CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	369.30'	175.75'	89.63'	174.04'	S12°53'28"W	27°43'02"
C2	273.31'	440.92'	285.22'	394.67'	S44°06'32"W	92°26'36"
C3	363.31'	189.48'	96.94'	187.32'	S76°03'00"W	29°52'43"
C4	300.00'	109.09'	55.16'	108.49'	N08°02'04"E	20°50'08"
C5	400.00'	183.84'	93.57'	182.23'	N84°42'52"W	26°19'59"
C6	400.00'	183.84'	93.57'	182.23'	N84°42'52"W	26°19'59"
C7	45.00'	70.69'	45.00'	63.64'	N26°32'52"W	90°00'00"
C8	270.64'	425.12'	270.64'	382.74'	S63°27'08"W	90°00'00"
C9	400.00'	180.41'	91.77'	178.89'	N31°22'23"E	25°50'31"
C10	600.00'	270.62'	137.65'	268.33'	N31°22'23"E	25°50'31"
C11	480.30'	160.89'	81.21'	160.14'	S82°02'56"E	19°11'33"
C12	454.92'	159.57'	80.61'	158.75'	S81°35'48"E	20°05'51"
C13	502.45'	176.24'	89.04'	175.34'	S81°35'48"E	20°05'51"
C14	454.92'	159.57'	80.61'	158.75'	S81°35'48"E	20°05'51"
C15	454.92'	159.57'	80.61'	158.75'	S81°35'48"E	20°05'51"
C16	275.00'	96.46'	48.73'	95.97'	N08°24'12"E	20°05'51"
C17	45.00'	69.08'	43.42'	62.49'	N43°22'42"E	87°57'23"
C18	250.00'	146.27'	75.29'	144.19'	N17°21'39"W	33°31'18"
C19	250.00'	388.14'	245.48'	350.31'	S46°07'21"E	98°57'17"

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.

EXCEPT AS NOTED, ALL ROADS ARE 50' WIDE.
CUL DE SAC RADII ARE 50'

OWNER:
J.L.L. DEVELOPMENT XIII, L.P.
1221 I.H. 35 NORTH
CARROLLTON, TEXAS 75006
PHONE: (972) 245-7857

185 LOTS
6,867,696 S.F.
157.66 ACRES

GENERAL DEVELOPMENT PLAN

REVISION DESCRIPTION

0126DEVPLAN

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228. (214) 328-8133

DATE	SCALE	DESIGN	DRAWN
9/9/01	1" = 200'	H.L.E.	

PRESTON FARMS

D. HOWELL SURVEY, A-394, M. HOWELL SURVEY, A-396

I. WALKER SURVEY, A-1056, B. HAILE SURVEY, A-397

COLLIN COUNTY, TEXAS

SHEET NO.

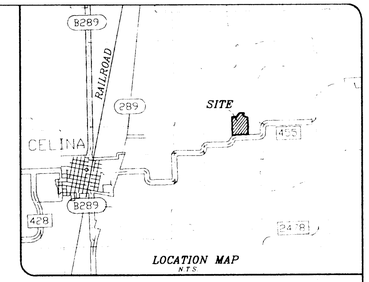
JOB NO. 01026

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	477.45'	99.51'	49.94'	99.33'	S77°31'08"E	11°56'32"
C2	363.31'	189.46'	96.94'	187.32'	S76°09'00"W	29°52'43"
C4	300.00'	109.09'	55.16'	108.49'	N08°02'04"E	20°50'08"
C5	400.00'	183.84'	93.57'	182.23'	N84°42'52"W	26°19'59"
C6	400.00'	183.84'	93.57'	182.23'	N84°42'52"W	26°19'59"
C7	45.00'	70.69'	45.00'	63.64'	N26°32'52"W	90°00'00"
C8	270.64'	425.12'	270.64'	382.74'	S63°27'08"W	90°00'00"
C9	400.00'	180.41'	91.77'	178.89'	N31°22'23"E	25°50'31"
C10	600.00'	270.62'	137.65'	268.33'	N31°22'23"E	25°50'31"
C11	480.30'	160.89'	81.21'	160.14'	S82°02'56"E	19°11'39"
C12	454.92'	159.57'	80.61'	158.75'	S81°35'48"E	20°05'51"
C13	502.45'	108.31'	54.36'	108.10'	S77°43'23"E	12°21'02"

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



LOCATION MAP
N.T.S.

