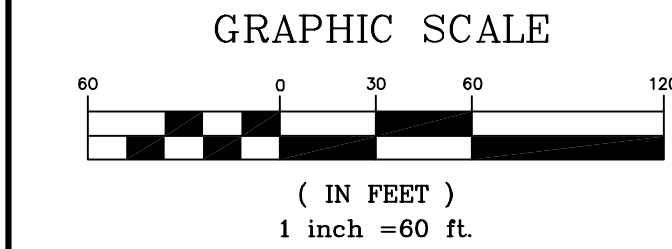
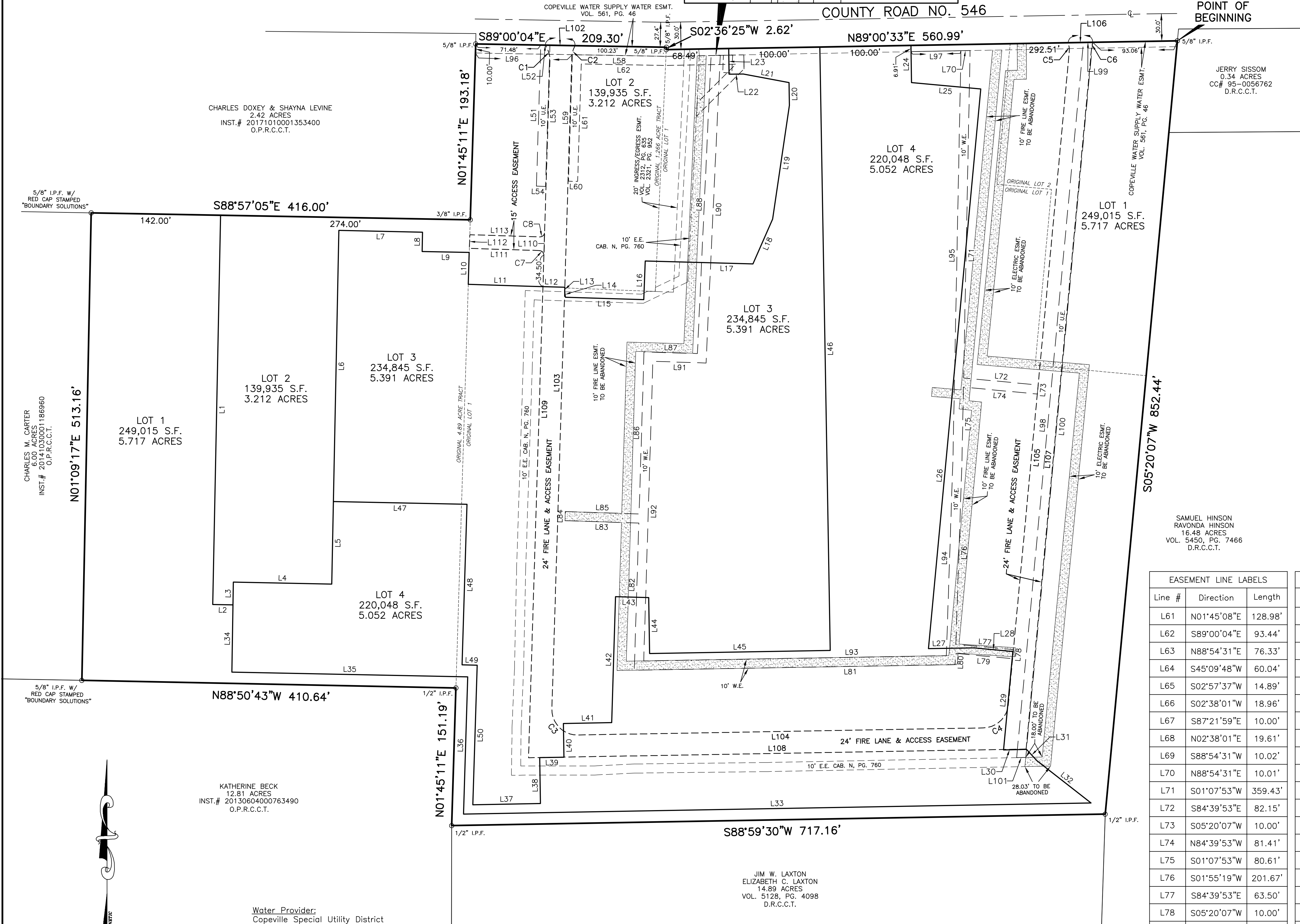


LOCATION MAP  
(N.T.S.)



