84511'-LUT DIRECTION

டு 1

BLOCK A

4.8294 ACRES

H 89"34"90" V 884.92"

JUAN & ARMANDDIA MADREGAL VOLUME 4455, PAGE 2590

BLOCK

N 89"34"00" V 1616.44"-TOTAL LENGTH

BERNARD D. HEER & SUSAN B. HEER VOLUME 4281, PAGE 2451

REBERT D. DICKERM CLERK'S FILE NO. 20070419000525530

\$ 99"34"00" E 1572.30"

696.79'-LOT DINENSIDE

RADIAGE CASEMENT

LOT 2 4.980 ACRES

21.57-41

DESCRIPTION OF THE PERSON

FREE REIN BL ABBITION
VILLINE 2830, PAGE 69
COLLIN COUNTY PLAT RECORDS

MECHAEL & KIMBERLY LANAGAN VOLUME 4194, PAGE 1959

BEGINNING PX. HAIL SET, HURTHWEST CORNER 10,000 ACRE TRACT

N 89"43"45" E 246.44"

RILY. DEDICATION

-N 09"03"40" E 1L06"

N 09"43"45" E 19.32"

RICHARD & LAURIE A. HARTMAN VOLUME 5796 PAGE 2653

HARSHALL & HANCY

CLERK'S FILE NO. 97-0071975

N 09"43"45" E 86L82"

IRAN DERENJI

VOLUME 4545 PAGE 2147

09*03*40* E 15.7*

STATE OF TEXAS

REDERT D. DECKERNA CLERK'S FILE NO. 20070419000525530

BLOCK A

LITT 3

FREE REDM 01 ADDITION
VOLUME 2010, PAGE 69
COLLEN COUNTY PLAT RECORDS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COULD.
WHEREAS, Sidney L. Trees and Kimbeny K. Trees and the owners of a 10,000 ears trad stutated in Colan County,
Taxas, in the Devild Cherry survey, whitted no. 166, being a survey of the 10,00 ears trad dissibled in a deed from Iran
Bereny to Sidney L. Trees and Kimberly K. Trees, dated August 23, 2008 and recorded as clark? 8 in or
2008083 1001254800 of the Colen County deed records, being descrabed by marker and books as follows
BECRINING at a P. K. intil soll of the northwest corner of send 1000 are bright, are the carrier of County Road No.

486(north-south pawed modi).

THENCE South 88° 34' 00' East, with the north line of said 10:00 acre tred, passing a 34-rich trip nor said 30.40 feel and continuing in all 1572 30 feet to a 4-rich iron pin sat at 10+ norma

THE INCLE Scalar INF 30 31 Wast, what here was time of solar Info Several, 27.5 of well our inscription proper as the southeast commercial services and send of the south lane of seld 10.00 acre that, passing a 54-enth ror prise set 1586 10 level and continuing in all 1013.44 level to a P. X. mats set at the social mediate control sead 10.00 acre that, man the content of seld County Road No. 406, THE INCLE INCLEDING THE CONTROL OF THE CON

hect as follows
North 03° 03' 40' East, 15 79 text to a P.K. nell set,
North 03° 43' 45' East, 281 02 feet to the PLACE OF BEGINNING and containing 10,000 ACRES OF LAND.

COUNTY OF COLLIN X STATE OF TEXAS X

NOW, THEREFORE, KNOW ALL MEN BY THESES PRESENTS
That Sidney L. Trees and Kimberly K. Trees do hereby adopt this piel designating the herminatore described properly as
ALMOSTA RANKH ADDRITION LOTS 1 a.2, BLOCK A.8 R. OW DEDICATION FOR COUNTY ROAD NO. 406, an
addition to Cotin County, Texas, and do hereby dedicate to the public use brower, their shrets, sleve, and public use
areas as shown herean, the cosservents, as shown for mutual use and accommodation of the City Orthodornay use of the public use and socramedation of the City Orthodornay use the reflect of
public utilities desiming to use or using same. All and any public utility and the City of Modificiary of here the right to
remove and lake promoved all of orpsits of any publicing, language, shirts, those or other improvements or growths, which is
essements, and the City of Modificiney and all public utilities containing, reconducting, improving, packing, menturing
and adding to or removing all or perts of it's respective systems, without the necessity, at anytime, of proctaing the
permission of anyone. This pital approved subject to all platting ordinances, rules, regulations and resolutions of the City of
McKinney, Toxas.

WITNESS MY HAND at _______ Texas, this the ____ day of _______ 2012 Sidney L Trees, Owner STATE OF TEXAS COUNTY OF COLLIN This instrument was acknowledged before me this the _____day of___ Notary Public State of Tores Kimberly K. Trees, Owner Thus instrument was acknowledged before meths tha Notary Public, State of Texas

KNOW ALL MEN BY THESES PRESENTS
That I, Bruce Geer, do hereby certify theil propered this pilot from an extual and ecountle survey of the land, and that the comer mocuments shown thereon were properly/shoed under my supervision.

PRELIMINARY-NOT TO BE RECORDED FOR ANY PURPOSE

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS COUNTY OF COLLIN This instrument was ac

Notary Public, Stale of Texas

APR | 0 2012 PLANNING

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

> PRELIMINARY-FINAL PLAT **ALMOSTA**

RANCH ADDITION LOTS 1 & 2, BLOCK A, & R.O.W.

DEDICATION FOR COUNTY ROAD NO. 406 AN ADDITION TO COLLIN COUNTY, TEXAS HEIDIG 18.000 ACRES OF LAND LOCATED IN THE DAVID CHIMEY SURVEY, ASSTRACT NO. 186, COLLIN COUNTY, THEAS

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117 1514 N. MCDONALD STREET MCHANNEY, TDAS 75071 PHONE 972-942-9959 FAX 972-542-5751

CHINER: SIDNEY L. IN KIMBERLY K. TREES 3818 COUNTY ROAD NO. 408 MICKIRNEY, TEXAS 75071 PHONE 972-571-4794

LUT 2 4.900 ACRES S 08-30-57" W 273-20-120' PROPOSED FUTURE RALV. BRAINAGE-EASENENT DETAIL 1"=50"

SITE HCKINNET ROAD 407 BRIDGEFARMER-ROAD VICINITY HAP

THIS PROPERTY LES VITION THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF NOXBONEY.

LOT

FREE REDM 01 ADDITION
VOLUME 2010, PAGE 69
COLLIN COUNTY PLAT RECORDS

ALL PROPOSED LOTS STUATED ENTIRELY COTSIDE THE CITY'S COMPUSATE LOTTS AND VITHEN THE CITY'S EXTRATERITORIAL DIRESTRICTION COMPLY WITH THE MONOUM SIZE REQUIREMENTS OF SECTION 142-99 OF THE SUBDIVISION DRODWING.

COUNTY ROAD NO. 406 R.O.V. BEDICATION AREA

TOTAL RAILY, DEDICATION AREA = 0.1906 ACRE

DRECTIONAL CONTROL LINE: East fice Clerk's File No. 83-107061,

CONTROLLING MONUMENTS: Iron pine found at Southeast corner of sold 10,853 acre tract.

O DENOTES AN 1/8-INCH JRON PIN SET UNLESS OTHERVISE NOTED PURPOSE OF PLATI TO CREATE 2 SHALLER LOTS OUT OF I LARGE LOT

PKO BENOTES A P.K. NAIL SET

4.50