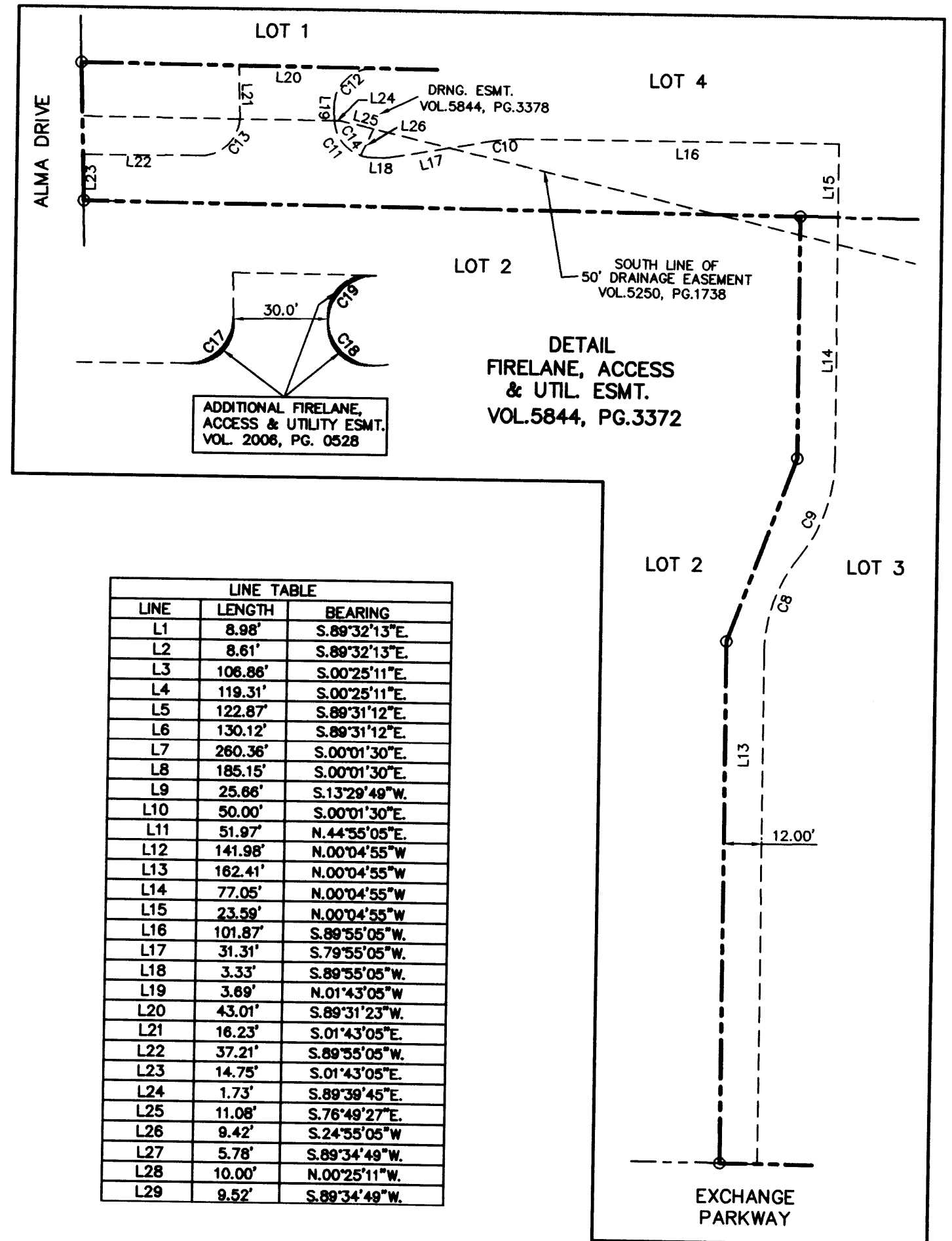
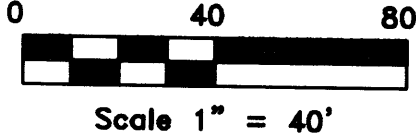


The Amended Plat for Lot 3 & 4, Block 1, Alma Exchange Addition is hereby approved pursuant to Section 212.016(11) of the Texas Local Government Code and Section 8.02.4 of the Allen Development Code. The owner has joined in the application for amendment to the plat, the plat does not attempt to remove any covenants or restrictions, does not increase the number of lots, and does not create or require the creation of a new street or make necessary extension of municipal facilities.

