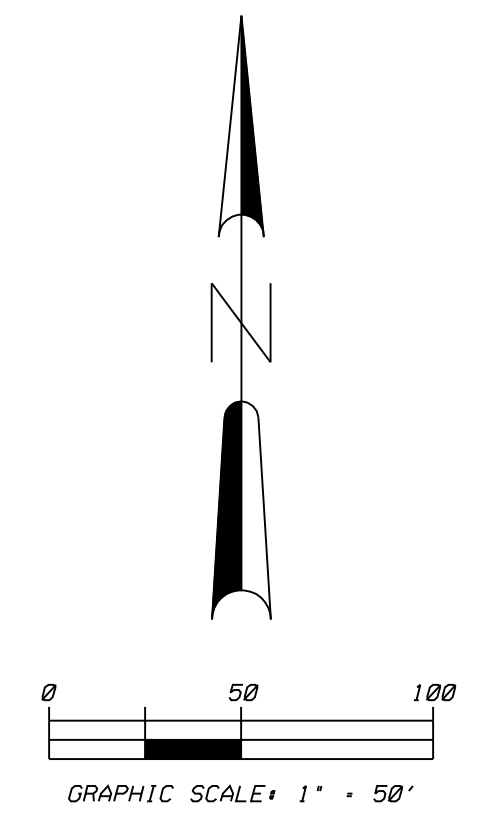
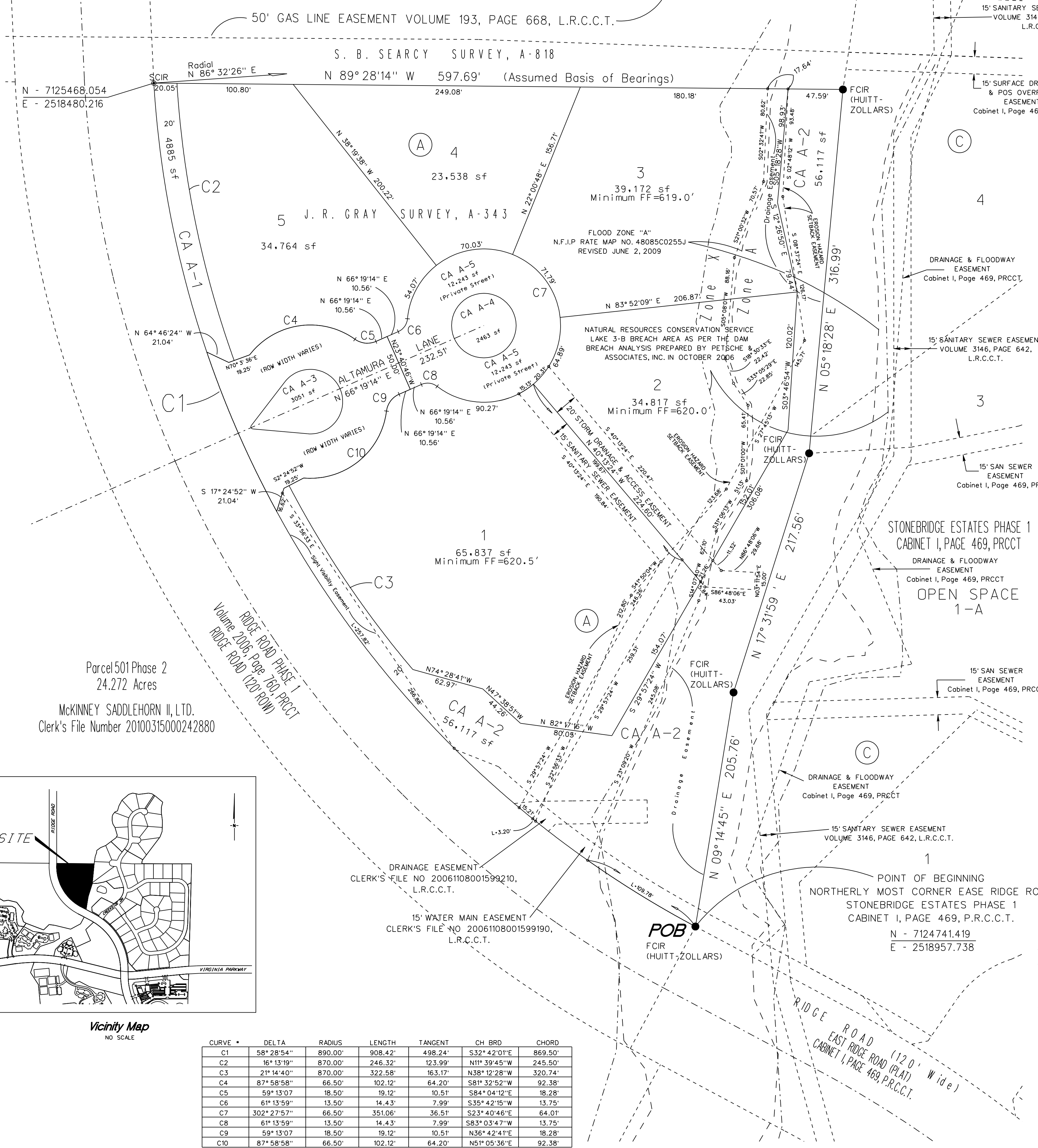
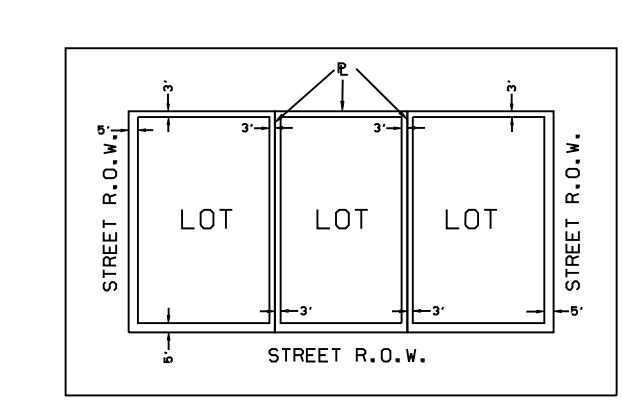


