

MICHAEL ANDREW HESTER
BLAKE ALAN CARPENTER TRUST
MICHAEL ANDREW HESTER, TRUSTEE
INST. # 2013-21801695240
O.P.R.C.C.T.

MARTHA B. MASON
INST. # 2009-12201686160
O.P.R.C.C.T.

TOWER ESTATES
VOL. 16, PG. 568
M.R.C.C.T.

COUNTY ROAD NO. 643

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

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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 mag nail found in the center of County Road No. 643, on the north line of said 174,760 acre tract and the northeast corner of Providence Point, Phase 1, on addition to Collin County, Texas as recorded in Volume 2020, Page 50, Official Public Records, Collin County, Texas and being on 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;

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 Mason tract, a distance of 763.11 feet to a mag nail set for corner at the northwest corner of Lot 19 of Summerlin Phase 2, an addition to Collin County, Texas as recorded in Volume 2016, Page 783, Map Records, Collin County, Texas;

Thence, South 00°00'00" East, along the west line of said Summerlin Phase 2, 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 said Summerlin Phase 2 and the west line of Summerlin Phase 4, an addition to Collin County, Texas as recorded in Volume 2020, Page 81, Map 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 the southwest corner of said Summerlin Phase 4 and a re-entrant corner of said 174,760 acre tract;

Thence, North 89°05'51" East, along a north line of said 174,760 acre tract and the south line of said Summerlin Phase 4, a distance of 973.13 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for a northeast corner of said 174,760 acre tract and the northwest corner of a called 100 acre tract of land conveyed to Cope Equities, LLC as recorded in Instrument No. 20210827001748490, Official Public Records, Collin County, Texas;

Thence, South 00°00'00" East, along the east line of said 174,760 acre tract and the west line of said 100 acre tract, a distance of 568.45 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 87°46'57" West, a distance of 123.32 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 01°47'23" West, a distance of 1587.58 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the south line of said 174,760 acre tract and being on the north line of a 196.217 acre tract of land conveyed to Winding Creek Farms LLC by deed recorded in Instrument No. 20190221000183230, 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 196.217 acre tract and the north line of a 32.676 acre tract of land conveyed to Frank Neil Brown by deed recorded in Instrument No. 20100406000329590, Official Public Records, Collin County, Texas, a distance of 975.65 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the southeast corner of said Providence Point, Phase 1;

Thence, North 00°39'48" East, along an east line of said Providence Point, Phase 1, 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, along a south line of said Providence Point, Phase 1, 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, along an east line of said Providence Point, Phase 1, 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, along a north line of said Providence Point, Phase 1, 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, along an east line of said Providence Point, Phase 1, 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, along a northeast line of said Providence Point, Phase 1, 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, along an east line of said Providence Point, Phase 1, a distance of 259.78 feet the Point of Beginning and containing 3,605,466 square feet or 82.770 acres of land.

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:

- 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 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 16th day of January, 2023.

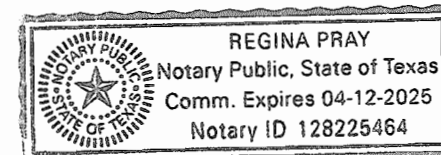
Blue Penny Claims, LLC,
a Texas limited liability company, Owner
BY: Stephen C. Cope, Chairman

STATE OF TEXAS
COUNTY OF COLLIN

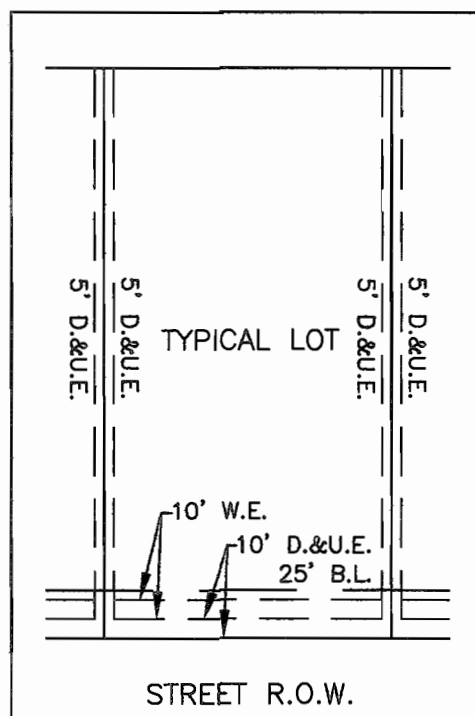
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Stephen C. Cope, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF January, 2023

Notary Public for the State of Texas
My Commission expires 4-2-2025



STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 04/10/2023 09:55 AM
PLAT BOOK: 2023 PAGE: 225 - 226
NUMBER OF PAGES: 2 AMOUNT: \$43.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS

BY: Amal, Abby DEPUTY

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

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 14th day of October, 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 of the Final Plat.

COLLIN COUNTY JUDGE CHRIS NILL

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

Electric Provider:
Oncoor 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

82.770 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'	DECEMBER 14, 2022	CP

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 BMPs 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 SWSP 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.
- All ponds shall be maintained by the individual lot owners.
- All drainage easements shall be maintained by the individual lot owners.
- All side lot lines to have 5' Drainage and Utility Easement on both sides of lot line.
- Bearings based on the west line of deed recorded in Instrument No. 20180522000625170, Official Public Records, Collin County, Texas. (N00°03'44"E)
- Lot 21 owner shall be responsible for maintenance of open swales and buried storm line.

