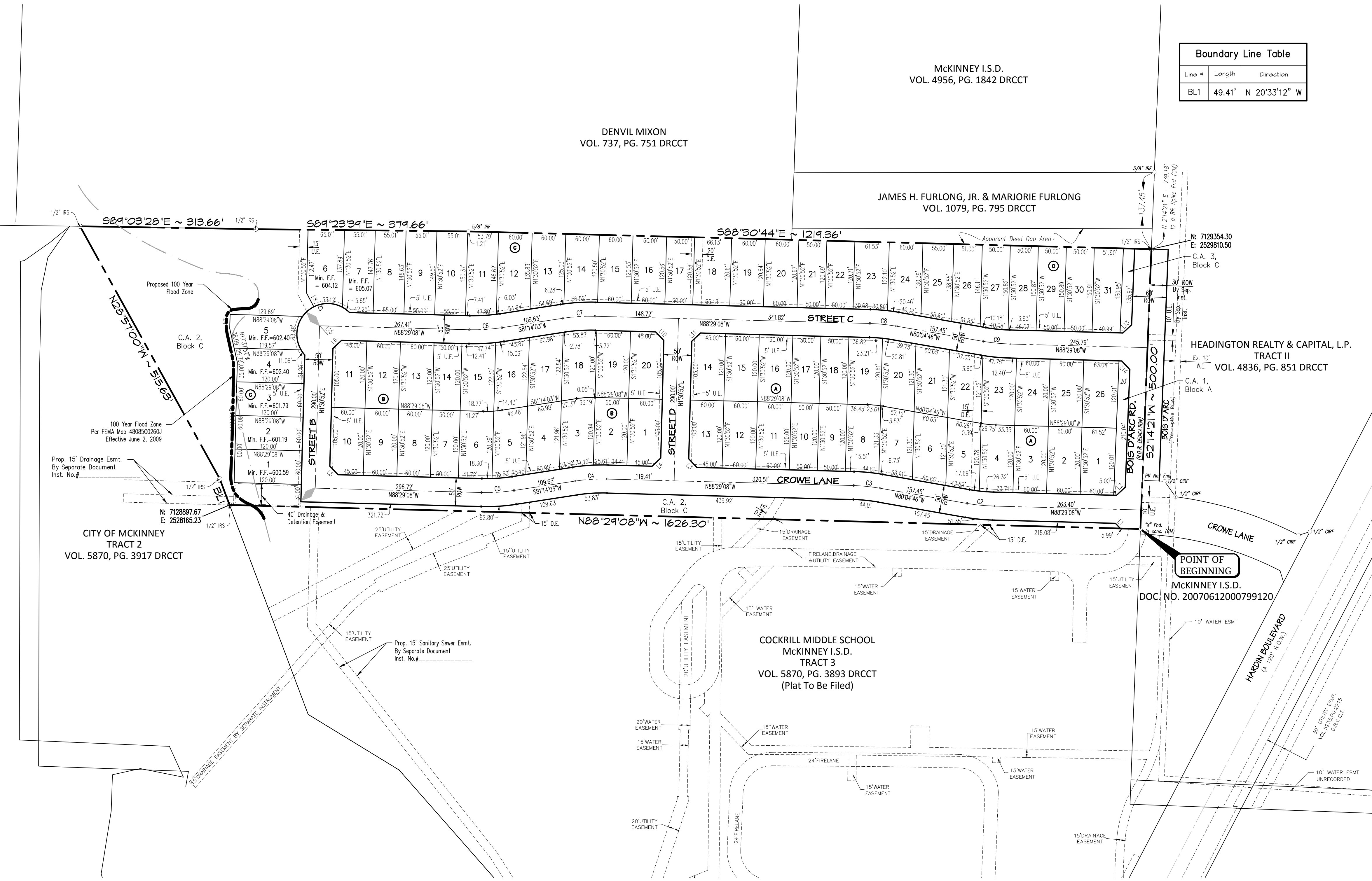
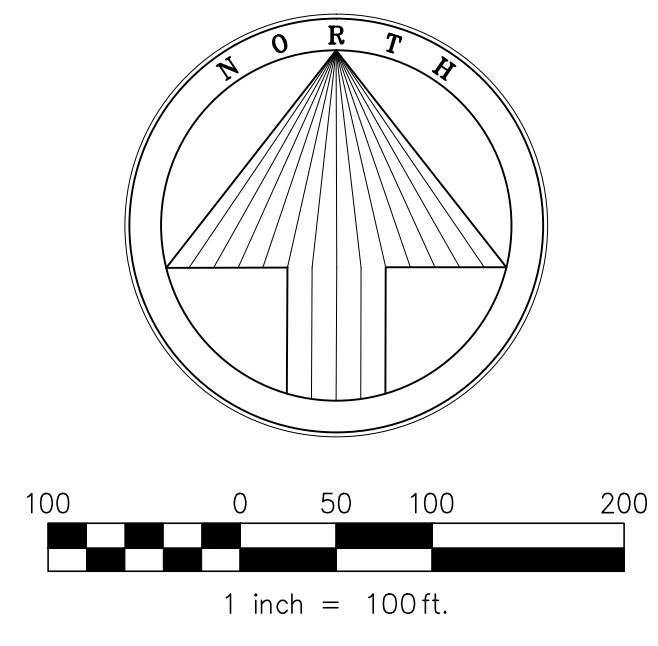