Director of Planning \_\_\_\_\_ Attest: \_\_\_\_\_  
David A. Hoover \_\_\_\_\_ Secretary \_\_\_\_\_  
Date \_\_\_\_\_ Date \_\_\_\_\_



LINE	LENGTH	BEARING
L1	8.88'	S.89°32'13"E.
L2	8.61'	S.89°32'15"E.
L3	106.88'	S.00°25'11"E.
L4	119.31'	S.00°25'11"E.
L5	122.87'	S.89°31'12"E.
L6	130.12'	S.89°31'12"E.
L7	260.36'	S.00°01'30"E.
L8	185.15'	S.00°01'30"E.
L9	25.66'	S.13°29'48"W.
L10	50.00'	S.00°01'30"E.
L11	51.97'	N.44°55'05"W.
L12	141.98'	N.00°04'55"W.
L13	162.41'	N.00°04'55"W.
L14	77.05'	N.00°04'55"W.
L15	23.59'	N.00°04'55"W.
L16	101.67'	S.89°55'05"W.
L17	31.31'	S.79°55'05"W.
L18	3.33'	S.89°55'05"W.
L19	3.69'	N.01°43'05"W.
L20	43.01'	S.89°31'23"W.
L21	16.23'	S.01°43'05"E.
L22	32.21'	S.89°55'05"W.
L23	14.75'	S.01°43'05"E.
L24	1.73'	S.89°34'48"E.
L25	11.08'	S.76°49'27"E.
L26	9.42'	S.24°55'05"W.
L27	5.78'	S.89°34'48"W.
L28	10.00'	N.00°25'11"W.
L29	9.52'	S.89°34'48"W.

CURVE	DELTA	RAD.	LENGTH	CHORD	CHRD BEAR
C1	89°07'02"	54.00'	83.99'	75.78'	S.44°58'42"E.
C2	89°07'02"	30.00'	46.68'	42.10'	S.44°58'42"E.
C3	90°20'16"	30.00'	47.30'	42.55'	S.44°44'57"W.
C4	89°08'12"	30.00'	46.65'	42.09'	S.44°58'17"E.
C5	90°04'55"	30.00'	47.42'	42.63'	S.45°11'51"W.
C6	89°29'53"	54.00'	84.35'	76.03'	S.44°48'26"E.
C7	89°29'53"	30.00'	46.86'	42.24'	S.44°48'26"E.
C8	38°30'36"	50.00'	33.61'	32.88'	N.19°10'23"E.
C9	38°30'36"	50.00'	33.61'	32.88'	N.19°10'23"E.
C10	10°00'00"	50.00'	8.73'	8.72'	S.84°55'05"W.
C11	88°21'50"	12.50'	19.28'	17.42'	N.45°54'00"W.
C12	91°14'28"	12.50'	20.11'	18.01'	N.44°22'46"E.
C13	91°38'10"	12.50'	19.99'	17.93'	S.44°06'00"W.
C14	88°05'01"	12.50'	14.85'	13.99'	S.37°40'26"E.
C15	58°20'25"	30.00'	30.55'	28.24'	N.60°21'11"W.
C16	20°30'02"	30.00'	10.73'	10.68'	N.20°55'57"W.
C17	91°38'13"	15.00'	23.99'	21.51'	N.44°06'01"E.
C18	87°02'44"	15.00'	22.79'	20.91'	N.45°54'00"W.
C19	88°21'50"	15.00'	23.13'	20.66'	N.46°55'16"E.

Benchmarks:

BM-1 the northeast corner of the inlet curb on the easterly right of way line of Alma Drive approximately 380.0 feet north from the intersection of the northerly line of Exchange Parkway and the easterly line of Alma Drive.  
Elevation = 681.59

BM-2 City of Allen Control Monument No. 8, being a 3 1/2" Aluminum Disk set in the Northwest corner of curb inlet of the west side of Alma Drive, located approximately 200.0 feet from the north of the intersection of Rio Grande Drive and Alma Drive.  
Elevation = 692.82

CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS, ROWLETT FARM PARTNERSHIP, L.P., is the owner of a 3.5790 acre tract of land situated in the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas, being a portion of a tract of land described in deed to Rowlett Farm Partnership, JV, as recorded in Volume 4579, Page 852 of the Collin County Land Records (CCLR), also being all of Lots 3 and 4, Block 1, Alma Exchange Addition, an addition to the City of Allen, according to plat filed for record in Volume 2006, Page 0528, Collin County Plat records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "W.A.I." (hereinafter referred to as "I.R.W.A.I." for brevity purposes) found for the northeast corner of said premises, same being the interior corner of Twin Creeks No.4-D2, an addition to the City of Allen according to plat filed for record in Cabinet P, Page 697, of the Collin County Plat Records (CCPR);

THENCE, S.00°01'30"E., 531.94 feet along a west line of said Twin Creeks No.4-D2, to a 1/2" I.R.W.A.I. found for the southeast corner of said premises, same being located in the north line of Exchange Parkway (a 140-foot wide right-of-way at this point);

THENCE, N.89°32'13"W., 272.66 feet along said north line of Exchange Parkway to a 1/2" iron rod with cap stamped "Roome" (hereinafter referred to as "I.R.R." for brevity purposes) set for corner, same being the southwest corner of lot 2, Block 1, Alma Exchange Addition, an addition to the City of Allen according to plat filed for record in Cabinet O, Page 319, of the CCPR;

THENCE, along the east and north lines of said Lot 2, Block 1 as follows:  
N.00°04'55"W., 166.11 feet to a 1/2" I.R.R. set for corner;  
N.20°19'42"E., 62.37 feet to a 1/2" I.R.R. set for corner;  
N.00°04'55"W., 77.17 feet to a 1/2" I.R.R. set for corner;  
N.89°31'23"W., 228.01 feet to a 1/2" I.R.R. set for corner, same being in the east line of Alma Drive (a variable width right-of-way at this point);

