

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Cope Homes, LLC, a Texas limited liability company is the owner of a tract of land situated in the David Van Winkle Survey, Abstract No. 936, Collin County, Texas, and being the same 45.004 acre tract of land as conveyed to Cope Homes, LLC by deed recorded in Instrument No. 20210805001577720, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1" pipe found on the east right-of-way line of F.M. Highway No. 1377 (90' R.O.W.) for the northwest corner of said 45.004 acre tract and the southwest corner of a 30.00 acre tract of land conveyed to Darrin Thomason and Karrie Thomason by deed recorded in Instrument No. 20210104000009000, Official Public Records, Collin County, Texas;

Thence, South 89°19'34" East, along the north line of said 45.004 acre tract and the south line of said 30.00 acre tract, a distance of 1511.47 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 89°30'04" East, along the north line of said 45.004 acre tract and the south line of said 30.00 acre tract, a distance of 560.88 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 87°48'47" East, along the north line of said 45.004 acre tract and the south line of said 30.00 acre tract, a distance of 369.87 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the northeast corner of said 45.004 acre tract, the southeast corner of said 30.00 acre tract and being on the west line of a 19.92 acre tract of land conveyed to Shyam Prasad Parandhaman and Prabhakar Reddy Palle by deed recorded in Instrument No. 20170501000549720, Official Public Records, Collin County, Texas;

Thence, South 00°10'57" West, along the east line of said 45.004 acre tract and the west line of said 19.92 acre tract, a distance of 614.61 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southeast corner of said 45.004 acre tract and the northeast corner of a 13.764 acre tract of land conveyed to Alvaro S. Vega and Herminio Vega by deed recorded in Instrument No. 20070618000827860, Official Public Records, Collin County, Texas;

Thence, North 89°20'42" West, along the south line of said 45.004 acre tract, the north line of said 13.764 acre tract and the north line of a 5.2085 acre tract of land conveyed to C&C Residential Properties, Inc. by deed recorded in Instrument No. 20210319000554370, Official Public Records, Collin County, Texas, at a distance of 781.33 feet passing a 1/2" iron pin found and continuing for a total distance of 1222.19 feet to a 1/2" iron pin found for the northwest corner of said 5.2085 acre tract and a re-entrant corner of said 45.004 acre tract;

Thence, South 00°42'32" West, along an east line of said 45.004 acre tract and a west line of said 5.2085 acre tract, a distance of 372.88 feet to a 1/2" iron pin found for a southeast corner of said 45.004 acre tract and a re-entrant corner of said 5.2085 acre tract;

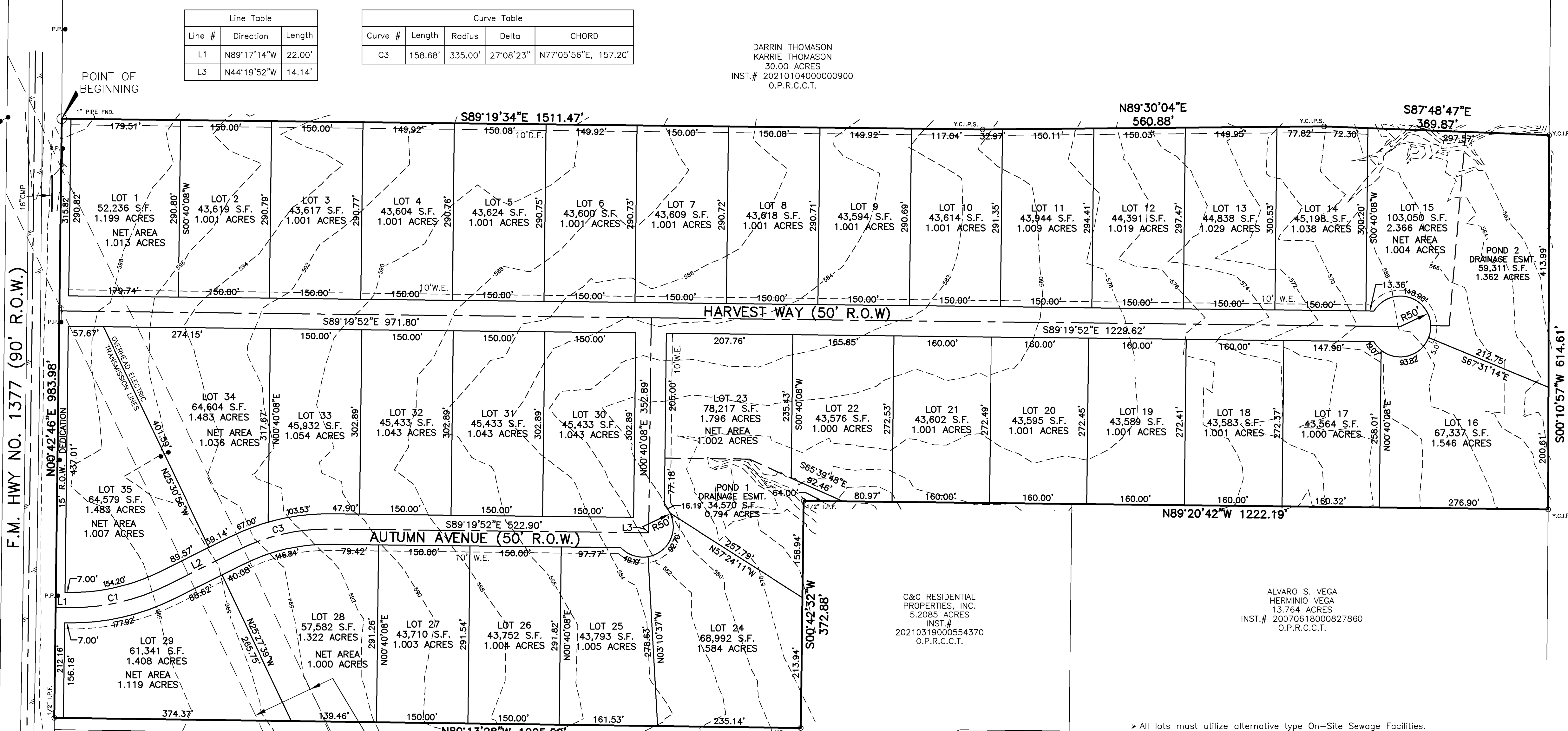
Thence, North 89°13'28" West, along the south line of said 45.004 acre tract and the north line of said 5.2085 acre tract, a distance of 1225.50 feet to a 1/2" iron pin found on the east right-of-way line of F.M. Highway No. 1377 (90' R.O.W.) for the southwest corner of said 45.004 acre tract and the northwest corner of said 5.2085 acre tract;

