

LEGAL DESCRIPTION

WHEREAS, ALMA SILVERADO INVESTMENTS, LLC, is the owner of a tract of land situated in the George Lucas Survey, Abstract Number 540, in the City of McKinney, Collin County, Texas, being all of Lot 11 Block A out of Hico Acres, an addition to the City of McKinney, described in Document No. 2015-483, in the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found with cap stamped "Dunaway Assoc., LP" at the northeast corner of said Lot 11 being in the west line of Harvest Bend Addition Phase 2B, an addition to the City of McKinney, as described in Vol. 2007, Pg. 621 in said Plat Records, being in the south line of Silverado Trail (Variable R.O.W.);

THENCE, South 00°54'15" East, along the east line of said Lot 11 and along the west line of said Harvest Bend Addition 2B, at 385.00 feet, passing a 1/2 inch iron rod found at the southwest corner of said Harvest Bend Addition Phase 2B and being the most westerly northwest corner of Harvest Bend Addition Phase 2A, an addition to the City of McKinney, as described in Vol. 2006, Pg. 384 in said Plat Records and continuing for a total distance of 462.19 feet, to an "X" cut found at the most easterly southeast corner of said Lot 11 and being in the north line of Bell Addition, an addition to the City of McKinney as described in Cab. G, Pg. 47 in said Plat Records;

THENCE, North 60°06'13" West, along the north line of said Bell Addition and the south line of said Lot 11, for a distance of 13.82 feet, to a 5/8 inch iron rod found with cap stamped "Dunaway Assoc., LP";

THENCE, South 29°53'47" West, continuing along said north and south lines, for a distance of 74.51 feet, to a 5/8 inch iron rod found with cap stamped "Dunaway Assoc., LP", at the northeast corner of Lot 10 Block A out of said Hico Acres;

THENCE, South 89°48'54" West, departing the north line of said Bell Addition and with said south line and along the north line of said Lot 10, for a distance of 524.72 feet, to a 5/8 inch iron rod found with cap stamped "Dunaway Assoc., LP";

THENCE, South 00°54'15" East, continuing along said north and south lines, for a distance of 221.10 feet, to an "X" cut found;

THENCE, South 89°48'51" West, continuing along said lines, for a distance of 204.86 feet, to a 5/8 inch iron rod found with cap stamped "Dunaway Assoc., LP";

THENCE, South 00°54'15" East, continuing along said lines, for a distance of 102.01 feet, to a 5/8 inch iron rod found with cap stamped "Dunaway Assoc., LP";

THENCE, South 89°48'51" West, continuing along said lines, for a distance of 184.31 feet, to a 5/8 inch iron rod found with cap stamped "Dunaway Assoc., LP", at the most southerly southwest corner of said Lot 11 and being the most westerly northwest corner of said Lot 10 being in the east line of Alma Road (Variable R.O.W.);

THENCE, North 00°52'58" West, along the west line of said Lot 11 and the east line of said Alma Road, for a distance of 521.70 feet, to a 5/8 inch iron rod found with cap stamped "Dunaway Assoc., LP";

THENCE, North 89°16'04" East, along the north line of said Lot 11, for a distance of 388.94 feet, to a 5/8 inch iron rod found with cap stamped "Dunaway Assoc., LP", at an interior ell corner of said Lot 11;

THENCE, North 00°54'15" West, along the west line of said Lot 11, for a distance of 310.26 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most northerly northwest corner of said Lot 11 being in the south line of said Silverado Trail;

THENCE, North 89°05'54" East, along the north line of said Lot 11 and the south line of said Silverado Trail, for a distance of 574.70 feet and containing 10.961 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we ALMA SILVERADO INVESTMENTS, LLC, the undersigned do hereby adopt this conveyance plat designating the herein described property as HICO ACRES, LOTS 1-3 BLOCK A, being a replat of Lot 11 Block A as recorded in Doc. No. 2018-483, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the 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 parts of any buildings, fences, trees, shrubs 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, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

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

ALMA SILVERADO INVESTMENTS, LLC.

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

"Approved"

City of McKinney Mayor
City of McKinney, Texas

Date

Attest

City Secretary
City of McKinney, Texas

Date

THE PURPOSE OF THIS REPLAT IS TO CREATE 3 LOTS FROM THE EXISTING 1 LOT.

