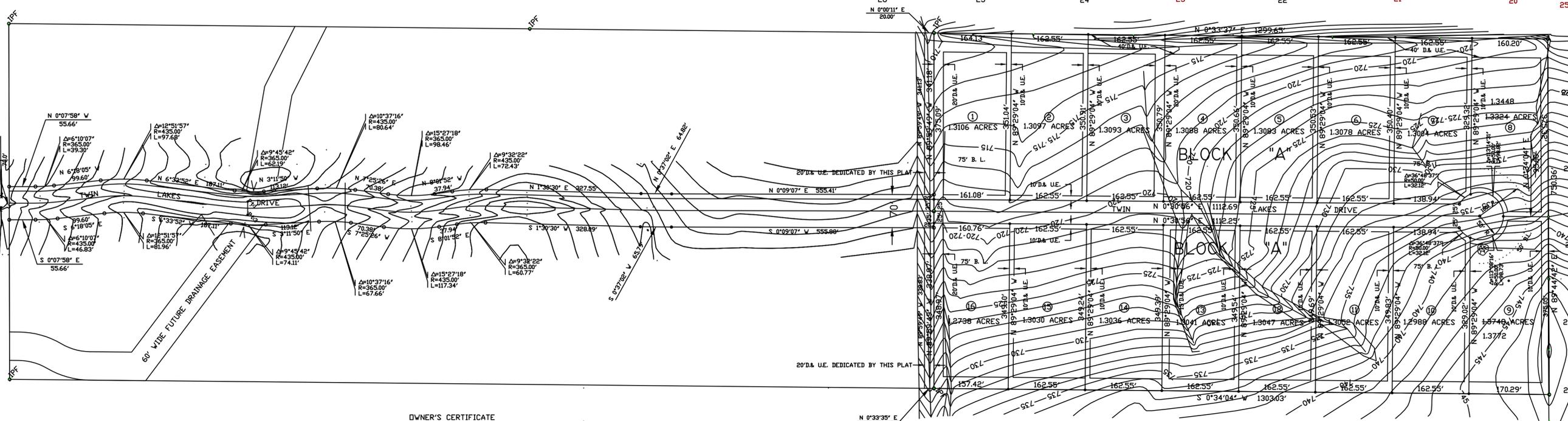
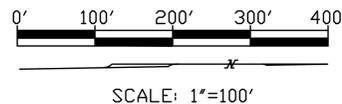


FARM ROAD NO. 1461

PRESTON HILLS II ADDITION



J-486

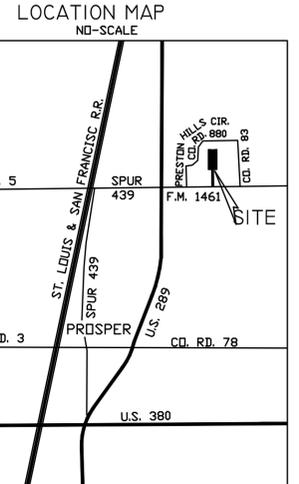


OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Don Brown, Phil Cooper, William B. Pappas and James R. Seely are the owner of a tract of land described as follows:  
SITUATED in Collin County, Texas, in the Jonathan Westover Survey, Abstract No. 1030, being a resurvey of 1.) The 22.419 acres of land described in a deed from James R. Seely, et al to Marilyn Nichols dated July 13, 1993, recorded in Document No. 93-64410, 2.) The 16.858 Acres of Land described in EXHIBIT B in a deed from Richard W. Perkins, et al to James R. Seely and wife Carolyn M. Seely filed Aug. 4, 1993 in Document 93-64052 and 3.) The 16.858 Acres of Land described in EXHIBIT A in a Deed of Trust from William B. Pappas and wife, Sharon L. Pappas to Daniel W. Brooks, Trustee, all deeds of the Collin County Land Records being, described by metes and bounds as follows:

BEGINNING at an existing iron pin found at the northwest corner of said 22.419 acre tract, in the south line of PRESTON HILLS II ADDITION, as recorded in Volume F, Page 678 and at the northeast corner of PRESTON HILLS II ADDITION as recorded in Volume C, Page 784 of the Collin County Map and Plat Records;  
Thence north 89° 44' 42" east, 750.36 feet with the north line of said 22.419 acre tract and with the south line of said PRESTON HILLS II ADDITION to an existing iron pin found at the northeast corner of said 22.419 acre tract;  
Thence south 0° 34' 04" west, 1303.03 feet with the east line of said 22.419 acre tract to an iron pin found at the southeast corner of said 22.419 acre tract and the northeast corner of said 16.858 acre Seely tract;  
Thence north 89° 59' 49" west, 338.97 feet with the south line of said 22.419 acre tract and the north line of said 16.858 acre Seely tract to an iron pin set in the south line and said north line, in the east R.D.W. line of a proposed Road from the south;  
Thence southerly with the east R.D.W. line as follows:  
South 0° 09' 07" West, 555.88 feet; South 0° 37' 02" West, 65.79 feet;  
South 1° 30' 30" West, 328.09 feet to the point of curvature of a curve to the left, from which the radius center lies south 88° 29' 30" east, 365.0 feet; Thence with said curve to the left, an arc of 60.77 feet around a central angle of 9° 32' 22" to the point of tangency of a curve to the left, from which the radius center lies south 82° 34' 34" East, 365.0 feet; Thence with said curve to the left, an arc of 187.11 feet to the point of tangency of a curve to the left, from which the radius center lies South 82° 34' 34" East, 365.0 feet; Thence with said curve to the left, an arc of 67.66 feet around a central angle of 10° 37' 16" to the point of tangency of said curve; Thence South 3° 11' 50" East, 113.12 feet to the point of curvature of a curve to the right, from which the radius center lies South 86° 48' 10" West, 435.0 feet; Thence with said curve to the right, an arc of 74.11 feet to the point of tangency of said curve; Thence South 6° 18' 05" West, 187.11 feet to the point of curvature of a curve to the left, from which the radius center lies South 83° 26' 08" East, 365.0 feet; Thence with said curve to the left, an arc of 81.96 feet around a central angle of 12° 51' 57" to the point of tangency of said curve; Thence South 6° 18' 05" East, 99.6 feet to the point of curvature of a curve to the right, from which the radius center lies South 83° 41' 55" West, 435.0 feet; Thence with said curve to the right, an arc of 46.83 feet, around a central angle of 6° 10' 07" to the point of tangency of said curve; Thence South 0° 07' 58" East, 55.66 feet to an iron pin set in the north R.D.W. line of Farm Road No. 1461 and in the south line of said 16.858 acre Seely tract;  
Thence north 89° 52' 02" west, 70.0 feet with said north R.D.W. line and with the south line of said 16.858 acre Seely tract and with the south line of said 16.858 acre Pappas tract to an iron pin set in said north R.D.W. line and in the south line of said Pappas tract;  
Thence northerly with the west R.D.W. line said proposed road as follows:  
North 0° 07' 58" West, 55.66 feet to the point of curvature of a curve to the left, from which the radius center lies South 89° 52' 02" West, 365.0 feet; Thence with said curve to the left, an arc of 39.3 feet around a central angle of 6° 10' 07" to the point of tangency of said curve; Thence North 6° 18' 05" West, 99.6 feet to the point of curvature of a curve to the right, from which the radius center lies North 83° 41' 55" East, 435.0 feet; Thence with said curve to the right, an arc of 97.68 feet around a central angle of 12° 51' 57" to the point of tangency of said curve; Thence North 6° 18' 05" East, 187.11 feet to the point of curvature of a curve to the left, from which the radius center lies North 83° 26' 08" West, 365.0 feet; Thence with said curve to the left, an arc of 62.19 feet around a central angle of 9° 45' 42" to the point of tangency of said curve; Thence North 3° 11' 50" West, 113.12 feet to the point of curvature of a curve to the right, from which the radius center lies North 86° 48' 10" East, 435.0 feet; Thence with said curve to the right, an arc of 80.64 feet around a central angle of 10° 37' 16" to the point of tangency of said curve; Thence North 7° 25' 26" East, 70.38 feet to the point of curvature of a curve to the left, from which the radius center lies North 82° 34' 34" West, 365.0 feet; Thence with said curve to the left, an arc of 98.46 feet around a central angle of 15° 27' 18" to the point of tangency of said curve; Thence North 8° 01' 52" West, 37.94 feet to the point of curvature of a curve to the right, from which the radius center lies North 81° 58' 08" East, 435.0 feet; Thence with said curve to the right, an arc of 72.43 feet around a central angle of 9° 32' 22" to the point of tangency of said curve; Thence North 1° 30' 30" East, 327.55 feet; Thence North 0° 37' 02" East, 64.82 feet; Thence North 0° 09' 07" East, 555.41 feet to an iron pin set in the south line of said 22.419 acre tract and in the north line of said 16.858 acre Pappas tract;  
Thence north 89° 59' 49" west, 341.18 feet with said south line and north line to an iron pin found at the southwest corner of said 22.419 acre tract and the northwest corner of said 16.858 acre Pappas tract, in the east line of said PRESTON HILLS II ADDITION;  
Thence north 0° 33' 35" east, 1299.65 feet with the west line of said 22.419 acre tract and with the east line of said PRESTON HILLS II ADDITION to the PLACE OF BEGINNING and containing 25.565 acres of land.

