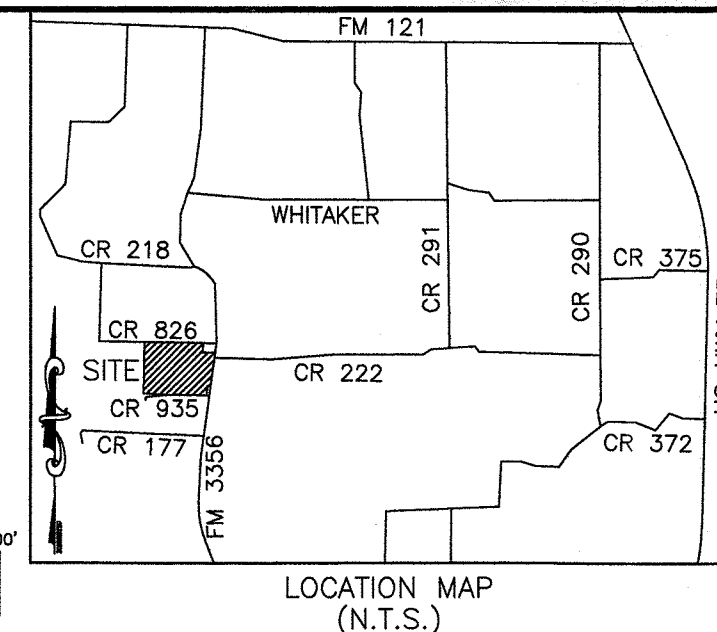


FROM:
R-13007-ALL
FOR TAX YEAR 2024

NADIM F. NIMEH FAMILY TRUST
71.9406 ACRES
INST.# 2010102200153950
O.P.R.C.C.T.

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: 07/11/2023 09:32 AM
PLAT BOOK: 2023 PAGE: 477 - 478
NUMBER OF PAGES: 2 AMOUNT: \$43.00
IN TESTIMONY WHEREOF, I HAVE SET MY HAND
AND OFFICIAL SEAL OF OFFICE
COUNTY CLERK, COLLIN COUNTY, TEXAS

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



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	102.94'	80.00'	73°43'43"	S37°20'04"W, 95.99'
C2	128.68'	100.00'	73°43'43"	S37°20'04"W, 119.98'
C3	44.08'	90.00'	28°03'42"	N14°30'03"E, 43.64'
C4	41.83'	90.00'	26°37'57"	S15°12'56"W, 41.46'
C5	54.46'	170.00'	18°21'15"	S74°58'14"E, 54.23'
C6	69.25'	75.00'	52°53'59"	S60°43'55"E, 66.81'
C7	50.46'	55.00'	52°33'58"	N60°33'43"W, 48.71'
C8	55.88'	190.00'	16°51'04"	N42°42'15"W, 55.68'
C9	41.68'	300.00'	7°57'37"	S03°30'32"E, 41.65'
C10	41.67'	300.00'	7°57'33"	S86°29'26"W, 41.64'
C11	181.51'	300.00'	34°39'57"	N65°37'32"E, 178.75'
C12	228.32'	300.00'	43°36'24"	N70°05'46"E, 222.85'

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N82°30'35"E	220.83'	L17	N80°46'00"W	19.91'	L33	S13°29'35"W	12.74'
L2	N74°11'56"E	60.97'	L18	S34°12'28"W	25.49'	L34	S45°30'54"W	37.67'
L3	N00°28'03"E	12.20'	L19	N00°33'03"E	35.60'	L35	N78°19'09"W	43.97'
L4	N28°31'54"E	10.78'	L20	N28°51'59"E	15.05'	L36	N61°20'47"W	71.32'
L5	N28°31'54"E	22.21'	L21	N70°12'47"E	23.61'	L37	N82°50'05"W	25.01'
L6	N83°44'03"E	26.93'	L22	S85°56'52"E	42.55'	L38	S58°39'35"W	34.57'
L7	N34°16'43"W	40.77'	L23	N57°01'39"E	22.14'	L39	S47°48'49"W	46.75'
L8	N37°30'38"E	21.21'	L24	N25°16'13"E	13.77'	L40	S36°39'49"W	90.48'
L9	S48°09'40"W	22.28'	L25	S89°34'01"W	15.70'	L41	S23°31'06"W	49.62'
L10	N41°04'18"W	20.54'	L26	N49°55'23"W	27.24'	L42	S44°57'14"W	28.15'
L11	N02°00'16"E	35.00'	L27	N27°32'58"W	36.78'	L43	S22°24'05"W	48.26'
L12	S00°28'16"W	154.85'	L28	N11°05'18"W	33.47'	L44	S38°35'30"W	44.87'
L13	S07°29'20"E	180.81'	L29	N45°03'28"W	59.96'	L45	S69°26'17"E	37.45'
L14	S82°30'40"W	155.60'	L30	N63°45'10"W	40.82'	L46	S69°26'17"E	48.39'
L15	N44°59'27"E	62.25'	L31	N88°06'02"W	57.86'	L47	N38°35'30"E	89.94'
L16	S81°31'24"W	19.26'	L32	N88°06'02"W	59.39'	L48	N22°48'39"E	30.91'