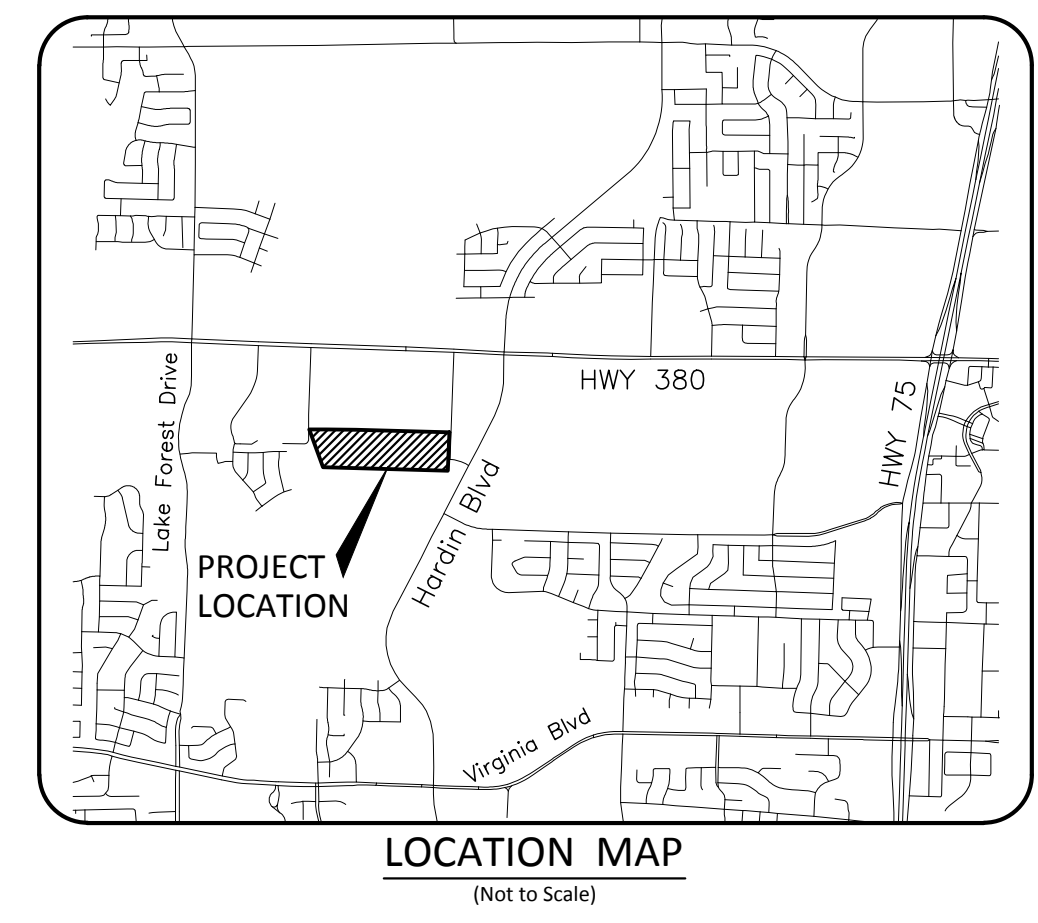


Drawing: C:\2014\J085114-034\Bldg_Plan\14-034_Preliminary_V14-034.dwg, Scale: 1/2"=100', Date: 1/20/2015, 9:55:53 AM
 Plotted by: mrvarela, Plot Date: 1/20/2015 11:43 PM



Line #	Length	Direction
BL1	49.41'	N 20°33'12" W



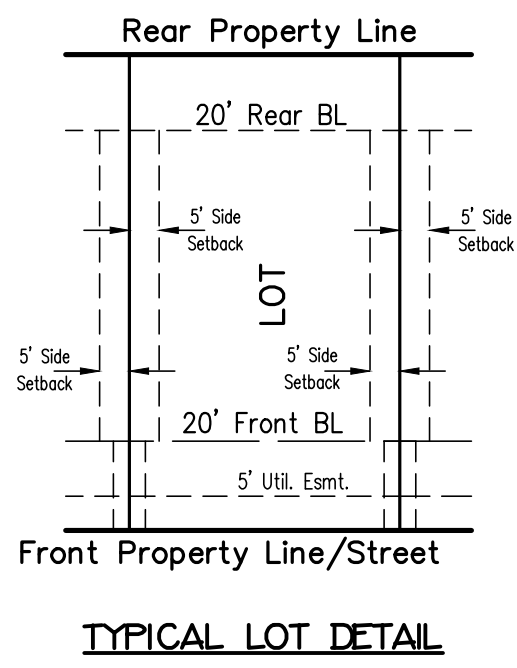
Basis of bearing, horizontal and vertical position derived from the Texas WGS 84 RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

NOTES:

- All proposed lots in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the homeowner's association shall be reviewed for approval by the City of McKinney.
- All home owners shall maintain floodplain area within their platted lot.
- All common areas shall be dedicated as pedestrian and bicycle access easement per this plat.
- Notice: 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.
- Common Area Lots 1, 2, & 3 are to be owned and maintained by the H.O.A. These lots are "non-buildable" and are for landscape and screening wall purposes only.
- Bois D'Arc shall be constructed to city standards adjacent to property.

Legend

- 1/2" RS Iron Rod Set
- 1/2" RF Iron Rod Found
- BL Building Line Setback
- R.O.W. Right Of Way
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- W.E. Water Easement
- H.O.A. Home Owners Association
- S.P.C. State Plane Coordinates
- W.M.E. Wall Maintenance Easement
- U.A.E. Utility and Access Easement
- P.U.D.S.E. Public Utility, Drainage and Street Easement
- A.E. Access Easement
- S.V.E. Sight Visibility Easement
- C.A. Common Area
- U.E. Utility Easement
- Street Name Change



PRELIMINARY-FINAL PLAT
HARDIN VILLAGE
 77 SF RESIDENTIAL LOTS, AND 3 COMMON AREAS
 LOTS 1-26 BLOCK A, LOTS 1-20 BLOCK B,
 LOTS 1-31 BLOCK C
 20.200 ACRES OUT OF THE
 W. HUNT SURVEY, ABSTRACT NO. 450
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PRELIMINARY-FINAL PLAT
 FOR REVIEW PURPOSES ONLY**

