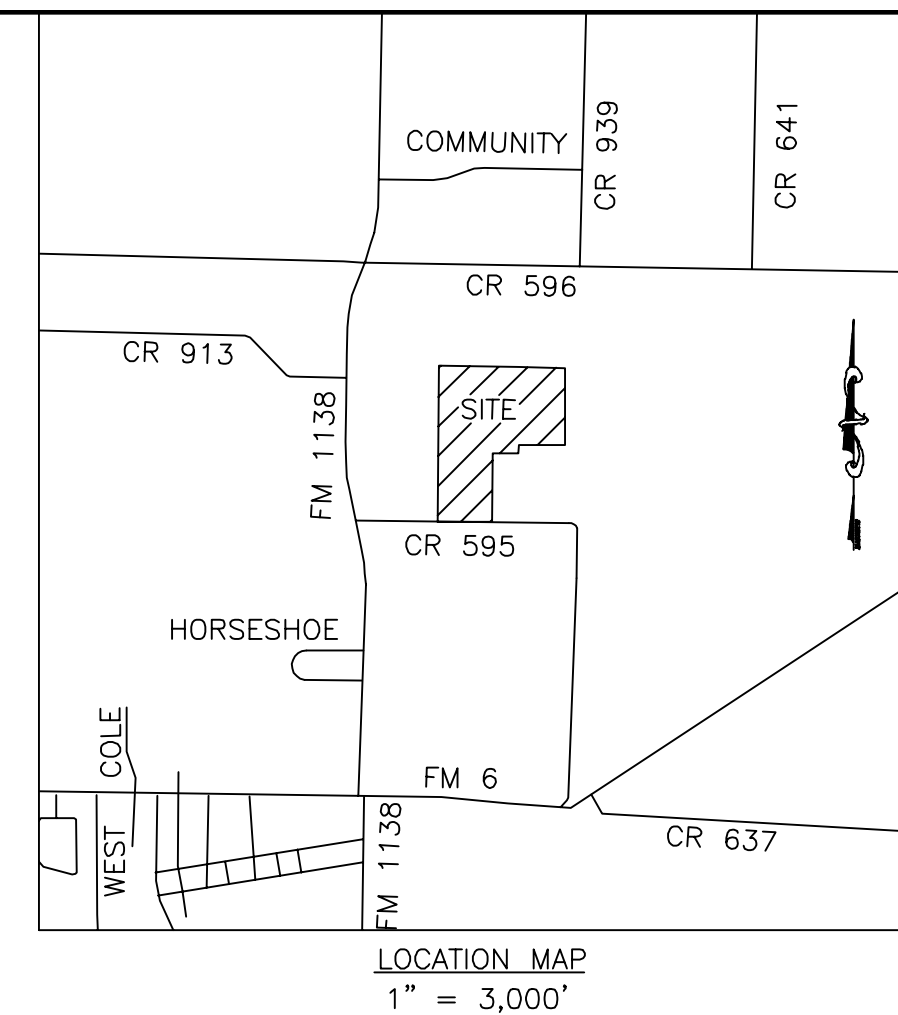


BERYL ANN TURNER
JAMES FRANK TOLBERT
31.212 ACRES
VOL. 826, PG. 662
D.R.C.C.T.

