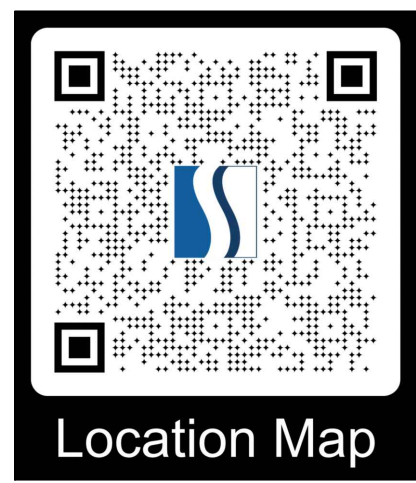
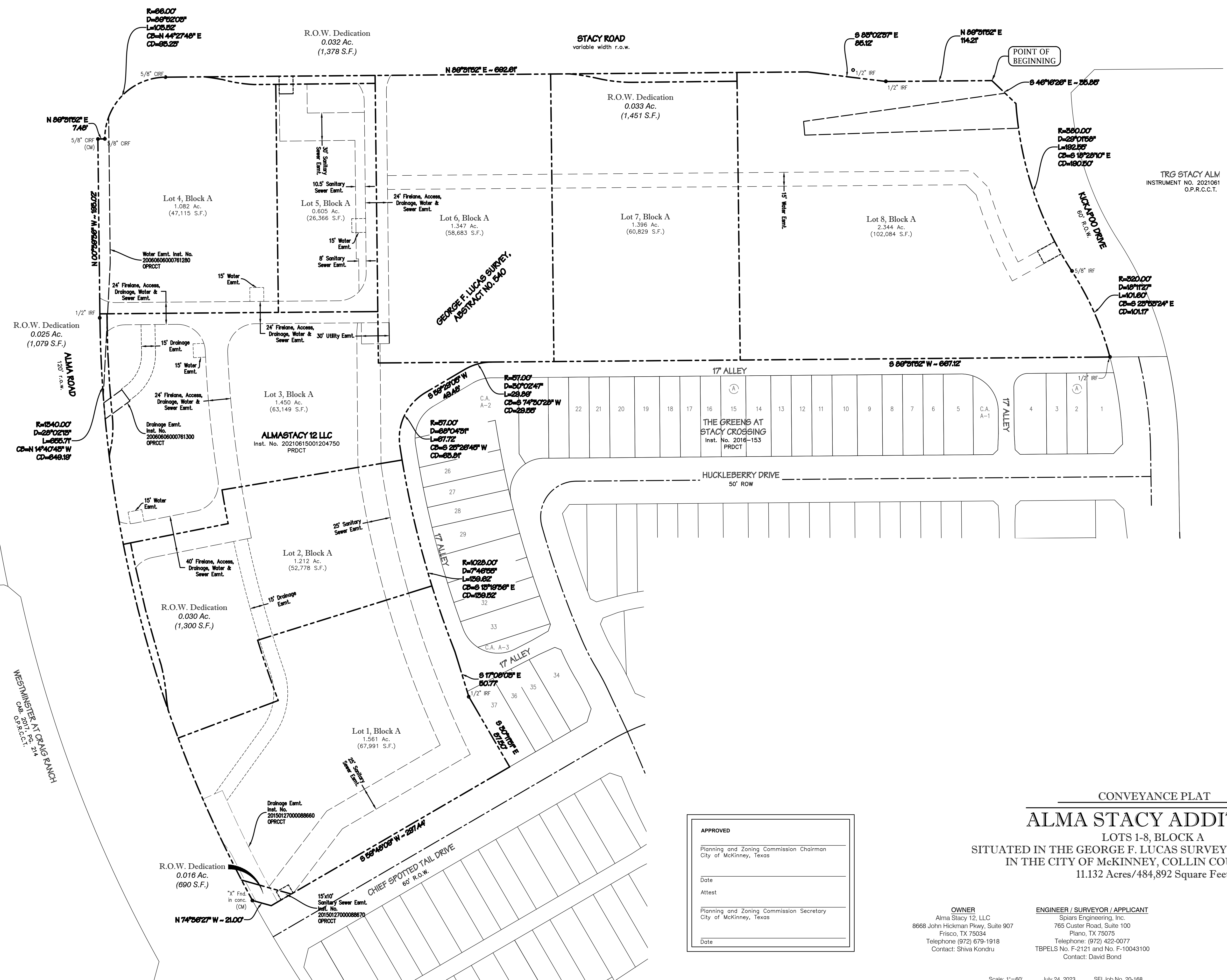


Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
UTL	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- NOTES:
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - 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 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.
 - Conveyance Plat Only: Not for Development.



LOT 2, BLOCK A
WESTMINSTER AT CRAIG RANCH
CAB. 2017, PG. 271
O.P.R.C.C.T.

TRG STACY ALM
INSTRUMENT NO. 2021061
O.P.R.C.C.T.