ESTATE OF ALLEEN CRUTCHER WYNN
 Called 38.0 acres
 Clerk's File Number 20100406000327360

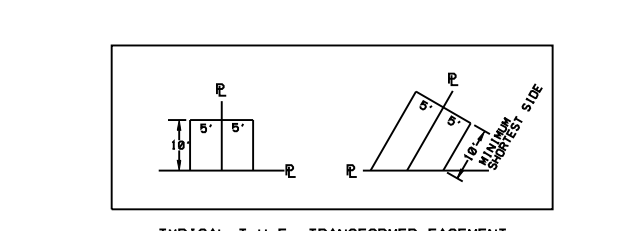


Legend

- PARCEL BOUNDARY
- FOUND 1/2" IRON REBAR
- SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FCIR FOUND 1/2" CAPPED IRON REBAR (AS NOTED)
- FIR FOUND IRON REBAR (SIZE AS NOTED)
- SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- D CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◆ ROAD NAME CHANGE



(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)
 TYPICAL EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT, INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMER, TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.
 NOTES: A FENCE MAY BE CONSTRUCTED ALONG EASEMENT LINES WITHIN A SURFACE DRAINAGE EASEMENT PROVIDED THE FENCE DOES NOT OBSTRUCT SURFACE DRAINAGE.



- NOTES:
- Subject property lies within Zones A and X, as per Flood Insurance Rate Map, 48085C0255J, revised June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency.
 - According to the professional opinion of the undersigned, all bearings and distances are plat/description and as measured in the field on the date of this survey, unless otherwise shown hereon.
 - All common areas are public utility, drainage, and non-exclusive landscape and pedestrian & bicycle access easements and open space.
 - All common areas are to be dedicated to and maintained by the Home Owner's Association.
 - State Plane Coordinates for selected corners shown hereon are in U.S. feet (North American Datum of 1983, Texas North Central Zone) and were obtained from Global Positioning System observations on March 14, 2005, using City of McKinney Monuments CM 03 and CM 12 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
 - Subject to terms and conditions contained in "Amended and Restated Development Agreement" recorded in Volume 4005, Page 361, together with amendments recorded in Volume 4519, Page 1562, Volume 4629, Page 136, Volume 4629, Page 147, Volume 5528, Page 2178, and Clerk's File No. 200810500122560, LRCC.T.
 - The Private Street portion of Altamura Lane (Common Area A-5) has not been dedicated to the public for public access, nor has it been accepted by the City as a public improvement. The street shall be maintained by the property owner's association within the subdivision, and shall always be open to emergency vehicles, public and private utility personnel, the U.S. Postal Service and governmental employees in pursuit of their official duties.
 - 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.