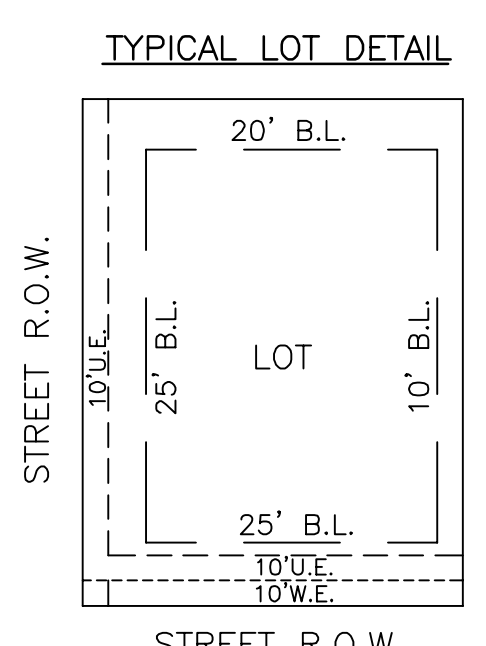
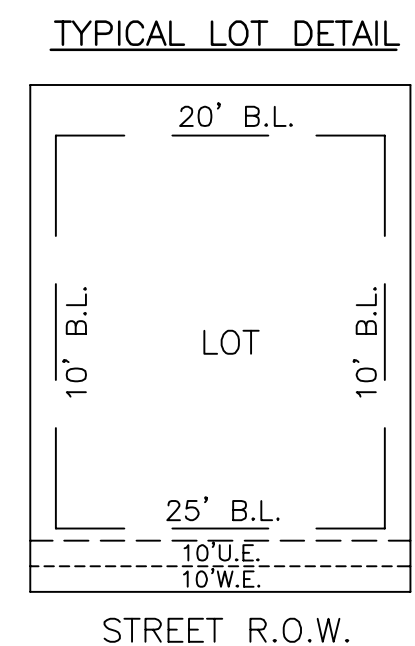
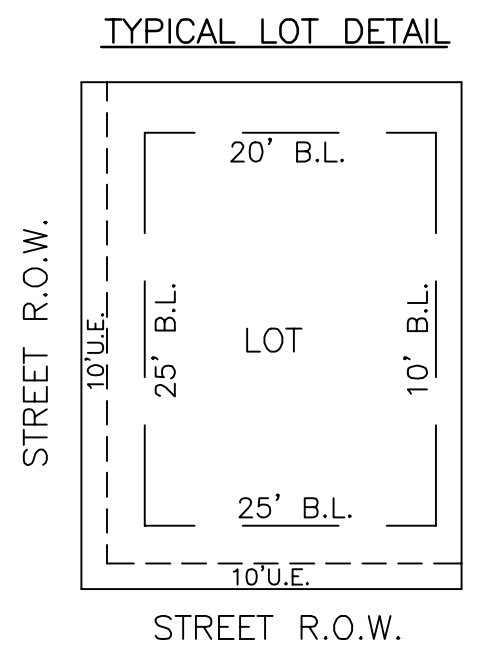


Curve Table

Curve #	Length	Radius	Delta	CHORD
C1	371.03'	850.00'	25°00'36"	N77°27'05"E, 368.09'
C2	377.26'	850.00'	25°25'49"	N77°39'41"E, 374.18'
C3	584.16'	1482.00'	22°35'04"	S79°05'04"W, 580.39'
C4	73.61'	1482.00'	2°50'45"	S66°22'10"W, 73.60'
C5	95.16'	218.00'	25°00'36"	S77°27'05"W, 94.41'
C6	25.66'	65.00'	22°37'12"	N11°37'39"E, 25.50'
C7	25.66'	65.00'	22°37'12"	N11°37'39"E, 25.50'
C8	27.78'	48.50'	32°49'22"	S50°38'46"E, 27.41'
C9	84.09'	92.50'	52°05'07"	S08°11'31"E, 81.22'
C10	97.72'	107.50'	52°05'07"	S08°11'31"E, 94.39'

Line Table

Line #	Direction	Length
L1	N89°57'23"E	276.45'
L2	N89°57'23"E	272.46'
L3	N89°57'23"E	336.85'
L4	N64°56'47"E	154.77'
L5	S89°37'24"E	142.44'
L6	N89°37'24"W	142.44'
L7	S64°56'47"W	154.77'
L8	S89°57'23"W	332.87'
L9	N00°19'04"E	232.24'
L10	N00°19'04"E	150.66'
L11	S89°40'56"E	35.00'
L12	S34°14'05"E	19.12'
L13	S34°14'05"E	53.81'



FINAL PLAT
LEXINGTON HEIGHTS ADDITION
79.897 ACRES OF LAND
JAMES OSGOOD SURVEY, A-673
CITY OF NEVADA
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:
2722-20	1"=100'	MARCH 18, 2022	CP

FIRM NO. 48085C0465J
JUNE 2, 2009

ZONE "A"
BOIS D'ARC CREEK
ZONE "X"

PAUL DANIEL
DAVID DANIEL
GREGG DANIEL
VOL. 6045, PG. 1126
O.P.R.C.C.T.

NGO THI NGUYEN
11.04 ACRES
INST. # 20140822000905110
O.P.R.C.C.T.

