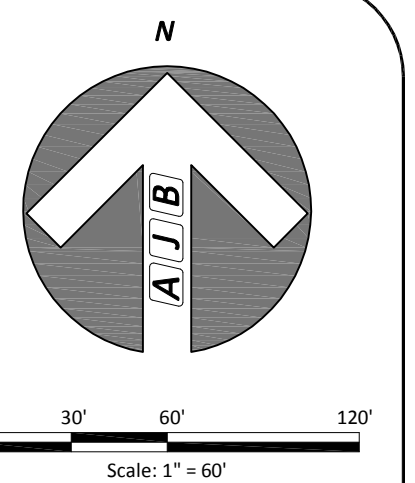


GENERAL NOTES:

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.

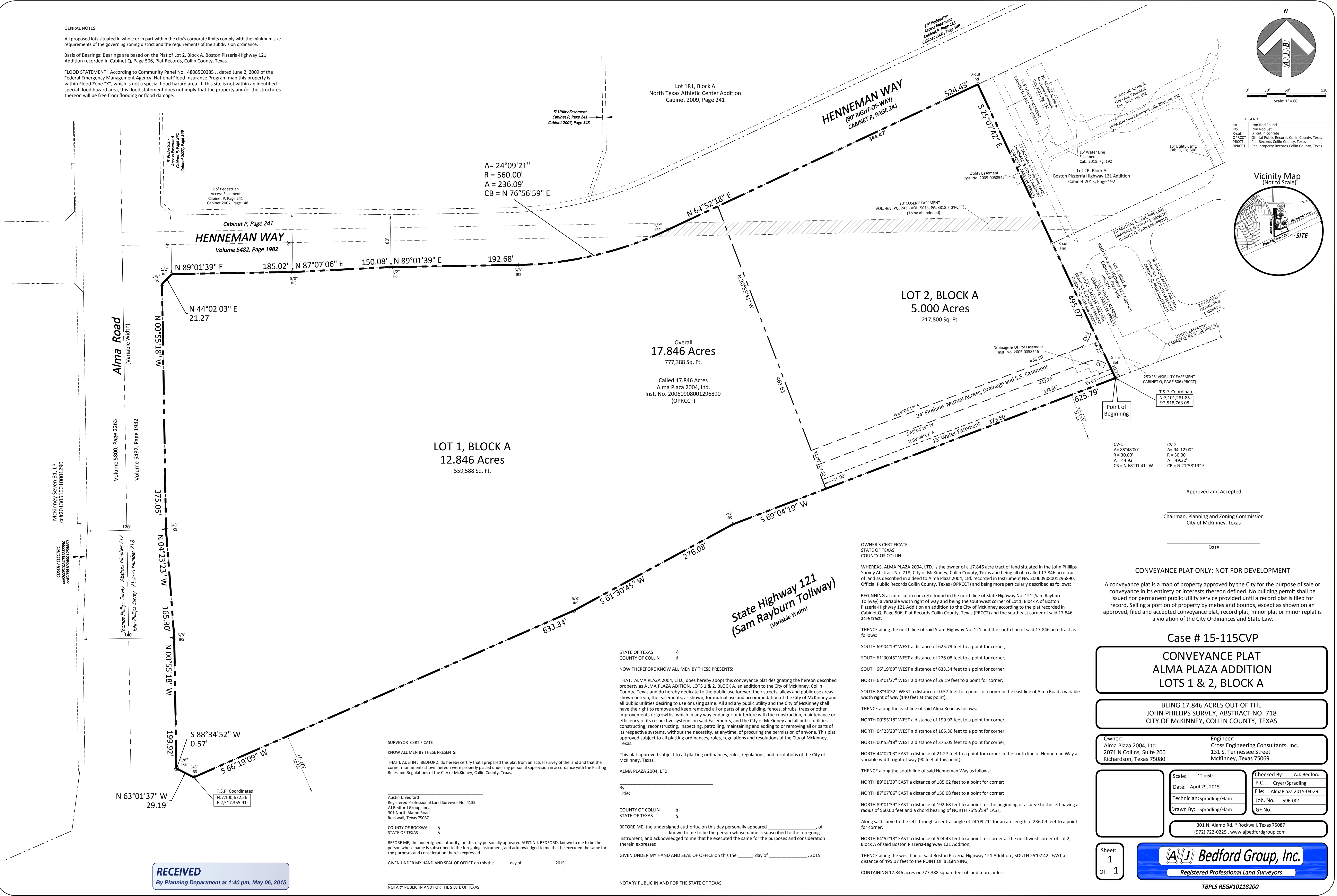
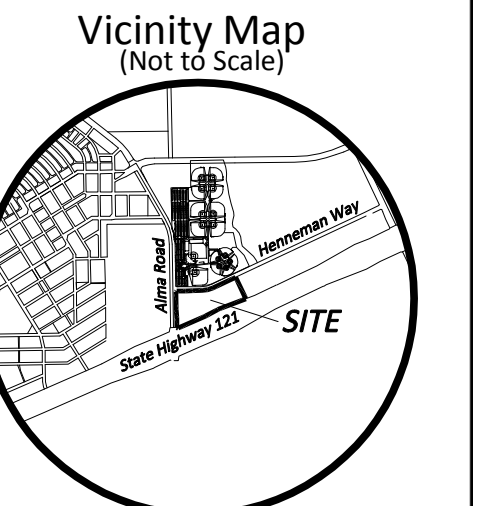
Basis of Bearings: Bearings are based on the Plat of Lot 2, Block A, Boston Pizzeria-Highway 121 Addition recorded in Cabinet Q, Page 506, Plat Records, Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085CO285 J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage.