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L49	N06°21'58"E	80.91'	L65	S77°21'52"E	85.25'	L81	N84°39'14"E	61.03'
L50	S55°53'14"E	74.04'	L66	S16°20'22"E	60.17'	L82	N70°27'31"E	125.55'
L51	N71°20'22"E	163.82'	L67	S66°15'20"E	40.19'	L83	N40°18'17"E	50.64'
L52	N89°11'22"E	65.75'	L68	S78°00'59"E	60.75'	L84	N50°29'25"E	96.79'
L53	S49°50'07"E	75.50'	L69	S64°18'00"E	44.38'	L85	N39°57'07"E	53.25'
L54	S65°27'43"E	33.17'	L70	N89°41'56"E	39.53'	L86	N47°41'22"E	29.20'
L55	S28°22'01"E	62.24'	L71	N71°31'55"E	25.03'	L87	N47°41'22"E	18.69'

S13007

L62	S06°15'38"E	42.72'	L78	N85°20'49"E	70.17'	L94	S34°16'43"E	40.94'
L63	S21°40'14"E	60.00'	L79	S63°25'10"E	33.08'	L95	S84°08'52"E	207.86'
L64	S22°37'03"E	150.17'	L80	N82°31'13"E	67.91'	L96	N51°55'30"E	20.24'

ADMINISTRATIVE PLAT

CAPITOL HILL

93.868 GROSS ACRES OF LAND

JAMES HEFFLEFINGER SURVEY, ABSTRACT NO. 366

Amending the Final Plat of Capitol Hill

Plat Book 2023, Page 429-430

Plat Records, Collin County, Texas

CITY OF VAN ALSTYNE E.T.J.

COLLIN COUNTY, TEXAS

61 RESIDENTIAL LOTS

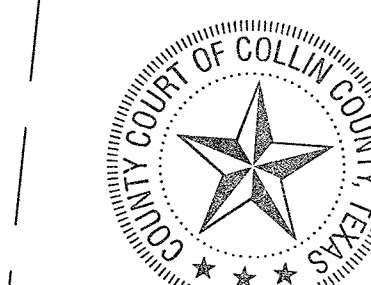
PAGE 1 OF 2

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 972-742-4411

LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2787-21	1"=100'	JUNE 29, 2023	CP



The purpose of this plat is to add OSF notes and update the owner information.

OWNER:
COPE HOMES, LLC
900 MODEROTT DR., SUITE 230
ALLEN, TEXAS 75013
PHONE: (972) 954-1284
LOTS 6 & 10, BLOCK A
LOTS 12 & 18, BLOCK B

SYBIL AUGUSTA SUTTON
JAMES LIONEL SUTTON, JR.
6.00 ACRES
VOL. 5564, PG. 1410
O.P.R.C.C.T.

GLENN MITCHELL RICHARDS
PEGGY JEANNINE RICHARDS
6.00 ACRES
CC# 94-0055070
O.P.R.C.C.T.

JOHN B. FRITZ
3.911 ACRES
INST.# 20060808001135100
O.P.R.C.C.T.

LOT 1
7.3569 ACRES
LAYTON ACRES
VOL. 2016, PG. 100
P.R.C.C.T.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0045J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE 'A' (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION OF 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.

"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, Texas Central Zone (4203), North American Datum of 1983.

Visibility Note: Intersection visibility triangles shall be shown and maintained in accordance with the City Design Manual.