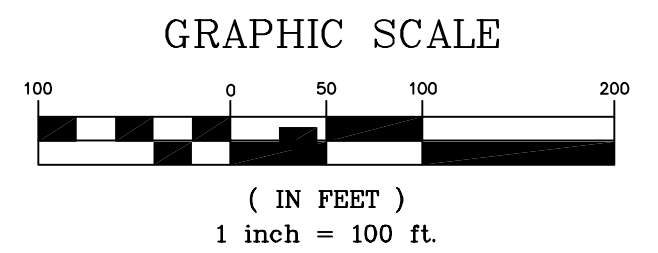
KRISTIN ANN ZILBERSTEIN
PHILIP M. ZILBERSTEIN
10.00 ACRES
INST. NO. 2018114001404700
O.P.R.C.C.T.

FLOOD NOTE:
ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0465J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, 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.

LEGEND
W.E. - WATER EASEMENT
D.E. - DRAINAGE EASEMENT
I.P.F. - IRON PIN FOUND
D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

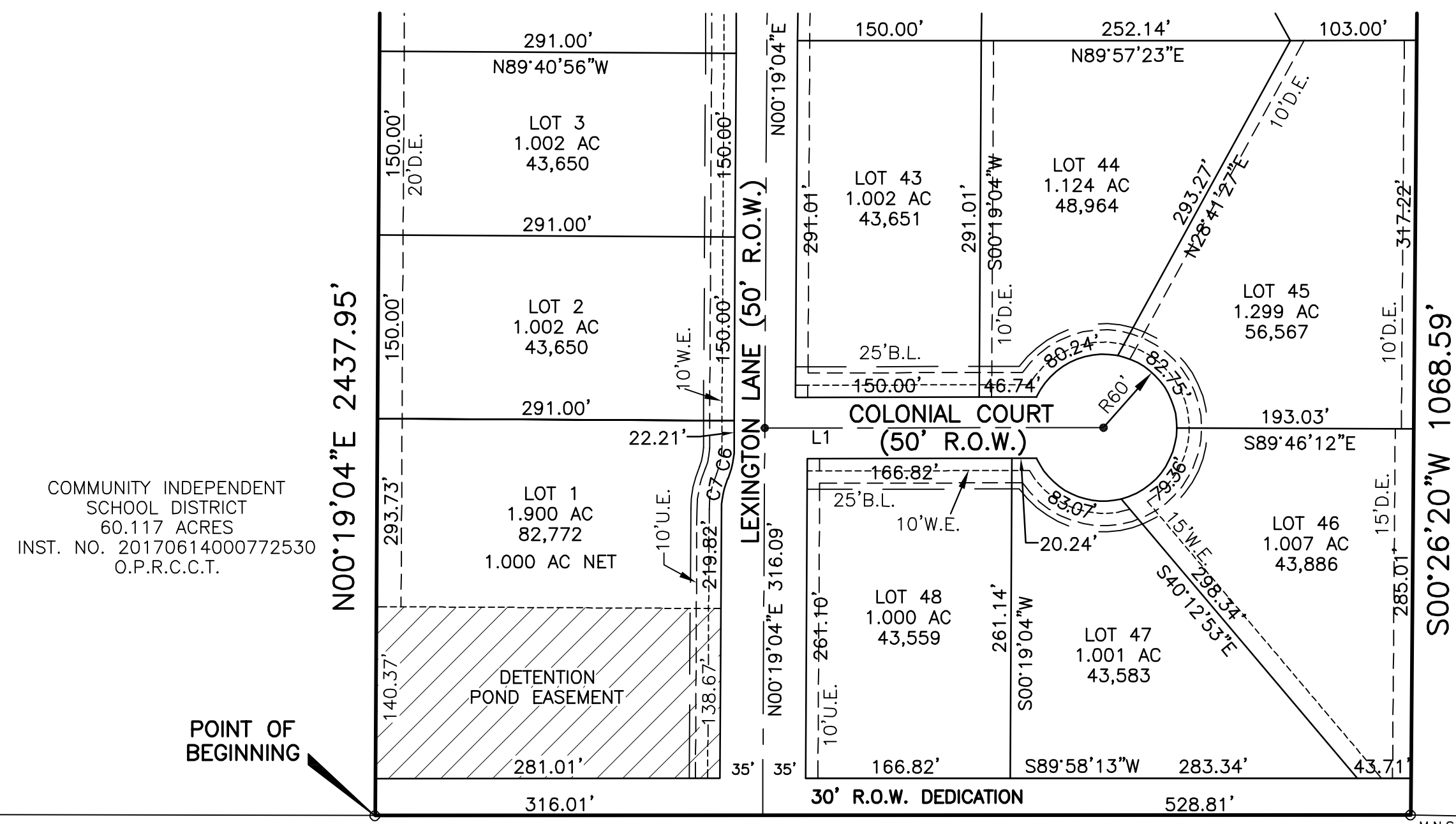
OWNER:
COPE HOMES, LLC
