

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 west line as recorded in Instrument No. 2022000135503, O.P.R.C.C.T. (N01°36'24"E)
- All detention ponds and drainage easements shall be maintained by the individual lot owners.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED). 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.

TOTSY CLIFFORD PAGE
27.373 AC
INST.# 20101227001421240
O.P.R.C.C.T.

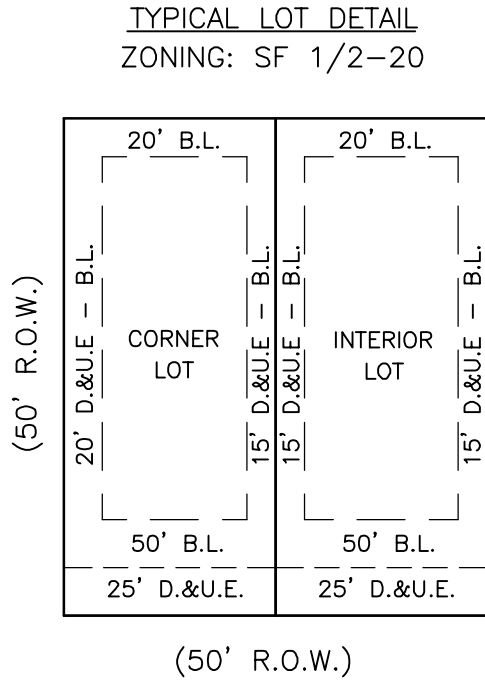
MELVIN J. FOUST
SONDRA L. FOUST
9.98 ACRES
INST.# 20130913001293060
O.P.R.C.C.T.

LJ HOMES, LLC
68.037 ACRES
INST.# 20210928001978320
O.P.R.C.C.T.

LEGEND	
I.P.F. - IRON PIN FOUND	
D.E. - DRAINAGE EASEMENT	
D.&U.E. - DRAINAGE AND UTILITY EASEMENT	
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"	
P.C.I.P.F. - 5/8" IRON PIN FOUND WITH PINK CAP STAMPED "TXDOT SURVEY MARKER" "RIGHT OF WAY MONUMENT"	
R.C.I.P.F. - 1/2" IRON PIN FOUND WITH RED CAP STAMPED "TOPOGRAPHIC"	
ALL LOT CORNERS SHALL BE 1/2" IRON PINS SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED	

Line Table		
Line #	Direction	Length
L1	N88°06'39"W	11.91'
L2	S15°06'51"W	102.92'
L3	S70°43'01"W	55.58'
L4	S25°54'38"W	92.54'
L5	S74°19'38"W	41.27'
L6	S39°15'34"W	43.04'
L7	N77°18'29"W	64.42'
L8	S86°59'54"W	55.00'
L9	N03°22'51"W	2.24'
L10	S31°03'02"W	77.58'
L11	N01°33'56"E	142.70'
L12	N58°56'58"W	90.09'
L13	N01°02'14"E	98.43'
L14	N76°03'02"E	23.50'
L15	S03°18'51"E	15.32'
L16	S52°25'27"W	17.93'
L17	S87°50'11"W	70.57'
L18	S76°02'36"W	51.84'
L19	S02°22'03"W	49.47'
L20	S10°00'01"E	6.07'
L21	N31°03'02"E	304.25'
L22	S89°17'16"E	228.50'
L23	N44°33'08"E	163.19'
L24	N01°33'43"E	283.03'
L25	N31°03'02"E	121.69'
L26	S58°56'58"E	35.00'
L27	S01°33'43"W	343.55'
L28	S31°03'02"W	64.19'
L29	S01°33'56"W	278.92'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	171.76'	1120.00'	8°47'12"	S82°17'45"W 171.59'
C2	28.02'	1130.00'	1°25'14"	S74°27'46"W 28.02'
C3	135.21'	225.00'	34°25'53"	N13°50'06"E 133.19'
C4	90.06'	175.00'	29°29'06"	N16°18'29"E 89.07'
C5	132.02'	125.00'	60°30'54"	N28°41'31"W 125.97'
C6	117.86'	225.00'	30°00'49"	N73°57'22"W 116.52'
C7	65.48'	125.00'	30°00'49"	N16°02'38"E 64.73'
C8	132.11'	125.00'	60°33'22"	S28°40'17"E 126.05'
C9	113.88'	189.50'	34°25'53"	N13°50'06"E 112.17'
C10	28.74'	81.65'	20°09'48"	N20°58'08"E 28.59'
C11	26.55'	93.03'	16°21'16"	N19°03'52"E 26.46'
C12	102.14'	258.90'	22°36'17"	N07°55'18"E 101.48'
C13	51.55'	182.40'	16°11'30"	N39°57'44"E 51.37'
C14	15.10'	52.47'	16°29'29"	N38°36'18"E 15.05'



