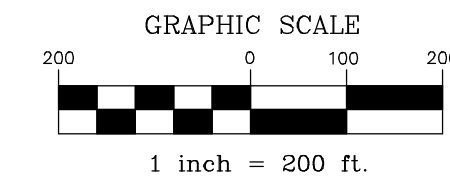
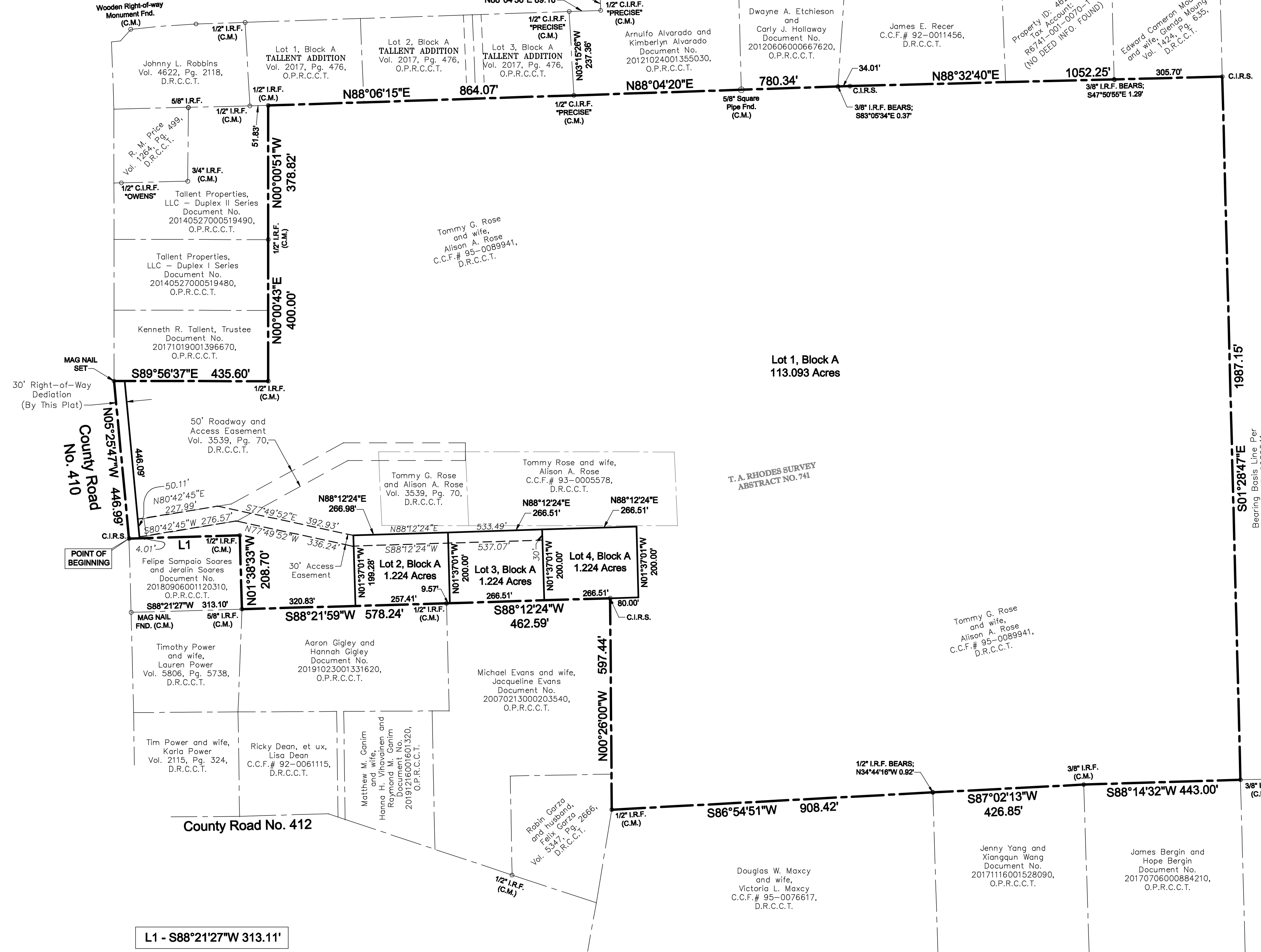


F.M. Highway 2933
(Variable Width Public Right-of-Way)

County Road No. 412



ABBREVIATIONS

I.R.F. = Iron Rod Found
 (C.M.) = Controlling Monument
 C.I.R.S. = Capped Iron Rod Found
 C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
 M.R.C.C.T. = Map Records, Collin County, Texas
 D.R.C.C.T. = Deed Records, Collin County, Texas
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas

