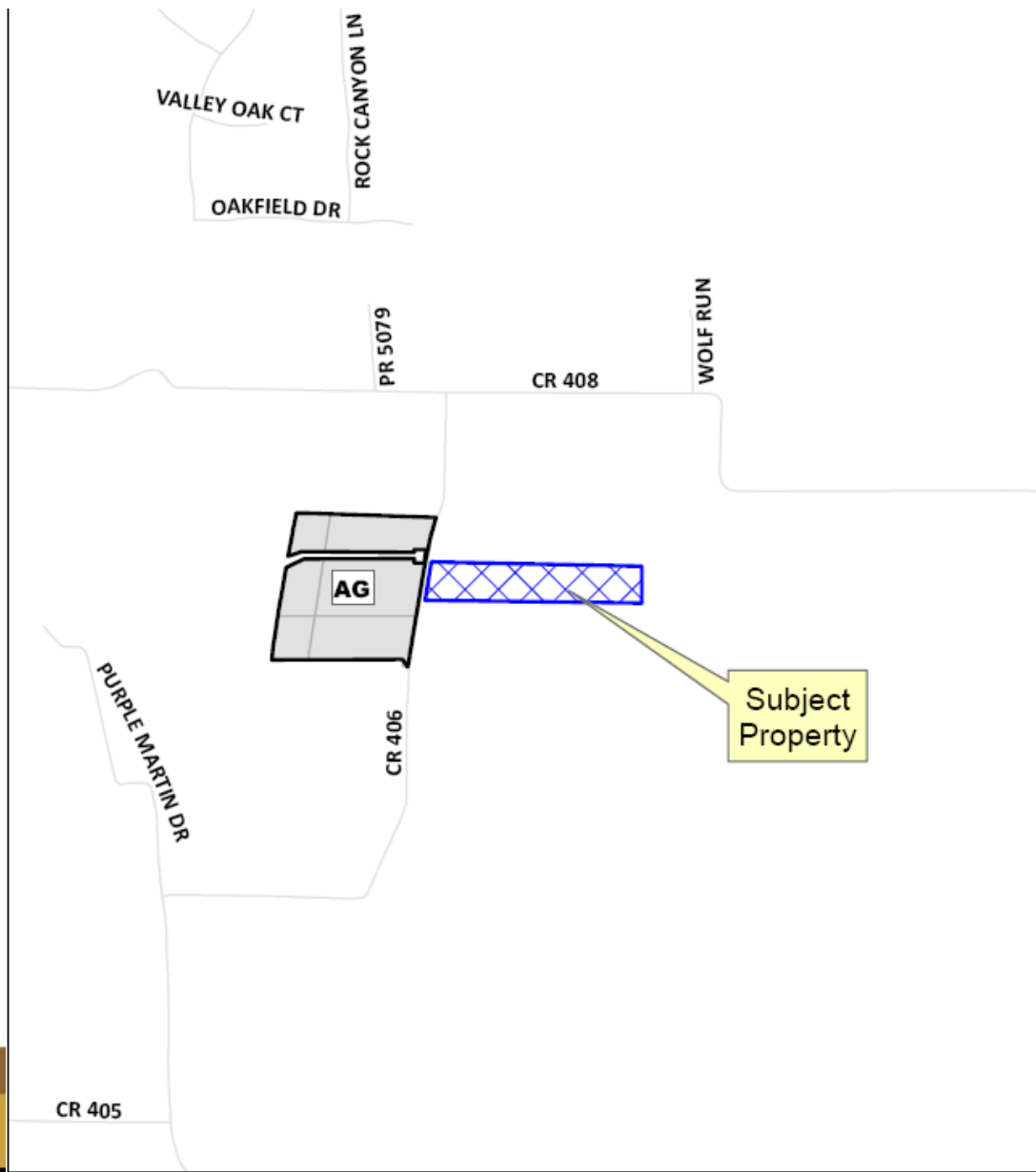


Case No. 12-069PF

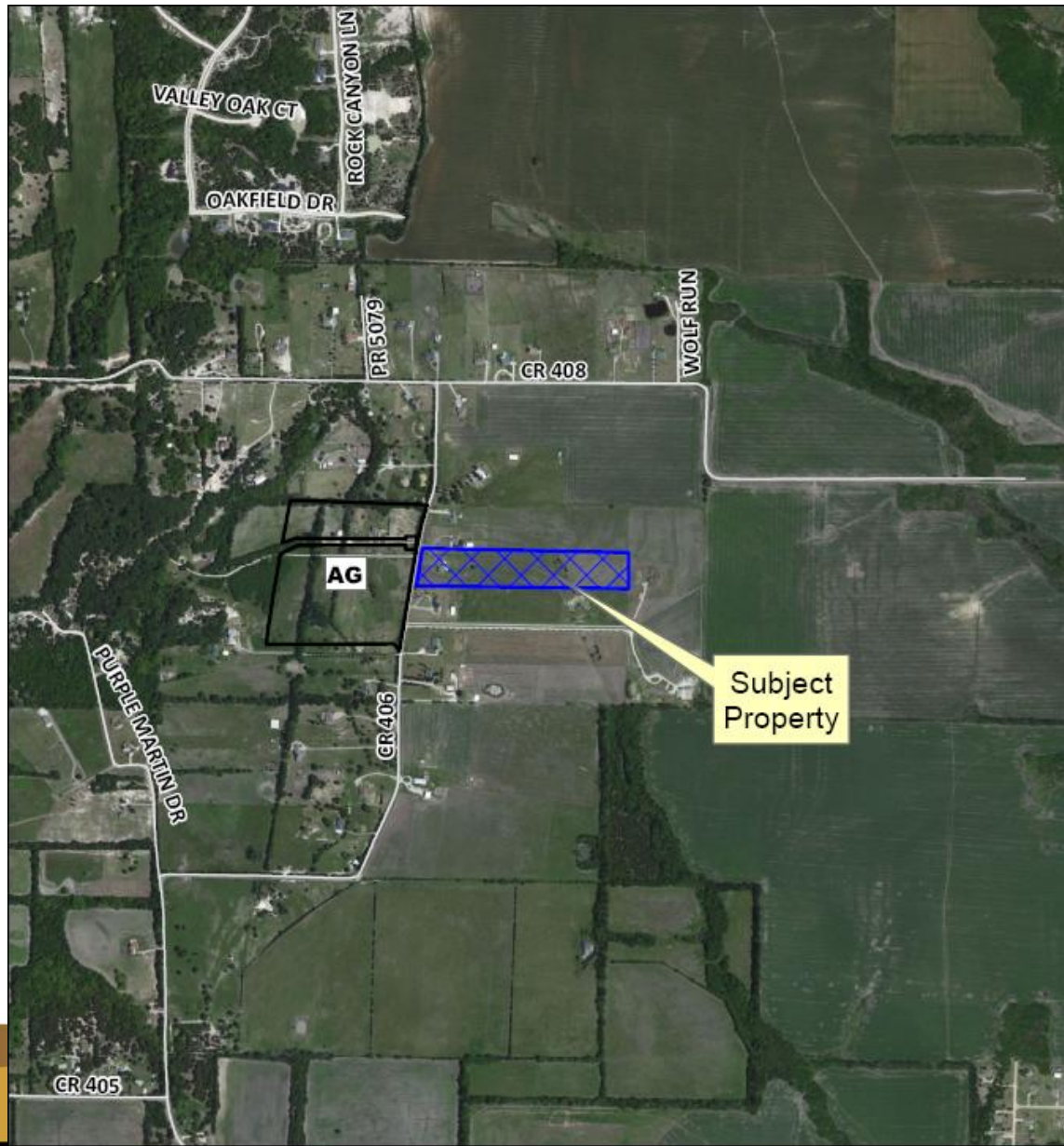
Almosta Ranch Addition



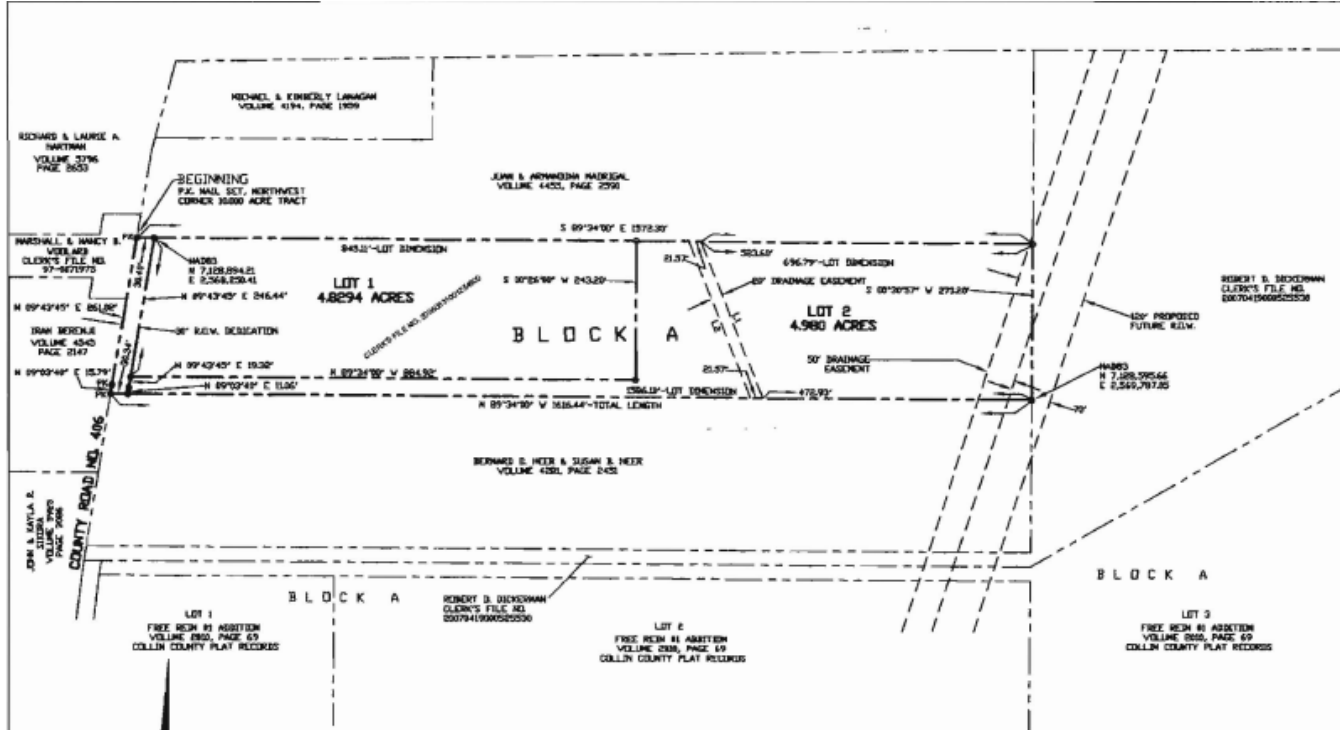
Location Map



Aerial Exhibit



Proposed Plat



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, Robert L. Tress and Kimberly E. Tress are the owners of a 10,000 acre tract situated in Collin County, Texas, in the David County Survey, Abstract 22, 190, being a survey of the 10,000 acre tract described in a deed that was conveyed to Robert L. Tress and Kimberly E. Tress, dated August 22, 2009 and recorded in Public Map No. 2009083 (10134443) of the Collin County deed records, being divided by the north and south as follows:

BEGINNING at a P.N. nail set at the northeast corner of said 10,000 acre tract, near the center of County Road No. 406 (north-south paved road);