FINAL PLAT
BEAR CREEK
86 RESIDENTIAL LOTS
LOTS 1-16, BLOCK A
LOTS 1-17, BLOCK B
LOTS 1-33, BLOCK C
LOTS 1-11, BLOCK D
LOTS 1-9, BLOCK E
70.520 ACRES OF LAND
WILLIS ROGERS SURVEY, ABSTRACT NO. 748
CITY OF NEVADA, COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
203 W. FM 6 NEVADA, TX 75173		972-840-1506 TBPELS REGISTRATION NO.: F-21608 TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3243-22	1"=100'	JULY 19, 2024	SC

OWNER:
COPE EQUITIES LLC
900 W. McDERMOTT DR.
SUITE 230
ALLEN, TX 75013

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Cope Equities LLC is the owner of a tract of land situated in the Willis Rogers Survey, Abstract No. 748, Collin County, Texas being a called 71.79 acre tract of land conveyed to Cope Equities LLC, by deed recorded in Instrument No. 2022000135503, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 5/8" iron pin found with ink cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" being on the north right-of-way line of Farm to Market Highway No. 6 (Variable Width R.O.W.), a southeast line of said 71.79 acre tract and a northwest line of a 2.355 acre tract of land conveyed to John Mobley and Janey Mobley Trustees of the Mobley Family Living Trust, by deed recorded in Volume 4758, Page 2275, Official Public Records, Collin County, Texas;

thence South 86°41'20" West along the north right-of-way line of Farm to Market Highway No. 6 (Variable Width R.O.W.), a distance of 668.38 feet to a 5/8" iron pin found with pink cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" at the beginning of a tangent curve to the left, with a central angle of 8°47'12", a radius of 1120.00 feet, a chord bearing of South 82°17'45" West and a chord distance of 171.59 feet;

Thence southwesterly along said curve and the north right-of-way line of Farm to Market Highway No. 6 (Variable Width R.O.W.), an arc distance of 171.76 feet to a 5/8" iron pin found with pink cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" at the end of said curve;

Thence South 86°59'54" West along the north right-of-way line of Farm to Market Highway No. 6 (Variable Width R.O.W.), a distance of 55.00 feet to a 5/8" iron pin found with pink cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" and the beginning of a curve to the left with a central angle of 1°25'14", a radius of 1130.00 feet, a chord bearing of South 74°27'46" West and a chord distance of 28.02 feet;

Thence southwesterly along said curve, passing a 5/8" iron pin found with pink cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" at an arc distance of 27.17 feet and continuing for an overall arc distance of 28.02 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129", being on the west line of said lot 71.79 acre tract and the east line of a 27.373 acre tract of land conveyed to Totsy Clifford Page, by deed recorded in Instrument No. 20101227001421240, Official Public Records, Collin County, Texas;