900 W. BETHANY DR., SUITE 230
ALLEN, TEXAS



COMMUNITY INDEPENDENT SCHOOL DISTRICT
31.212 ACRES
CC# 97-00055019
O.P.R.C.C.T.

COMMUNITY INDEPENDENT SCHOOL DISTRICT
14.037 ACRES
INST. NO. 20170614000771190
O.P.R.C.C.T.

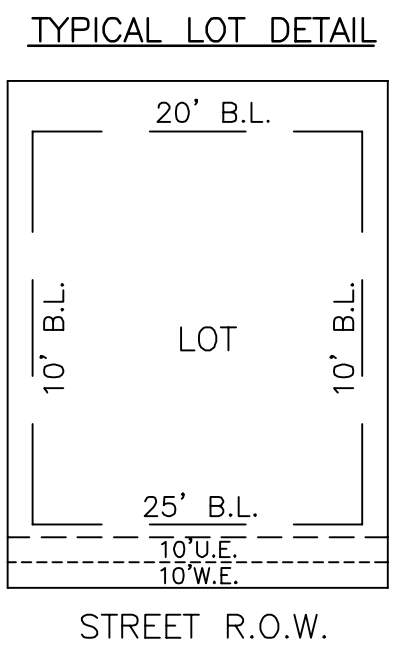
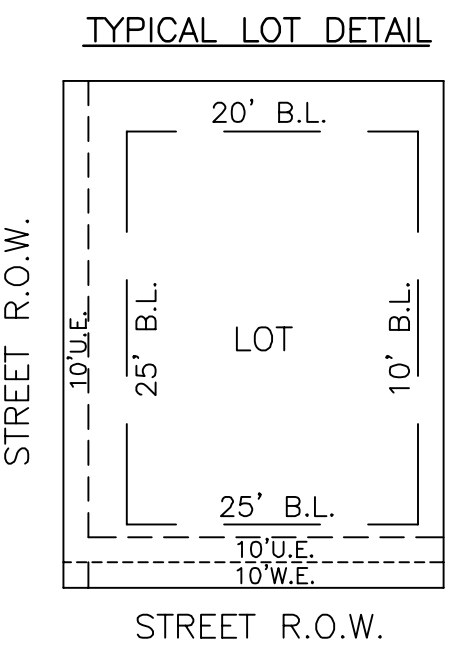
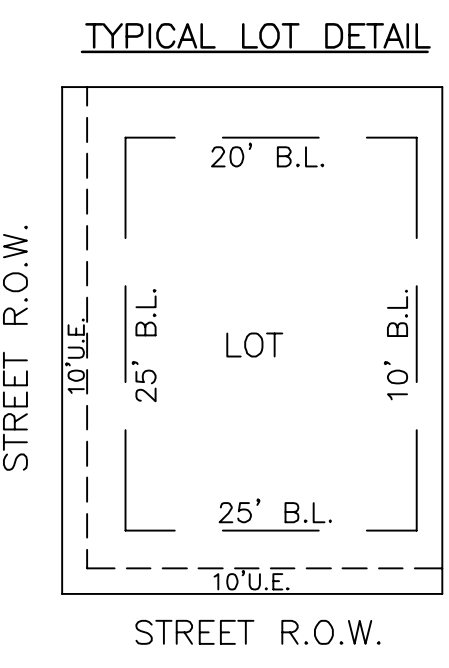
COMMUNITY INDEPENDENT SCHOOL DISTRICT
60.117 ACRES
INST. NO. 20170614000772530
O.P.R.C.C.T.



KRISTIN ANN ZILBERSTEIN
PHILIP M. ZILBERSTEIN
10.00 ACRES
INST. NO. 20181114001404700
O.P.R.C.C.T.