GRAPHIC SCALE  
( IN FEET )  
1 inch = 60 ft.

Water Provider:  
Copeville Special Utility District  
P.O. BOX 135  
16120 FM 1778  
Nevada, TX 75173  
(972) 853-4630

Electric Provider:  
Oncor Electric  
310 Highway 205  
Terrell, TX 75160  
972-551-7233

KATHERINE BECK  
12.81 ACRES  
INST.# 20130604000763490  
O.P.R.C.C.T.

CHARLES M. CARTER  
6.00 ACRES  
INST.# 20130604000186960  
O.P.R.C.C.T.

CHARLES DOXEY & SHAYNA LEVINE  
2.42 ACRES  
INST.# 20171010001353400  
O.P.R.C.C.T.

COPEVILLE WATER SUPPLY WATER ESMT.  
VOL. 561, PG. 46

JERRY SISSOM  
0.34 ACRES  
CC# 95-0056762  
D.R.C.C.T.

SAMUEL HINSON  
RAVONDA HINSON  
16.48 ACRES  
VOL. 5450, PG. 7466  
D.R.C.C.T.

JIM W. LAXTON  
ELIZABETH C. LAXTON  
14.89 ACRES  
VOL. 5128, PG. 4098  
D.R.C.C.T.

20' INGRESS/EGRESS ESMT.  
VOL. 2331, PG. 882  
ORIGINAL LOT 1

20' INGRESS/EGRESS ESMT.  
VOL. 2331, PG. 882  
ORIGINAL LOT 1

20' INGRESS/EGRESS ESMT.  
VOL. 2331, PG. 882  
ORIGINAL LOT 1

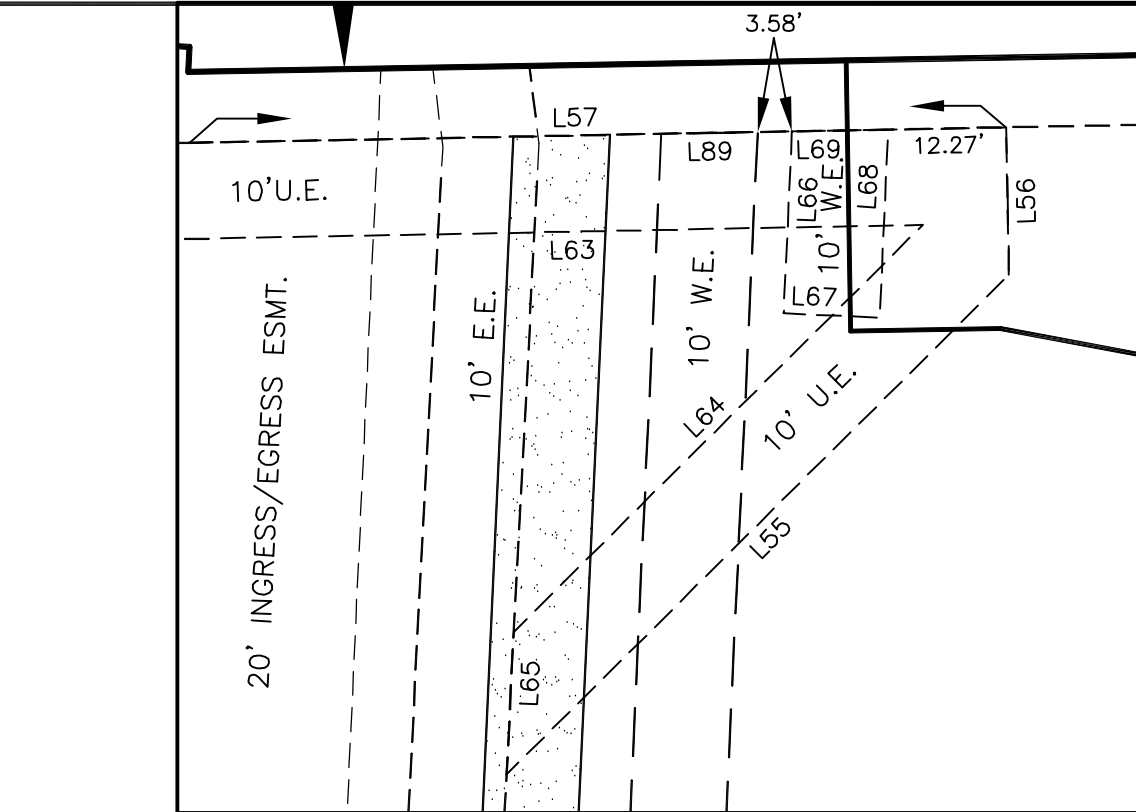
20' INGRESS/EGRESS ESMT.  
VOL. 2331, PG. 882  
ORIGINAL LOT 1

