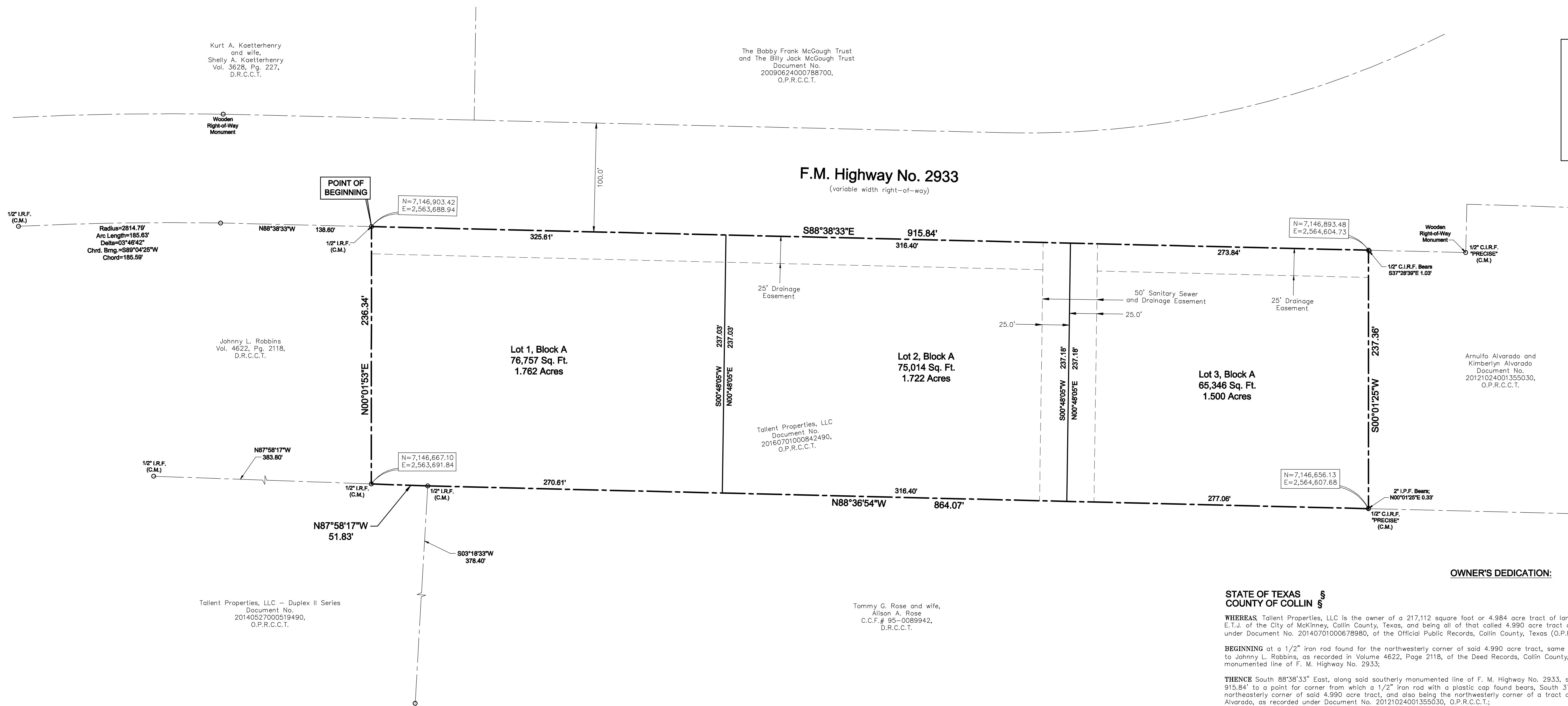


**ABBREVIATIONS LEGEND**

I.R.F. = Iron Rod Found  
 (C.M.) = Controlling Monument  
 C.I.R.F. = 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



**OWNER'S DEDICATION:**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

WHEREAS, Tallent Properties, LLC is the owner of a 217,112 square foot or 4.984 acre tract of land, situated in the Thomas Rhodes Survey, Abstract No. 741, in the E.T.J. of the City of McKinney, Collin County, Texas, and being all of that called 4.990 acre tract of land, described by deed to Tallent Properties, LLC, as recorded under Document No. 20140701000678980, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the northwesterly corner of said 4.990 acre tract, same being the northeasterly corner of a tract of land, described by deed to Johnny L. Robbins, as recorded in Volume 4622, Page 2118, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said corner also being in the southerly monumented line of F. M. Highway No. 2933;