GEORGE F. LUCAS SURVEY,
ABSTRACT NO. 540

ALMASTACY 12 LLC
Inst. No. 20210615001204750
PRDCT

APPROVED	
Planning and Zoning Commission Chairman City of McKinney, Texas	
Date	_____
Attest	_____
Planning and Zoning Commission Secretary City of McKinney, Texas	
Date	_____

CONVEYANCE PLAT
ALMA STACY ADDITION
LOTS 1-8, BLOCK A
SITUATED IN THE GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
11.132 Acres/484,892 Square Feet

OWNER
Alma Stacy 12, LLC
8668 John Hickman Pkwy, Suite 907
Frisco, TX 75034
Telephone (972) 679-1918
Contact: Shiva Kondru

ENGINEER / SURVEYOR / APPLICANT
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Drawing: 01/03/21, J085/21-118, Stacy-Alma, Command@SEI.com, 01/03/21-118, Conveyance Plat, Drawn By: Kenneth, Scale: 1"=60', Date: 7/24/2023 11:17 AM, 8:48:08 PM

Plotted by: ksmith Plot Date: 7/24/2023 11:17 AM

5:48:08 PM

Save Time: 7/18/2023

Save Time: 7/18/2023

Save Time: 7/18/2023

Save Time: 7/18/2023

Save Time: 7/18/2023

Save Time: 7/18/2023



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the George F. Lucas Survey, Abstract No. 540, City of McKinney, Collin County, Texas, being all of a tract conveyed to ALMASTACY 12 LLC, by deed recorded in Instrument No. 20210615001204750, of the Plat Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at the north end of a corner clip at the intersection of the south right-of-way line of Stacy Road (variable width right-of-way) and the southwest right-of-way line of Kickapoo Drive (60 foot right-of-way);

THENCE, S 46°16'26" E, 35.85 feet

THENCE around a non-tangent curve to the left having a central angle of 29°01'58", a radius of 380.00 feet, a chord of S 18°28'10" E - 190.50 feet, an arc length of 192.55 feet to a 5/8" iron rod found;

THENCE around a non-tangent curve to the right having a central angle of 18°11'27", a radius of 320.00 feet, a chord of S 23°53'24" E - 101.17 feet, an arc length of 101.60 feet to a 1/2" iron rod found lying in the north line of The Greens at Stacy Crossing, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2016-153 of the Plat Records of Collin County, Texas;

THENCE along the northern and western lines of said The Greens at Stacy Crossing, the following courses and distances:

S 89°31'52" W, 667.12 feet;

Along a tangent curve to the left having a central angle of 30°02'47", a radius of 57.00 feet, a chord of S 74°30'28" W - 29.55 feet, an arc length of 29.89 feet;

S 59°29'05" W, 49.48 feet;

Along a non-tangent curve to the left having a central angle of 68°04'31", a radius of 57.00 feet, a chord of S 25°26'45" W - 63.81 feet, an arc length of 67.72 feet;

Along a non-tangent curve to the left having a central angle of 12°49'01", a radius of 1028.00 feet, a chord of S 15°00'05" E - 229.48 feet, an arc length of 229.96 feet;

S 17°08'03" E, 50.77 feet 1/2" iron rod found;

S 30°11'51" E, 87.50 feet;

S 59°48'09" W, 297.44 feet;

N 74°36'27" W, 21.00 feet to an "X" found in concrete in the eastern right-of-way line of Alma Road (120 foot right-of-way);

THENCE around a non-tangent curve to the right having a central angle of 28°02'13", a radius of 1340.00 feet, a chord of N 14°40'43" W - 649.19 feet, an arc length of 655.71 feet;

THENCE, N 00°39'36" W, 193.02 feet along said eastern line of Alma Road to a 5/8" capped iron rod found;

THENCE, N 89°31'52" E, 7.48 feet along said eastern line of Alma Road to a 5/8" capped iron rod found;

THENCE around a non-tangent curve to the right having a central angle of 89°52'03", a radius of 66.00 feet, a chord of N 44°27'48" E - 93.23 feet, an arc length of 103.52 feet to a 5/8" capped iron rod found lying in said south line of Stacy Road;

THENCE, N 89°31'52" E, 692.61 feet along said south line of Stacy Road;

THENCE, S 83°02'37" E, 85.12 feet along said south line of Stacy Road to a 1/2" iron rod found;

THENCE, N 89°31'52" E, 114.21 feet to the POINT OF BEGINNING with the subject tract containing 484,892 square feet or 11.132 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

Dated this the ____ day of _____, 2023.

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

CONVEYANCE PLAT

ALMA STACY ADDITION

LOTS 1-8, BLOCK A

SITUATED IN THE GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
11.132 Acres/484,892 Square Feet

OWNER
Alma Stacy 12, LLC
8668 John Hickman Pkwy, Suite 907
Frisco, TX 75034
Telephone: (972) 679-1918
Contact: Shiva Kondru

ENGINEER / SURVEYOR / APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond