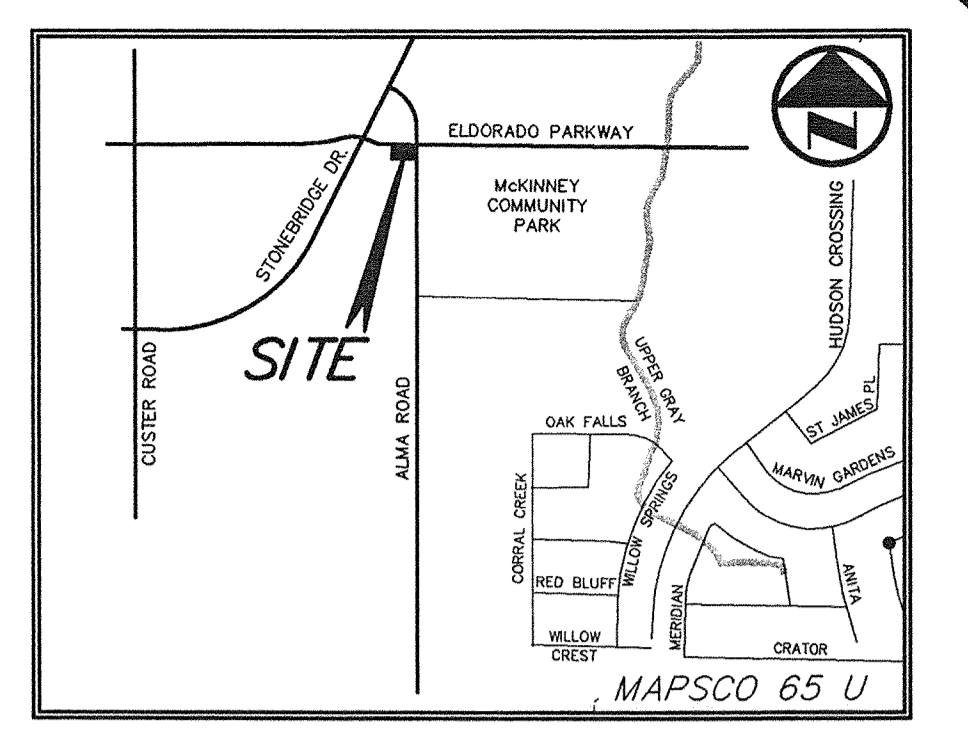
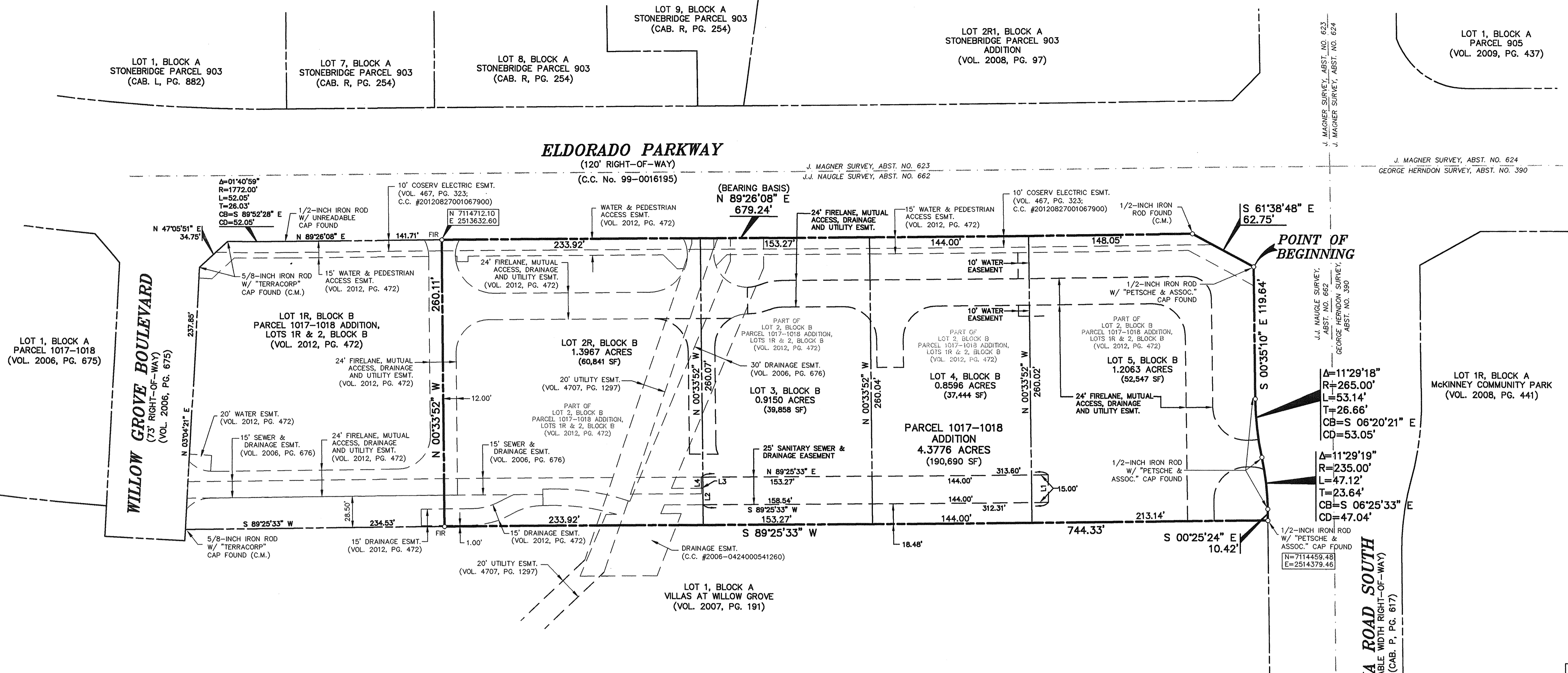
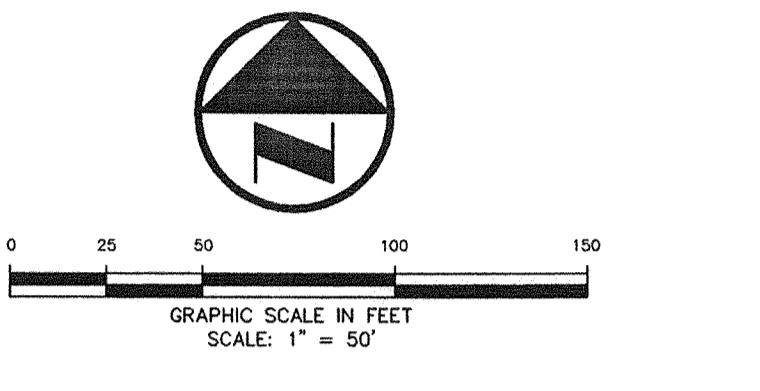