20' INGRESS/EGRESS ESMT.  
VOL. 2331, PG. 882  
ORIGINAL LOT 1

20' INGRESS/EGRESS ESMT.  
VOL. 2331, PG. 882  
ORIGINAL LOT 1

20' INGRESS/EGRESS ESMT.  
VOL. 2331, PG. 882  
ORIGINAL LOT 1

LEGEND  
E.E. - ELECTRIC EASEMENT  
U.E. - UTILITY 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  
EASEMENT TO BE ABANDONED



Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	17.86'	28.00'	36°33'07"	N16°31'26"W, 17.56'
C2	13.32'	28.00'	27°14'57"	S15°22'36"W, 13.19'
C3	45.33'	28.00'	92°45'38"	S44°37'41"E, 40.54'
C4	40.88'	28.00'	83°39'23"	N47°09'48"E, 37.35'
C5	11.15'	28.00'	22°49'33"	N06°04'40"W, 11.08'
C6	5.41'	28.00'	11°04'21"	S10°52'17"W, 5.40'
C7	7.85'	5.00'	90°00'00"	N43°14'52"W, 7.07'
C8	7.85'	5.00'	90°00'00"	N46°45'09"E, 7.07'

LOT LINE LABELS		
Line #	Direction	Length
L1	S01°09'17"W	427.22'
L2	S88°50'43"E	22.16'
L3	N00°57'43"E	25.02'
L4	S88°50'43"E	107.92'
L5	N01°09'17"E	90.56'
L6	N01°09'17"E	297.65'
L7	S88°49'03"E	91.86'
L8	S01°09'17"W	21.30'
L9	S88°50'46"E	51.77'
L10	S01°45'11"W	34.98'
L11	S88°14'52"E	68.98'
L12	S88°14'52"E	37.00'
L13	S01°34'45"W	4.85'
L14	S06°25'47"E	6.17'
L15	S88°15'30"E	86.11'
L16	N02°08'37"E	42.50'
L17	S88°26'24"E	118.34'

LOT LINE LABELS		
Line #	Direction	Length
L18	N23°35'55"E	53.82'
L19	N08°24'05"E	126.02'
L20	N00°59'27"W	25.13'
L21	N79°25'21"W	51.09'
L22	S89°00'33"W	15.55'
L23	N00°59'27"W	28.17'
L24	S00°59'27"E	40.80'
L25	S84°39'53"E	76.23'
L26	S05°20'07"W	616.87'
L27	N88°59'30"E	49.98'
L28	S84°39'53"E	42.82'
L29	S05°20'07"W	108.43'
L30	N88°59'30"E	25.15'
L31	S42°51'39"E	16.77'
L32	S51°54'03"E	75.32'
L33	S88°59'30"W	688.67'
L34	N00°57'43"E	73.70'