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	371.03'	850.00'	25°00'36"	N77°27'05"E, 368.09'
C2	377.26'	850.00'	25°25'49"	N77°39'41"E, 374.18'
C3	584.16'	1482.00'	22°35'04"	S79°05'04"W, 580.39'
C4	73.61'	1482.00'	2°50'45"	S66°22'10"W, 73.60'
C5	95.16'	218.00'	25°00'36"	S77°27'05"W, 94.41'
C6	25.66'	65.00'	22°37'12"	N11°37'39"E, 25.50'
C7	25.66'	65.00'	22°37'12"	N11°37'39"E, 25.50'
C8	27.78'	48.50'	32°49'22"	S50°38'46"E, 27.41'
C9	84.09'	92.50'	52°05'07"	S08°11'31"E, 81.22'
C10	97.72'	107.50'	52°05'07"	S08°11'31"E, 94.39'

Line Table		
Line #	Direction	Length
L1	N89°57'23"E	276.45'
L2	N89°57'23"E	272.46'
L3	N89°57'23"E	336.85'
L4	N64°56'47"E	154.77'
L5	S89°37'24"E	142.44'
L6	N89°37'24"W	142.44'
L7	S64°56'47"W	154.77'
L8	S89°57'23"W	332.87'
L9	N00°19'04"E	232.24'
L10	N00°19'04"E	150.66'
L11	S89°40'56"E	35.00'
L12	S34°14'05"E	19.12'
L13	S34°14'05"E	53.81'



S89°58'13"W 844.82'
COUNTY ROAD NO. 595

B AND F AND SONS 1, L.P.
185.434 ACRES
INST.# 20071004001372410
O.P.R.C.C.T.

COMMUNITY INDEPENDENT
SCHOOL DISTRICT
60.117 ACRES
INST. NO. 20170614000772530
O.P.R.C.C.T.

"Approved" _____ Date _____
Mayor, City of Nevada, Texas

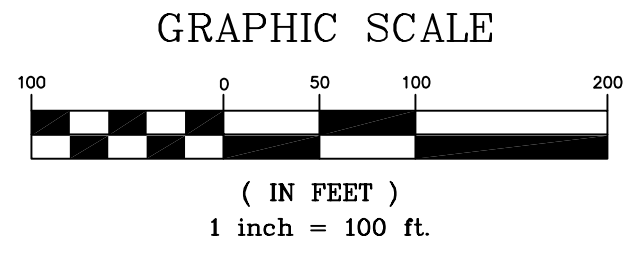
CERTIFICATE OF COMPLETION

"Accepted" _____ Date _____
Mayor, City of Nevada, Texas

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing replat of LEXINGTON HEIGHTS ADDITION to the City of Nevada 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



- NOTES:**
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
 - The existing creeks or drainage channels traversing along or across the addition 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 and City of Nevada will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
 - Collin County and City of Nevada will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - City of Nevada permits are required for building construction, on-site sewage facilities and driveway culverts.
 - All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
 - 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).
 - Lots adjacent to the lots containing ponds will be subject to setback from OSSF components to the ponds.

- There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use. Any existing OSSF components still on the property must be legally abandoned prior to development of the lot(s) on which they exist. Contact Collin County Development Services for an inspection of the abandonment.
- 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 City of Nevada and 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 and City of Nevada for each lot prior to construction of any OSSF system.
- Mail boxes shall meet USPS specifications.
- Collin County will only maintain street signs and poles with current county materials.
- The finish floor elevations of all house pads will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.
- Collin County and City of Nevada do not, and will not accept street lights for maintenance or operation.
- Detention Ponds shall be maintained by the individual lot owners.

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.

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: _____

"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."

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Cope Homes, LLC, is the owner of a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being the same Tract One a 59.900 acre tract of land and the same Tract Two a 19.997 acre tract of land as conveyed to Cope Homes, LLC by deed recorded in Instrument No. 20210203000229610, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a mag nail set in the center of County Road No. 595 for the southwest corner of said 59.900 acre tract, the southeast corner of a 60.117 acre tract of land conveyed to Community Independent School District by deed recorded in Instrument No. 20170614000772530, Official Public Records, Collin County, Texas, and being on the north line of a 185.434 acre tract of land conveyed to B and F and Sons 1, L.P. by deed recorded in Instrument No. 20071004001372410, Official Public Records, Collin County, Texas;

