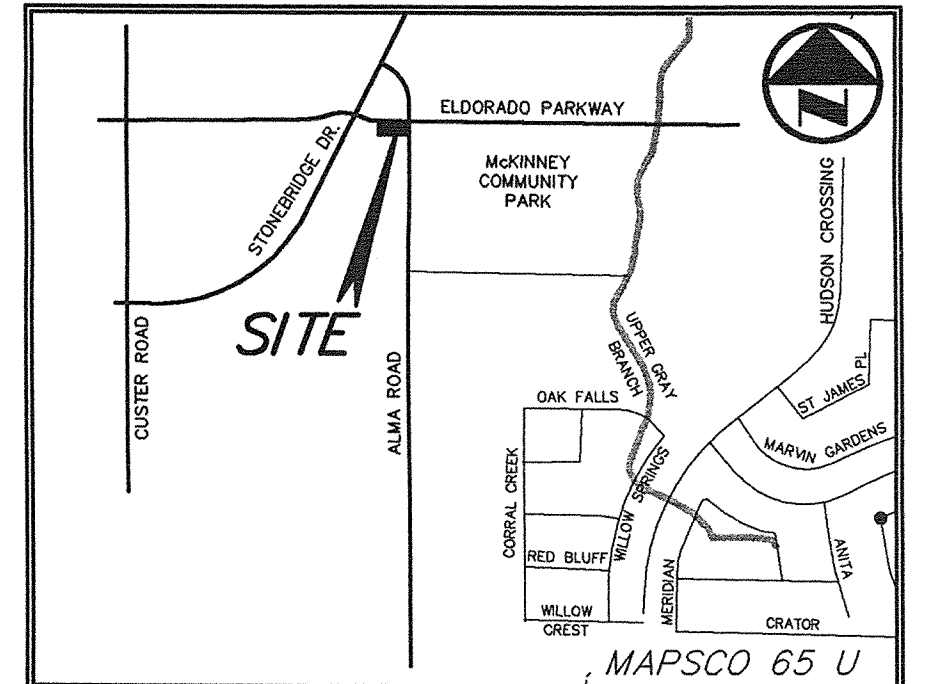
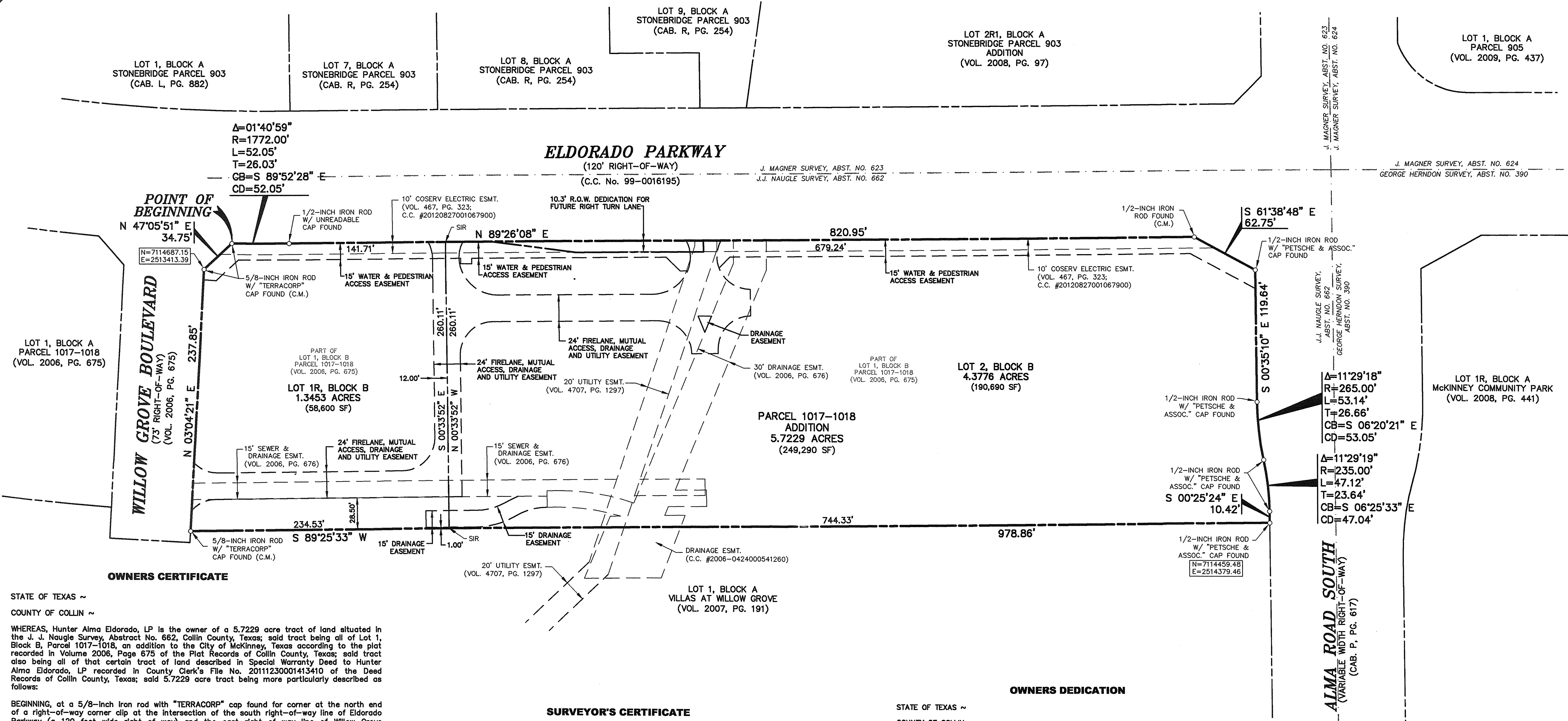