LOT LINE LABELS		
Line #	Direction	Length
L35	N88°50'43"W	258.86'
L36	N01°45'11"E	150.71'
L37	S88°59'30"W	74.20'
L38	S01°00'30"E	50.50'
L39	S88°59'30"W	26.63'
L40	S01°00'30"E	36.99'
L41	S88°59'27"W	53.06'
L42	S01°45'08"W	138.27'
L43	N88°14'52"W	36.33'
L44	N01°00'30"W	61.35'
L45	S88°59'30"W	198.20'
L46	S00°59'27"E	662.34'
L47	N88°50'43"W	146.74'
L48	N01°45'11"E	176.29'
L49	N88°27'26"W	16.50'
L50	N01°45'11"E	153.21'

EASEMENT LINE LABELS		
Line #	Direction	Length
L1	S01°09'17"W	427.22'
L2	S88°50'43"E	22.16'
L3	N00°57'43"E	25.02'
L4	S88°50'43"E	107.92'
L5	N01°09'17"E	90.56'
L6	N01°09'17"E	297.65'
L7	S88°49'03"E	91.86'
L8	S01°09'17"W	21.30'
L9	S88°50'46"E	51.77'
L10	S01°45'11"W	34.98'
L11	S88°14'52"E	68.98'
L12	S88°14'52"E	37.00'
L13	S01°34'45"W	4.85'
L14	S06°25'47"E	6.17'
L15	S88°15'30"E	86.11'
L16	N02°08'37"E	42.50'
L17	S88°26'24"E	118.34'
L18	N23°35'55"E	53.82'
L19	N08°24'05"E	126.02'
L20	N00°59'27"W	25.13'

EASEMENT LINE LABELS		
Line #	Direction	Length
L21	N79°25'21"W	51.09'
L22	S89°00'33"W	15.55'
L23	N00°59'27"W	28.17'
L24	S00°59'27"E	40.80'
L25	S84°39'53"E	76.23'
L26	S05°20'07"W	616.87'
L27	N88°59'30"E	49.98'
L28	S84°39'53"E	42.82'
L29	S05°20'07"W	108.43'
L30	N88°59'30"E	25.15'
L31	S42°51'39"E	16.77'
L32	S51°54'03"E	75.32'
L33	S88°59'30"W	688.67'
L34	N00°57'43"E	73.70'
L35	N88°50'43"W	258.86'
L36	N01°45'11"E	150.71'
L37	S88°59'30"W	74.20'
L38	S01°00'30"E	50.50'
L39	S88°59'30"W	26.63'
L40	S01°00'30"E	36.99'

EASEMENT LINE LABELS		
Line #	Direction	Length
L41	S88°59'27"W	53.06'
L42	S01°45'08"W	138.27'
L43	N88°14'52"W	36.33'
L44	N01°00'30"W	61.35'
L45	S88°59'30"W	198.20'
L46	S00°59'27"E	662.34'
L47	N88°50'43"W	146.74'
L48	N01°45'11"E	176.29'
L49	N88°27'26"W	16.50'
L50	N01°45'11"E	153.21'
L51	N01°45'08"E	154.95'
L52	S89°00'04"E	10.00'
L53	N01°45'08"W	155.08'
L54	N88°14'52"W	10.00'
L55	N45°09'48"E	73.78'
L56	N01°05'29"W	15.35'
L57	S88°54'31"W	85.02'
L58	N89°00'04"W	103.13'
L59	S01°45'08"W	138.85'
L60	S88°14'52"E	10.00'

EASEMENT LINE LABELS		
Line #	Direction	Length
L61	N01°45'08"E	128.98'
L62	S89°00'04"E	93.44'
L63	N88°54'31"E	76.33'
L64	S45°09'48"W	60.04'
L65	S02°57'37"W	14.89'
L66	S02°38'01"W	18.96'
L67	S87°21'59"E	10.00'
L68	N02°38'01"E	19.61'
L69	S88°54'31"W	10.02'
L70	N88°54'31"E	10.01'
L71	S01°07'53"W	359.43'
L72	S84°39'53"E	82.15'
L73	S05°20'07"W	10.00'
L74	N84°39'53"W	81.41'
L75	S01°07'53"W	80.61'
L76	S01°55'19"W	201.67'
L77	S84°39'53"E	63.50'
L78	S05°20'07"W	10.00'
L79	N84°39'53"W	62.90'
L80	S01°55'19"W	12.35'

