

Legend of Symbols & Abbreviations

1/2" IRF = 1/2" IRON ROD FOUND W/ CAP STAMPED "METROPLEX 1849"
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 D.E. = DRAINAGE EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 W.E. = WATER EASEMENT
 F.U.E. = FRANCHISE UTILITY EASEMENT
 (TYP.) = TYPICAL
 ESMT. = EASEMENT
 R.O.W. = RIGHT-OF-WAY

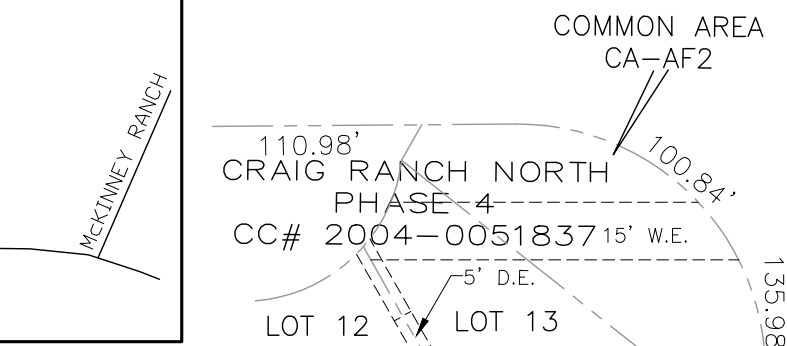
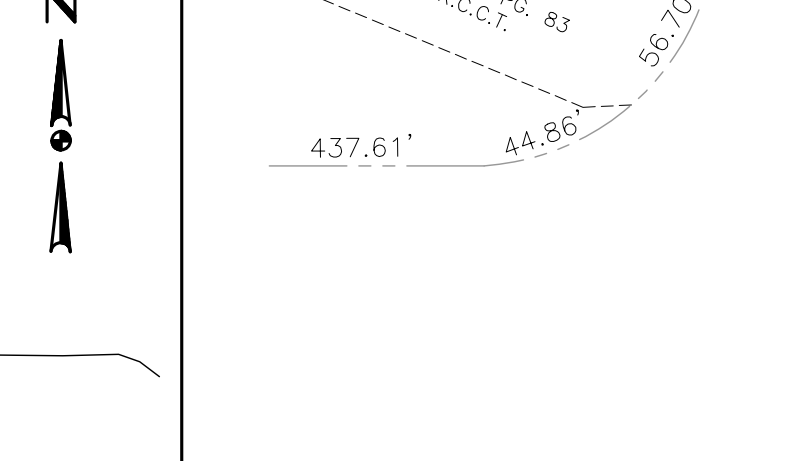
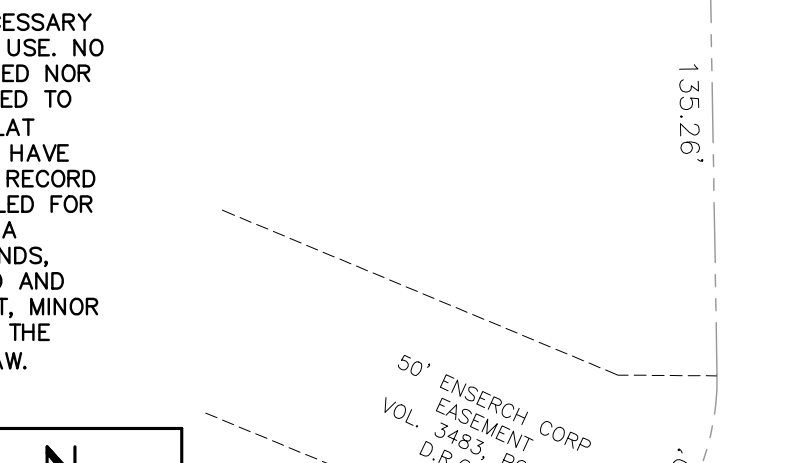
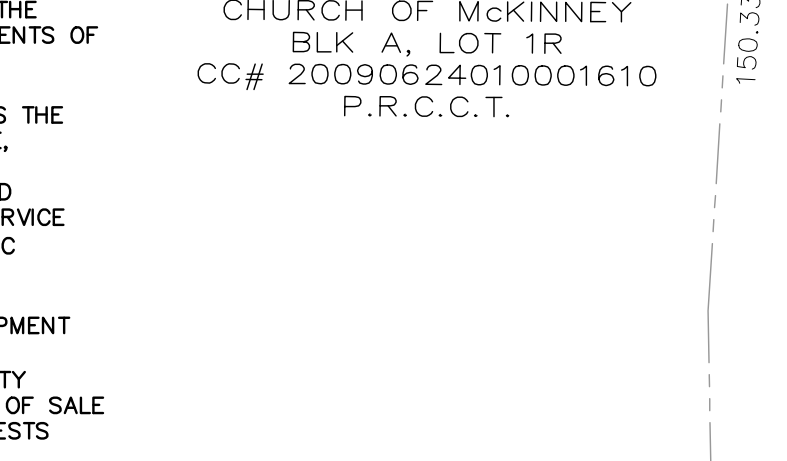
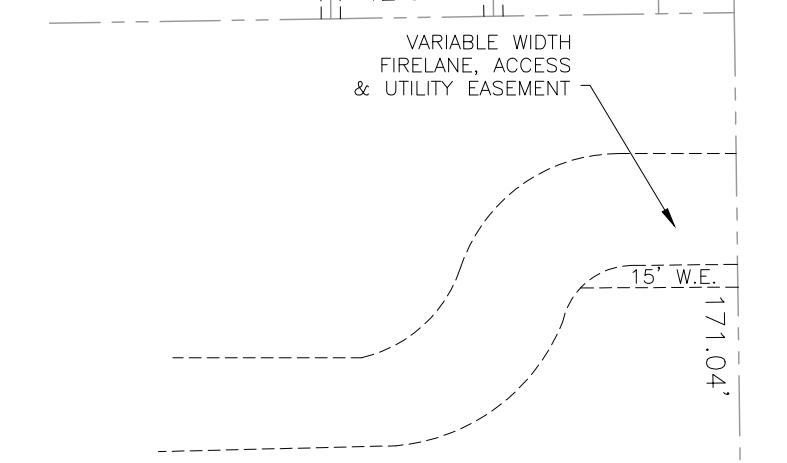
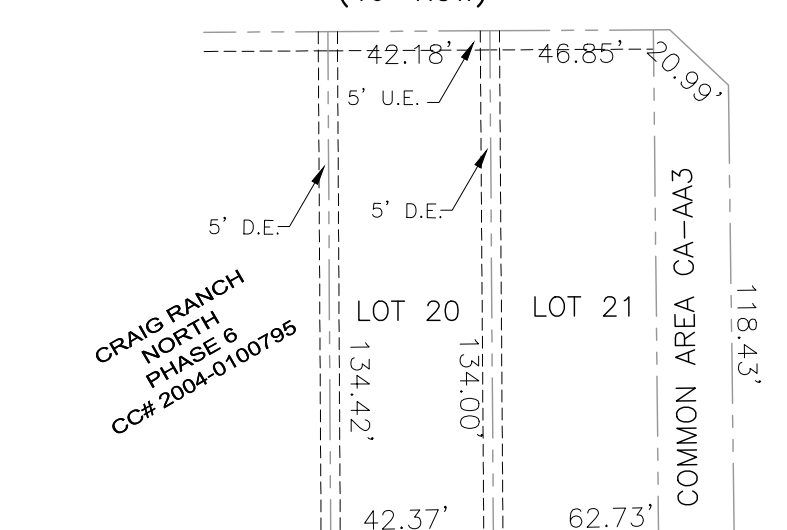
Approved and Accepted