STATE OF TEXAS:
COUNTY OF COLLIN:

FIELD NOTES:

BEING a tract of land situated in the D. HOWELL SURVEY, ABSTRACT No. 394 and the W. HOWELL SURVEY, ABSTRACT No. 396, Collin County, Texas and being part of a tract of land described in a Gift Deed to John W. Shelton, Jr., Frank Shelton and Billy Jack Shelton recorded in Volume 1975, Page 353, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at a fence corner post for the Southwest corner of a tract of land described in Deed to John O. Rea recorded in Collin County File Clerk's No. 92-0067368, said point also being an ell corner of a tract of land described in a Deed to Ronnie Collins recorded in Volume 1994, Page 342, Deed Records of Collin County, Texas;

THENCE North 88° 44'14" East along the South line of said Rea tract and a fence line, a distance of 297.86' to a 1/2" iron rod found at a fence corner;

THENCE North 36° 59'16" East continuing along said Rea tract and a fence line, a distance of 430.66' to a fence corner post for a corner;

THENCE North 89° 02'00" East continuing along said Rea tract and a fence line, a distance of 508.88' to a 1/2" iron rod set for a corner, said point being South 89° 02'00" West 40.00' from a 1/2" iron rod found at an ell corner of said Rea tract, said point also being in the centerline of a Texas Power & Light 100' wide electric transmission line as recorded in Volume 493, Page 260, Deed Records, Collin County, Texas;

THENCE South 18° 27'08" West along the centerline of said Texas Power & Light line, a distance of 288.57' to a 1/2" iron rod set for a corner;

THENCE South 71° 32'52" East leaving the centerline of said Texas Power & Light line, a distance of 325.00' to a 1/2" iron rod set for the beginning of a curve to the left having a central angle of 11° 56'32", a radius of 477.45', and a chord that bears South 77° 31'08" East a distance of 99.33';

THENCE along said curve an arc distance of 99.51' to a 1/2" iron rod set for a corner;

THENCE South 1° 38'43" East a distance of 261.48' to a 1/2" iron rod set for a corner;

THENCE North 88° 21'17" East a distance of 16.80' to a 1/2" iron rod set for a corner;

THENCE South 1° 38'43" East a distance of 256.65' to a 1/2" iron rod set for a corner;

THENCE North 88° 21'17" East a distance of 33.04' to a 1/2" iron rod set for a corner;

THENCE South 1° 25'47" East a distance of 245.00' to a 1/2" iron rod set for a corner;

THENCE South 88° 21'17" West a distance of 100.06' to a 1/2" iron rod set for a corner;

THENCE South 1° 38'43" East a distance of 315.03' to a 1/2" iron rod set for a corner;

THENCE North 88° 21'17" East a distance of 36.80' to a 1/2" iron rod set for a corner;

THENCE South 1° 25'47" East a distance of 340.83' to a 1/2" iron rod set for a corner;

THENCE South 87° 21'23" West a distance of 41.11' to a 1/2" iron rod found for a corner;

THENCE South 2° 38'37" East a distance of 229.74' to a 1/2" iron rod set for a corner on the North line of F.M. 455, a 90' wide right-of-way;

THENCE South 87° 37'00" West along said North line, a distance of 1073.30' to a wooden right-of-way monument at the beginning of a curve to the left having a central angle of 29° 52'43", a radius of 363.31', and a chord that bears South 76° 03'00" West a distance of 187.32';

THENCE along said North line and curve an arc distance of 189.46' to a pipe fence corner, said point being an ell corner of a tract of land described in a Deed to Ronnie Collins recorded in Volume 1994, Page 342, Deed Records, Collin County, Texas;

THENCE South 87° 52'00" West along a pipe & cable fence line, a distance of 162.90' to a pipe fence corner post for an ell corner of said Collins Tract;

THENCE North 1° 33'37" West along a pipe & cable fence and the East line of said Collins Tract, a distance of 1713.93' to a pipe fence corner post for a corner;

THENCE North 88° 25'00" East along a fence line, a distance of 124.68' to the POINT OF BEGINNING and containing 60.26 acres of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated.
There are no encroachments, conflicts, or protrusions

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"
ACCEPTED FOR PREPARATION OF FINAL PLAT

