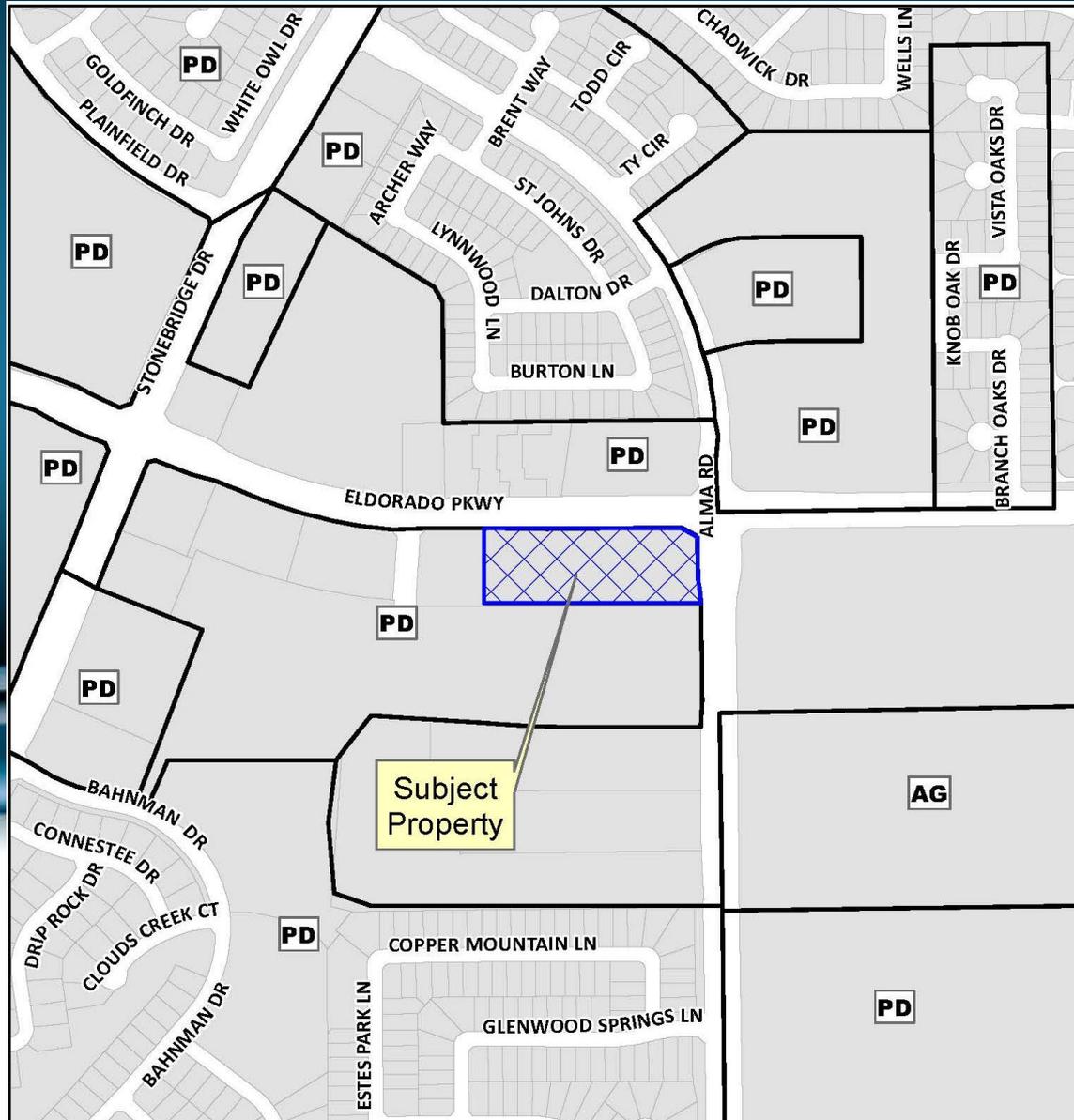


# Case No. 13-006PFR

Located on the Southwest Corner of  
Eldorado Parkway and Alma Road



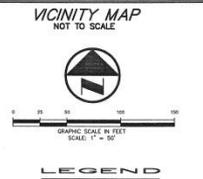
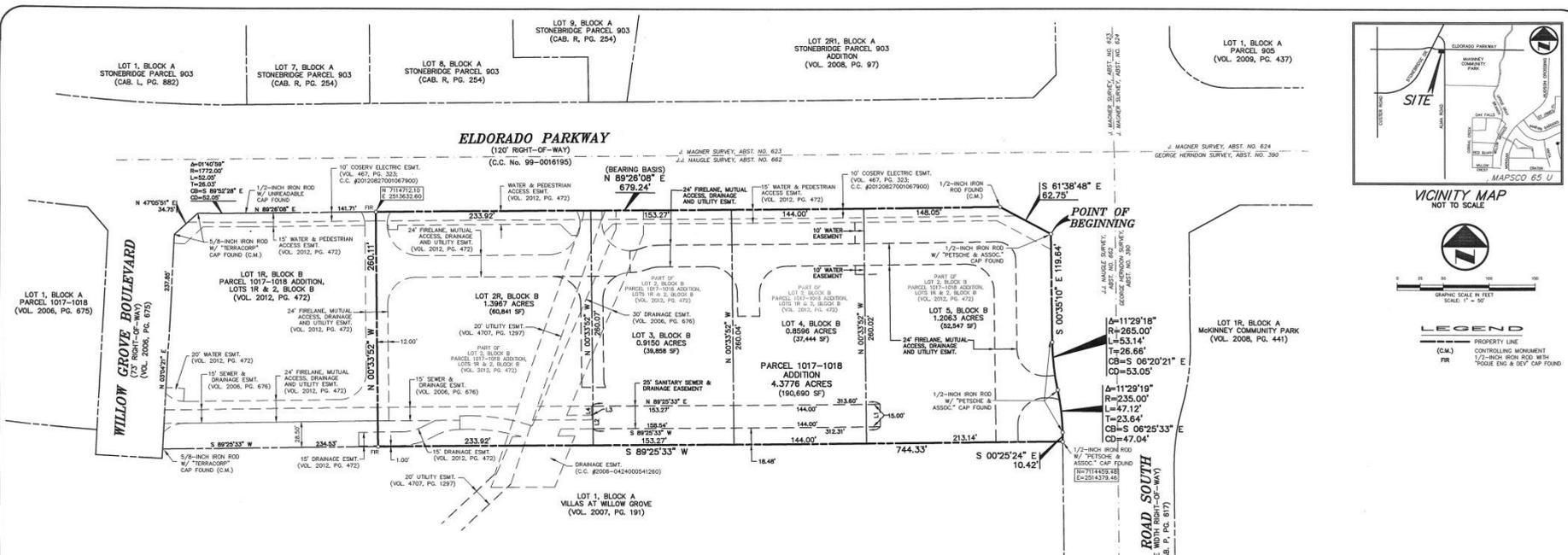
# Location Map



# Aerial Exhibit



# Proposed Preliminary-Final Replat



LINE	BEARING	LENGTH
L1	S 00°24'27" E	25.00'
L2	S 00°24'27" E	15.00'
L3	S 89°25'33" W	1.26'
L4	S 00°24'27" W	10.00'

### 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, 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; and said 4.3776 acre tract being more particularly described as follows:  
 BEGINNING, at a 1/2-inch iron rod with "Patscha & Assoc." cap found at the southeast end of a right-of-way corner site 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 "Patscha & 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 "Patscha & 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, 18 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 "Patscha & 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 "Patscha & 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 southeast 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 200.11 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 corner of said Lot 1R, Block B;  
 THENCE, North 09 degrees, 28 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 the northeast corner of said Lot 1R, Block B;  
 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 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. Dreyman, 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 Statutes and Regulations of the City of McKinney, Collin County, Texas.  
**PRELIMINARY**  
 RELEASED 01/26/13 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED INTO THE PUBLIC RECORDS.  