Planning and Zoning Commission
 Chairman

Date

RED FEATHER TRAIL

(46' ROW)



ALMA ROAD

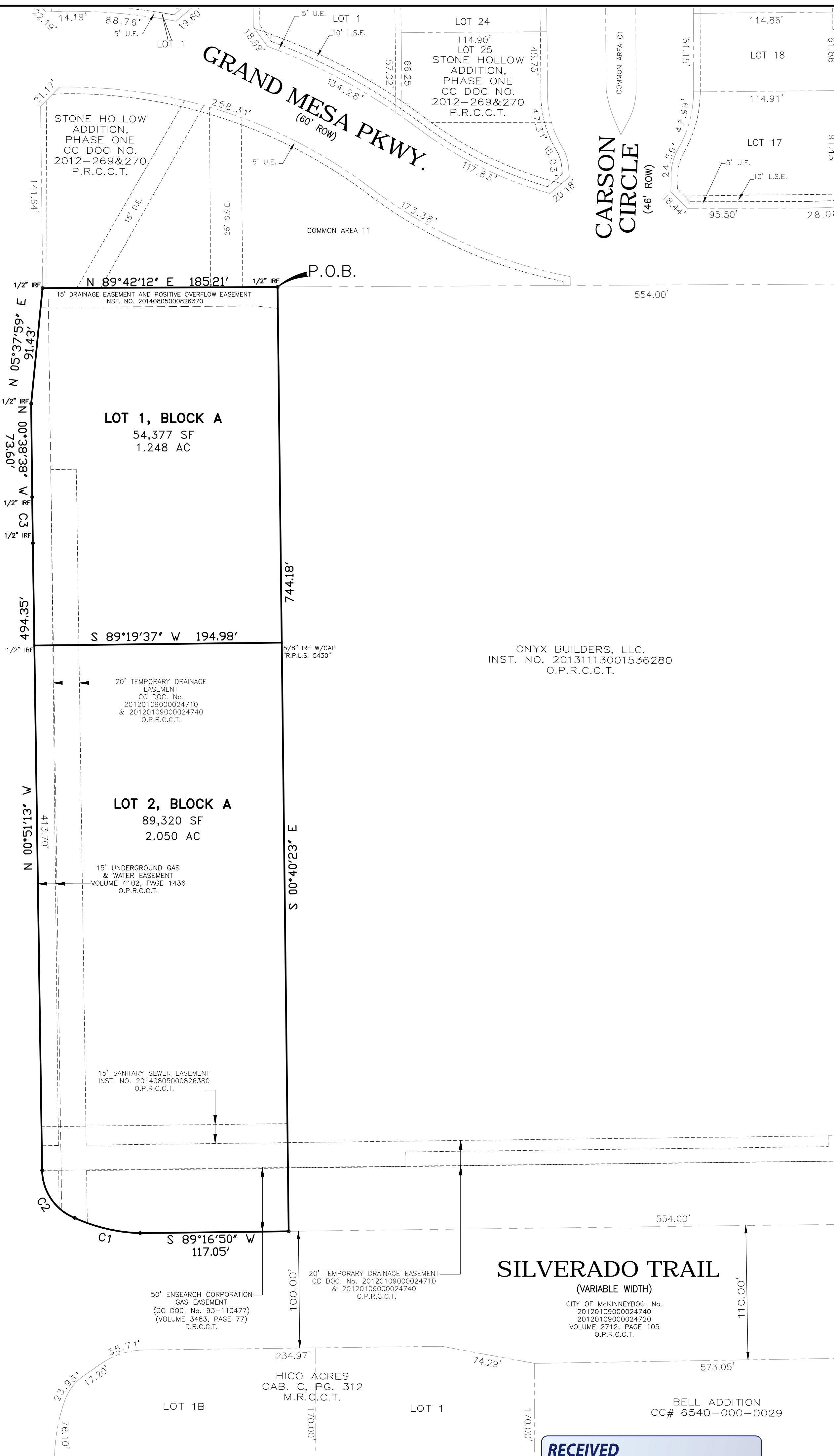
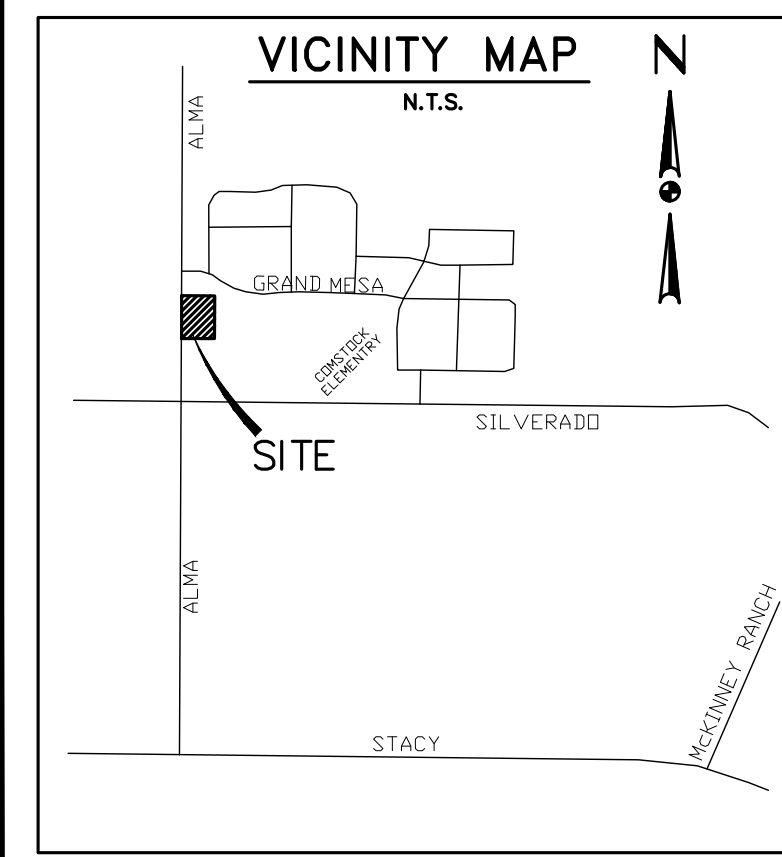
(120' ROW)