DESCRIPTION

WHEREAS, JOHN MATHEWS, is the owner of PARCEL 511, according to the Final Boundary Plat thereof, as recorded in Volume 2006, Page 815 of the Plat Records of Collin County, Texas, which Final Boundary Plat further describes the hereon tract of land as follows:

All that certain tract of land situated in the J.R. GRAY SURVEY, ABSTRACT NUMBER 343, in the City of McKinney, Collin County, Texas, being part of TRACT 3A described in Special Warranty Deed from STONEBRIDGE RANCH DEVELOPMENT CORPORATION, a Delaware corporation, to WESTERRIA STONEBRIDGE, L.P., a Delaware limited partnership, as filed for record under Clerk's File No. 96-0106740 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGIN at a 1/2" capped iron rebar (HUITT-ZOLLARS) found for corner at the northerly most corner of East Ridge Road, according to the Final Plat of STONEBRIDGE ESTATES PHASE I, as filed for record in Cabinet I, Page 469, of the Plat Records of Collin County, Texas:

THENCE in a northerly direction, along the westerly boundary of said STONEBRIDGE ESTATES PHASE I, the following three (3) courses:

- N09°14'45"E, a distance of 205.76 feet to 1/2" capped iron rebar (HUITT-ZOLLARS) found for corner;
- N17°31'59"E, a distance of 217.56 feet to 1/2" capped iron rebar (HUITT-ZOLLARS) found for corner;
- N05°18'28"E, a distance of 316.99 feet

to 1/2" capped iron rebar (HUITT-ZOLLARS) found for corner, said corner being on the southerly most north line of said TRACT 3A:

THENCE N89°28'14"W, along the southerly most north line of said TRACT 3A, a distance of 597.69 feet to 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northeast corner of RIDGE ROAD PHASE I, according to the Record Plat thereof, as filed for record in Volume 2006, Page 760 of the Plat Records of Collin County, Texas, said point also being on the arc of a curve having a radius of 890.00 feet, a central angle of 58°28'54", and from which a radial line bears S86°32'26"E.

THENCE in a southerly direction, along the easterly boundary of said RIDGE ROAD PHASE I and along the arc of said curve to the left, a distance of 908.42 feet back to the POINT OF BEGINNING and containing 6.664 acres of land, more or less.

STATE OF TEXAS)
 COUNTY OF COLLIN)
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN MATHEWS, do hereby adopt this Preliminary Final Plat designating the hereon described property as PARCEL 511, in addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the roads, the non-exclusive public utility easements, the pedestrian and bicycle access easements, the storm drainage easements, the water main easement, and the sanitary sewer easements as shown hereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use 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 any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, without the necessity, at any time, of procuring the permission of anyone. The streets will also be public utility and storm sewer easements.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2011, A.D.

JOHN MATHEWS

BY: _____

NAME: JOHN MATHEWS
 TITLE: Owner

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Mathews, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2011, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, William Boyd Kisinger, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land depicted hereon, and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Boyd Kisinger, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2011, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY - FINAL PLAT
 ALTAMURA ESTATES

