

# Case No. 12-166PFR

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf Hunter Alma Eldorado, L.P., for Approval of a Preliminary-Final Replat for Lots 1R and 2, Block B, of the Parcel 1017-1018 Addition, Approximately 5.72 Acres, Located on the Southwest Corner of Eldorado Parkway and Alma Road.



# Location Map

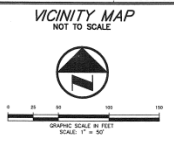
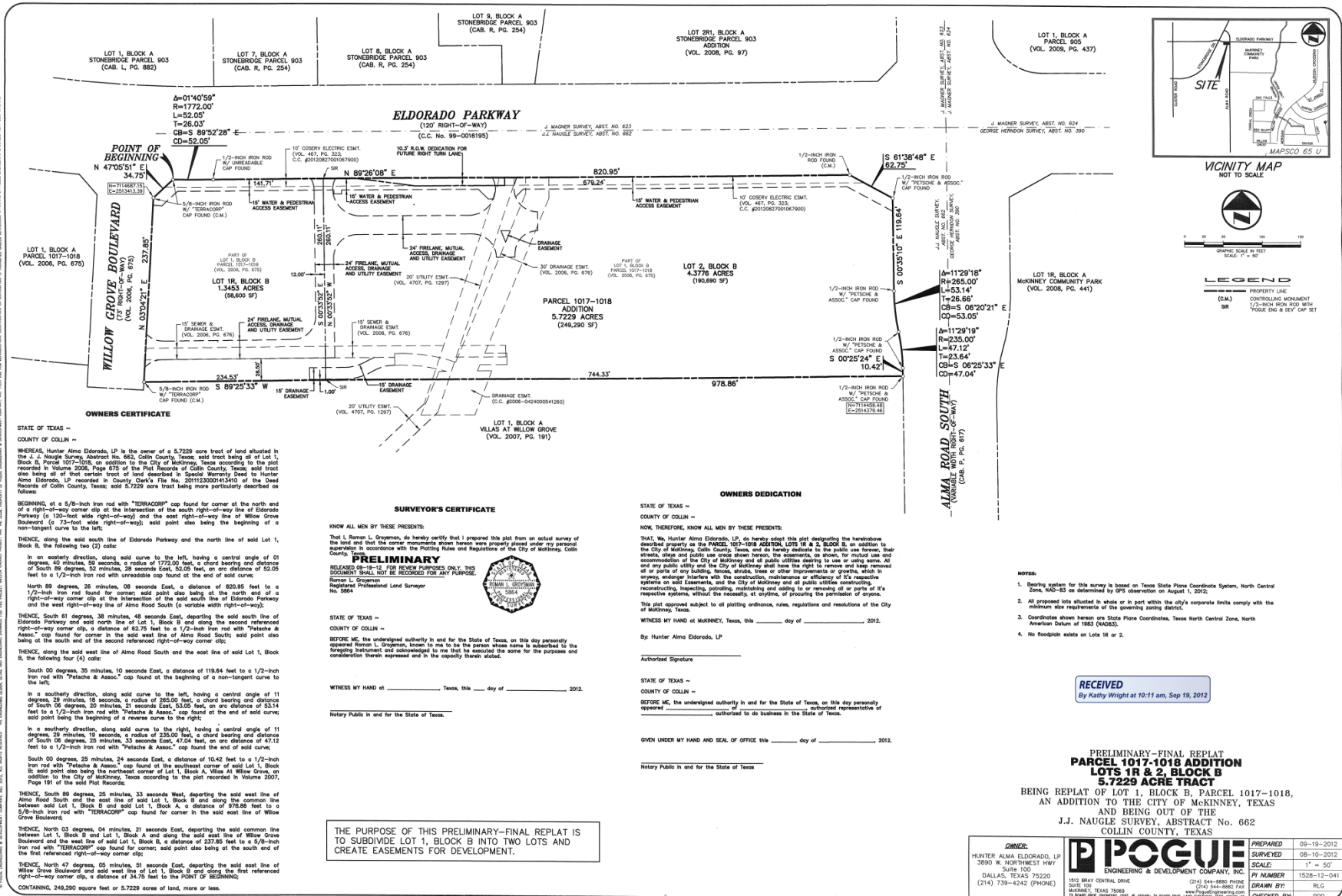


# Aerial Exhibit





# Proposed Preliminary-Final Replat



### ELDORADO PARKWAY

(1/2" RIGHT-OF-WAY)  
(C.C. No. 99-0016195)