- LEGEND
- D. & U. E. DRAINAGE & UTILITY ESMT.
  - B. L. BUILDING SET BACK LINE
  - △ CENTRAL ANGLE
  - R RADIUS
  - L CURVE LENGTH
  - I. P. AT MAIN CORNERS
  - I. P. AT LOT CORNERS



FINAL PLAT  
**PRESTON MEADOW**  
25.565 ACRES IN COLLIN COUNTY, TEXAS, IN THE JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030

OWNERS:  
EFFIE BLASE  
PO BOX 610  
PROSPER, TEXAS 75078  
(214) 346-3333

WILLIAM B. PAPPAS  
4006 ALTA VISTA ST.  
DALLAS, TEXAS 75229  
(214) 956-9444

JAMES R. SEELY  
1950 N. PEYTONVILLE RD.  
SOUTHLAKE, TEXAS 76092  
(817) 329-1691

SURVEYOR:  
GEER SURVEYING & ENGINEERING  
1512 WEST UNIVERSITY, SUITE 300  
MCKINNEY, TEXAS 75069  
(214) 562-3959

6° 33' 52" West, 187.11 feet to the point of curvature of a curve to the left, from which the radius center lies South 83° 26' 08" East, 365.0 feet; Thence with said curve to the left, an arc of 81.96 feet around a central angle of 12° 51' 57" to the point of tangency of said curve; Thence South 6° 18' 05" East, 99.6 feet to the point of curvature of a curve to the right, from which the radius center lies South 83° 41' 55" West, 435.0 feet; Thence with said curve to the right, an arc of 46.83 feet, around a central angle of 6° 10' 07" to the point of tangency of said curve; Thence South 0° 07' 58" East, 55.66 feet to an iron pin set in the north R.D.W. line of Farm Road No. 1461 and in the south line of said 16.858 acre Seely tract;  
Thence north 89° 52' 02" west, 70.0 feet with said north R.D.W. line and with the south line of said 16.858 acre Seely tract and with the south line of said 16.858 acre Pappas tract to an iron pin set in said north R.D.W. line and in the south line of said Pappas tract;  
Thence northerly with the west R.D.W. line said proposed road as follows:  
North 0° 07' 58" West, 55.66 feet to the point of curvature of a curve to the left, from which the radius center lies South 89° 52' 02" West, 365.0 feet; Thence with said curve to the left, an arc of 39.3 feet around a central angle of 6° 10' 07" to the point of tangency of said curve; Thence North 6° 18' 05" West, 99.6 feet to the point of curvature of a curve to the right, from which the radius center lies North 83° 41' 55" East, 435.0 feet; Thence with said curve to the right, an arc of 97.68 feet around a central angle of 12° 51' 57" to the point of tangency of said curve; Thence North 6° 18' 05" East, 187.11 feet to the point of curvature of a curve to the left, from which the radius center lies North 83° 26' 08" West, 365.0 feet; Thence with said curve to the left, an arc of 62.19 feet around a central angle of 9° 45' 42" to the point of tangency of said curve; Thence North 3° 11' 50" West, 113.12 feet to the point of curvature of a curve to the right, from which the radius center lies North 86° 48' 10" East, 435.0 feet; Thence with said curve to the right, an arc of 80.64 feet around a central angle of 10° 37' 16" to the point of tangency of said curve; Thence North 7° 25' 26" East, 70.38 feet to the point of curvature of a curve to the left, from which the radius center lies North 82° 34' 34" West, 365.0 feet; Thence with said curve to the left, an arc of 98.46 feet around a central angle of 15° 27' 18" to the point of tangency of said curve; Thence North 8° 01' 52" West, 37.94 feet to the point of curvature of a curve to the right, from which the radius center lies North 81° 58' 08" East, 435.0 feet; Thence with said curve to the right, an arc of 72.43 feet around a central angle of 9° 32' 22" to the point of tangency of said curve; Thence North 1° 30' 30" East, 327.55 feet; Thence North 0° 37' 02" East, 64.82 feet; Thence North 0° 09' 07" East, 555.41 feet to an iron pin set in the south line of said 22.419 acre tract and in the north line of said 16.858 acre Pappas tract;  
Thence north 89° 59' 49" west, 341.18 feet with said south line and north line to an iron pin found at the southwest corner of said 22.419 acre tract and the northwest corner of said 16.858 acre Pappas tract, in the east line of said PRESTON HILLS II ADDITION;  
Thence north 0° 33' 35" east, 1299.65 feet with the west line of said 22.419 acre tract and with the east line of said PRESTON HILLS II ADDITION to the PLACE OF BEGINNING and containing 25.565 acres of land.

NDW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That We, Effie Blase, Phil Cooper, James R. Seely and William B. Pappas do hereby adopt this plat designating the hereinabove described property as PRESTON MEADOW, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown hereon.  
WITNESS my hand at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ 1995

Effie Blase, Owner  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 1995  
Commission Expires \_\_\_\_\_, 199\_ Notary Public, State of Texas

