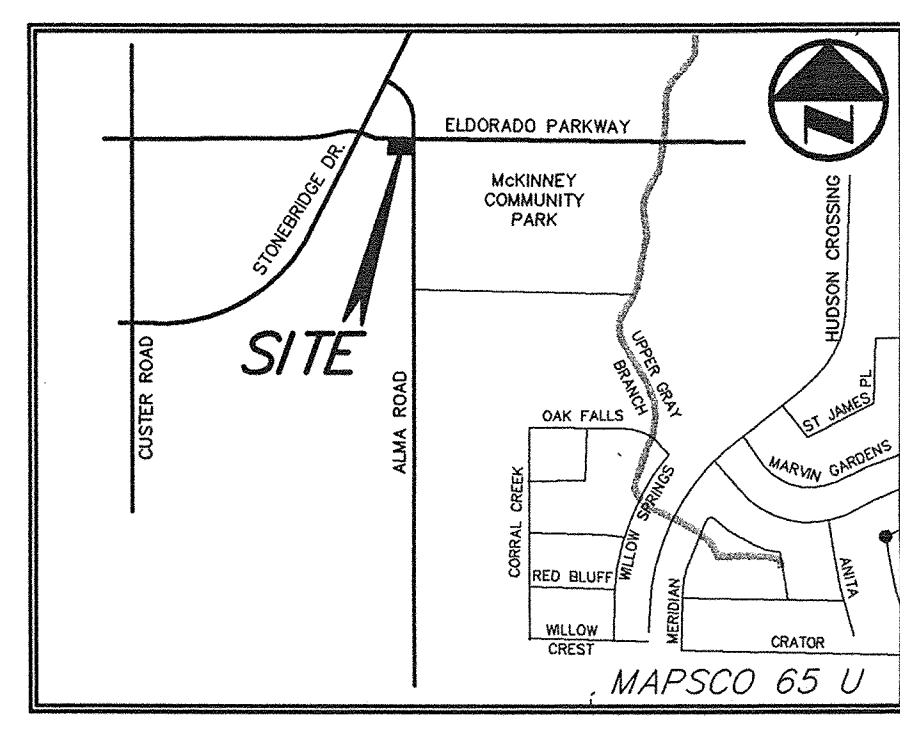
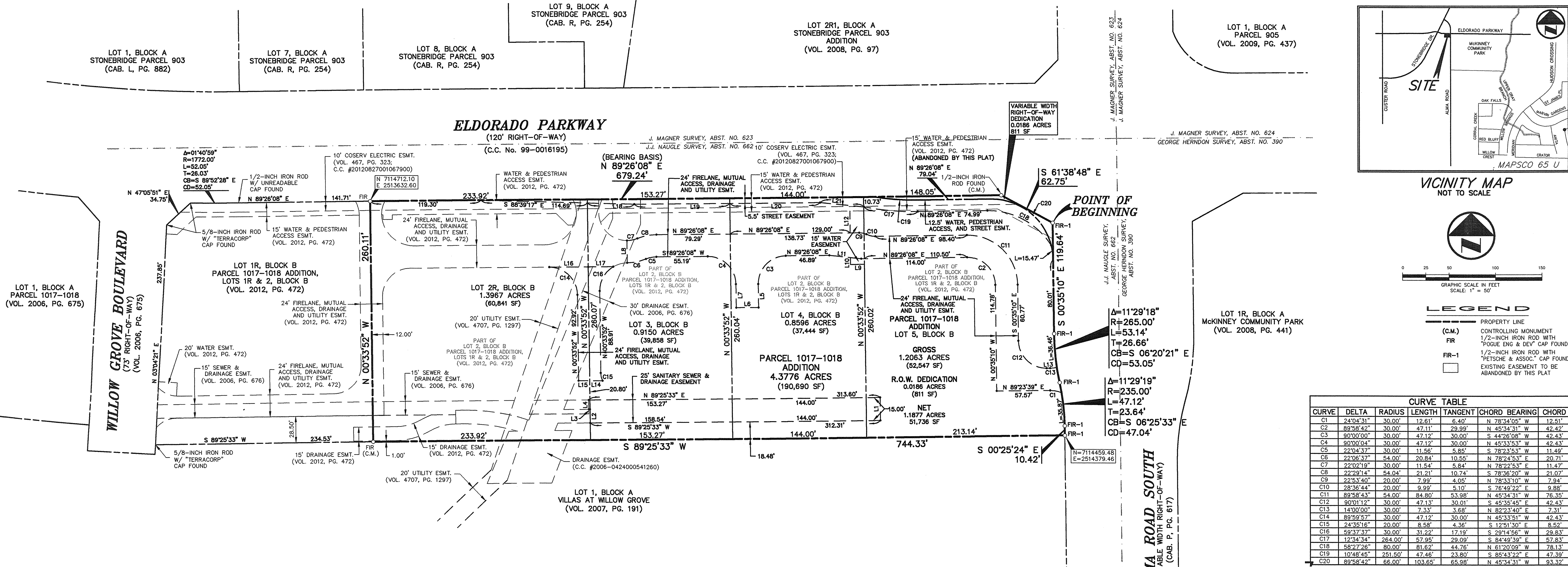
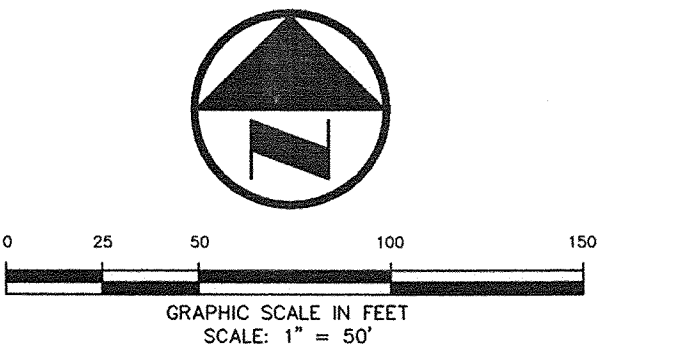