EASEMENT LINE LABELS		
Line #	Direction	Length
L81	S88°59'30"W	352.13'
L82	N01°45'11"E	161.58'
L83	N88°05'00"W	81.05'
L84	N01°45'11"E	10.00'
L85	S88°05'00"E	81.05'
L86	N01°45'11"E	177.90'
L87	S88°14'49"E	58.58'
L88	N02°38'01"E	327.49'
L89	N88°54'31"E	10.02'
L90	S02°38'01"W	337.98'
L91	N88°14'49"W	58.42'
L92	S01°45'11"W	328.99'
L93	N88°59'30"E	332.14'
L94	N01°55'19"E	214.47'
L95	N01°07'53"E	449.60'
L96	S89°00'04"E	106.49'
L97	N88°54'31"E	54.87'
L98	N05°20'07"E	788.36'
L99	N89°00'33"E	10.06'
L100	S05°20'07"W	788.34'

EASEMENT LINE LABELS		
Line #	Direction	Length
L101	S88°52'53"W	10.06'
L102	S89°00'04"E	32.62'
L103	S01°45'08"W	715.35'
L104	N88°59'30"E	444.99'
L105	N05°20'07"E	718.72'
L106	N89°00'33"E	26.88'
L107	S05°20'07"W	773.70'
L108	S88°59'30"W	546.10'
L109	N01°45'08"E	765.63'
L110	S01°45'08"W	25.00'
L111	N88°14'52"W	76.96'
L112	N01°45'27"E	15.00'
L113	S88°14'52"E	76.95'

## FINAL PLAT

## THE WATERS ADDITION

BEING A REPLAT OF LOTS 1 & 2  
BLOCK A, OF COPEVILLE R.V. PARK  
19.372 ACRES OF LAND  
D. ANGLIN SURVEY, ABSTRACT NO. 3  
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:
2776-21	1"=60'	MARCH 1, 2021	CP

OWNER:  
RV AT THE LAKE, LLC  
536 OAKRIDGE TRAIL  
COPPER CANYON, TEXAS 75077

OWNER’S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, RV at the Lake, LLC, is the owner of a tract of land situated in the D. Anglin Survey, Abstract No. 3, Collin County, Texas, and being all of Lots 1 and 2, Block A of Copeville R.V. Park, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet N, Page 760, Map Records, Collin County, Texas, and being the same tract 1 a 1.266 acre tract and the same tract 3 a 4.89 acre tract of land as conveyed to RV at the Lake, LLC by deed recorded in Instrument No. 20190604000638460, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron pin found on the south right-of-way line of County Road No. 546 and on the west line of a 0.34 acre tract of land conveyed to Jerry Sissom by deed recorded in County Clerk’s File Number 95–0056762, Deed Records, Collin County, Texas and the northeast corner of said Lot 2;

Thence, South 05°20’07" West, along the east line of said Lot 2, the west line of said 0.34 acre tract and the west line of a 16.48 acre tract of land conveyed to Samuel Hinson and Ravonda Hinson by deed recorded in Volume 5450, Page 7466, Deed Records, Collin County, Texas, a distance of 852.44 feet to a 1/2" iron pin found for the southeast corner of said Lot 1 and the northeast corner of a 14.89 acre tract of land conveyed to Jim W. Laxton and Elizabeth C. Laxton by deed recorded I Volume 5128, Page 4098, Deed Records, Collin County, Texas;

Thence, South 88°59’30" West, along the south line of said Lot 1 and the north line of said 14.89 acre tract, a distance of 717.16 feet to a 1/2" iron pin found on the east line of a 12.81 acre tract of land conveyed to Katherine Beck by deed recorded in Instrument No. 20130604000763490, Official Public Records, Collin County, Texas and for the southwest corner of said Lot 1 and the northwest corner of said 14.89 acre tract;

Thence, North 01°45’11" East, along the west line of said Lot 1 and the east line of said 12.81 acre tract, a distance of 151.19 feet to a 1/2" iron pin found for the northeast corner of said 12.81 acre tract and the southeast corner of said 4.89 acre tract;