Chairman
Planning & Zoning
Commission

City Secretary
City of Celina
City of Celina, Texas

Date

OWNER:
J.L.L. DEVELOPMENT XIII, L.P.
1221 I.H. 35 NORTH
CARROLLTON, TEXAS 75006
PHONE: (972) 245-7857

65 LOTS
60.26 ACRES

PRELIMINARY PLAT

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 29355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75229, (214) 328-8133

PRESTON FARMS PHASE 1

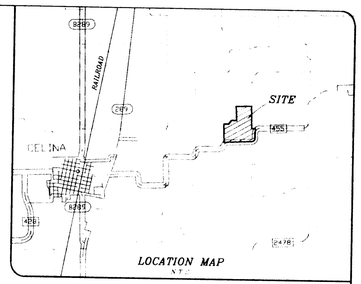
D. HOWELL SURVEY, A-394, M. HOWELL SURVEY, A-396

COLLIN COUNTY, TEXAS

SHEET NO

JOB NO 01026

REVISION DESCRIPTION	DATE	SCALE	DESIGN	DRAWN
012GFRE1	9/9/01	1" = 100'	H.L.E	



PRIANIO FAMILY LIVING TRUST
Vol. 3619, Pg. 237
D.R.C.C.T.

Texas Power & Light Co.
Prime Electric Wire Line
Vol. 000, Pg. 000
50 ft. on Prairie Side of
Power Line within 50'

N88°06'50"E Fence Line 1440.38'

Corner Post

IRF

Bethel Baptist Church

390.90'

Fnd. R.R. Spike

JOHN W. REA
C.C.F.C's No. 92-67368

Fence Line

1332.86'

N02°37'36"W

PARK DED. TRACT 3
3.00 AC.

BLOCK A

LOT 11
Block A

Church Street

S01°38'43"E

LOT 1
Block A

LOT 2
Block A

LOT 10
Block A

LOT 9
Block A

High Point Estates
Lots 1-36, Block A &
Lots 1-10, Block B
City of Celina, Collin County, Texas
Vol. L, Pg. 857, P.R.C.C.T.

High Point Drive

Phase 3

Phase 2

LOT 28
Block A

LOT 29
Block A

LOT 30
Block A

COUNTY ROAD No. 128

2101.10'

BOBBY THOMAS DAVIS
92-0088726

S88°21'17"W
60.00'

S01°38'43"E

1205.06'

Wooden Marker

DOROTHY LL. GRIFFIN TRUSTEE
C.C.F.C's No. 96-0105014

Electric Line

N89°02'00"E 508.88'
Fence Line

Corner Post

IRF

JOHN O. REA
92-0067368

N88°25'00"E
124.68'

N88°44'14"E
297.86'

N36°59'16"E 430.66'
Fence Line

Ronnie Collins
Vol. 1994, Pg. 342
D.R.C.C.T.

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK F

LOT 8
BLOCK C

PARK DEDICATION TRACT 2
3.38 Acres

PARK DED. TRACT 1
0.69 AC.

PHASE 1

PHASE 2

1713.93'

N01°33'37"W

Ronnie Collins
Vol. 1994, Pg. 342
D.R.C.C.T.

Ronnie Collins
Vol. 1994, Pg. 342
D.R.C.C.T.

Pipe Post

Wooden Marker

S87°52'00"W
162.90'

S87°37'00"W 1131.56'

S87°21'23"W 1138.60'

Ex. Box Culvert

Wet Well
Lift Station

90' R.O.W.

F.M. HWY. No. 455

Phase 1

Phase 2

EXCEPT AS NOTED, ALL ROADS
ARE 50' WIDE.
CUL DE SAC RADII ARE 50'

OWNER:
J.L.L. DEVELOPMENT XIII, L.P.
1221 I.H. 35 NORTH
CARROLLTON, TEXAS 75006
PHONE: (972) 245-7857

185 LOTS
6,867,696 S.F.
157.66 ACRES

WATER & SEWER PLAN

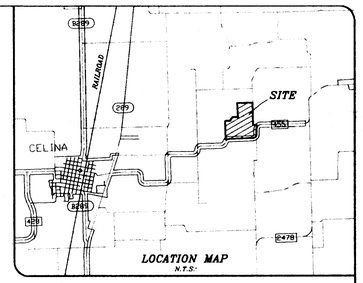
REVISION DESCRIPTION	DATE	SCALE	DESIGN	DRAWN
0126WSSR	9/9/01	1" = 200'	H.L.E.	

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

PRESTON FARMS
D. HOWELL SURVEY, A-394, M. HOWELL SURVEY, A-396
I. WALKER SURVEY, A-1056, B. HAILE SURVEY, A-397
COLLIN COUNTY, TEXAS

SHEET NO.

JOB NO. 01126



PRIANIO FAMILY LIVING TRUST
Vol. 3619, Pg. 237
D.R.C.C.T.

Texas Power & Light Co. Transmission Line Easement Vol. 1703, Pg. 2160 Structures to be constructed No Structures or Power Lines within 50'

N88°06'50"E Fence Line 1440.38'

Corner Post

IRF

Bethel Baptist Church

390.90'

Fnd. R.R. Spike

JOHN W. REA
C.C.F.C's No. 92-67368

PARK DED. TRACT 2 2.49 AC.

PARK DEDICATION TRACT 3 3.86 AC.

Fence Line

N02°37'36"W 1332.86'

BLOCK A

2-15' Inlets

Church Street

BLOCK H

S01°38'43"E

LOT 11 Block A

LOT 1 Block A

LOT 2 Block A

LOT 10 Block A

LOT 9 Block A

High Point Estates
Lots 1-36, Block A &
Lots 1-10, Block B
City of Celina, Collin County, Texas
Vol. L, Pg. 857, P.R.C.C.T.

High Point Drive

LOT 28 Block A

LOT 29 Block A

LOT 30 Block A

COUNTY ROAD No. 128

2101.10'

BLOCK C

2-20' Inlets

2-10' Inlets

JOHN O. REA
92-0067368

N89°02'00"E 508.88'

Fence Line

N86°59'16"E 430.66'

N88°44'14"E 297.86'

N88°25'00"E 124.68'

Ronnie Collins
Vol. 1994, Pg. 342
D.R.C.C.T.

BLOCK B

BLOCK E

BLOCK D

BLOCK F

LOT B BLOCK C

PARK DEDICATION TRACT 1 3.88 Acres

2-15' Inlets

2-16' Inlets

BOBBY THOMAS DAVIS
92-0088726

S88°21'17"W 60.00'

Wooden Marker

Electric Line

DOROTHY LL. GRIFFIN TRUSTEE
C.C.F.C's No. 96-0105014

S01°38'43"E 1202.96'

1713.93'

N01°33'37"W

PARK DED. TRACT 4 2.49 AC.

Pipe Post

S87°52'00"W 162.90'

S87°37'00"W 1131.56'

48" RCP

S87°21'23"W 1138.60'

Ex. Box Culvert

90' R.O.W.

F.M. HWY. No. 455

EXCEPT AS NOTED, ALL ROADS ARE 50' WIDE.
CUL DE SAC RADII ARE 50'

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C.	C	I 25 YR.	Q 25 YR.	SUM Q 25 YR.
1	12.08	10 min.	0.4	6.35	30.68	30.68
2	10.15	-	-	-	25.78	56.46
3	8.76	-	-	-	22.25	78.71
4	14.41	-	-	-	36.60	115.31
5	12.80	-	-	-	32.51	147.82
6	4.48	-	-	-	11.38	159.20
7	4.95	-	-	-	12.57	171.77
8	7.88	-	-	-	20.02	191.79
9	12.19	-	-	-	30.96	222.75
10	10.17	-	-	-	25.83	25.83
11	10.56	-	-	-	25.30	52.65
12	11.26	-	-	-	28.60	81.25
13	8.61	-	-	-	21.87	103.12
14	4.32	-	-	-	10.97	336.84

OWNER:
J.L.L. DEVELOPMENT XIII, L.P.
1221 I.H. 35 NORTH
CARROLLTON, TEXAS 75006
PHONE: (972) 245-7857

185 LOTS
6,867,696 S.F.
157.66 ACRES

DRAINAGE PLAN

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

REVISION DESCRIPTION
0126DRN3

DATE	SCALE	DESIGN	DRAWN
8/27/01	1" = 200'	H.L.E.	

PRESTON FARMS
D. HOWELL SURVEY, A-394, M. HOWELL SURVEY, A-396
I. WALKER SURVEY, A-1056, B. HAILE SURVEY, A-397
COLLIN COUNTY, TEXAS

SHEET NO.

JOB NO. 01026