NOTES:

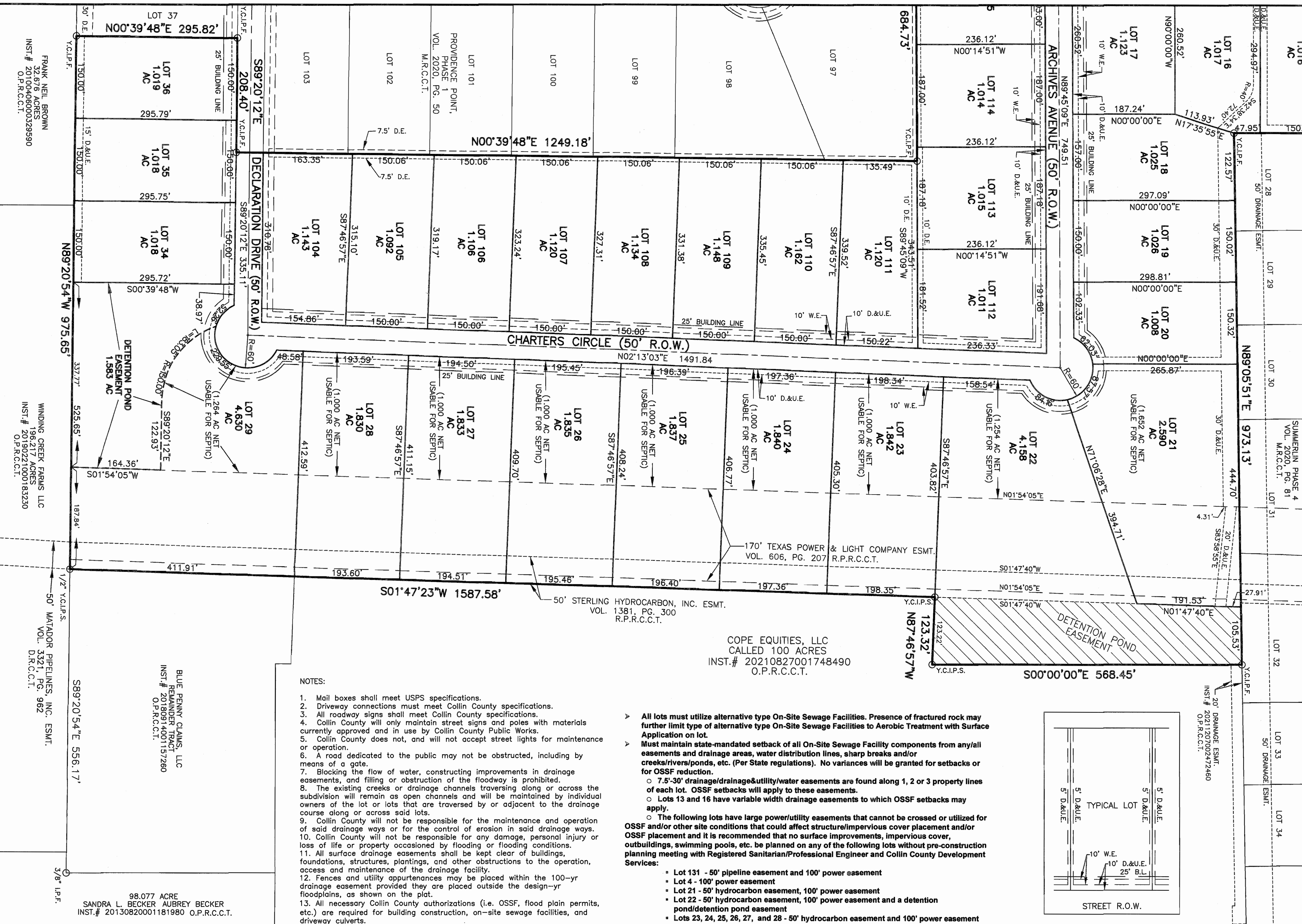
Building permits, OSSF and Culvert permits are required prior to construction or set up of home.

- 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.
- 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.
- Lots 13 and 16 have variable width drainage easements to which OSSF setbacks may apply.
- The following lots have large power/utility easements that cannot be crossed or utilized for OSSF and/or other site conditions that could affect structure/impermeable cover placement and/or OSSF placement and it is 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:
 - Lot 131 - 50' pipeline easement and 100' power easement
 - Lot 4 - 100' power easement
 - Lot 21 - 50' hydrocarbon easement, 100' power easement
 - Lot 22 - 50' hydrocarbon easement, 100' power easement and a detention pond/detention pond easement
 - Lots 23, 24, 25, 26, 27, and 28 - 50' hydrocarbon easement and 100' power easement
 - Lot 29 - 50' hydrocarbon easement and 100' power easement and a detention pond/detention pond easement
 - Lot 34 - adjacent to pond/detention pond easement
- There are no easements other than those noted above.
- Other than the pond(s) noted above, 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. 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.
- 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.

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.

NU87643727
Designated Representative for Collin County Development Services



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 22nd day of December, 2022.

Notary Public in and for the State of Texas
My commission expires: 07-25-25