Thence, North 88°50’43" West, along the south line of said 4.89 acre tract and the north line of said 12.81 acre tract, a distance of 410.64 feet to a 5/8" iron pin found with red cap stamped "BOUNDARY SOLUTIONS" for the southwest corner of said 4.89 acre tract and the southeast line of a 6.00 acre tract of land conveyed to Charles M. Carter by deed recorded in Instrument No. 201410360001186960, Official Public Records, Collin County, Texas;

Thence, North 01°09’17" East, along the west line of said 4.89 acre tract and the east line of said 6.00 acre tract, a distance of 513.16 feet to a 5/8" iron pin found with red cap stamped "BOUNDARY SOLUTIONS" on the south line of a 2.42 acre tract of land conveyed to Charles Doxey and Shayna Levine by deed recorded in Instrument No. 20171010001353400, Official Public Records, Collin County, Texas and for the northwest corner of said 4.89 acre tract and the northeast corner of said 6.00 acre tract;

Thence, South 88°57’05" East, along the north line of said 4.89 acre tract and the south line of said 2.42 acre tract, a distance of 416.00 feet to a 3/8" iron pin found on the west line of said 1.266 acre tract and for the northeast corner of said 4.89 acre tract and the southeast corner of said 2.42 acre tract;

Thence, North 01°45’11" East, along the west line of said 1.266 acre tract and the east line of said 2.42 acre tract, a distance of 193.18 feet to a 5/8" iron pin found for the northwest corner of said 1.266 acre tract, and being on the south right-of-way line of County Road No. 546;

Thence, South 89°00’04" East, along the north line of said 1.266 acre tract and the south right-of-way line of County Road No. 546, a distance of 209.30 feet to a 5/8" iron pin found for the northeast corner of said 1.266 acre tract;

Thence, South 02°36’25" West, along the east line of said 1.266 acre tract, a distance of 2.62 feet to a 5/8" iron pin found for the northwest corner of said Lot 1 and on the south right-of-way line of County Road No. 546;

Thence, North 89°00’33" East, along the north line of said Lots 1 and 2 and the south right-of-way line of County Road No. 546, a distance of 560.99 feet to the Point of Beginning and containing 843,843 square feet or 19.372 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, RV at the Lake, LLC, does hereby adopt this plat as THE WATERS ADDITION, an Addition to 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 same 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
RV at the Lake, LLC, Owner  
By:\_\_\_\_\_

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public for the State of Texas  
My Commission expires \_\_\_\_\_

SURVEYOR’S 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas.  
My commission expires: \_\_\_\_\_

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 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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Collin County 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.
- 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.
- Bearings based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- Mail boxes shall meet USPS specifications.
- Collin County will only maintain street signs and poles with current county materials.
- Collin County does not, and will not accept street lights for maintenance or operation.
- Detention Ponds shall be maintained by the individual lot owners.

RECOMMENDED FOR APPROVAL	
Chairman, Planning & Zoning Commission City of Wylie, Texas	Date
APPROVED FOR CONSTRUCTION	
Mayor, City of Wylie, Texas	Date
ACCEPTED	
Mayor, City of Wylie, Texas	Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of THE WATERS ADDITION subdivision or addition to Collin County 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, alley, parks, easement, public places, 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 Wylie, Texas

Health Department Certificate:

I hereby certify that the on-site sewage facilities described on this plat conform to applicable health laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the areas in which on-site sewage facilities are planned to be used.

\_\_\_\_\_  
Registered Sanitarian/Designated Representative  
Collin County Development Services

Date

FINAL PLAT

THE WATERS ADDITION

BEING A REPLAT OF LOTS 1 & 2  
BLOCK A, OF COPEVILLE R.V. PARK  
19.372 ACRES OF LAND  
D. ANGLIN SURVEY, ABSTRACT NO. 3  
COLLIN COUNTY, TEXAS

PAGE 2 OF 2

OWNER:  
RV AT THE LAKE, LLC  
536 OAKRIDGE TRAIL  
COPPER CANYON, TEXAS 75077

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:
2776-21	1"=60'	MARCH 1, 2021	CP