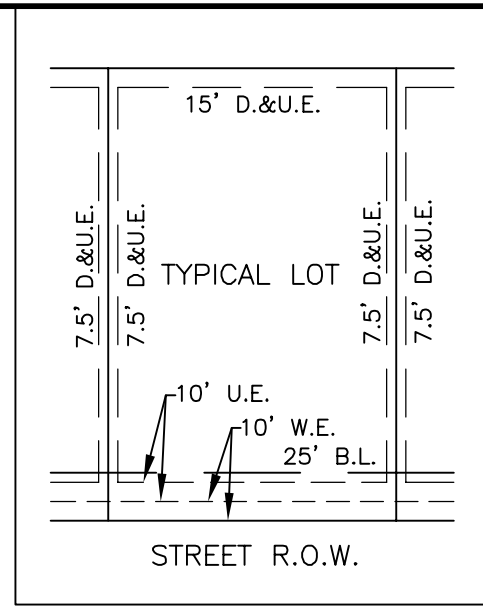


LEGEND
 D.&U.E. - DRAINAGE AND UTILITY EASEMENT
 W.E. - WATER EASEMENT
 C.M.E. - CLUSTER MAILBOX EASEMENT
 M.S.S. - MAG SPIKE SET
 I.P.F. - IRON PIN FOUND
 R.P.R.C.C.T. - REAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 Y.C.I.P.S. - 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"
 ALL CORNERS TO BE 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

FLOOD NOTE:
 According to my interpretations of Community Panel No. 48085C0455J and 48085C0435J, dated June 6, 2009, of the National Flood Insurance Rate Maps for Collin County, Texas, the subject property lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEY NOTES:
 "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 withholding of utilities and building permits."
 Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

Whereas, Mark Aaron Cope dba Cope Enterprises is the owner of a tract of land situated in the Robert Trammell Survey, Abstract No. 889, Collin County Texas and being a 50.35 acre tract of land conveyed to Burnett Land & Cattle by deed recorded in Instrument No. 20160805001022410, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a mag spike set in the centerline of County Road 601, being the northwest corner of said 50.35 acre tract and the southwest corner of a 2.00 acre tract of land conveyed to Caddo Basin Special Utility District by deed recorded in Instrument No. 20111101001173140, Official Public Records, Collin County, Texas;

Thence South 89°28'39" East along the north line of said 50.35 acre tract and the south line of said 2.00 acre tract, passing a 1/2" iron pin found with orange cap stamped "STOVALL & ASSOC", at a distance of 348.57 feet being the southeast corner of said 2.00 acre tract and the southwest corner of a 9.51 acre tract of land conveyed to Kenneth Ray and Adrianna Beth Rose by deed recorded in Instrument No. 20200803001235110, Official Public Records, Collin County, Texas and continuing along the south line of said 9.51 acre tract, passing a 1/2" iron pin found at a distance of 935.84 feet, being the southeast corner of said 9.51 acre tract and the southwest corner of a 12.057 acre tract of land conveyed to Thomas and Kelly Adams and continuing along the south line of said 12.057 acre tract, for an overall distance of 1882.71 feet to a 5/8" iron pin found with red cap stamped "BOUNDARY SOLUTIONS" being the northeast corner of said 50.35 acre tract, the southeast corner of said 12.057 acre tract and a point on the west line of a 20.00 acre tract of land conveyed to Thomas and Kelly Adams by deed recorded in Instrument No. 20170530000691890, Official Public Records, Collin County, Texas;

Thence South 00°12'22" East along the east line of said 50.35 acre tract, the west line of said 20.00 acre tract and the west line of a tract of land conveyed to Cecilia LaFon, Trustee of the LaFon Survivor's Trust by deed recorded in Volume 5821, Page 2415, Official Public Records, Collin County, Texas, a distance of 1164.90 feet to a point for corner, being the southeast corner of said 50.35 acre tract and the northeast corner of a 43.649 acre tract of land conveyed to Kenneth D. Perry by deed recorded in Volume 4784, Page 2469, Official Public Records, Collin County, Texas, an axle found for reference bears North 63°00'33" East, a distance of 0.42 feet;