THENCE, N.01°43'05"W., 44.36 feet along the said east line of Alma road to a 1/2" I.R.R. set for corner;

THENCE, S.89°31'23"E., passing at 9.53 feet a 1/2" iron rod for the southwest corner of Lot 1, Alma Exchange Addition, an addition to the City of Allen according to plat filed for record in Cabinet O, Page 312, CCPR, a total distance of 187.22 feet to an "X" cut in concrete, same being the southeast corner of said Lot 1;

THENCE, N.00°25'11"W., 185.68 feet along the east line of said Lot 1 to a 1/2" I.R.R. set for corner, same being the northeast corner of said Lot 1, and same being in a south line of said Twin Creeks No.4-D2;

THENCE, S.89°32'13"E., 294.59 feet to the Point of Beginning and containing 155,900 square feet or 3.5790 acres of land.

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ROWLETT FARM PARTNERSHIP, L.P., through the undersigned authority, does hereby adopt this plat designating the described property as AMENDED PLAT, ALMA EXCHANGE ADDITION, LOTS 3 & 4, BLOCK 1, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress, to and from, and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

ROWLETT FARM PARTNERSHIP, L.P.  
BY: WHISENANT MANAGEMENT, L.L.C.

DAVID WHISENANT, PARTNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DAVID WHISENANT, 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 \_\_\_\_\_, 2006.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

PURPOSE OF THIS AMENDING PLAT IS TO CORRECT SCRIBER'S ERROR. THE EAST LOT LINE OF LOT 4, SHOULD READ 230.06', NOT 301.88'.

# AMENDED PLAT ALMA EXCHANGE ADDITION

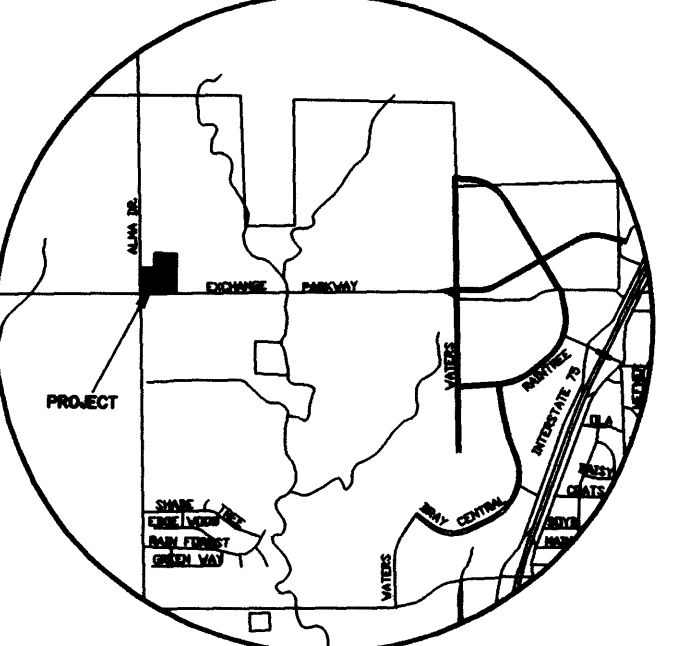
LOT 3 & 4, BLOCK 1  
VOLUME 2006, PAGE 0528, P.R.C.C.T.

3.5790 ACRES OR 155,900 SQ. FT.  
ZONED: SC

SITUATED IN THE HENRY BRANDENBURGH SURVEY, ABSTRACT NO. 110  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

OWNER:  
ROWLETT FARM PARTNERSHIP, L.P.  
3838 OAK LAWN AVE., SUITE 1416  
DALLAS, TEXAS 75219  
(214) 521-4010  
CONTACT: DAVID WHISENANT

ENGINEER/SURVEYOR:  
ROLAND FOERSTER CIVIL ENGINEERS  
1601 N. WADILL ST., SUITE 104  
MCKINNEY, TEXAS 75069  
214-544-8888



## SURVEYOR'S CERTIFICATION

THAT I, ROLAND FOERSTER, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

ROLAND FOERSTER, RPLS #3233

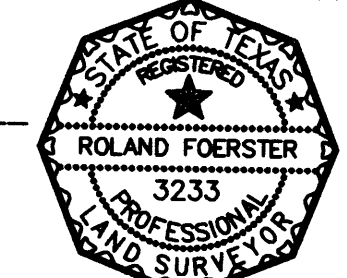
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ROLAND FOERSTER, 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 \_\_\_\_\_, 2006.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_



## NOTES:

1.) "The North Texas Municipal Water District (NTMWD) easements restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping plans that encroach on the NTMWD easements are allowed. Fence post foundations are restricted to an installation depth no deeper than 18-inches below final ground elevation. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

2.) No utilities (except crossings) are permitted within the 20' North Texas Municipal Water District Easement CC# 95-0058935.