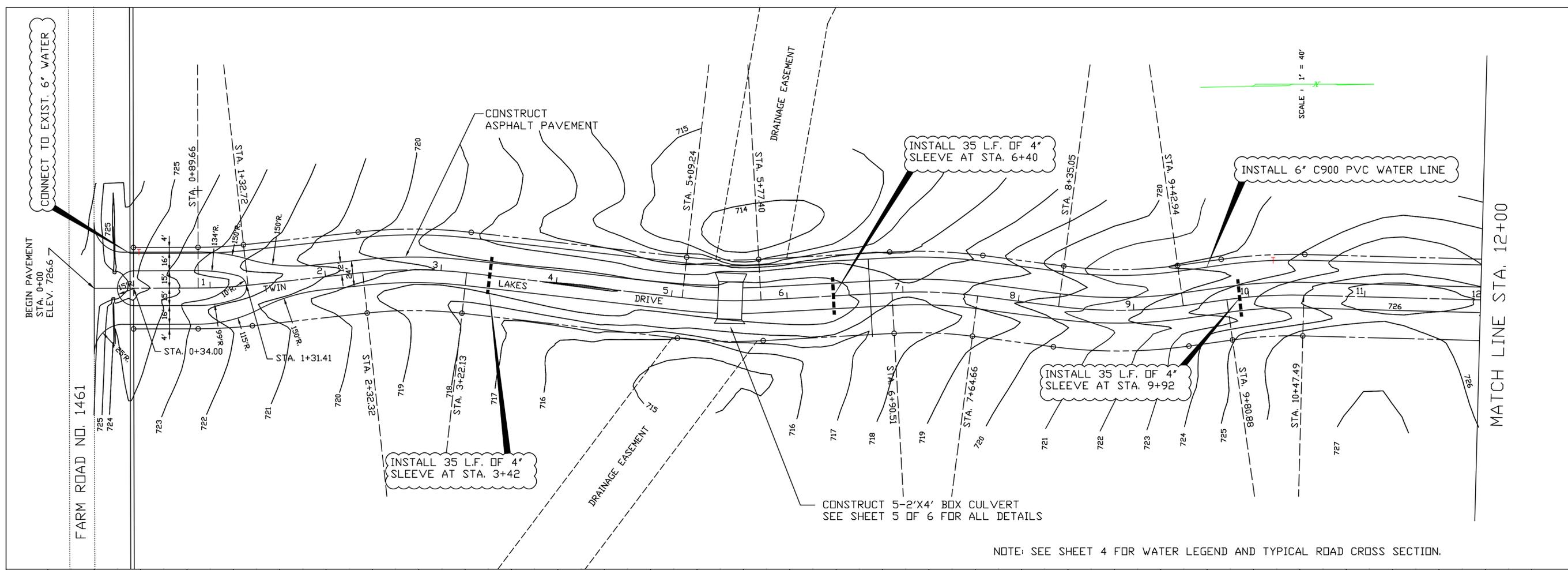
James R. Seely, Owner  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 1995  
Commission Expires \_\_\_\_\_, 199\_ Notary Public, State of Texas

William B. Pappas, Owner  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 1995  
Commission Expires \_\_\_\_\_, 199\_ Notary Public, State of Texas

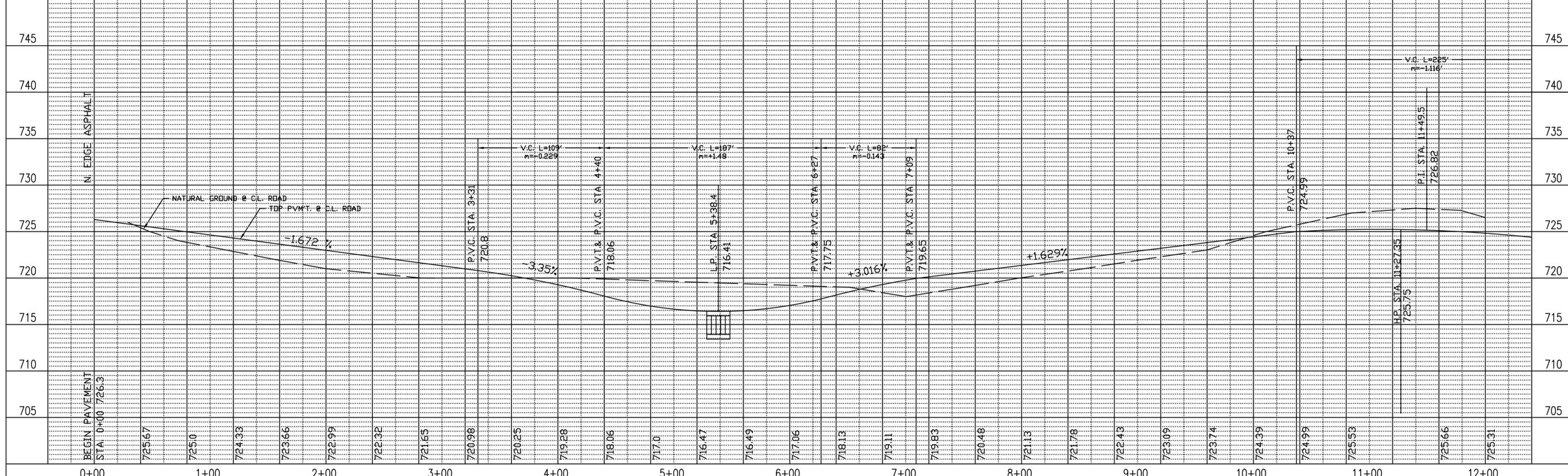
SURVEYOR'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS:  
That I, G. M. Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision regulations of Collin County, Texas.