Thence North 01°36'24" East along the west line of said 71.79 acre tract and the east line of said 27.373 acre tract, a distance of 2336.30 feet to a 1/2" iron pin found, being the northwest corner of said 71.79 acre tract, the northeast corner of said 27.373 acre tract and being on the south line of a 187.622 acre tract conveyed to John A. Yeager, by deed recorded in Instrument No. 20161128001603690, Official Public Records, Collin County, Texas;

Thence South 88°59'06" East along the north line of said 71.79 acre tract and the south line of said 187.622 acre tract, a distance of 1368.38 feet to a 5/8" iron pin found, being the northeast corner of said 71.79 acre tract, the southeast corner of said 187.622 acre tract and on the west line of a 68.037 acre tract of land conveyed to LJ Homes, LLC, by deed recorded in Instrument No. 20210928001978320, Official Public Records, Collin County, Texas;

Thence South 01°33'56" West along the east line of said 71.79 acre tract and the west line of said 68.037 acre tract and the west line of a 9.98 acre tract of land conveyed to Melvin J. Faust and Sandra L. Faust, by deed recorded in Instrument No. 20130913001293060, Official Public Records, Collin County, Texas, a distance of 1863.69 feet to a 1/2" iron pin found with red cap stamped "TOPOGRAPHIC", being a southeast corner of said 71.79 acre tract and the northeast corner of said 2.355 acre tract,

Thence in a southwesterly direction along the southeast line of said 71.79 acre tract, the northwest line of said 2.355 acre tract and the centerline of a creek, the following:

North 88°06'39" West, a distance of 11.91 feet to a 1/2" iron pin found;
 South 15°06'51" West, a distance of 102.92 feet to a 1/2" iron pin found;
 South 70°43'01" West, a distance of 55.58 feet to a 1/2" iron pin found;
 South 25°54'38" West, a distance of 92.54 feet to a 1/2" iron pin found;
 South 74°19'38" West, a distance of 41.27 feet to a 1/2" iron pin found;
 South 39°15'34" West, a distance of 43.04 feet to a 1/2" iron pin found;
 North 77°18'29" West, a distance of 64.42 feet to a 1/2" iron pin found;
 South 49°18'56" West, a distance of 268.12 feet to the Point of Beginning and containing 3,071,857 square feet or 70.520 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, COPE EQUITIES LLC, do hereby adopt this plat as BEAR CREEK, an Addition to the City of Nevada, Collin County, Texas and do hereby dedicate to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS my hand this the ____ day of _____, 2024.

Stephen C. Cope, Managing Member Mark 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 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 ____ DAY OF _____, 2024.

Notary Public for the State of Texas
My Commission expires _____

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 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 ____ DAY OF _____, 2024.

Notary Public for the State of Texas
My Commission expires _____

"Recommended for Approval"

Chairman, Planning and Zoning Commission	Date
City of Nevada, Texas	

"Approved"

Mayor, City of Nevada, Texas	Date
------------------------------	------

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing plat of BEAR CREEK an addition to the City of Nevada, Collin County, Texas was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public placed, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 20____.

City Secretary
City of Nevada, Texas

SURVEYOR'S CERTIFICATE

I, James Barton Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Nevada, Texas.

James Barton Carroll
Texas Registered Professional Land Surveyor No. 5129

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 James Barton Carroll, 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 ____ DAY OF _____, 2024.

Notary Public for the State of Texas
My Commission expires: _____

FINAL PLAT
BEAR CREEK
86 RESIDENTIAL LOTS
LOTS 1-16, BLOCK A
LOTS 1-17, BLOCK B
LOTS 1-33, BLOCK C
LOTS 1-11, BLOCK D
LOTS 1-9, BLOCK E
70.520 ACRES OF LAND
WILLIS ROGERS SURVEY, ABSTRACT NO. 748
CITY OF NEVADA, COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

203 W. FM 6
NEVADA, TX 75173

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3243-22	1"=100'	JULY 19, 2024	SC

OWNER:
COPE EQUITIES LLC
900 W. McDERMOTT DR.
SUITE 230
ALLEN, TX 75013