THENCE South 00° 34' 32" East, with the north line of said 10,000 acre tract joining a south line of said 161.40 acre tract and ending at an 1172.20 foot by 6 inch iron pin set at the northeast corner of said 10,000 acre tract;

THENCE South 09° 33' 57" West, with the east line of said 16.80 acre tract, 277.20 feet to the north line of said 10,000 acre tract;

THENCE North 69° 34' 32" West, with the south line of said 15,000 acre tract, bearing a fourth one percent to 1089.10 feet and continuing an 1174.64 feet to a P.N. nail set at the southwest corner of said 10,000 acre tract, near the center of said County Road No. 406;

THENCE northerly and westerly generally with the center of said County Road and returning to the point of beginning as follows:

North 67° 37' 48" East, 15.70 meters to a P.N. nail set;

North 69° 42' 48" East, 351.03 feet to the PLACE OF BEGINNING and containing 10,000 ACRES OF LAND.

COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Robert L. Tress and Kimberly E. Tress do hereby designate the subdivisions described properly 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, power, use, easement, and right-of-way, as shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and of public utilities desiring to use or share same. All and any public utilities of the City of McKinney that have the right to remove and keep removed all or parts of any building, houses, sheds, trees or other improvements or objects, whether privately, temporarily or otherwise with the construction, maintenance or efficiency of any respective systems of said easements, and the City of McKinney and all public utilities desiring to use or share same, including installing, maintaining and adding to or removing all or parts of its respective systems, without the liability, at any time, of any utility the permittee or anyone. This plat approval is subject to all existing ordinances, laws, regulations and resolutions of the City of McKinney, Texas.

WITNESSED MY HAND and Seal, this _____ day of _____, 2012.

