

STATE OF TEXAS
 COUNTY OF COLLIN
 OWNERS CERTIFICATE
 WHEREAS, Sidney L. Trees and Kimberly K. Trees are the owners of a 10,000 acre tract situated in Collin County, Texas, in the David Cherry survey, abstract no. 186, being a survey of the 10,000 acre tract described in a deed from Iran Berenji to Sidney L. Trees and Kimberly K. Trees, dated August 23, 2008 and recorded as clerk's file no. 20080831001254800 of the Collin County deed records, being described by metes and bounds as follows:
 BEGINNING at a P.K. nail set at the northwest corner of said 10,000 acre tract, near the center of County Road No. 406 (north-south paved road);
 THENCE South 89° 34' 00" East, with the north line of said 10,000 acre tract, passing a 1/2-inch iron pin set at 30.40 feet and continuing in all 1572.30 feet to a 1/2-inch iron pin set at the northeast corner of said 10,000 acre tract;
 THENCE South 00° 30' 57" West, with the east line of said 10,000 acre tract, 273.20 feet to an 1/2-inch iron pin set at the southeast corner of said 10,000 acre tract;
 THENCE North 89° 34' 00" West, with the south line of said 10,000 acre tract, passing a 1/2-inch iron pin set at 1586.10 feet and continuing in all 1616.44 feet to a P.K. nail set at the southwest corner of said 10,000 acre tract, near the center of said County Road No. 406;
 THENCE northerly and with generally with the center of said county road and with the west line of said 10,000 acre tract as follows:
 North 09° 03' 40" East, 15.79 feet to a P.K. nail set,
 North 09° 43' 45" East, 261.02 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 THESE PRESENTS That Sidney L. Trees and Kimberly K. Trees do hereby adopt this plat designating the hereinabove described property as ALMOSTA RANCH ADDITION LOTS 1 & 2, BLOCK A & R.O.W. DEDICATION FOR COUNTY ROAD NO. 406, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas as shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and of public utilities desiring to lay or using same. All and any public utility and the City of McKinney shall have the right to remove and have removed all or parts of any building, tanks, sheds, trees or other improvements or growths, which in anyway, a danger or interfere with the construction, maintenance or efficiency of its 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 its respective systems, without the necessity, at anytime, of 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 the ____ day of _____, 2012
 Sidney L. Trees, Owner
 STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me this the ____ day of _____, 2012

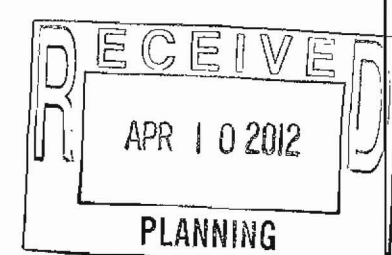
Notary Public, State of Texas
 Commission expires _____
 Kimberly K. Trees, Owner
 This instrument was acknowledged before me this the ____ day of _____, 2012

Notary Public, State of Texas
 Commission expires _____

SURVEYORS CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS That I, Bruce Gear, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

PRELIMINARY-NOT TO BE RECORDED FOR ANY PURPOSE
 Bruce Gear, Registered Professional Land Surveyor No. 4117
 STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me this the ____ day of _____, 2012

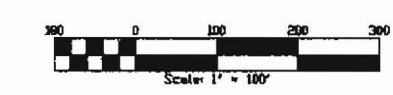
Notary Public, State of Texas
 Commission expires _____



PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

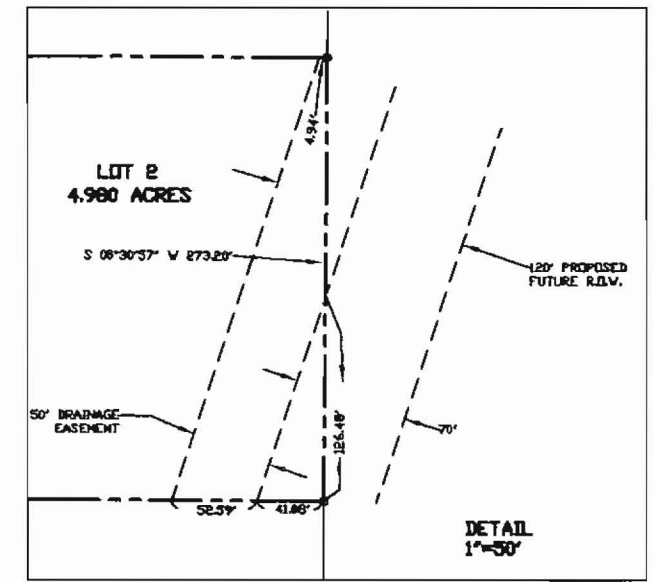
PRELIMINARY-FINAL PLAT OF ALMOSTA RANCH ADDITION LOTS 1 & 2, BLOCK A, & R.O.W. DEDICATION FOR COUNTY ROAD NO. 406 AN ADDITION TO COLLIN COUNTY, TEXAS BEING 10,000 ACRES OF LAND LOCATED IN THE DAVID CHERRY SURVEY, ABSTRACT NO. 186, COLLIN COUNTY, TEXAS

OWNER: SIDNEY L. & KIMBERLY K. TREES
 3819 COUNTY ROAD NO. 406
 MCKINNEY, TEXAS 75071
 PHONE 972-571-4794
 SURVEYOR: BRUCE GEAR, R.P.L.S. NO. 4117
 1514 N. McDONALD STREET
 MCKINNEY, TEXAS 75071
 PHONE 972-542-3858
 FAX 972-542-5751



THIS PROPERTY LIES WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF MCKINNEY.
 ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRAJURISDICTIONAL JURISDICTION COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF SECTION 142-99 OF THE SUBDIVISION ORDINANCE.
 COUNTY ROAD NO. 406 R.O.W. DEDICATION AREA
 TOTAL R.O.W. DEDICATION AREA = 0.1906 ACRE

FLOOD CERTIFICATION
 According to Flood Insurance Rate Map No. 48085C0225 J, dated June 2, 2008, the 10,000 acre tract shown hereon is not within the 100 year flood plain.
 DIRECTIONAL CONTROL LINE: East line of 10,653 acre tract recorded in Clerk's File No. 83-107061.
 CONTROLLING MONUMENTS: Iron pipe found at Northwest corner and Southeast corner of said 10,653 acre tract.
 O DENOTES AN 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED
 PURPOSE OF PLAT: TO CREATE 2 SMALLER LOTS OUT OF 1 LARGE LOT
 P.K.O DENOTES A P.K. NAIL SET



NUMBER	DIRECTION	DISTANCE
LI	N 21°38'55" W	294.62'
LE	N 21°38'55" W	294.62'