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
X-cut	X-cut in concrete
OPRCCCT	Official Public Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
RPRCCT	Real Property Records Collin County, Texas



LOT 1, BLOCK A
12.846 Acres
559,588 Sq. Ft.

Overall
17.846 Acres
777,388 Sq. Ft.

Called 17.846 Acres
Alma Plaza 2004, Ltd.
Inst. No. 20060908001296890
(OPRCCCT)

LOT 2, BLOCK A
5.000 Acres
217,800 Sq. Ft.

T.S.P. Coordinate
N: 7,101,281.85
E: 2,518,763.08

CV-1
A = 85°48'00"
R = 30.00'
A = 44.92'
CB = N 68°01'41" W

CV-2
A = 94°12'00"
R = 30.00'
A = 49.32'
CB = N 21°58'19" E

Approved and Accepted

Chairman, Planning and Zoning Commission
City of McKinney, Texas

Date

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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. No building permit shall be issued nor permanent public utility service provided until a record plat is filed for record. 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 Ordinances and State Law.

Case # 15-115CVP

CONVEYANCE PLAT
ALMA PLAZA ADDITION
LOTS 1 & 2, BLOCK A

BEING 17.846 ACRES OUT OF THE
JOHN PHILLIPS SURVEY, ABSTRACT NO. 718
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: Alma Plaza 2004, Ltd. 2071 N Collins, Suite 200 Richardson, Texas 75080	Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069
--	---

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 29, 2015	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: AlmaPlaza 2015-04-29
Drawn By: Spradling/Elam	Job. No.: 596-001
	GF No.:

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.ajbedfordgroup.com

Sheet:
1
Of: 1



STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, ALMA PLAZA 2004, LTD., does hereby adopt this conveyance plat designating the hereon described property as ALMA PLAZA ADDITION, LOTS 1 & 2, BLOCK A, 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 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 or parts of any building, fences, shrubs, trees 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 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 ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

ALMA PLAZA 2004, LTD.

By: _____
Title: _____

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, AUSTIN J. BEDFORD, 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 Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
At Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

COUNTY OF ROCKWALL §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