CITY OF MCKINNEY
 DOC. NO. 20120109000024740
 VOLUME 2712, PAGE 105
 O.P.R.C.C.T.

REDEEMER PRESBYTERIAN
 CHURCH OF MCKINNEY
 BLK A, LOT 1R
 CC# 20090624010001610
 P.R.C.C.T.

NOTES:

- (1) 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.
- (2) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
- (3) CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT
- (4) 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, MINOR PLAT, OR MINOR REPLAT 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.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	134.00'	22°47'25"	53.30'	N 76°53'39" W	52.95'
C2	41.00'	67°09'10"	48.05'	N 34°25'54" W	45.35'
C3	9958.795	0°12'33"	36.35'	N 00°44'57" W	36.35'

OWNERS DEDICATION

STATE OF TEXAS)
 COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, SILVERALMA INVESTORS, LLC, do hereby adopt this conveyance plat designating the herein above described property as SILVERALMA ADDITION Lots 1 and 2, Block A, to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 may interfere 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, inspecting, patrolling, maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or 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 ____ day of _____, 2015.

Silveralma Investors LLC
 Danny McQuary
 Manager (and Member)

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ for Silveralma Investors, LLC, known to me to be the person's name that 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 this ____ day of _____, 2015.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

(STATE OF TEXAS)
 (COLLIN COUNTY)

WHEREAS Silveralma Investors, LLC is the owner of a tract of land situated in the George Herndon Survey, Abstract Number 390, Collin County, Texas and being all of a tract of land described in deed to Silveralma Investors, LLC, as recorded in Instrument Number 20131113001536270 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "R.P.L.S. 1849" found for the northeast corner of said Silveralma Investors, LLC, tract, same point being the northwest corner of a tract of land conveyed to Onyx Builders, LLC, as recorded in Instrument Number 20131113001536280 of the Instrument Number;

THENCE South 00 degrees 40 minutes 23 seconds East, along the east line of said Silveralma Investors tract and the west line of said Onyx Builders tract, a distance of 744.18 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 1849" found for the southwest corner of said Onyx tract, same being the southeast corner of said Silveralma tract, said point also lying on the north right-of-way line of Silverado Trail (a variable width right-of-way) recorded in Instrument Number 20120109000024740, Instrument Number 20120109000024720, and Volume 2712, Page 105 Official Public Records of Collin County, Texas;