<p>OWNER MCKINNEY I.S.D. 1 Duval Street McKinney, TX 75069 Telephone: (469) 302-4000 Contact: Nancy James</p>	<p>OWNER BETTY M. BACON, GST TRUST 5902 S. Dayton Ct. Englewood, CO 80111 Contact: James Bacon</p>	<p>APPLICANT MEGATEL HOMES, LLC 5512 W. Plano Pkwy. Plano, Texas 75093 Telephone: (972) 339-0159 Contact: Zach Ipour</p>	<p>ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett</p>
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RECEIVED
 By Planning Department at 3:33 pm, Jan 20, 2015

STATE OF TEXAS §
 COUNTY OF COLLIN §
 OWNER'S CERTIFICATE

BEING a tract of land situated in the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being all of a tract of land conveyed to J.W. Cunningham according to the deed recorded in Volume 621, Page 250 and a portion of a tract of land conveyed to McKinney ISD according to the deed recorded in Volume 5870, Page 3893, and all of a tract of land conveyed to McKinney ISD according to the deed recorded in Volume 5870, Page 3878, Deed Records, Collin County, Texas (DRCC)

BEGINNING at an "X" found in the approximate centerline of Bois D' Arc road (an undedicated right-of-way) and being in the west line of Crowe Lane and being the northeast corner of said McKinney ISD tract;

THENCE, N 88°29'08" W, 1626.30 feet along the south line of said Cunningham tract and the north line of said McKinney ISD tract and continuing to the west line of said McKinney ISD tract;

THENCE, along the west line of the other said McKinney ISD tract the following:

N 20°33'12" W, a distance of 49.41 feet;

N 28°57'00" W, a distance of 515.63 feet to the south line of a tract of land conveyed to Denvil Mixon recorded in Volume 737, page 751 (DRCC);

THENCE, S 89°03'28" E, 313.66 feet along the south line of said Mixon tract to the common corner between said McKinney ISD tracts;

THENCE, S 89°23'39" E, 379.66 feet continuing along the south line of said Mixon tract to a 5/8" iron rod found for corner;

THENCE, S 88°30'44" E, 1219.36 feet continuing along said south line to a 1/2" iron rod set in the future west right-of-way line of said Bois D' Arc road;

THENCE, S 02°14'21" W, 500.00 feet to the PLACE OF BEGINNING with the subject tract containing 879,897 square feet or 20.200 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, MEGATEL HOMES, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this preliminary-final plat designating the herein above described property as HARDIN VILLAGE, an addition to the City Of McKinney, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. MEGATEL HOMES, LLC., does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, 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 if approved by the City Of McKinney.
- The City Of McKinney is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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 particular utilities, said use by public utilities being subordinate to the public's and City Of McKinney's use thereof.
- The City Of McKinney and 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 the easements.
- The City Of McKinney and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City Of McKinney.
- Open Space designations may include areas reserved for use only by Home Owners Association members and residents.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City Of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2015

MEGATEL HOMES, LLC.

Zach Ipour
 Sole Manager & Member

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Zach Ipour, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015

 Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Darren K. Brown, do hereby certify that I prepared this plat and the field notes made a part thereof 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 McKinney, Texas.

Dated this the _____ day of _____, 2015

 DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015

 Notary Public, State of Texas

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	7,291	0.167
2	A	7,200	0.165
3	A	7,200	0.165
4	A	7,207	0.165
5	A	7,275	0.167
6	A	7,278	0.167
7	A	7,278	0.167
8	A	7,230	0.166
9	A	6,000	0.138
10	A	6,000	0.138
11	A	7,200	0.165
12	A	7,200	0.165
13	A	7,087	0.163
14	A	7,087	0.163
15	A	7,200	0.165
16	A	7,200	0.165
17	A	6,000	0.138
18	A	6,000	0.138
19	A	7,205	0.165
20	A	7,273	0.167
21	A	7,278	0.167
22	A	7,278	0.167
23	A	7,234	0.166
24	A	7,200	0.165
25	A	7,200	0.165
26	A	7,473	0.172