G. M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR  
TEX. REG. NO. 3258  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 199\_.  
Commission Expires \_\_\_\_\_, 199\_ Notary Public, State of Texas

Collin County Health Department Certificate: I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the state of Texas and easements as shown hereon.  
Slaney J. Auten, R. S. Registered Professional Sanitarian Collin County Health Service.  
This Plat is approved by the Collin County Commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 1996.  
Ron Harris, County Judge, Collin County, Texas

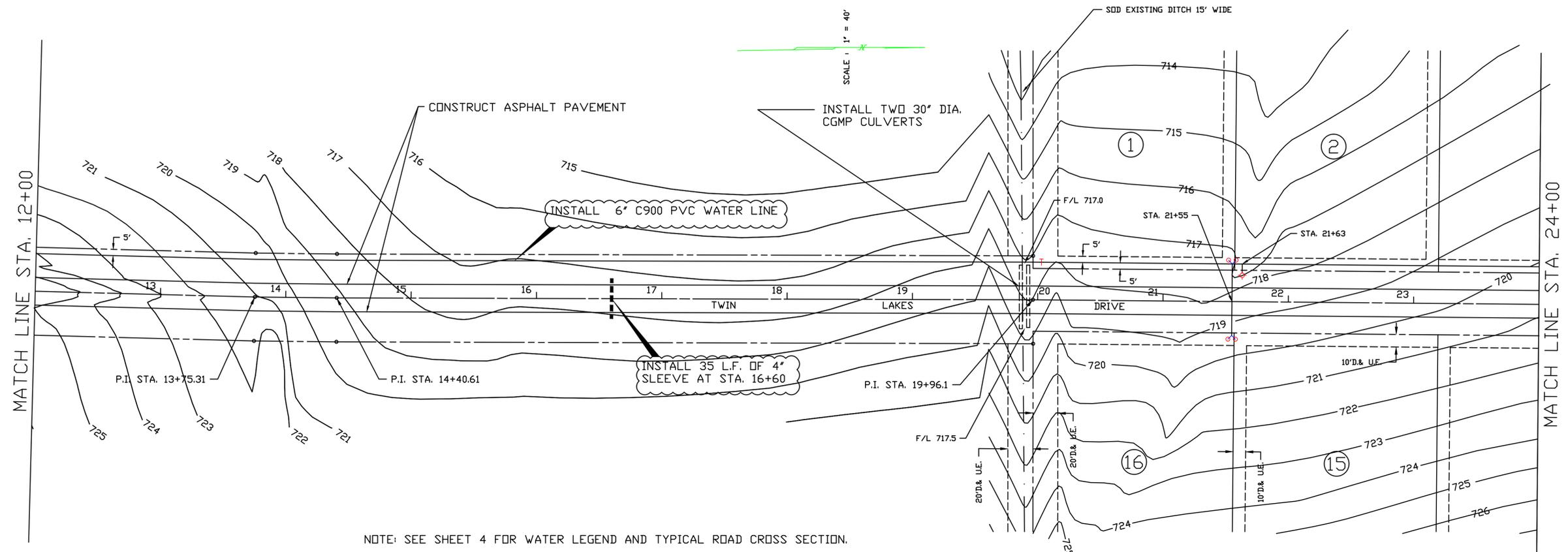


NOTE: SEE SHEET 4 FOR WATER LEGEND AND TYPICAL ROAD CROSS SECTION.

