



LEGEND

- Outer Boundary Line
- Right Of Way Line
- Lot Line
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- W.E. Water Easement
- Street Name Change
- Official Public Records
- CC DOC. No. Collin County Document Number

RECEIVED
By Kathy Wright at 12:30 pm, Oct 01, 2013

PRELIMINARY - FINAL PLAT
"FOR REVIEW PURPOSE ONLY"

HILLS OF ALMA ADDITION
56 RESIDENTIAL LOTS
BLOCK A, LOTS 1-17; BLOCK B, LOTS 1; BLOCK C, LOTS 1-10
BLOCK D, LOTS 1-7; BLOCK E, LOTS 1-12; BLOCK F, LOTS 1-8
BLOCK G, LOTS 1
2 COMMERCIAL LOTS,
AND 3 COMMON AREAS

12.737 ACRES
EMBRACING A PORTION OF A TRACT OF LAND
DESCRIBED BY DEED TO GAMMON PARTNERS I, L.P.
CC# 92-0077779
SITUATED IN THE
GEORGE HERNDON SURVEY, ABSTRACT NO. 390
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: GAMMON PARTNERS I, L.P.
5220 Spring Valley Road, Suite 560
Dallas, TX 75254
(214) 368-5900

Surveyor: MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

- 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.
 - A homeowner's association shall be established for maintenance and ownership of all common areas. The establishment of the home owner's association shall be reviewed for approval by the city of mckinney.

OWNERS CERTIFICATE

STATE OF TEXAS}

COLLIN COUNTY}

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE GEORGE HERNDON SURVEY, ABSTRACT 390, COLLIN COUNTY, TEXAS, AND BEING PART OF A TRACT DESCRIBED IN A DEED TO GAMMON PARTNERS I, L.P., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 92-0077779, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A, COMSTOCK ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2012-235, PLAT RECORDS, COLLIN COUNTY, TEXAS, SAID PIN ALSO BEING ON THE NORTH LINE OF THE RIGHT-OF-WAY DEDICATION TO SILVERADO TRAIL AND ALMA ROAD, DESCRIBED IN A DEED TO THE CITY OF McKinney, TEXAS, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 20120109000024740 AND 20120109000024720, AND VOLUME 2712, PAGE 105, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 16 MINUTES 50 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY OF SILVERADO TRAIL, A DISTANCE OF 671.05 FEET TO A POER POLE FOUND FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22 DEGREES 47 MINUTES 25 SECONDS, A RADIUS OF 134.00 FEET, AN ARC LENGTH OF 53.30 FEET, AND A CHORD BEARING NORTH 76 DEGREES 53 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.95 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET AT THE INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF SILVERADO TRAIL AND EAST RIGHT-OF-WAY LINE OF ALMA ROAD, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 67 DEGREES 09 MINUTES 10 SECONDS, A RADIUS OF 41.00 FEET, AN ARC LENGTH OF 48.05 FEET, AND A CHORD BEARING NORTH 34 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 45.35 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF ALMA ROAD;

THENCE NORTH 00 DEGREES 51 MINUTES 13 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF ALMA ROAD, A DISTANCE OF 494.35 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF ALMA ROAD AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00 DEGREES 12 MINUTES 34 SECONDS, A RADIUS OF 9940.00 FEET, AN ARC LENGTH OF 36.35 FEET, AND A CHORD BEARING NORTH 00 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 36.35 FEET TO 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF ALMA ROAD;

THENCE NORTH 00 DEGREES 38 MINUTES 38 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF ALMA ROAD, A DISTANCE OF 73.60 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF ALMA ROAD;

THENCE NORTH 05 DEGREES 37 MINUTES 59 SECONDS EAST WITH THE EAST RIGHT-OF-WAY LINE OF ALMA ROAD, A DISTANCE OF 91.43 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET FOR CORNER AT THE NORTHEAST CORNER OF THE EAST RIGHT-OF-WAY LINE OF ALMA ROAD;

THENCE NORTH 89 DEGREES 42 MINUTES 12 SECONDS EAST, PASSING AT 0.94 FEET THE SOUTHWEST CORNER OF COMMON AREA T1, STONE HOLLOW ADDITION, PHASE ONE, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2012-269 & 270, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 739.22 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET ON THE SOUTH LINE OF SAID STONE HOLLOW ADDITION AND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, COMSTOCK ELEMENTARY SCHOOL;

THENCE SOUTH 00 DEGREES 40 MINUTES 23 SECONDS EAST WITH THE WEST LINE OF SAID LOT 1, BLOCK A, COMSTOCK ELEMENTARY SCHOOL, A DISTANCE OF 740.09 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 12.737 ACRES OF LAND.

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.
2. A homeowner's association shall be established for maintenance and ownership of all common areas. the establishment of the home owner's association shall be reviewed for approval by the city of mckinney.

OWNERS DEDICATION

STATE OF TEXAS}

COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, Hills of Alma Addition, does hereby adopt this record plat designating the herein above described property as BARCELONA ADDITION , an addition 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 _____, 2013.

Gammons Partners I, L.P.
Representative

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 Gammons Partners I, L.P., 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 _____, 2013.

Notary Public in and for the Sate of Texas

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 _____, 2013.

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

STATE OF TEXAS}

COUNTY OF DALLAS}

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 _____, 2013.

Notary Public in and for the Sate of Texas

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