Thence, North 00°19'04" East, along the west line of said 59.900 acre tract, the east line of said 60.117 acre tract, the east line of a 14.037 acre tract of land conveyed to Community Independent School District by deed recorded in Instrument No. 20170614000771190, Official Public Records, Collin County, Texas and the east line of a 31.212 acre tract of land conveyed to Community Independent School District by deed recorded in County Clerk's File No. 97-00055019, Official Public Records, Collin County, Texas, a distance of 2437.95 feet to a 1/2" iron pin found for the northwest corner of said 59.900 acre tract and being the southwest corner of a 31.212 acre tract of land conveyed to Beryl Ann Turner and James Frank Tolbert by deed recorded in Volume 826, Page 662, Deed Records, Collin County, Texas;

Thence, South 88°57'27" East, along the north line of said 59.900 acre tract and the south line of said 31.212 acre tract, a distance of 1257.62 feet to a 1/2" iron pin found for the northeast corner of said 59.900 acre tract and the northwest corner of said 19.997 acre tract;

Thence, South 89°02'30" East, along the north line of said 19.997 acre tract and the south line of said 31.212 acre tract, a distance of 1206.88 feet to a 1/2" iron pin found for the northeast corner of said 19.997 acre tract, the southeast corner of said 31.212 acre tract and on the west line of a tract of land conveyed to Paul Daniel, David Daniel and Gregg Daniel by deed recorded in Volume 6045, Page 1126, Official Public Records, Collin County, Texas;

Thence, South 00°20'37" West, along the east line of said 19.997 acre tract and the west line of said Daniel tract, a distance of 718.50 feet to a 1/2" iron pin found for the southeast corner of said 59.900 acre tract and the northeast corner of an 11.04 acre tract of land conveyed to Ngo Thi Nguyen by deed recorded in Instrument No. 20140822000905110, Official Public Records, Collin County, Texas;

Thence, North 89°39'25" West, along the south line of said 19.997 acre tract and the north line of said 11.04 acre tract, a distance of 720.45 feet to a 1/2" iron pin found on the east line of said 59.900 acre tract and for the southwest corner of said 19.988 acre tract and the northwest corner of said 11.04 acre tract;

Thence, South 00°26'27" West, along the east line of said 59.900 acre tract and the west line of said 11.04 acre tract, a distance of 131.29 feet to a 5/8" iron pin found for the most easterly southeast corner of said 59.900 acre tract and the northeast corner of a 10.00 acre tract of land conveyed to Kristen Ann Zilberstein and Philip M. Zilberstein by deed recorded in Instrument No. 20181114001404700, Official Public Records, Collin County, Texas;

Thence, South 89°58'28" West, along a south line of said 59.900 acre tract and the north line of said 10.00 acre tract, a distance of 407.64 feet to a 1/2" iron pin found with yellow cap stamped "DC&A RPLS 3935" for the re-entrant corner of said 59.900 acre tract and the northwest corner of said 10.00 acre tract;

Thence, South 00°26'20" West, along the east line of said 59.900 acre tract and the west line of said 10.00 acre tract, a distance of 1068.59 feet to a mag nail set in the center of County Road No. 595 for the southeast corner of said 59.900 acre tract, the southwest corner of said 10 acre tract and on the north line of said 185.434 acre tract;

Thence, South 89°58'13" West, along the center of County Road 595, the south line of said 59.900 acre tract and the north line of said 185.434 acre tract, a distance of 844.82 feet to the Point of Beginning and containing 3,480,341 square feet or 79.897 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Cope Homes, LLC, does hereby adopt this plat as LEXINGTON HEIGHTS ADDITION, an Addition to the City of Nevada, Collin County, Texas and does 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 some for the purpose of construction, maintaining, adding to or removing any or all of their respective systems and traffic control signs located therein.

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

COPE Homes, LLC, Owner
By: 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 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 _____, 2022.

Notary Public for the State of Texas
My Commission expires _____

FINAL PLAT

LEXINGTON HEIGHTS ADDITION

79.897 ACRES OF LAND

JAMES OSGOOD SURVEY, A-673

CITY OF NEVADA
COLLIN COUNTY, TEXAS

OWNER: COPE HOMES, LLC 900 W. BETHANY DR., SUITE 230 ALLEN, TEXAS			
CARROLL CONSULTING GROUP, INC. P.O. BOX 11 LAVON, TEXAS 75166		972-742-4411 TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No. 2722-20	SCALE: 1"=100'	DATE PREPARED: MARCH 18, 2022	DRAWN BY: CP