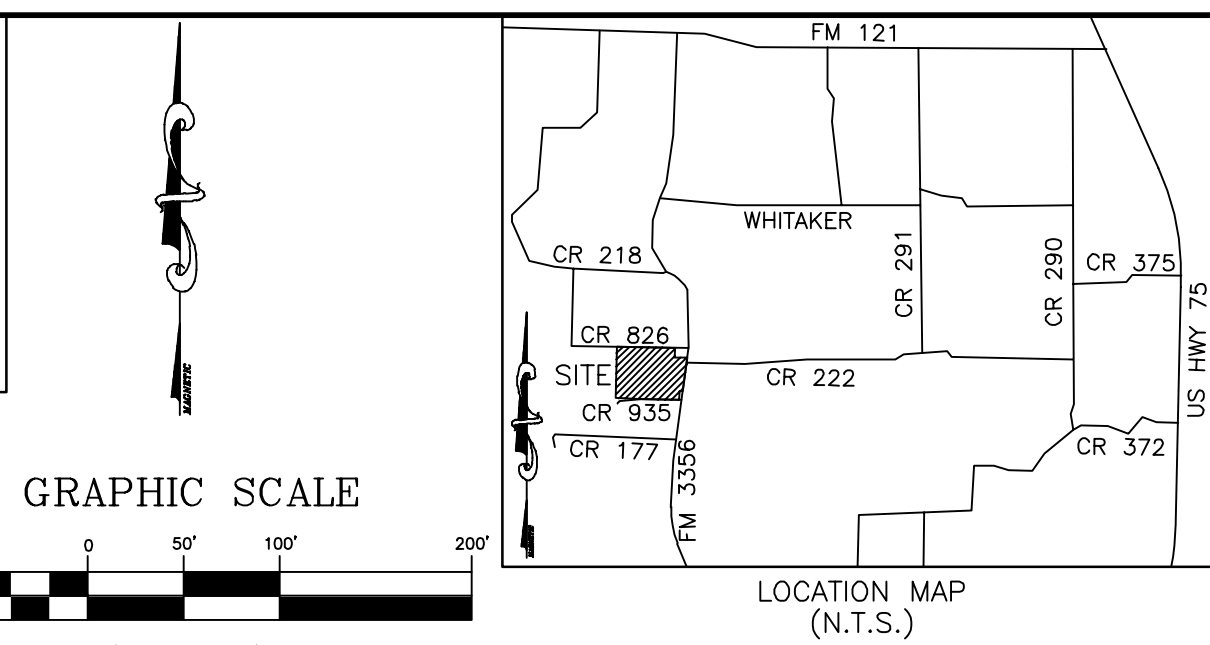




LEGEND
 M.N.S. - MAG NAIL SET
 W.E. - WATER EASEMENT
 D.E. - DRAINAGE EASEMENT
 U.E. - UTILITY EASEMENT
 W.M.E. - WALL MAINTENANCE EASEMENT
 I.P.F. - IRON PIN FOUND
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 ALL CORNERS TO BE 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS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



GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

Curve #	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 #	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°28'13"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	29.15'
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"W	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 #	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	25.93'	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'
L56	S00°07'05"W	74.91'	L72	N80°16'35"E	74.65'	L88	N65°58'53"E	42.64'
L57	S29°23'44"E	48.13'	L73	S63°30'36"E	55.31'	L89	S86°59'27"E	19.16'
L58	S18°39'06"W	65.25'	L74	S88°48'12"E	20.42'	L90	N39°44'24"E	25.40'
L59	S09°10'01"E	46.79'	L75	S88°48'12"E	41.00'	L91	N01°14'16"E	53.86'
L60	S20°32'21"E	31.49'	L76	N66°39'05"E	27.98'	L92	N44°59'27"E	145.46'
L61	S51°20'56"W	35.58'	L77	S48°51'16"E	28.78'	L93	N15°00'33"W	16.62'
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'

FINAL PLAT
CAPITOL HILL
 93.868 GROSS ACRES OF LAND
 JAMES HEFFLEFINGER SURVEY, ABSTRACT NO. 366
 CITY OF VAN ALSTYNE E.T.J.
 COLLIN COUNTY, TEXAS
 61 RESIDENTIAL LOTS

FLOOD NOTE:
 ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C004J5, 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) 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:
 COPE EQUITIES, LLC
 900 McDERMOTT DR., SUITE 230
 ALLEN, TEXAS 75013
 PHONE: (972) 954-1284

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' JANUARY 3, 2023 CP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas Cope Equities, LLC, a Texas limited liability company is the owner of a tract of land situated in the James Hefflefinger Survey, Abstract No. 366, Collin County, Texas, and being the same 93.868 acre tract of land as conveyed to Cope Equities, LLC by deed recorded in Instrument No. 20210716001442820, 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 acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as CAPITOL HILL, an addition to the City of Van Alstyne, Texas and does 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 ____ day of _____, 2023.

COPE EQUITIES, LLC, 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 ____ DAY OF _____, 2023.

Notary Public for the State of Texas
My Commission expires _____

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.
THIS DEVELOPMENT.

ATMOS GAS _____
NAME / TITLE

ONCOR ELECTRIC DELIVERY _____
NAME / TITLE

GRAYSON-COLLIN ELECTRIC COOPERATIVE _____
NAME / TITLE

MARILEE SPECIAL UTILITY DISTRICT _____
NAME / TITLE

On the ____ day of _____, 20____, this plat was duly approved by the Planning & Zoning Commission of the City of Van Alstyne.

Signed: _____ Attest: _____
Chairman City Clerk
Planning and Zoning Commission

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 ____ day of _____, 2023.

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

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

FINAL PLAT
CAPITOL HILL
93.868 GROSS ACRES OF LAND
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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'	JANUARY 3, 2023	CP