

VICINITY MAP  
NOT TO SCALE

ENGINEER/PLANNER/SURVEYOR  
**DUNAWAY ASSOCIATES, L.P.**  
 550 BAILEY AVENUE  
 SUITE 400  
 FORT WORTH, TEXAS 76107  
 (817) 335-1121 (PHONE)  
 (817) 335-7437 (FAX)

OWNER/DEVELOPER  
**ALMA SILVERADO INVESTMENTS, LLC**  
 5045 LORIMAR DRIVE, SUITE 180  
 PLANO, TEXAS 75093

NOTES

PRELIMINARY-FINAL REPLAT: FOR REVIEW PURPOSE ONLY

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.

The basis of bearings for this survey is the Texas State Coordinate System of 1983, North central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.

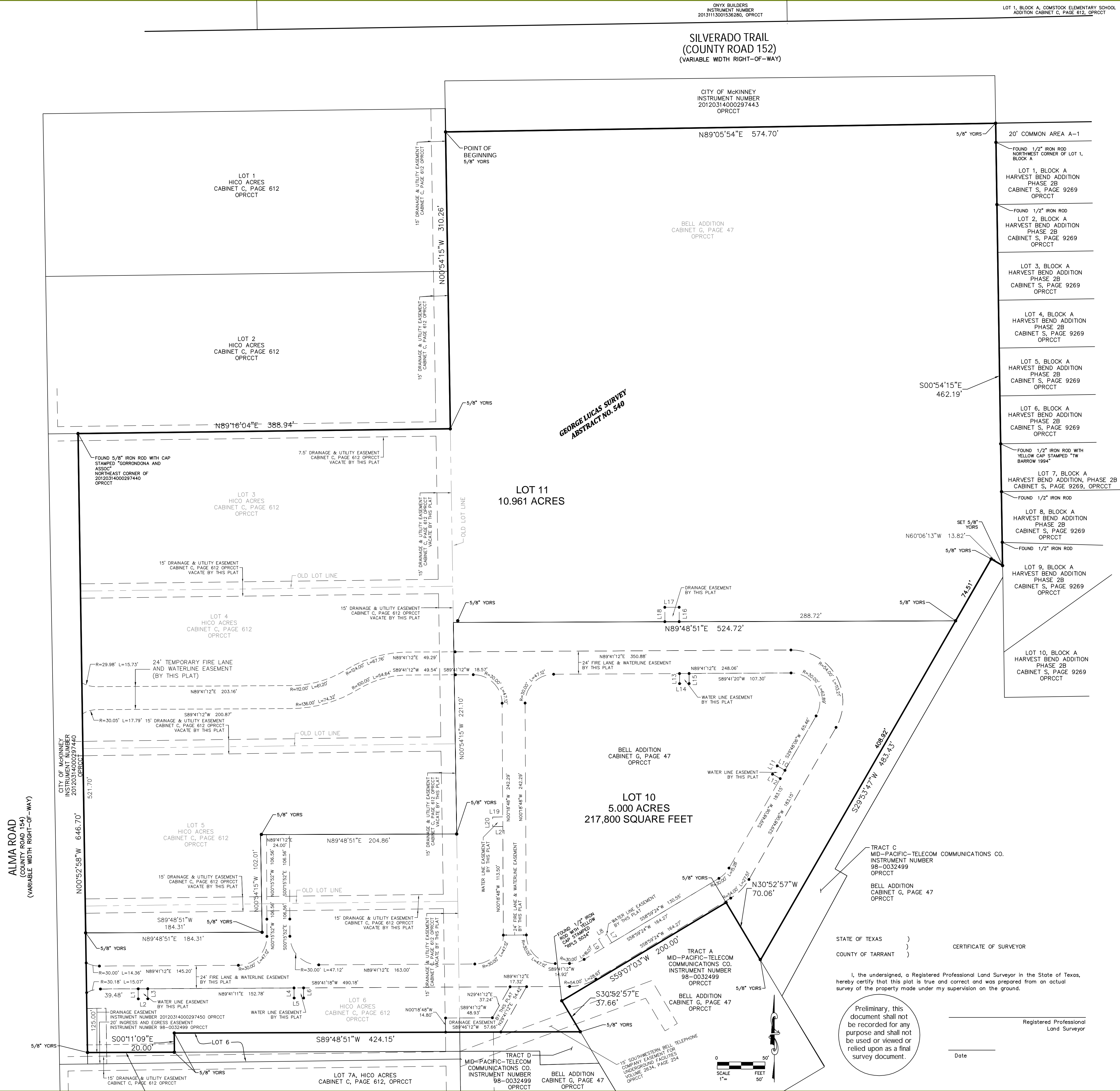
The purpose of this replat is to create replat 5 lots to a potential buyer.