ROLLINS 04/26/2013 - 8:01 AM
PARCEL 1017-1018 PRELIMINARY ENGINEERING (WVA) 15-18-080 CONVEYANCE PLAT.DWG
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VICINITY MAP NOT TO SCALE



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	24°04'31"	30.00'	12.61'	6.40'	N 78°34'05" W	12.51'
C2	89°58'42"	30.00'	47.11'	29.89'	N 45°34'31" W	42.42'
C3	90°00'00"	30.00'	47.12'	30.00'	S 44°26'08" W	42.43'
C4	90°00'04"	30.00'	47.12'	30.00'	N 45°33'53" W	42.43'
C5	22°04'37"	30.00'	11.56'	5.85'	S 78°23'53" W	11.49'
C6	22°06'37"	54.00'	20.84'	10.55'	N 78°24'53" E	20.71'
C7	22°02'19"	30.00'	11.54'	5.84'	N 78°22'53" E	11.47'
C8	22°29'14"	54.00'	21.21'	10.74'	S 78°36'20" W	21.07'
C9	22°34'40"	20.00'	7.89'	4.05'	N 78°33'10" W	7.94'
C10	28°34'44"	20.00'	9.99'	5.10'	S 78°49'22" E	9.88'
C11	89°58'43"	54.00'	84.80'	53.98'	N 45°34'31" W	76.35'
C12	90°01'12"	30.00'	47.13'	30.01'	S 45°35'45" E	42.43'
C13	14°00'00"	30.00'	7.33'	3.68'	N 82°23'40" E	7.31'
C14	89°59'57"	30.00'	47.12'	30.00'	N 45°33'51" W	42.43'
C15	24°35'15"	20.00'	8.58'	4.36'	S 12°51'30" E	8.52'
C16	59°33'37"	30.00'	31.22'	17.19'	S 28°14'56" W	28.83'
C17	12°34'34"	264.00'	57.95'	29.09'	S 84°49'39" E	57.83'
C18	58°27'26"	80.00'	81.62'	44.76'	N 61°20'09" W	78.13'
C19	10°48'45"	251.50'	47.46'	23.80'	S 85°43'22" E	47.39'
C20	89°58'42"	66.00'	103.65'	65.98'	N 45°34'31" W	93.32'