**THENCE** South 88°38'33" East, along said southerly monumented line of F. M. Highway No. 2933, same being the northerly line of said 4.990 acre tract, a distance of 915.84' to a point for corner from which a 1/2" iron rod with a plastic cap found bears, South 37°28'39" East, a distance of 1.03', said point for corner being the northeasterly corner of said 4.990 acre tract, and also being the northwesterly corner of a tract of land, described by deed to Arnulfo Alvarado and Kimberlyn Alvarado, as recorded under Document No. 20121024001355030, O.P.R.C.C.T.;

**THENCE** South 00°01'25" West, along the common line between said Alvarado and 4.990 acre tracts, a distance of 237.36' to a 1/2" iron rod with a plastic cap stamped "Precise" found for the southeasterly corner of said 4.990 acre tract, same being the southwest corner of said Alvarado tract, said corner also being in the northerly line of a tract of land, described by deed to Tommy G. Rose and wife, Alison A. Rose, as recorded under County Clerk's File No. 95-0089942, D.R.C.C.T.;

**THENCE** North 88°36'54" West, along the common line between said 4.990 acre and Rose tracts, a distance of 864.07' to a 1/2" iron rod found for the most northerly northwest corner of said Rose tract, same being the northeasterly corner of a called 2.73 acre tract of land described by deed to Tallent Properties, LLC - Duplex II Series, as recorded under Document No. 20140527000519490, O.P.R.C.C.T.;

**THENCE** North 87°58'17" West, along the common line between said 4.990 acre and 2.73 acre tracts, a distance of 51.83' to a 1/2" iron rod found for the southwest corner of said 4.990 acre tract, same being the southeasterly corner of the aforementioned Robbins tract;

**THENCE** North 00°01'53" East, along the common line between said Robbins and 4.990 acre tracts, a distance of 236.34' to the **POINT OF BEGINNING** and containing 217,112 square feet or 4.984 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, Tallent Properties, LLC, is the sole owner of the above described property and does hereby adopt this Plat designating the hereinabove described property as **TALLENT ADDITION - LOTS 1-3, BLOCK A**, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, 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 platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND AT McKinney, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**Tallent Properties, LLC**

Kenneth Tallent - 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 Kenneth Tallent, 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.

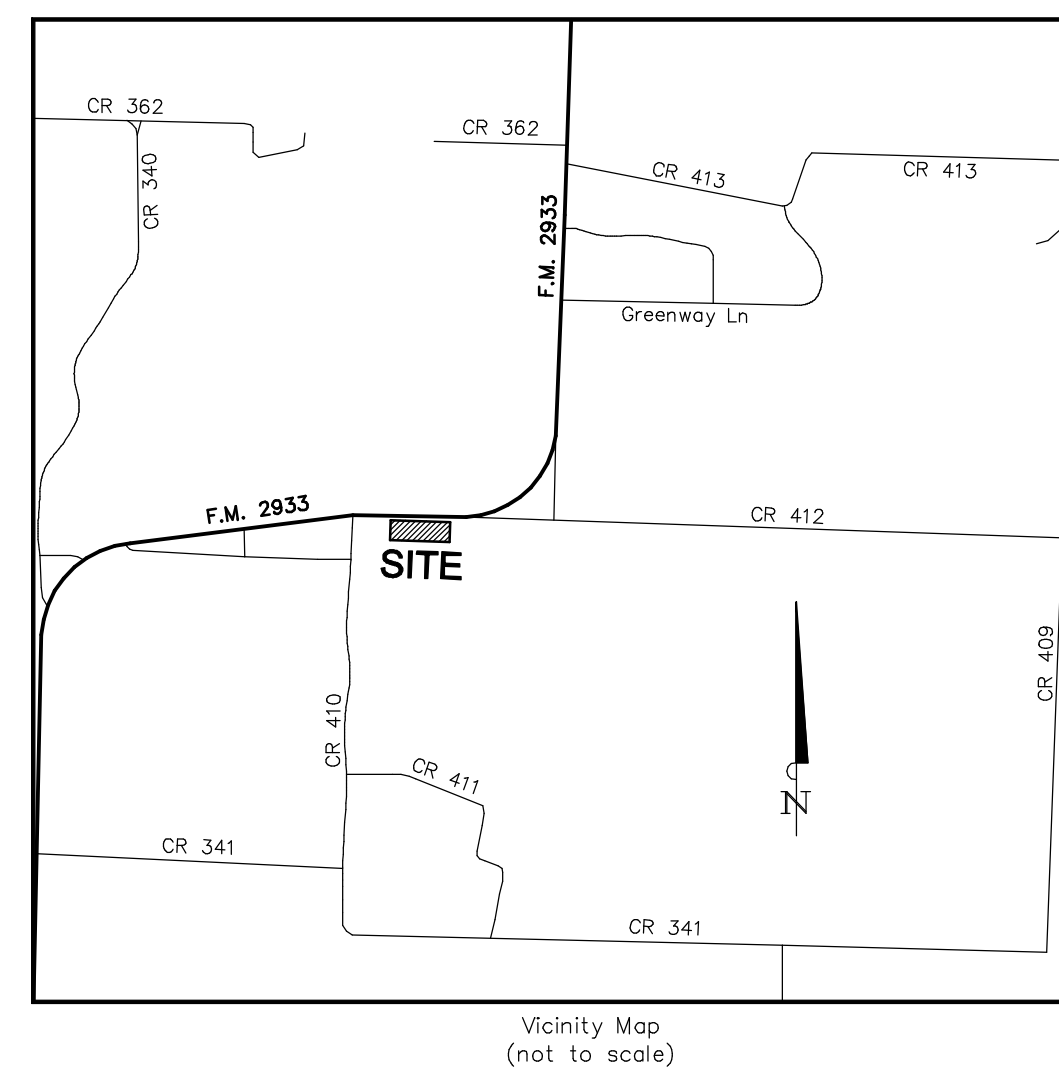
WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the State of Texas.