Thence North 89°28'39" West along the south line of said 50.35 acre tract and the north line of said 43.649 acre tract, passing a 1/2" iron pin found for reference, at a distance of 1854.72 feet and continuing for an overall distance of 1883.09 feet to a mag spike set in the centerline of County Road 601 and being the southwest corner of said 50.35 acre tract and the northwest corner of said 43.649 acre tract;

Thence North 00°11'14" West along County Road 601 and the west line of said 50.35 acre tract, a distance of 1164.90 feet to the Point of Beginning and containing 2,193,215 square feet or 50.349 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Mark Aaron Cope dba Cope Enterprises, does hereby certify and adopt this plat designating the herein above described property as ROLLINS RANCH, 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 Mark Aaron Cope dba Cope Enterprises 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 ingress and egress to or from 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 or 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 the ____ day of _____, 2023.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of ROLLINS RANCH, 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.

Mark Aaron Cope dba Cope Enterprises, Owner

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 Mark Aaron Cope dba Cope Enterprises, 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 _____, 2023.

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



SURVEY 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 _____, 2023.

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

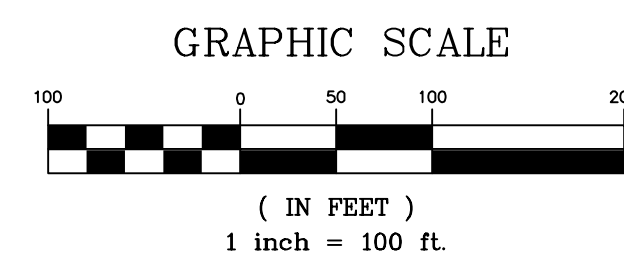
NOTES:

- 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 appearances 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.
- 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.
- Collin County will not be responsible for maintenance or repairs of Centralized Mail boxes.
- All detention ponds and drainage easements shall be maintained by the HOA or the individual lot owners.

- All lots must utilize alternative type On-Site Sewage Facilities.
- 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/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - There is a 10' drainage & utility easement and a 10' water easement (20' total) along each roadway adjacent property line to which OSSF setbacks apply.
 - There are several contiguous (100+ total) pipeline easements along the eastern end of lots 9, 10 and 11 to which OSSF setbacks apply.
- There are no easements other than the easements noted above on any of the lots.
- There were no permitted/approved existing structures with associated OSSF(s) on any lot at the time of approval. Any existing structures or OSSFs on any lot 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.
- 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/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.

| Line Table | | | |
|------------|-------------|--------|--|
| Line # | Direction | Length | |
| L1 | N89°48'46"E | 60.00' | |

| Curve Table | | | | |
|-------------|---------|---------|-----------|----------------------|
| Curve # | Length | Radius | Delta | CHORD |
| C1 | 153.45' | 335.00' | 26°14'40" | N76°41'26"E, 152.11' |
| C2 | 157.60' | 335.00' | 26°57'15" | N77°02'43"E, 156.15' |



UTILITY PROVIDERS:
 CADDO BASIN SUD
 156 CR 1118
 GREENVILLE, TX 75401
 (903) 527-3504

FARMERS ELECTRIC CO-OP
 2000 E. I-30
 GREENVILLE, TX 75402
 (903) 455-8125

TOTAL RESIDENTIAL: LOTS: 40
 LARGEST LOT AREA: 2,509 ACRES
 SMALLEST LOT AREA: 1,001 ACRES
 AVERAGE LOT AREA: 1,092 ACRES

MARK AARON COPE DBA COPE ENTERPRISES
 900 W. BETHANY DRIVE, SUITE 230
 ALLEN, TX, 75013
 (214) 592-5641

FINAL PLAT
ROLLINS RANCH
 50.349 TOTAL GROSS ACRES
 ROBERT TRAMMELL SURVEY
 ABSTRACT NO. 889
 COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.
 P.O. BOX 11 LAVON, TEXAS 75166
 Phone (972) 742-4411

TBPELS REGISTRATION NO.: F-21608
 TEXAS FIRM REGISTRATION NO.: 10007200

| | | | |
|---------|---------|-----------------|-----------|
| JOB NO. | SCALE: | DATE PREPARED: | DRAWN BY: |
| 3143-20 | 1"=100' | AUGUST 23, 2023 | SC |