CERTIFICATE OF APPROVAL

"Approved and Accepted"

City Manager _____ Date _____
 City of McKinney, Texas

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §
Being a tract of land, situated in the T. A. Rhodes Survey, Abstract No. 741, in Collin County, Texas, and being all of that called 112.785 acre that tract of land, described by deed to Tommy G. Rose and Allison A. Rose, as recorded under County Clerk's File No. 95-0089941, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being all of that called 1.175 acre tract of land, described by deed to Tommy G. Rose and Allison A. Rose, as recorded in Volume 3539, Page 70, D.R.C.C.T., and also being all of that called 2.82 acre tract of land, described by deed to Tommy Rose and wife, Alison A. Rose, as recorded under County Clerk's File No. 93-0005578, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for corner, being the most westerly southwest corner of said 112.785 acre tract, same being near the westerly line edge of the asphalt paving for County Road No. 410, same also being the northwesterly corner of a tract of land, described by deed to Felipe Sampaio Soares and Jeralin Soares, as recorded under Document No. 20180906001120310, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.);

THENCE North 05°25'47" West, along the westerly line of said 112.785 acre tract, a distance of 446.99' to a mag nail set for corner, said corner being the southwesterly corner of a tract of land, described by deed to Kenneth R. Tallent, Trustee, as recorded under Document No. 20171019001396670, O.P.R.C.C.T.;

THENCE South 89°56'37" East, along the common line between said 112.785 acre and Tallent tracts, a distance of 435.60' to a 1/2" iron rod found for the southeasterly corner of said Tallent tract, same being an "ell" corner of said 112.785 acre tract;

THENCE North 00°00'43" East, along the most northerly west line of said 112.785 acre tract, a distance of 400.00' to a 1/2" iron rod found for the northerly corner of a tract of land, described by deed to Tallent Properties, LLC - Duplex I Series, as recorded under Document No. 20140527000519480, O.P.R.C.C.T., same being the southeasterly corner of a tract of land, described by deed to Tallent Properties, LLC - Duplex I Series, as recorded under Document No. 20140527000519490, O.P.R.C.C.T.;

THENCE North 00°00'51" West, along the common line between said Tallent Properties, LLC - Duplex II Series and 112.785 acre tracts, a distance of 378.82' to a 1/2" iron rod found for the northwesterly corner of said 112.785 acre tract, same being the northwesterly corner of said Tallent Properties, LLC - Duplex II Series tract, same being in the southerly line of Lot 1, Block A, of TALENT ADDITION, an addition to Collin County, Texas, as recorded in Volume 2017, Page 476, O.P.R.C.C.T.;

THENCE North 88°06'15" East, along the southerly line of said TALENT ADDITION, a distance of 864.07' to a 1/2" iron rod with a plastic cap stamped "PRECISE" found for the southeasterly corner of Lot 3, Block A, of said TALENT ADDITION, same being the southwesterly corner of a tract of land, described by deed to Arnulfo Alvarado and Kimberlyn Alvarado, as recorded under Document No. 2021024001355030, O.P.R.C.C.T.;

THENCE North 88°04'20" East, continuing along the north line of said 112.785 acre tract, a distance of 780.34' to a capped iron rod set for corner in the southerly line of a tract of land, described by deed to James E. Reever, as recorded under County Clerk's File No. 92-0011456, D.R.C.C.T.;

THENCE North 88°32'40" East, continuing along the north line of said 112.785 acre tract, a distance of 780.34' to a capped iron rod set for the northwesterly corner of said 112.785 acre tract, same being the southeasterly corner of a tract of land, described by deed to Edward Cameron Mounser and wife, Glenda Mounser, as recorded in Volume 1424, Page 635, D.R.C.C.T., same being in the westerly line of that tract of land, described in Exhibit "F", by deed to REA Capital, LP, as recorded under Document No. 20150330000345130, O.P.R.C.C.T.;

THENCE South 01°28'47" East, along the common line between said 112.785 acre and REA Capital, LP tracts, a distance of 1987.15' to a 3/8" iron rod found for the southeasterly corner of said 112.785 acre tract, same being the northwesterly corner of a tract of land, described by deed to James Bergin and Hope Bergin, as recorded under Document No. 20170706000884210, O.P.R.C.C.T.;

THENCE South 88°14'32" West, along the common line between said 112.785 acre and Bergin tracts, a distance of 443.00' to a 3/8" iron rod found for the northwesterly corner of said Bergin tract, same being the northwesterly corner of a tract of land, described by deed to Jenny Yang and Xiangqun Wang, as recorded under Document No. 20171116001528090, O.P.R.C.C.T.;