THENCE South 89 degrees 16 minutes 50 seconds West along the north right-of-way line of said Silverado Trail a distance of 117.05 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right and along said north right-of-way having a radius of 134.00 feet, a central angle of 22 degrees 47 minutes 25 seconds, an arc length of 53.30 feet, a chord bearing of North 76 degrees 53 minutes 39 seconds West a distance of, 52.95 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 1849" found for corner at the beginning of a compound curve continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 41.00 feet, a central angle of 67 degrees 09 minutes 10 seconds, an arc length of 48.05 feet, a chord bearing of North 34 degrees 25 minutes 54 seconds West a distance of, 45.35 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 1849" found for corner lying on the east line of Alma Road (120' right-of-way) recorded in Document Number 20120109000024740, 20120109000024720, Volume 2712, Page 105 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 51 minutes 13 seconds West, along the east line of said Alma Road, a distance of 494.35 feet to a 1/2 inch iron with cap stamped "R.P.L.S. 1849" rod found for corner, same point being the beginning of a curve to the left;

THENCE along said curve to the right continuing along said east line of Alma Road having a radius 9958.79 feet, a central angle of 00 degree 12 minutes 33 seconds, an arc length of 36.35 feet, a chord bearing of North 00 degree 44 minutes 57 seconds West, and a chord distance of 36.35 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 1849" for corner;

THENCE North 00 degree 38 minutes 38 seconds West, continuing along east line of said Alma Road, a distance of 73.60 feet to a 1/2 inch iron with cap stamped "R.P.L.S. 1849" rod found for corner;

THENCE North 05 degree 37 minutes 59 seconds East, continuing along the east line of said Alma Road, a distance of 91.43 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 1849" found for corner, same point being the northwest corner of said Silveralma Investors, LLC, tract;

THENCE North 89 degrees 42 minutes 12 seconds East, along the north line of said Silveralma Investors tract, a distance of 185.21 feet to the POINT OF BEGINNING and containing 143,698 square Feet, or 3.299 acres of land.

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2015.

Brian J. Maddox
 Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS)
 COUNTY OF KAUFMAN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that 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 this ____ day of _____, 2015.

Notary Public in and for the State of Texas

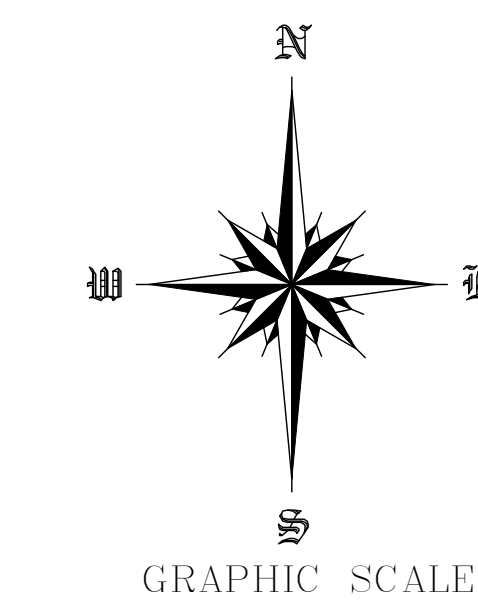
CONVEYANCE PLAT

SILVERALMA ADDITION
 LOTS 1 AND 2, BLOCK A

EMBRACING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO SILVERALMA INVESTORS, LLC, AS RECORDED IN INSTRUMENT NUMBER 20131113001536270 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
 GEORGE HERNDON SURVEY, ABSTRACT NO. 390
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Surveyor: MADDIX SURVEYING & MAPPING INC. P.O. Box 2109 Forney, Texas 75126 (972) 564-4416
 Owner: SILVERALMA INVESTORS LLC 6519 Westgate Dr. Dallas, Texas 75254 (972) 818-7770
 Engineer: SANCHEZ ADVISORY GROUP 402 N. Tennessee Street McKinney TX 75069 (469) 424-5900



(IN FEET)
 1 inch = 50 ft.

04-20-2015

THIS PLAT FILED IN CAB. __, SL. __, D.R.C.C.T.
 SHEET 1 OF 2 XX-XX-2015

SHEET 1 OF 1

RECEIVED
 By Planning Department at 1:07 pm, May 14, 2015