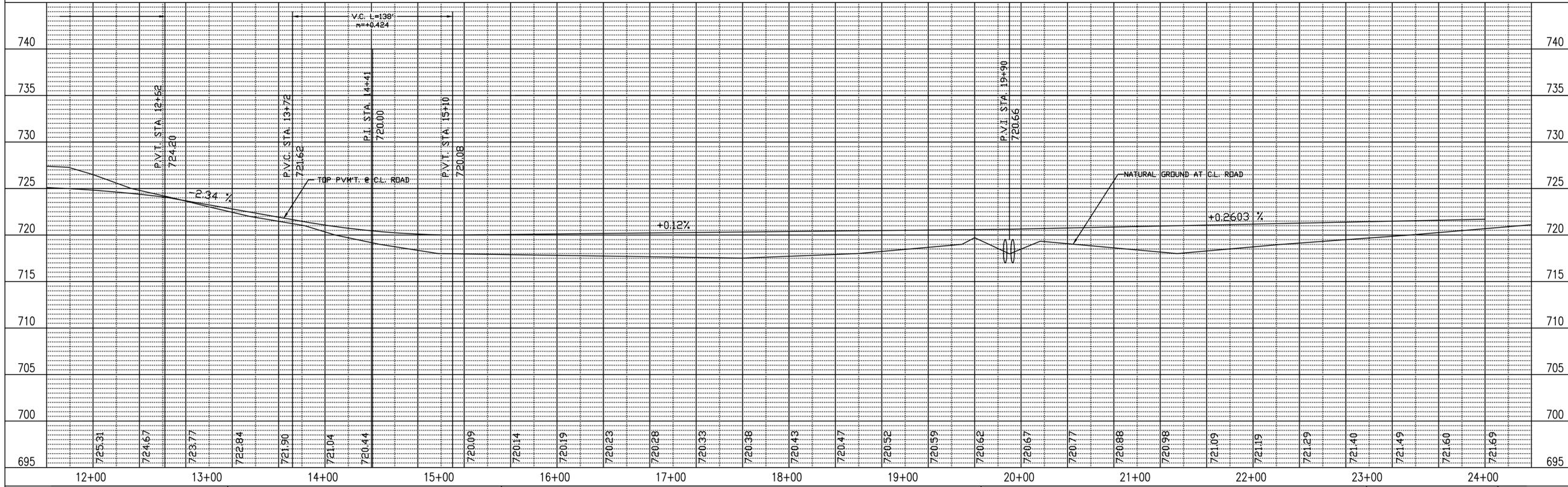


Scale: H: 1" = 40' V: 1" = 5'	Date: APRIL 1996	<b>COLLIN COUNTY</b>	<b>PAVING, WATER &amp; CULVERT PLANS</b>	<b>PRESTON MEADOW</b>	GEER SURVEYING & ENGINEERING 1512 WEST UNIVERSITY, SUITE 300 MCKINNEY, TEXAS 75069 (214) 562-3959	SHEET	2
Designed by: G. M. GEER	OF					6	
Drawn by: G. M. GEER							

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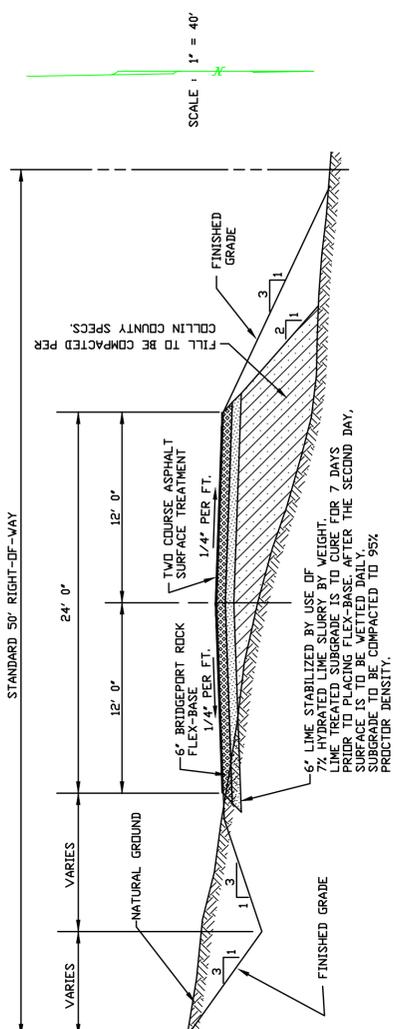
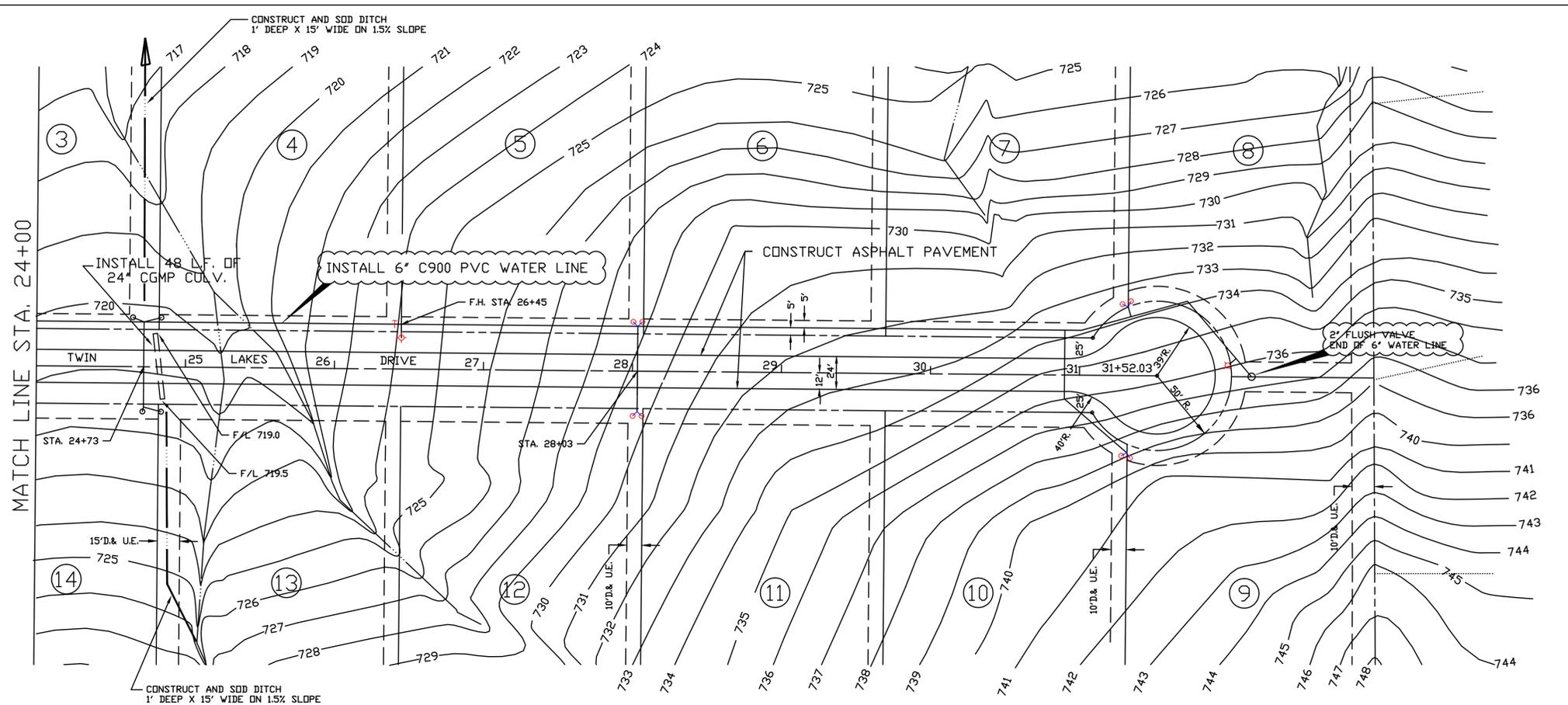


