

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **P12, LLC**, acting herein by and through its duly authorized officers, does hereby certify and adopt this replat designating the herein above described property as **LOT 24R COPE ADDITION NO. 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. **P12, LLC** 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 _____ day of _____, 202____.

P12, LLC., a Texas limited liability company

By:
It's General Partner: _____

Name:
Title:

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 202____, by _____ of **P12, LLC**., a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

PROPERTY DESCRIPTION - 1.035 ACRES

BEING a tract of land situated in the William W. Bell Survey, Abstract No. 37, Collin County, Texas being all of Lot 24, of Cope Addition No. 2, an addition to Collin County, according to the Plat filed of record under Document No. 20171030010005000, Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and described in deed to P12, LLC by deed recorded in Document No. 2024000071602 O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found with cap stamped "RPLS 5686" for the northwest corner of said Lot 24, same being the northeast corner of Lot 23 of said Cope Addition No. 2, in the south line of a called 11.98-acre tract of land conveyed to P12, LLC., according to the document filed of record in Document No. 2023000085347 O.P.R.C.C.T.;

THENCE South 89°00'32" East, with the north line of said Lot 24, same being common with the south line of said 11.98-acre tract, a distance of 284.92 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 24, same being the northwest corner of Lot 29 of said Cope Addition No. 2, in said south line.

THENCE South 01°00'35" West, with the east line of said Lot 24, same being common with the west line of said Lot 29, a distance of 178.19 feet to a 1/2-inch iron rod found with cap stamped "RPLS 5686" for the southeast corner of said Lot 24, the southwest corner of said Lot 29, the northeast corner of Lot 25 of said Cope Addition No. 2, and the northwest corner of Lot 28 of said Cope Addition No.2;

THENCE North 89°00'48" West, with the south line of said Lot 24, same being the north line of said Lot 25, a distance of 259.65 feet to a 1/2-inch iron rod found with cap stamped "RPLS 5686" for the southwest corner of said Lot 24, same being the northwest corner of said Lot 25, in the east line of Andrew Court at the beginning of a curve to the left with a central angle of 156°54'33", a radius of 60.00 feet, and a chord bearing and distance of North 11°26'34" West, 117.57 feet;

THENCE with the west line of said Lot 24 and said curve to the left, an arc distance of 164.31 feet to a 1/2-inch iron rod with cap stamped "RPLS 5686" in the west line of said Lot 24;

THENCE North 01°04'45" East, with the west line of said Lot 24, same being the east line of said Lot 23, a distance of 63.40 feet to the **POINT OF BEGINNING** and containing 45,106 square feet or 1.035 acres of land.

NOTES:

- Mailboxes 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 streetlights for maintenance or operation.
- A road dedication 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 way.
- 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 easement 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, floodplain 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 IWA, 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 corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1963. All dimensions shown are grid distances.
- FLOOD STATEMENT: According to Community Panel No. 48085CQ410J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X", which is not a special flood hazard area, and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

OSSF NOTES:

- 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/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - There is a 10' drainage easement along the northern property line to which OSSF setbacks apply.
 - There is a 15' (7.5' on this lot) drainage easement along the eastern property line to which OSSF setbacks apply.
 - There is a 15' (7.5' on this lot) electric and drainage easement along the eastern property line to which OSSF setbacks apply.
 - There is a 24' access easement along the northwestern portion of the lot to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There was an existing structure/dwelling and an existing, associated OSSF on the lot at the time of approval.
 - The existing OSSF for the lot is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CDDs prior to construction for compliance with OSSF regulations.
 - The R.S. as-built submitted with the plat shows all OSSF components for the lot to be completely within the boundaries of the lot. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system must be repaired or replaced with an approved alternative system (after review and permitting through CDDs).
 - The existing system requires use of a properly functioning night-timer device for the spray field at all times due to setback requirements.
- 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/diposed 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.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision.

The property is not within the 100 year floodplain.

Michael J. Swayne
Registered Professional Land Surveyor No. 7143
Kimley-Horn and Associates, Inc.
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael J. Swayne, known to me to be the person and officer 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.