* See Notes on Page 2 regarding Lot 10 and Lot 20, Block A, Lots 5-14, Block A and Lots 20-21, Block A.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Cope Equities, LLC, a Texas limited liability company and Cope Homes, LLC, a Texas limited liability company are the owners of a tract of land situated in the James Hefflefinger Survey, Abstract No. 366, Collin County, Texas, being the same 93.868 acre tract of land as described in deed conveyed to Cope Equities, LLC by deed recorded in Instrument No. 20210716001442820, Official Public Records, Collin County, Texas and being the same Final Plat of Capitol Hill, an addition to Collin County, Texas, according to the plat thereof recorded in Plat Book 2023, Page 429-430, Plat Records, Collin County, Texas, and whereas Cope Homes, LLC, a Texas limited liability company is the owner of Lot 6, Block A, of said Capitol Hill by deed recorded in Instrument No. 2023000072263, Lot 10, Block A, of said Capitol Hill by deed recorded in Instrument No. 2023000072276, Lot 12, Block B, of said Capitol Hill by deed recorded in Instrument No. 2023000072278 and Lot 18, Block B, of said Capitol Hill by deed recorded in Instrument No. 2023000072285, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a p.k. nail found in the center of County Road No. 826 for the northwest corner of said 93.868 acre tract and the northeast corner of a 7.536 acre tract of land conveyed to William H. Smiers and Kathy E. Smiers, Trustees of the Smiers Living Trust as recorded in Volume 4575, Page 2349, Deed Records, Collin County, Texas;

Thence, South 89°31'44" East, along the center of County Road No. 826 and the north line of said 93.868 acre tract, a distance of 2068.82 feet to a mag nail set for the northwest corner of a tract of land conveyed to Sue O. Chandler, Trustee of the Chandler Living Trust as recorded in Instrument No. 20060802001092240, Official Public Records, Collin County, Texas;

Thence, South 00°28'16" West, along the west line of said Chandler tract, a distance of 253.44 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Chandler tract;

Thence, South 89°31'59" East, along the south line of said Chandler tract, a distance of 384.19 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southeast corner of said Chandler tract and being on the west right-of-way line of F.M. Highway No. 3356 (100' R.O.W.);

Thence, South 05°52'08" West, along the west right-of-way line of F.M. Highway No. 3356 (100' R.O.W.), a distance of 962.72 feet to the remains of a broken TxDOT monument found for corner;

Thence, South 08°54'11" West, along the west right-of-way line of F.M. Highway No. 3356 (100' R.O.W.), a distance of 199.33 feet to a TxDOT monument found for corner;

Thence, South 06°46'08" West, along the west right-of-way line of F.M. Highway No. 3356 (100' R.O.W.), a distance of 71.68 feet to a 5/8" iron pin found with cap stamped "BREUER #6141" for corner on the north line of a tract of land conveyed to Christy A. Genzel Williamson and Robert A. Genzel III by deed recorded in Instrument No. 20190321000296700, Official Public Records, Collin County, Texas;

Thence, North 86°56'36" West, along the north line of said Williamson tract, a distance of 76.70 feet to a 5/8" iron pin found with cap stamped "BREUER #6141" for the northwest corner of said Williamson tract;

Thence, South 06°04'37" West, along the west line of said Williamson tract, a distance of 331.18 feet to a 5/8" iron pin found with cap stamped "BREUER #6141" for the southwest corner of said Williamson tract, said point being on the north edge of County Road No. the north line of a 6.00 acre tract of land conveyed to Sybil Augusta Sutton and James Lionel Sutton, Jr. by deed recorded in Volume 5564, Page 1410, Official Public Records, Collin County, Texas;

Thence, North 87°59'45" West, along the south line of said 93.868 acre tract, the north edge of County Road No. 935, the north line of said 6.00 acre tract, the north line of a 6.00 acre tract of land conveyed to Glenn Mitchell Richards and Peggy Jeannynne Richards by deed recorded in County Clerk's File No. 94-0055070, Official Public Records, Collin County, Texas, the north line of a 3.911 acre tract of land conveyed to John B. Fritz by deed recorded in Instrument No. 20060808001135100, Official Public Records, Collin County, Texas, the north line of Layton Acres, an addition to Collin County, Texas according to the plat thereof recorded in Volume 2016, Page 100, Plat Records, Collin County, Texas and a north line of a 32.838 acre tract of land conveyed to Jerry H. Echols and Barbara L. Echols by deed recorded in Volume 1294, Page 812, Deed Records, Collin County, Texas, a distance of 2178.05 feet to a point for corner in pond for the southwest corner of said Bellows tracts and a re-entrant corner of said 32.838 acre tract;