CONVEYANCE PLAT
OF

HICO ACRES
LOTS 1-3 BLOCK A

BEING A REPLAT OF LOT 11 BLOCK A
AS RECORDED IN

DOC. NO. 2015-483
10.961 ACRES

OUT OF THE

GEORGE LUCAS SURVEY, ABSTRACT NO. 540
IN THE

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

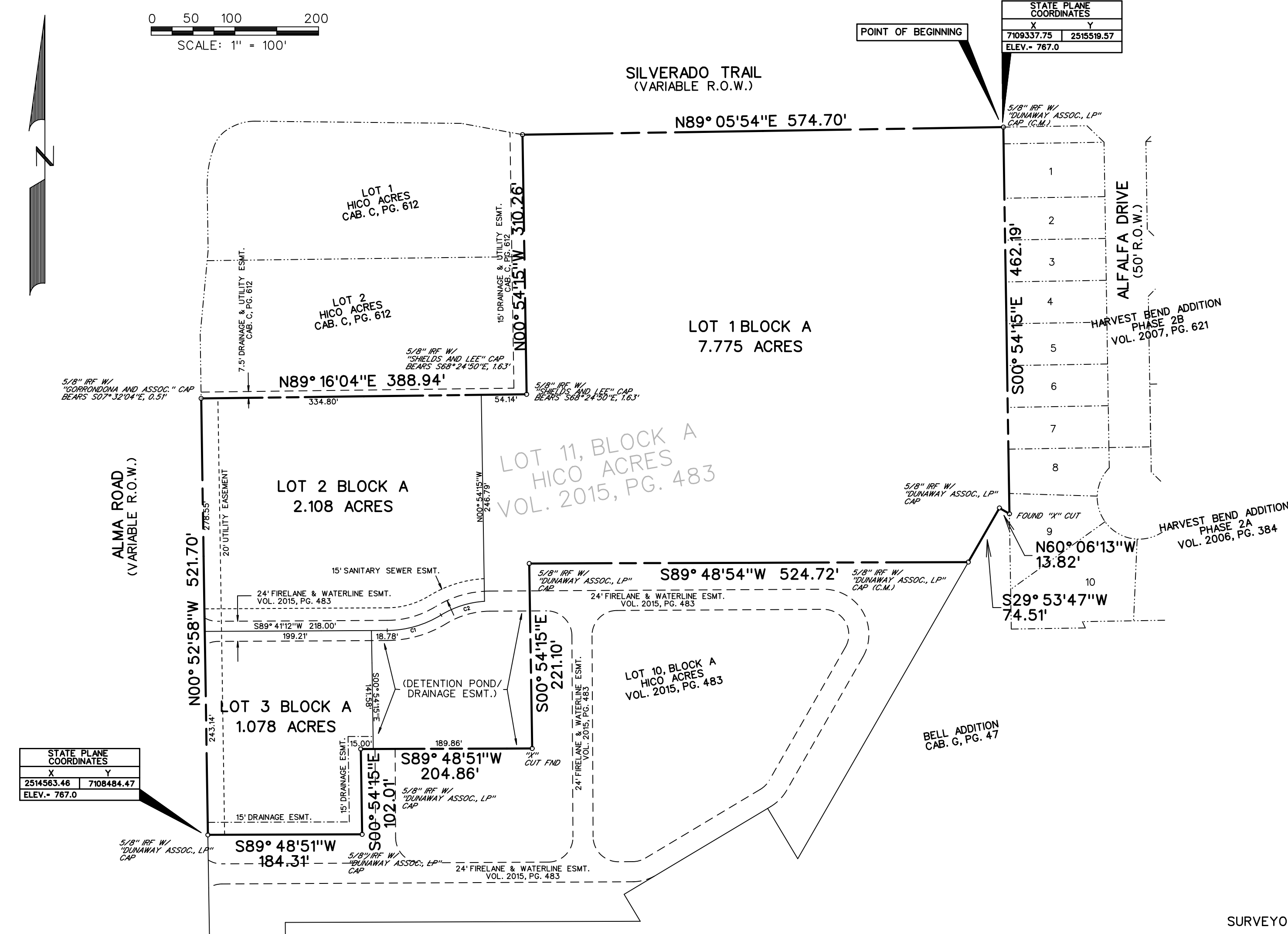
OWNER
ALMA SILVERADO INVESTMENTS, LLC.

PO BOX 863264
PLANO, TEXAS 75086

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS* 10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2020

SCALE: 1"=100'



CURVE TABLE

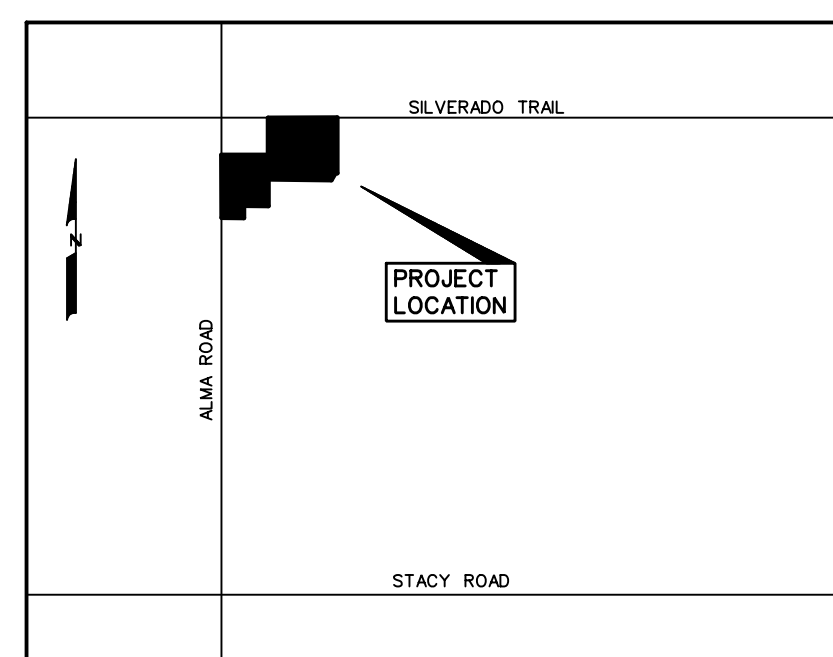
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	31°18'38"	124.00'	67.76'	66.92'	N74°01'53"E
2.	28°12'06"	112.00'	55.13'	54.57'	N72°28'38"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°41'12" E	48.08'

NOTES

- Bearing are referenced to Hico Acres an addition to the City of McKinney, as recorded in Vol. 2015, Pg. 483, in the Plat Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- IRF - Iron Rod Found
C.M. - Controlling Monument
- 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 requirements of the subdivision ordinance.
- 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.



LOCATION MAP
N.T.S.