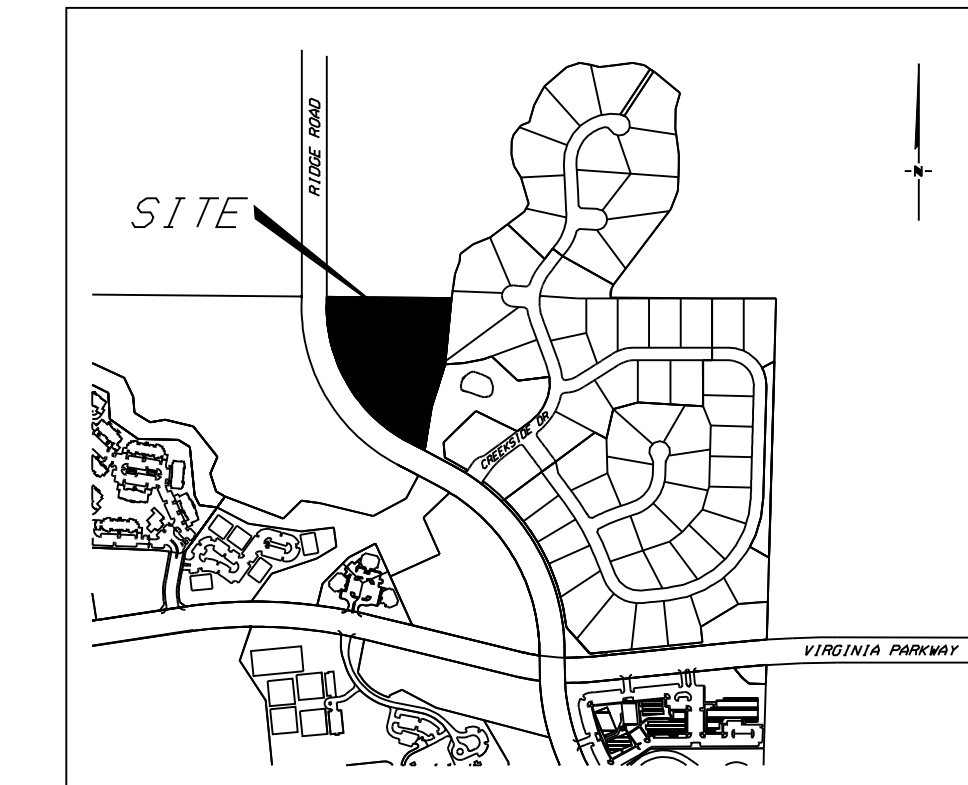
AN ADDITION TO THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 5 RESIDENTIAL LOTS & 5 COMMON AREAS
 BEING 6.664 ACRES SITUATED IN THE
 J.R. GRAY SURVEY ABSTRACT NUMBER 343,
 CITY OF MCKINNEY, COLLIN COUNTY TEXAS

PREPARED FOR:
 JOHN MATHEWS
 605 PARK LAKE DR.
 MCKINNEY, TEXAS 75070
 (210) 827-6563

PETSCHÉ & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS
 2608 ELDRADO PARKWAY, SUITE 210, MCKINNEY, TEXAS 75070 (972) 562-9606

DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET	OF
jof	13 DEC 2010	1" = 50'	10-209	1	1
PREPARED BY:	CHECKED BY:				
wbk	wbk				

Parcel 501 Phase 2
 24.272 Acres
 MCKINNEY SADDLEHORN II, L.T.D.
 Clerk's File Number 20100315000242880



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH BRD	CHORD
C1	58°28'54"	890.00'	908.42'	498.24'	S32°42'01"E	869.50'
C2	16°13'19"	870.00'	246.32'	123.99'	N11°39'45"W	245.50'
C3	21°14'40"	870.00'	322.58'	163.17'	N38°12'28"W	320.74'
C4	87°58'58"	66.50'	102.12'	64.20'	S81°32'52"W	92.38'
C5	59°13'07"	18.50'	19.12'	10.51'	S84°04'12"E	18.28'
C6	61°13'59"	13.50'	14.43'	7.99'	S35°42'15"W	13.75'
C7	302°27'57"	66.50'	351.06'	36.51'	S23°40'46"E	64.01'
C8	61°13'59"	13.50'	14.43'	7.99'	S83°03'47"W	13.75'
C9	59°13'07"	18.50'	19.12'	10.51'	N38°42'41"E	18.28'
C10	87°58'58"	66.50'	102.12'	64.20'	N51°05'36"E	92.38'