Thence, North 00°48'38" West, along the west line of said 93.868 acre tract, an east line of said 32.838 acre tract, the east line of a 23.500 acre tract of land conveyed to Jerry Hill Echols by deed recorded in Volume 1283, Page 855, Deed Records, Collin County, Texas and the east line of said 7.536 acre tract, a distance of 1748.60 feet to the Point of Beginning and containing 4,088,886 square feet or 93.868 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That Cope Equities, LLC, a Texas limited liability company and Cope Homes, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as CAPITOL HILL, an addition to the City of Van Alstyne, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also 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 a particular utility or utilities, said use by public utilities being subordinate to the public's and city of Van Alstyne's use thereof. The City of Van Alstyne and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Van Alstyne on any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. Cope Equities, LLC does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Van Alstyne.

WITNESS my hand this the 30th day of June, 2023.

Mark Aaron Cope
Cope Homes, LLC,
a Texas limited liability company, Owner
By: Mark Aaron Cope, Operating Manager

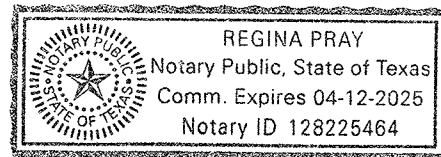
Stephen Carlton Cope
Cope Equities, LLC,
a Texas limited liability company, Owner
By: Stephen Carlton Cope, Managing Member

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 30th DAY OF June, 2023.

Notary Public for the State of Texas
My Commission expires 4-12-2025

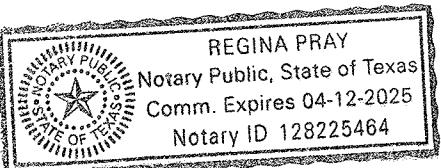


STATE OF TEXAS
COUNTY OF COLLIN

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 30th DAY OF June, 2023.

Notary Public for the State of Texas
My Commission expires 4-12-2025

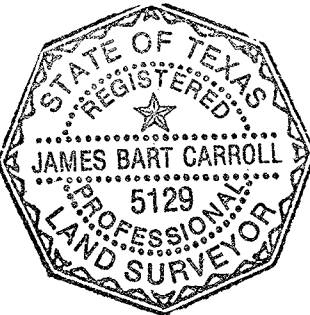


SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, Registered Public Surveyor, 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 in accordance with the platting rules and regulations of the City of Van Alstyne, Texas.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129



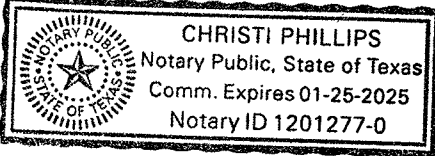
NOTARY CERTIFICATE

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 29th day of June, 2023.

Christi Phillips
Notary Public in and for the State of Texas
My commission expires: 01-25-25



NOTES:

1. Driveway connections must meet Collin County specifications.
2. All roadway signs shall meet Collin County specifications.
3. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
4. Collin County does not, and will not accept street lights for maintenance or operation.
5. 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.
6. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
7. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
8. 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.
9. 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.
10. Collin County will not be responsible for maintenance or repairs of Centralized Mail Boxes.

On the 7 day of July, 2023, this plat was duly approved by the City Manager or Designee of the City of Van Alstyne.