THENCE South 87°02'13" West, along the common line between said 112.785 acre and Yang/Wang tracts, a distance of 426.85' to a point for corner, from which a 1/2" iron rod found bears, North 34°44'16" West, a distance of 0.92', said point for corner being the northwesterly corner of said Yang/Wang tract, same being the northwesterly corner of a tract of land, described by deed to Douglas W. Maxcy and wife, Victoria L. Maxcy, as recorded under County Clerk's File No. 95-0076617, D.R.C.C.T.;

THENCE South 86°54'51" West, along the common line between said 112.785 acre and Maxcy tracts, a distance of 908.42' to a 1/2" iron rod found for the most southerly southwest corner of said 112.785 acre tract, same being an angle point, of a tract of land, described by deed to Robin Garza and husband Felix Garza, as recorded in Volume 5347, Page 2666, D.R.C.C.T., said corner also being the northwesterly corner of said Maxcy tract;

THENCE North 00°26'00" West, along the most southerly west line of said 112.785 acre tract, a distance of 597.44' to a capped iron rod set for an "ell" corner of said 112.785 acre tract, same being the northwesterly corner of a tract of land, described by deed to Michael Evans and wife, Jacqueline Evans, as recorded under Document No. 20070213000203540, O.P.R.C.C.T.;

THENCE South 88°12'24" West, along the common line between said 112.785 acre and Evans tracts, a distance of 462.59' to a 1/2" iron rod found for the northwesterly corner of said Evans tract, same being the northwesterly corner of a tract of land, described by deed to Aaron Gigley and Hannah Gigley, as recorded under Document No. 20191023001331620, O.P.R.C.C.T.;

THENCE South 88°21'59" West, along the common line between said 112.785 acre and Gigley tracts, a distance of 578.24' to a 5/8" iron rod found for the northwesterly corner of said Gigley tract, same being an "ell" corner of said 112.785 acre tract, same being the northwesterly corner of a tract of land, described by deed to Timothy Power and wife, Lauren Power, as recorded in Volume 5806, Page 5738, D.R.C.C.T., and also being the southeasterly corner of a tract of land, described by deed to Felipe Sampaio Soares and Jeralin Soares, as recorded under Document No. 20180906001120310, O.P.R.C.C.T.;

THENCE along the common lines between said 112.785 acre and Soares tracts, the following two (2) courses and distances:
 North 01°38'33" West, a distance of 208.70' to a 1/2" iron rod found for the northwesterly corner of said Soares tract;
 South 88°21'27" West, a distance of 313.10' to the POINT OF BEGINNING and containing 116.764 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Tommy G. Rose and Allison A. Rose, are the sole owner of the above described property and does hereby adopt this Plat designating the hereinabove described property as ROSE FAMILY ADDITION - LOTS 1-4, BLOCK A, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the _____ day of _____, 2020.

Tommy G. Rose - Owner

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 Tommy G. Rose, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2020.

NOTARY PUBLIC in and for the State of Texas

Allison A. Rose - Owner

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 Allison A. Rose, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2020.

NOTARY PUBLIC in and for the State of Texas

**PRELIMINARY-FINAL PLAT
ROSE FAMILY ADDITION
LOTS 1-4, BLOCK A**

5,086,206 Sq. Ft. / 116,764 Acres
in the
Thomas Rhodes Survey ~ Abstract No. 741
in the E.T.J. of the
City of McKinney, Collin County, Texas
Date: May, 2020 Scale: 1" = 200'

Owner:
Tommy G. Rose and
Allison A. Rose
7232 County Road No. 410
McKinney, Texas 75071
Contact: Tommy G. Rose

Surveyor:
North Texas Surveying, LLC
1010 West University Drive
McKinney, Texas 75069
(469) 424-2074
www.northtxsurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

Health Department Certification

I 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 elevations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative _____ Date _____
Collin County Departmental Services

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



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 MICHAEL B. ARTHUR, 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 the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2020.

NOTARY PUBLIC in and for the State of Texas

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0170J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure 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 in any way.
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the easterly line of that tract of land, described by deed to Tommy G. Rose and Allison A. Rose, as recorded under County Clerk's File No. 95-0089941, of the Deed Records, Collin County, Texas.
- The herein described property is subject to the blanket style easement, recorded under County Clerk's File No. 92-0047605, of the Deed Records, Collin County, Texas.

OSSF Notes:

- (Due to the site evaluator's determination that all lots are predominately class IV soils) 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/ponds, etc. (Per State regulations).
- Tree removal and/or grading for OSSF may be required on individual lots.
- Individual site elevations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin