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	7,088	0.163
2	B	7,208	0.165
3	B	7,309	0.168
4	B	7,317	0.168
5	B	7,295	0.167
6	B	7,203	0.165
7	B	6,000	0.138
8	B	7,200	0.165
9	B	7,200	0.165
10	B	7,088	0.163
11	B	7,087	0.163
12	B	7,200	0.165
13	B	7,200	0.165
14	B	6,000	0.138
15	B	7,246	0.166
16	B	7,351	0.169
17	B	7,353	0.169
18	B	7,279	0.167
19	B	7,200	0.165
20	B	7,088	0.163

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	7,200	0.165
2	C	7,200	0.165
3	C	7,200	0.165
4	C	7,247	0.166
5	C	7,225	0.166
6	C	8,561	0.197
8	C	8,151	0.187
9	C	8,199	0.188
10	C	8,247	0.189
11	C	8,212	0.189
12	C	8,475	0.195
13	C	7,824	0.180
14	C	7,314	0.168
15	C	7,231	0.166
16	C	7,233	0.166
17	C	6,028	0.138
18	C	7,976	0.183
19	C	7,238	0.166
20	C	7,239	0.166
21	C	6,034	0.139

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
22	C	6,035	0.139
23	C	7,443	0.171
24	C	7,561	0.174
25	C	7,396	0.170
26	C	7,259	0.167
27	C	7,455	0.171
28	C	7,543	0.173
29	C	7,544	0.173
30	C	7,545	0.173
31	C	7,688	0.177

Common Area Table		
Lot #	Block #	Acres
1	A	0.105
2	C	2.907
3	C	0.067

Lot Line Table		
Line #	Length	Direction
L1	12.65'	N 43°07'23" W
L2	21.33'	S 46°52'37" W
L3	21.21'	S 43°29'08" E
L4	21.21'	N 46°30'52" E
L5	21.21'	S 43°29'08" E
L6	21.21'	N 46°30'52" E
L7	25.00'	N 01°30'52" E
L8	28.58'	S 27°38'02" E
L10	21.21'	S 43°29'08" E
L11	21.21'	S 46°30'52" W
L13	21.33'	S 46°52'37" W
L14	21.06'	N 43°07'23" W

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	53.12'	55.00'	51.08'	N 89°07'12" W	55°20'25"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C2	47.68'	325.00'	47.64'	S 84°16'57" E	8°24'21"
C3	47.68'	325.00'	47.64'	N 84°16'57" W	8°24'21"
C4	58.31'	325.00'	58.24'	S 86°22'28" W	10°16'50"
C5	58.31'	325.00'	58.24'	N 86°22'28" E	10°16'50"
C6	58.31'	325.00'	58.24'	N 86°22'28" E	10°16'50"
C7	58.31'	325.00'	58.24'	S 86°22'28" W	10°16'50"
C8	47.68'	325.00'	47.64'	N 84°16'57" W	8°24'21"
C9	47.68'	325.00'	47.64'	S 84°16'57" E	8°24'21"

Centerline Line Table		
Line #	Length	Direction
L15	21.21'	S 43°29'08" E

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RECEIVED
 By Planning Department at 3:33 pm, Jan 20, 2015

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OWNER
 MCKINNEY I.S.D.
 1 Duvall Street
 McKinney, TX 75069
 Telephone: (469) 302-4000
 Contact: Nancy James

OWNER
 BETTY M. BACON, GST TRUST
 5902 S. Dayton Ct.
 Englewood, CO 80111
 Contact: James Bacon

APPLICANT
 MEGATEL HOMES, LLC
 5512 W. Plano Pkwy.
 Plano, Texas 75093
 Telephone: (972) 339-0159
 Contact: Zach Ipour

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: Matt Dorsett

Drawing: C:\2014\JOB\14-034\Baccon\14-034_Prelim\FINAL\14-034_Prelim.dwg, Saved By: Rmanuvas, Save Time: 1/22/2015 9:25:53 AM
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