Signed: Designee
City Manager or Designee

- > 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/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - o All lots have property line easements (drainage, water, utility) along at least 2 (and up to all) property lines, ranging from 5' to 20', of each individual lot to which OSSF setbacks apply.
 - o There is a 100' electrical easement that bisects lots 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A and 9A to which OSSF setbacks apply. The easement cannot be used for any OSSF component so all construction that will utilize OSSF and all associated OSSF components must be on one side of the easement.
 - o A large portion of lots 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 19A, 20A and 21A are encumbered in drainage easements to which OSSF setbacks may apply. Additionally, lots 14 and 20 are bisected by those drainage easements which may further limit type/location of OSSF and/or connected structures. Careful pre-planning with RS/PE will be required on lots 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 19A, 20A and 21A. A pre-planning meeting with RS/PE and Collin County Development Services is recommended. OSSF components within/crossing a drainage easement are subject to special planning and additional State law requirements.
 - o Lots 17A and 37A are bisected by drainage easements which may further limit type/location of OSSF and/or connected structures. Careful pre-planning with RS/PE will be required on lots 17A and 37A. A pre-planning meeting with RS/PE and Collin County Development Services is recommended. OSSF components within/crossing a drainage easement are subject to special planning and additional State law requirements.
- > A portion of lots 8A, 9A and 21A is located within the 100-year flood plain:
 - o Any OSSF that is located within the 100-year flood plain may be subject to special planning requirements or may be restricted from being within the flood plain.
 - o Any future structures and OSSFs must follow Collin County Flood Plain regulations in effect at the time of permitting.
 - o A pre-planning meeting with RS/PE and Development Services is recommended prior to any development planning.
- > There are no easements other than those noted above and shown on the final plat.
- > 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 lots 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.

Designated Representative for Collin County Development Services

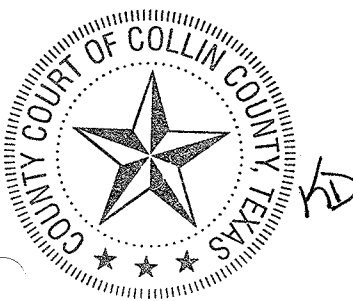
NOTES:

The owners of Lot 10 and Lot 20, Block A, and their heirs, successors and assigns, shall be responsible for ensuring that the discharge of water/sediment through the pipe that runs across each of these two Lots does not interfere with the full enjoyment of the Easement by the Easement Holder, Collin County Soil Conservation District of Collin County Texas (Vol. 599 Pg 101 D.R.C.C.T), and that the maintenance of Lots 10 and 20, Block A does not interfere with the Easement Holder's full enjoyment of the Easement. The owners of Lot 10 and Lot 20, Block A, their heirs, successors and assigns shall indemnify, hold harmless and defend the Easement Holder against any claim and/or liability associated with said pipe and/or maintenance.

The owners of Lots 5-14, Block A and Lots 20-21, Block A, and their heirs, successors and assigns, shall be responsible for ensuring that the discharge of water/sediment does not interfere with the full enjoyment of the Easement by the Easement Holder, Collin County Soil Conservation District of Collin County Texas (Vol. 599 Pg 101 D.R.C.C.T), and that the maintenance of Lots 5-14, Block A and Lots 20-21, Block A does not interfere with the Easement Holder's full enjoyment of the Easement. The owners of Lots 5-14, Block A and Lots 20-21, Block A, and their heirs, successors and assigns, shall indemnify, hold harmless and defend the Easement Holder against any claim and/or liability associated with said pipe and/or maintenance.

OWNER:
COPE HOMES, LLC
900 MCDERMOTT DR., SUITE 230
ALLEN, TEXAS 75013
PHONE: (972) 954-1284
LOTS 6 & 10, BLOCK A
LOTS 12 & 18, BLOCK B

OWNER:
COPE EQUITIES, LLC
900 MCDERMOTT DR., SUITE 230
ALLEN, TEXAS 75013
PHONE: (972) 954-1284



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: 07/11/2023 09:32 AM
PLAT BOOK: 2023 PAGE: 477 - 478
NUMBER OF PAGES: 2 AMOUNT: \$43.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: Loe Dethy DEPUTY



ADMINISTRATIVE PLAT
CAPITOL HILL

93.868 GROSS ACRES OF LAND

JAMES HEFFLEFINGER SURVEY, ABSTRACT NO. 366

Amending the Final Plat of Capitol Hill

Plat Book 2023, Page 429-430

Plat Records, Collin County, Texas

CITY OF VAN ALSTYNE E.T.J.
COLLIN COUNTY, TEXAS

61 RESIDENTIAL LOTS

PAGE 2 OF 2

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11

972-742-4411

LAVON, TEXAS 75166

TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.

SCALE:

DATE PREPARED:

DRAWN BY:

2787-21

1"=100'

JUNE 29, 2023

CP