Thence, North 00°42'46" East, along the east right-of-way line of F.M. Highway No. 1377 (90' R.O.W.) and the west line of said 45.004 acre tract, a distance of 983.98 feet to the Point of Beginning and containing 1,960,385 square feet or 45.004 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That Cope Homes, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as HIDDEN VALLEY, 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 Cope Homes, 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.



LEGEND

W.E. - WATER EASEMENT
 D.E. - DRAINAGE 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.

"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.

UNKNOW WIDTH PROBABLE WIDTH OF 100' USED
 TEXAS POWER & LIGHT COMPANY ESMT. VOL. 255, PG. 213
 ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT MODIFICATION AGREEMENT INST.# 20201103001928590

RHONDA DALE BOLTON
 1.4723 ACRES
 VOL. 5758, PG. 91
 D.R.C.C.T.

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

SURVEYOR 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.

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.

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 _____, 2022.

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

- All lots must utilize alternative type On-Site Sewage Facilities.
- Open Space lot, Pond Lot 1 and Pond Lot 2 are not approved for OSSF.
- 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.
 - There is a 10' drainage easement along the northern property lines of lots 1-14 to which OSSF setbacks apply.
 - There is a 10' water easement along the southern/roadway property line of lots 1-15 to which OSSF setbacks apply.
 - There is a 10' electrical easement along the southern/roadway property line of lots 24-29 and the western/roadway property line of lot 23 to which OSSF setbacks apply.
 - There is a 100' electrical easement that crosses the southwestern corner of lot 1 and runs along the eastern property line of lot 29 (50') and the western property lines of lots 34 (50') and 28 (50') to which OSSF setbacks will apply.
 - The northern property line of lot 15 contains sharp breaks/slope to which OSSF setbacks may apply. Additionally, lot 15 is adjacent to Pond Lot 1 and OSSF setbacks to the pond on Pond Lot 1 may apply to lot 15. Careful pre-planning with an RS/PE is recommended on this lot.
 - Lots 23 and 24 are adjacent to Pond Lot 2 and OSSF setbacks to the pond on Pond Lot 2 may apply to lots 23 and 24. Careful pre-planning with an RS/PE is recommended on these lots.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on any of the lots 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 on any lot 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.

WITNESS my hand this the ____ day of _____, 2022.

 Cope Homes, LLC, Owner

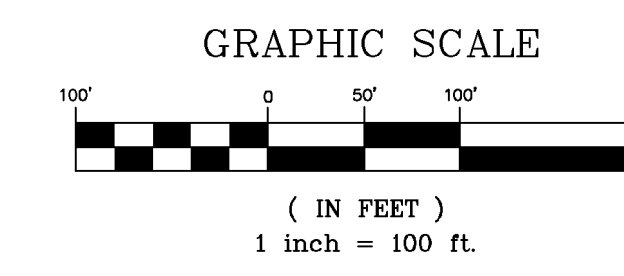
By: Stephen C. Cope, Chairman

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 _____, 2022.

 Notary Public for the State of Texas
 My Commission expires _____



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

FINAL PLAT

HIDDEN VALLEY

45.004 ACRES OF LAND

David Van Winkle Survey, Abstract No. 936

City of Blue Ridge E.T.J.
 Collin County, Texas

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'	FEBRUARY 17, 2022	CP