 Roman L. Dreyman  
 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 \_\_\_\_\_, 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.

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 dedications described properly 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 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 serving 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, fence, structure, trees or other improvements or growths, signs, encroachment or interference with the construction, maintenance or efficiency of it's respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, impacting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone.  
 This replat approved subject to all plotting, ordnance, 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 Signatory  
 STATE OF TEXAS --  
 COUNTY OF COLLIN --  
 BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared \_\_\_\_\_, 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

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

<b>OWNER:</b> HUNTER ALMA ELDRADO, LP 3850 W. NORTHWEST HWY Suite 100 DALLAS, TEXAS 75220 (214) 739-4242 (PHONE)	1913 10TH CENTRAL DRIVE SUITE 100 FORT WORTH, TEXAS 76108 P.O. BOX 1199 FORT WORTH, TEXAS 76108-1199	PREPARED 01-04-2013 SURVEYED 08-10-2012 SCALE: 1" = 50' PL NUMBER: 1528-12-041 DRAWN BY: RLG CHECKED BY: RPP
		OWNER: HUNTER ALMA ELDRADO, LP 3850 W. NORTHWEST HWY Suite 100 DALLAS, TEXAS 75220 (214) 739-4242 (PHONE)
		PREPARED BY: RPP DATE: 01-04-2013 DRAWN BY: RLG CHECKED BY: RPP
		TITLE: PRELIMINARY-FINAL REPLAT PROJECT: HUNTER ALMA ELDRADO, LP SHEET: 1 OF 1 DATE: 01-04-2013

# STAFF RECOMMENDATION:

Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff Report.