ROLLINS 01/29/2013 2:16PM PRELIMINARY ENGINEERING DRAWING 1528-12-082_FLAT.DWG
POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.



VICINITY MAP
NOT TO SCALE



LEGEND

(C.M.)	PROPERTY LINE
FR	CONTROLLING MONUMENT
	1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND

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 "Patsche & 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 "Patsche & 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 "Patsche & 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 08 degrees, 25 minutes, 33 seconds East, 47.04 feet, an arc distance of 47.12 feet to a 1/2-inch iron rod with "Patsche & Assoc." cap found at 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 "Patsche & Assoc." cap found at the southeast corner of said Lot 2, Block B; said point also being the northeast corner of said 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 Lot 2, Block B and Lot 1, Block A and along the common line between said Lots 1R and 2, Block B, a distance of 280.11 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 northeast corner of said Lot 2, Block B and the northeast corner of said Lot 1R, Block B;

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. Groszman, 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 01/29/13 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Roman L. Groszman
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. Groszman, 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.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

THE PURPOSE OF THIS PRELIMINARY FINAL REPLAT IS TO DIVIDE LOT 2R INTO SEPARATE LOTS AND ESTABLISH EASEMENTS TO ALLOW DEVELOPMENT.

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 oil or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way, 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 oil or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This replat approved subject to all platting ordinance, 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 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

LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°34'27" E	25.00'
L2	N 00°34'20" W	15.00'
L3	S 89°25'33" W	1.29'
L4	N 00°34'20" W	10.00'

- 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 size 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.

RECEIVED
By Kathy Wright at 9:42 am, Jan 29, 2013

PRELIMINARY-FINAL REPLAT
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 ELDORADO, LP 3890 W. NORTHWEST HWY Suite 100 DALLAS, TEXAS 75220 (214) 739-4242 (PHONE)	POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. # 000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com	PREPARED 01-04-2013 SURVEYED 08-10-2012 SCALE: 1" = 50' PI NUMBER 1528-12-041 DRAWN BY: RLG CHECKED BY: RPP
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