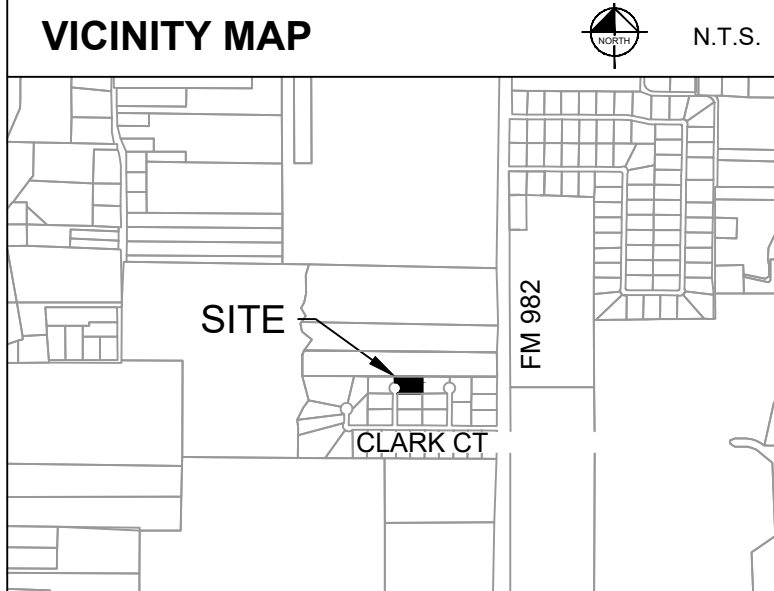
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public, State of 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

OWNER/DEVELOPER:
P12, LLC
P.O. BOX 2590
Wylie, Texas 75098
Phone:
Contact : David Zulejick

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Michael Swayne, R.P.L.S.

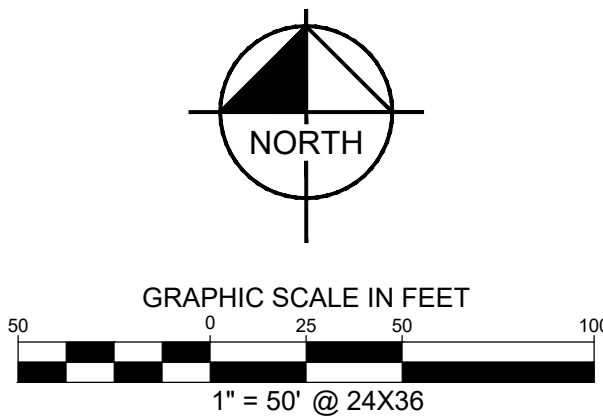


LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	ABSTRACT LINE
	OVERHEAD UTILITY LINE
	FENCE
	ASPHALT PAVEMENT

LEGEND

POB	POINT OF BEGINNING
IRFC	IRON ROD FOUND CAPPED
IRF	IRON ROD FOUND
VOL	VOLUME
PG	PAGE
CMP	CORRUGATED METAL PIPE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS



CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Replat of "Lot 24 Cope Addition No. 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

HEALTH DEPARTMENT CERTIFICATION:

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

SEWER UTILITY PROVIDER:
City of Princeton
255 E. Monte Carlo Blvd.
Princeton, Texas 75407
Phone: 972-736-2416
Contact : Tommy Mapp

ELECTRIC PROVIDER:
Oncor Electric Delivery, LLC
4600 State Highway 121
McKinney, TX 75070
Phone: 972-569-1283
Email: matthew.ward@oncor.com
Contact : Matthew Ward

WATER UTILITY PROVIDER:
Culleoka Water Supply Corporation
P.O. Box 909
Princeton, Texas 75407
Phone: 972-734-3572
Contact : Peter Williams

REPLAT
LOT 24 COPE ADDITION NO. 2
RECORDED IN DOC. NO.
20171030010005000
PLAT RECORDS, COLLIN COUNTY, TEXAS
CREATING
LOT 24R 1.035 ACRES
WILLIAM W. BELL SURVEY,
ABSTRACT NO. 37
COLLIN COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	MJS	May, 2025	068301300	1 OF 1