### OWNERS DEDICATION

STATE OF TEXAS --  
COUNTY OF COLLIN --  
KNOW ALL MEN BY THESE PRESENTS:  
THAT, I, Hunter Alma Eldorado, LP, do hereby dedicate to the public use forever, their streets, alleys and public use areas within the corners, easements, or areas, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All of any public utility and the City of McKinney shall have the right to remove or alter any structure or part of any building, fence, shrub, tree or other improvements or growths, which in any way, interfere with the construction, maintenance or efficiency of its respective systems or with the safety, health and welfare of the public. The City of McKinney and all public utilities desiring to use or using same, shall have the right to reconstruct, inspect, maintain, including and adding to or removing of or parts of its respective systems, without the necessity, at all times, of procuring the permission of anyone.

### OWNER'S 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. 652, 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 2008, Page 437 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. 201112000414310 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:  
1. In an easterly direction, along said curve to the left, having a central angle of 61 degrees, 59 minutes, 29 seconds, a radius of 1772.00 feet, a chord bearing and distance of South 89 degrees, 28 minutes, 28 seconds East, 820.95 feet, or an distance of 52.05 feet to a 1/2-inch iron rod with unbreakable cap found at the end of said curve;  
2. North 69 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 east right-of-way line of Alma Road South (a variable width right-of-way);  
THENCE, South 61 degrees, 35 minutes, 48 seconds East, departing the said south line of Eldorado Parkway and said north line of Lot 1, Block B and along the second referenced right-of-way corner clip, a distance of 62.72 feet, to a 1/2-inch iron rod with "Petelsche & 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:  
1. South 09 degrees, 35 minutes, 10 seconds East, a distance of 119.64 feet to a 1/2-inch iron rod with "Petelsche & Assoc." cap found at the beginning of a non-tangent curve to the left;  
2. In a southerly direction, along said curve to the left, having a central angle of 11 degrees, 39 minutes, 29 seconds, a radius of 253.00 feet, a chord bearing and distance of South 89 degrees, 28 minutes, 28 seconds East, 53.14 feet, or an distance of 53.14 feet to a 1/2-inch iron rod with "Petelsche & Assoc." cap found at the end of said curve; said point being the beginning of a reverse curve to the right;  
3. In a southerly direction, along said curve to the right, having a central angle of 11 degrees, 39 minutes, 29 seconds, a radius of 253.00 feet, a chord bearing and distance of South 09 degrees, 35 minutes, 10 seconds East, 104.42 feet, or an distance of 47.12 feet to a 1/2-inch iron rod with "Petelsche & Assoc." cap found at the end of said curve;  
4. South 09 degrees, 25 minutes, 24 seconds East, a distance of 104.42 feet to a 1/2-inch iron rod with "Petelsche & 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 09 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 878.86 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 02 degrees, 04 minutes, 21 seconds East, departing the said common line between Lot 1, Block B and said 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 07 degrees, 09 minutes, 59 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 36.72 feet to the 1/2" IRON ROD BEGINNING.

### 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.

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 \_\_\_\_\_, acknowledged 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.

Notary Public in and for the State of Texas.

NOTED 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.

CONTAINING 249,280 square feet or 5.7229 acres of land, more or less.

**OWNER:**  
HUNTER ALMA ELDORADO, LP  
3050 W. NORTHWEST HWY  
SUITE 100  
DALLAS, TEXAS 75220  
(214) 739-4242 (PHONE)  
(214) 739-4242 (FAX)

**ENGINEER & DEVELOPMENT COMPANY, INC. (P.O.G.U.E.)**  
1512 BRAY CENTRAL DRIVE  
SUITE 100  
MCKINNEY, TEXAS 75069  
TEL: 972-562-8888 FAX: 972-562-8888  
www.poguae.com

**PREPARED:** 09-19-2012  
**SURVEYED:** 08-10-2012  
**SCALE:** 1" = 50'  
**PLAT NUMBER:** 1528-12-041  
**DRAWN BY:** RLG  
**CHECKED BY:** RPP

**RECEIVED**  
By Kathy Wright at 10:11 am, Sep 18, 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. 652  
COLLIN COUNTY, TEXAS

**DWG NO. 1528-12-041\_PLAT.DWG**

# Staff Recommendation

- Staff recommends approval of the preliminary-final replat as outlined in the Staff Report