**Owner:**  
 Tallent Properties, LLC  
 7306 County Road No. 410  
 McKinney, Texas 75071  
 Contact: Kenneth Tallent

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

**PRELIMINARY-FINAL PLAT  
 TALLENT ADDITION  
 LOTS 1-3, BLOCK A**  
 217,112 Sq. Ft. / 4.984 Acres  
 in the  
 Thomas Rhodes Survey ~ Abstract No. 741  
 in the E.T.J. of the  
 City of McKinney, Collin County, Texas  
 Date: November, 2016 Scale: 1" = 50'



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

**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".
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the southerly line of that tract of land described by deed to Tallent Properties, LLC, as recorded under Document No. 20160701000842490, of the Official Public Records, Collin County, Texas, said bearing being, "North 88°36'54" West".
- All proposed lots situated entirely outside the city's corporate limits and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
- Coordinates shown are based on the Record Plat of **HERB AND MELBA PARKER ADDITION**, an addition in the E.T.J. of the City of McKinney, as recorded in Volume 2012, Page 89, of the Official Public Records, Collin County, Texas.

**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



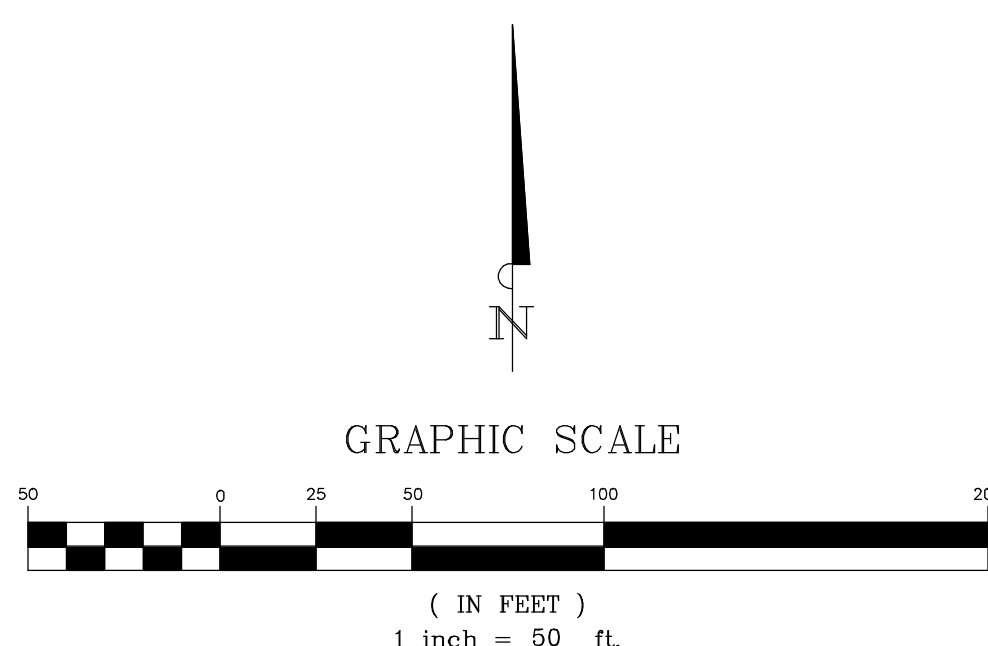
Date: \_\_\_\_\_

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 \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the State of Texas



REVISED: 01/25/2017 for City Comments.				
DATE: 11/08/2016	SCALE: 1" = 50'	DRAWN BY: C.S.H.	CHK'D BY: M.B.A.	JOB NO.: 2016-0055