OPRCCT = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

5/8" YCRS = 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set

Line Number	Bearing	Distance
L1	N00°18'48"W	10.51'
L2	S89°41'12"W	10.00'
L3	S00°18'48"E	10.51'
L4	N00°18'48"W	10.51'
L5	S89°41'12"W	10.00'
L6	S00°18'48"E	10.51'
L7	N31°00'36"W	10.32'
L8	S58°59'24"W	10.00'
L9	S31°00'36"E	10.32'
L10	N60°11'54"W	9.33'
L11	S29°48'06"W	10.00'
L12	S60°11'54"E	9.33'
L13	S00°18'48"E	10.50'
L14	N89°41'12"E	10.00'
L15	N00°18'48"W	10.50'
L16	N00°15'16"W	15.02'
L17	S89°44'44"W	15.00'
L18	S00°15'16"E	15.00'
L19	S89°41'12"W	10.50'
L20	S00°18'48"E	10.00'
L21	N89°41'12"E	10.50'

**RECEIVED**  
 By Planning Department at 8:03 am, Jul 28, 2014



STATE OF TEXAS )  
 COUNTY OF COLLIN ) OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I (we), the undersigned, owner(s) of the land, as recorded under County Clerk's Instrument Number D2011017001109510, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, shown on this plot within the area described by metes and bounds as follows:

BEING a 15.937 acre tract of land situated in the George Lucas Survey, Abstract Number 540, located in the City of McKinney, Collin County, Texas, and being all of Lots 3, 4, 5 and 6, Hico Acres, an addition to the City of McKinney, as recorded in Cabinet C, Page 612 of the Official Public Records of Collin County, Texas (OPRCCT), being part of an unnamed Lot, Bell Addition, an addition to the City of McKinney, as recorded in Cabinet G, Page 47 OPRCCT, and being part of a tract of land described in the Special Warranty Deed to ALMA SILVERADO INVESTMENTS, LLC, as recorded under Instrument Number 2011017001109510, OPRCCT, said 15.937 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch yellow capped iron rod stamped "DUNAWAY ASSOC. LP" set (herein called "iron rod set") for the southwest corner of Right of Way Warranty Deed to CITY OF MCKINNEY, as recorded under Instrument Number 20120314000297443, OPRCCT;

THENCE North 89 degrees 05 minutes 14 seconds East, along the south right-of-way line of Silverado Trail a distance of 573.27 to an iron rod set;

THENCE South 00 degrees 52 minutes 56 seconds East, along the east line of said ALMA SILVERADO tract and the east line of unnamed Lot of said Bell Addition, a distance of 461.49 feet to an iron rod set at a southeast corner of said ALMA SILVERADO tract;

THENCE southwesterly along a south line of said ALMA SILVERADO tract and the north line of a tract of land described in the Special Warranty Deed to MID-PACIFIC TELECOM COMMUNICATIONS CO., as recorded under Instrument Number 98-0032499, OPRCCT, the following 7 calls:

1. North 60 degrees 13 minutes 52 seconds West, a distance of 14.72 feet to an iron rod set;
2. South 29 degrees 46 minutes 08 seconds West, a distance of 483.43 feet to a found 1/2 inch iron rod;
3. North 31 degrees 00 minutes 36 seconds West, a distance of 70.06 feet to a found 1/2 inch iron rod;
4. South 58 degrees 59 minutes 24 seconds West, a distance of 200.00 feet to a found 1/2 inch iron rod;
5. South 31 degrees 00 minutes 36 seconds East, a distance of 37.73 feet to a found 1/2 inch iron rod;
6. South 89 degrees 46 minutes 12 seconds West, a distance of 424.16 feet to a found 1/2 inch iron rod;
7. South 00 degrees 18 minutes 48 seconds East, a distance of 20.00 feet to a found 1/2 inch iron rod on the south line of Lot 6 of said Hico Acres;

THENCE South 89 degrees 46 minutes 12 seconds West, along the south line of Lot 6 of said Hico Acres, a distance of 91.03 feet to a point for corner from which a found cut "X" bears North 89 degrees 46 minutes 12 seconds West a distance of 0.42 feet at the southeast corner of a tract of land described in the Right of Way Warranty Deed to CITY OF MCKINNEY, as recorded under Instrument Number 20120314000297440, OPRCCT;

THENCE North 00 degrees 52 minutes 37 seconds West, along the east line of said CITY OF MCKINNEY tract, a distance of 646.48 feet to a found 5/8 inch iron rod on the north line of Lot 3 of said Hico Acres;

THENCE North 89 degrees 16 minutes 26 seconds East, along the north line of Lot 3 of said Hico Acres, a distance of 390.45 feet to a found 1/2 inch iron rod on the west line of unnamed Lot of said Bell Addition, and the east line of said Hico Acres;

THENCE North 00 degrees 53 minutes 53 seconds West, along the west line of unnamed Lot of said Bell Addition, and the east line of said Hico Acres, a distance of 310.71 feet to POINT OF BEGINNING and containing 15.937 acres, or 694,200 square feet of land, more or less.

Owner \_\_\_\_\_  
 Date: \_\_\_\_\_

STATE OF TEXAS )  
 COUNTY OF TARRANT )

BEFORE ME, the undersigned authority, 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 considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

NOTARY PUBLIC  
 \_\_\_\_\_  
 County, Texas

PRELIMINARY-FINAL REPLAT  
**HICO ACRES**  
**LOTS 10 AND LOT 11, BLOCK A**

2 Commercial Lots  
 being a replat part of Lots 3, 4, 5 and 6 of Hico Acres and the Bell Addition, 15.961 Acres  
 Situated in the George Lucas Survey, Abstract No. 540  
 City of McKinney, Collin County, Texas



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.335.1121 • Fax: 817.335.7437  
 FIRM REGISTRATION 10098100

STATE OF TEXAS )  
 COUNTY OF TARRANT )

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Registered Professional Land Surveyor  
 \_\_\_\_\_  
 Date \_\_\_\_\_

8001349  
 July 1, 2014