NOTE: SEE SHEET 4 FOR WATER LEGEND AND TYPICAL ROAD CROSS SECTION.



Scale: H: 1" = 40' V: 1" = 5' Date: APRIL 1996	<b>COLLIN COUNTY</b>	PROJECT TITLE <b>PAVING, WATER &amp; CULVERT PLANS</b>	SHEET TITLE <b>PRESTON MEADOW</b>	GEER SURVEYING & ENGINEERING 1512 WEST UNIVERSITY, SUITE 300 MCKINNEY, TEXAS 75069 (214) 562-3959	SHEET
Designed by: G. M. GEER					3
Drawn by: G. M. GEER					OF

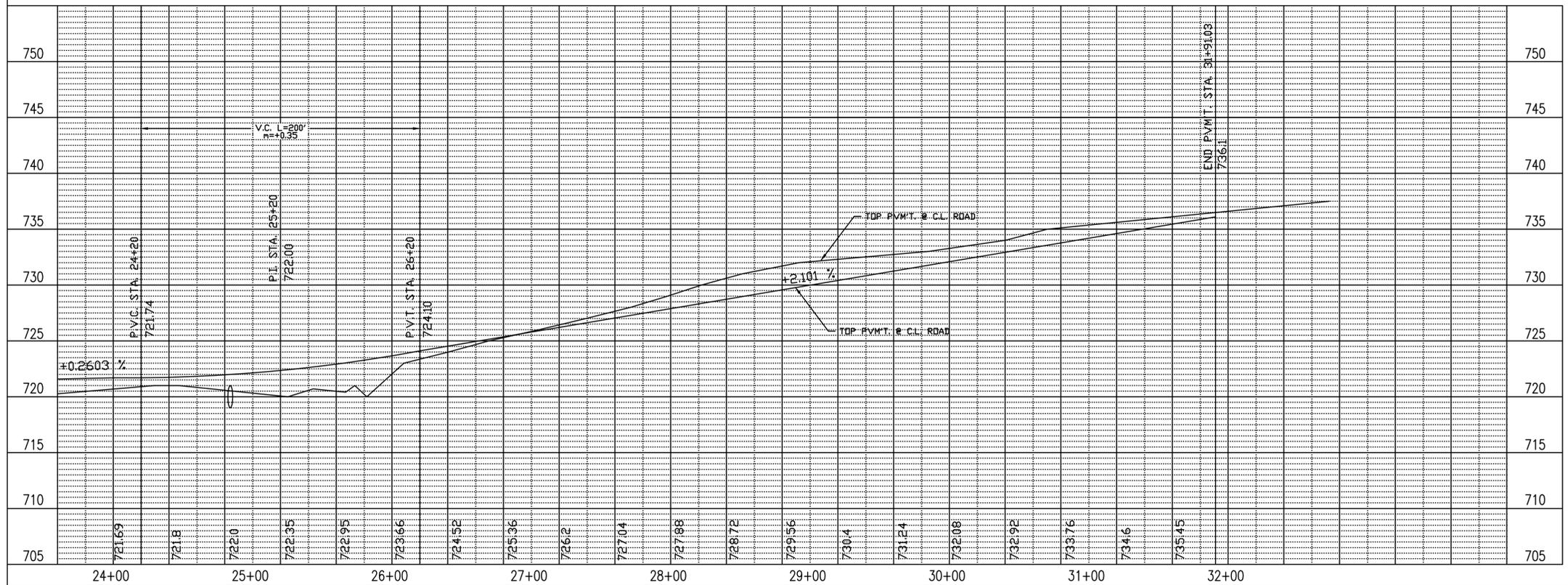
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TYPICAL ROAD CROSS SECTION  
NO-SCALE