ROLLINS 09/18/2012 8:28PM - ELDORADO & ALMA - PLAT.DWG 1528-12-041_PLAT.DWG
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OWNERS CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~
WHEREAS, Hunter Alma Eldorado, LP is the owner of a 5.7229 acre tract of land situated in the J. J. Naugle Survey, Abstract No. 662, Collin County, Texas; said tract being all of Lot 1, Block B, Parcel 1017-1018, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, Page 875 of the Plat Records of Collin County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Hunter Alma Eldorado, LP recorded in County Clerk's File No. 20111230001413410 of the Deed Records of Collin County, Texas; said 5.7229 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "TERRACORP" cap found for corner at the north end of a right-of-way corner clip at the intersection of the south right-of-way line of Eldorado Parkway (a 120-foot wide right-of-way) and the east right-of-way line of Willow Grove Boulevard (a 73-foot wide right-of-way); said point also being the beginning of a non-tangent curve to the left;

THENCE, along the said south line of Eldorado Parkway and the north line of said Lot 1, Block B, the following two (2) calls:

In an easterly direction, along said curve to the left, having a central angle of 01 degrees, 40 minutes, 59 seconds, a radius of 1772.00 feet, a chord bearing and distance of South 89 degrees, 52 minutes, 28 seconds East, 52.05 feet, an arc distance of 52.05 feet to a 1/2-inch iron rod with unreadable cap found at the end of said curve;

North 89 degrees, 26 minutes, 08 seconds East, a distance of 820.95 feet to a 1/2-inch iron rod found for corner; said point also being at the north end of a right-of-way corner clip at the intersection of the said south line of Eldorado Parkway and the west right-of-way line of Alma Road South (a variable width right-of-way);

THENCE, South 61 degrees, 38 minutes, 48 seconds East, departing the said south line of Eldorado Parkway and along the said line of Lot 1, Block B and along the second referenced right-of-way corner clip, a distance of 62.75 feet to a 1/2-inch iron rod with "Petsche & Assoc." cap found for corner in the said west line of Alma Road South; said point also being at the south end of the second referenced right-of-way corner clip;

THENCE, along the said west line of Alma Road South and the east line of said Lot 1, 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 1, 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 1, Block B and along the common line between said Lot 1, Block B and said Lot 1, Block A, a distance of 978.86 feet to a 5/8-inch iron rod with "TERRACORP" cap found for corner in the said east line of Willow Grove Boulevard;

THENCE, North 03 degrees, 04 minutes, 21 seconds East, departing the said common line between Lot 1, Block B and Lot 1, Block A and along the said east line of Willow Grove Boulevard and the west line of said Lot 1, Block B, a distance of 237.85 feet to a 5/8-inch iron rod with "TERRACORP" cap found for corner; said point also being at the south end of the first referenced right-of-way corner clip;

THENCE, North 47 degrees, 05 minutes, 51 seconds East, departing the said east line of Willow Grove Boulevard and said west line of Lot 1, Block B and along the first referenced right-of-way corner clip, a distance of 34.75 feet to the POINT OF BEGINNING;
CONTAINING, 249,290 square feet or 5.7229 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 plat 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 Plotting Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY
RELEASED 09-19-12 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 _____ Texas, this ____ day of _____, 2012.

Notary Public in and for the State of Texas.

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 plat designating the hereinabove described property as the PARCEL 1017-1018 ADDITION, LOTS 1R & 2, BLOCK B, 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 plat 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 _____, 2012.

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 _____, 2012.

Notary Public in and for the State of Texas

THE PURPOSE OF THIS PRELIMINARY-FINAL REPLAT IS TO SUBDIVIDE LOT 1, BLOCK B INTO TWO LOTS AND CREATE EASEMENTS FOR DEVELOPMENT.

- NOTES:**
- Bearing system for this survey is based on Texas State Plane Coordinate System, North Central Zone, NAD-83 as determined by GPS observation on August 1, 2012;
 - 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.
 - Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).
 - No floodplain exists on Lots 1R or 2.

RECEIVED
By Kathy Wright at 10:11 am, Sep 19, 2012

**PRELIMINARY-FINAL REPLAT
PARCEL 1017-1018 ADDITION
LOTS 1R & 2, BLOCK B
5.7229 ACRE TRACT**
BEING REPLAT OF LOT 1, 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 09-19-2012 SURVEYED 08-10-2012 SCALE: 1" = 50' PI NUMBER 1528-12-041 DRAWN BY: RLG CHECKED BY: RPP
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