OWNERS CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~
WHEREAS, Hunter Alma Eldorado, LP is the owner of a 4.3776 acre tract of land situated in the J.J. Naugle Survey, Abstract No. 662, Collin County, Texas; said tract being all of Lot 2, Block B, Parcel 1017-1018 Addition, Lots 1R & 2, Block B, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2012, Page 472 of the Plat Records of Collin County, Texas; said 4.3776 acre tract being more particularly described as follows:
BEGINNING, at a 1/2-inch iron rod with "Petsche & Assoc." cap found at the southeast end of a right-of-way corner clip at the intersection of the west right-of-way line of Alma Road South (a variable width right-of-way) and the south right-of-way line of Eldorado Parkway (120-foot wide right-of-way);
THENCE, along the said west line of Alma Road South and the east line of said Lot 2, Block B, the following four (4) calls:
South 00 degrees, 35 minutes, 10 seconds East, a distance of 119.64 feet to a 1/2-inch iron rod with "Petsche & Assoc." cap found at the beginning of a non-tangent curve to the left;
In a southerly direction, along said curve to the left, having a central angle of 11 degrees, 29 minutes, 18 seconds, a radius of 265.00 feet, a chord bearing and distance of South 06 degrees, 20 minutes, 21 seconds East, 53.05 feet, an arc distance of 53.14 feet to a 1/2-inch iron rod with "Petsche & Assoc." cap found at the end of said curve; said point being the beginning of a reverse curve to the right;
In a southerly direction, along said curve to the right, having a central angle of 11 degrees, 29 minutes, 19 seconds, a radius of 235.00 feet, a chord bearing and distance of South 06 degrees, 25 minutes, 33 seconds East, 47.04 feet, an arc distance of 47.12 feet to a 1/2-inch iron rod with "Petsche & Assoc." cap found the end of said curve;
South 00 degrees, 25 minutes, 24 seconds East, a distance of 10.42 feet to a 1/2-inch iron rod with "Petsche & Assoc." cap found at the southeast corner of said Lot 2, Block B; said point also being the northeast corner of Lot 1, Block A, Villas At Willow Grove, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2007, Page 191 of the said Plat Records;
THENCE, South 89 degrees, 25 minutes, 33 seconds West, departing the said west line of Alma Road South and the east line of said Lot 2, Block B and along the common line between said Lot 2, Block B and said Lot 1, Block A, a distance of 744.33 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of said Lot 2, Block B; said point also being the southeast corner of said Lot 1R, Block B;
THENCE, North 00 degrees, 33 minutes, 52 seconds West, departing the said common line between said Lot 2, Block B and said Lot 1, Block A and along the common line between said Lots 1R and 2, Block B, a distance of 260.11 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found in the said south line of Eldorado Parkway, said point being the northwest corner of said Lot 2, Block B and the northeast end of said right-of-way corner clip;
THENCE, North 89 degrees, 26 minutes, 08 seconds East, departing the said common line between Lots 1R and 2, Block B and along the said south line of Eldorado Parkway and the north line of said Lot 2, Block B, a distance of 679.24 feet to a 1/2-inch iron rod found for corner; said point also being at the northwest end of said right-of-way corner clip;
THENCE, South 61 degrees, 38 minutes, 48 seconds East, departing the said south line of Eldorado Parkway and said north line of Lot 2, Block B and along the said right-of-way corner clip and the northeast line of Lot 2, Block B, a distance of 62.75 feet to the POINT OF BEGINNING;
CONTAINING, 190,690 square feet or 4.3776 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, Roman L. Groysman, do hereby certify that I prepared this replat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.
PRELIMINARY
RELEASED 04/29/13 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Roman L. Groysman
Registered Professional Land Surveyor
No. 5864
STATE OF TEXAS ~
COUNTY OF COLLIN ~
BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 and in the capacity therein stated.
WITNESS MY HAND at _____ County, Texas, this ____ day of _____, 2013.
Notary Public in and for the State of Texas.



CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

RECEIVED
By Kathy Wright at 2:46 pm, Apr 29, 2013

OWNERS DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, We, Hunter Alma Eldorado, LP, do hereby adopt this record replat designating the hereinabove described property as the PARCEL 1017-1018 ADDITION, LOTS 2R, 3, 4 & 5, BLOCK B, being a replat of Lot 2, Block B, of the Parcel 1017-1018 Addition, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their 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 anyway, endanger, interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone.
This replat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.
WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2013.
By: Hunter Alma Eldorado, LP

Authorized Signature
STATE OF TEXAS ~
COUNTY OF COLLIN ~
BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ of _____, authorized representative of _____, authorized to do business in the State of Texas.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2013.
Notary Public in and for the State of Texas

"Approved and Accepted"

Chairman
Planning and Zoning Commission
City of McKinney, Texas
Date

NOTES:

- Bearing system for this survey is based on a bearing of North 89 degrees, 26 minutes, 08 seconds East for the south-right-of-way line of Eldorado Parkway according to the plat of Parcel 1017-1018 Addition, Lots 1R & 2, Block B, an addition to the City of McKinney, Texas recorded in Volume 2012, Page 472 of the Plat Records of Collin County, Texas.
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum site requirements of the governing zoning district and the requirements of the subdivision ordinance.
- Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).
- No floodplain exists on Lots 2R, 3, 4 or 5.
- The 12.5' water, pedestrian access, and street easement exists on Lot 5 only. On all other lots it is a street easement only.
- A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and state law.

CONVEYANCE PLAT
PARCEL 1017-1018 ADDITION
LOTS 2R, 3, 4 & 5, BLOCK B
4.3776 ACRE TRACT

BEING REPLAT OF LOT 2, BLOCK B, PARCEL 1017-1018,
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
AND BEING OUT OF THE
J.J. NAUGLE SURVEY, ABSTRACT No. 662
COLLIN COUNTY, TEXAS

OWNER:
HUNTER ALMA ELDERADO, LP
3890 W. NORTHWEST HWY
Suite 100
DALLAS, TEXAS 75220
(214) 739-4242 (PHONE)



1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #00481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-09

PREPARED	04-29-2013
SURVEYED	08-10-2012
SCALE:	1" = 50'
PI NUMBER	1528-12-082
DRAWN BY:	RLG
CHECKED BY:	RPP