 COLLIN COUNTY, TEXAS

Project 2110.013-02	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>
Date 03/24/2023	
Drafter CHM/BE	