Robert L. Tress, Owner

STATE OF TEXAS
 COUNTY OF COLLIN

This instrument was acknowledged before me this _____ day of _____, 2012.

Holly Public, State of Texas
 Commission expires _____

Kimberly E. Tress, Owner

This instrument was acknowledged before me this _____ day of _____, 2012.

Holly Public, State of Texas
 Commission expires _____

WITNESSED MY HAND and Seal, this _____ day of _____, 2012.

Robert L. Tress, Owner

STATE OF TEXAS
 COUNTY OF COLLIN

This instrument was acknowledged before me this _____ day of _____, 2012.

Holly Public, State of Texas
 Commission expires _____

Kimberly E. Tress, Owner

This instrument was acknowledged before me this _____ day of _____, 2012.

Holly Public, State of Texas
 Commission expires _____

SUBMITTER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, That I, Bruce Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the owner instruments shown hereon were properly recorded under my supervision.

PRELIMINARY-NOT TO BE RECORDED FOR ANY PURPOSE

Bruce E. Davis, Registered Professional Land Surveyor, FTS 1177

STATE OF TEXAS
 COUNTY OF COLLIN

This instrument was acknowledged before me this _____ day of _____, 2012.

Holly 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 COUNTY SURVEY, ABSTRACT NO. 190, COLLIN COUNTY, TEXAS

OWNER: ROBERT L. & KIMBERLY E. TRESS
 3818 COUNTY ROAD NO. 406
 MCKINNEY, TEXAS 75071
 PHONE 972-571-4794

SURVEYOR: BRUCE DAVIS, R.P.L.S. NO. 1117
 1314 N. MCCORMICK STREET
 MCKINNEY, TEXAS 75071
 PHONE 972-562-3650
 FAX 972-542-0751



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 146-99 OF THE SUBDIVISION ORDINANCE.

COUNTY ROAD NO. 406 R.O.W. SEPARATION AREA

TOTAL R.O.W. SEPARATION AREA = 6.2946 ACRE

FLOOD CERTIFICATION

According to Flood Insurance Rate Map No. 440605C0285 J, dated June 2, 2009, the 10,000 acre tract shown hereon is not within the 100 year flood plain.

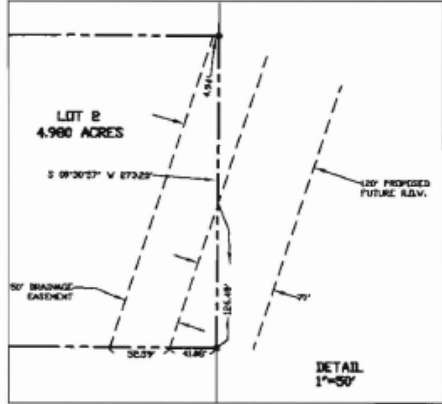
DIRECTIONAL CONTROL LINE: East line of 10,653 acre tract recorded in Clerk's File No. 83-107061.

CONTROLLING MONUMENT: Two pine found at Northeast corner and Southeast corner of said 10,653 acre tract.

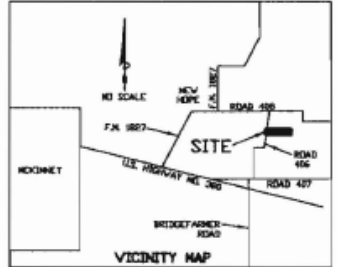
D. IDENTIFY AN 1/8-INCH IRON PIN SET UNLESS OTHERWISE NOTED

PURPOSE OF PLAT: TO CREATE 2 SMALLER LOTS OUT OF 1 LARGE LOT

PLC: SONITES A F.K. MAIL SET



NUMBER	DIRECTION	DISTANCE
LI	N 27°30'57" W	274.62'
LI	E 07°26'55" W	274.62'



Requested Variances:

1. A variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to dedicate right-of-way for public rights-of-way.
2. A variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct public streets including the associated street lighting and sidewalks adjacent to the subject property.
3. A variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent upstream property.

Requested Variances (cont.):

4. A variance to Section 142-105 of the Subdivision Ordinance allowing the use of individual septic systems.
5. A variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm water system.
6. A variance to the 2006 Edition of the International Fire Code, including local amendments, waiving the requirement that fire hydrants and minimum fire flows be provided.
7. A variance waiving the requirement to provide the standard note on the plat stating that all lots comply with the subdivision ordinance.

Staff Recommendation

Staff recommends denial of the proposed preliminary-final plat due to a lack of conformance with the Subdivision Ordinance, International Fire Code, and Comprehensive Plan.