LEGEND

- INSTALL: FIRE HYDRANT AND 6" VALVE
- INSTALL: 1" WATER LINE  
TWO 3/4" WATER SERVICES  
TWO 3/4" CORP. STOPS  
TWO WATER METER BOXES.
- INSTALL: 35 L.F. OF 2" SLEEVE
- INSTALL: 6" WATER VALVE
- INSTALL: 35 L.F. OF 4" SLEEVE  
MARKED WITH A 1/2" X 24" IRON PIN AT EACH END.



Scale: H: 1" = 40' V: 1" = 5' Date: APRIL 1996  
 Designed by: G. M. GEER  
 Drawn by: G. M. GEER

COLLIN COUNTY

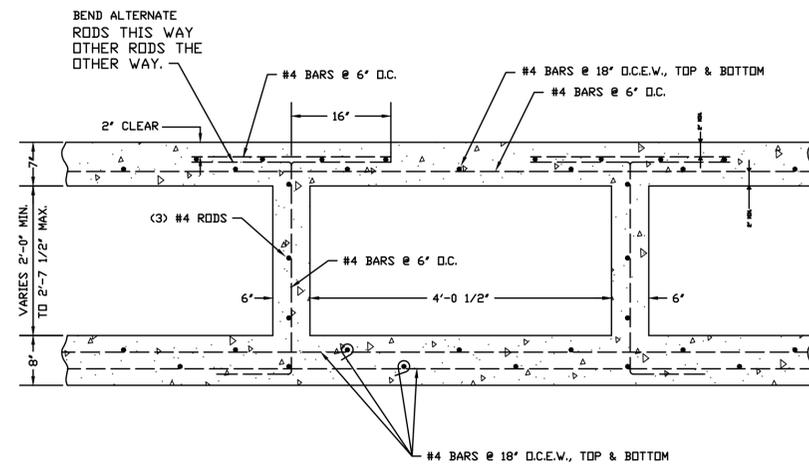
PAVING, WATER & CULVERT PLANS

PRESTON MEADOW

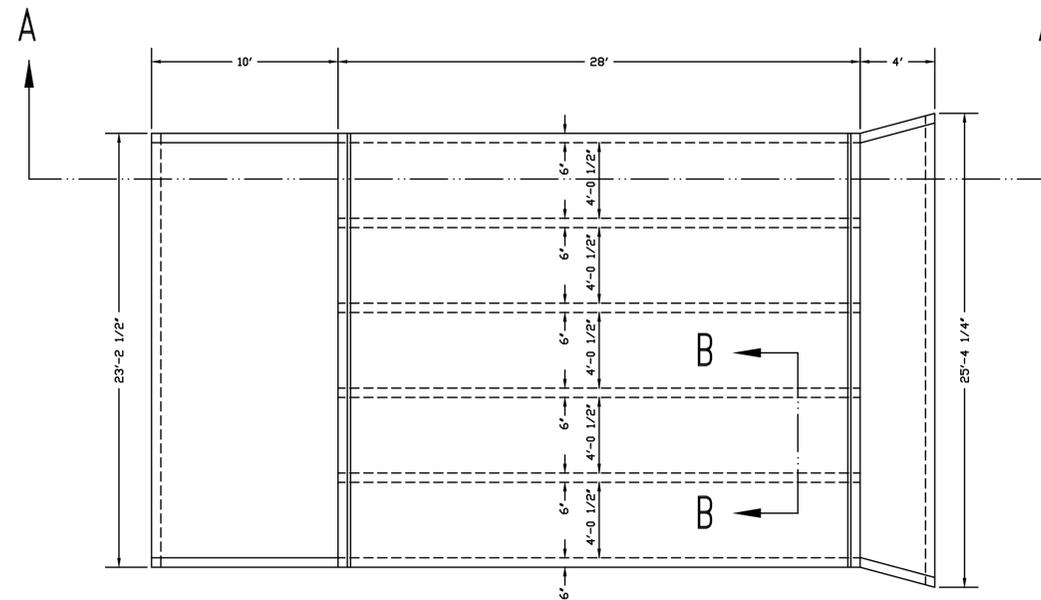
GEER SURVEYING & ENGINEERING  
 1512 WEST UNIVERSITY, SUITE 300  
 MCKINNEY, TEXAS 75069  
 (214) 562-3959

SHEET 4  
 OF 6

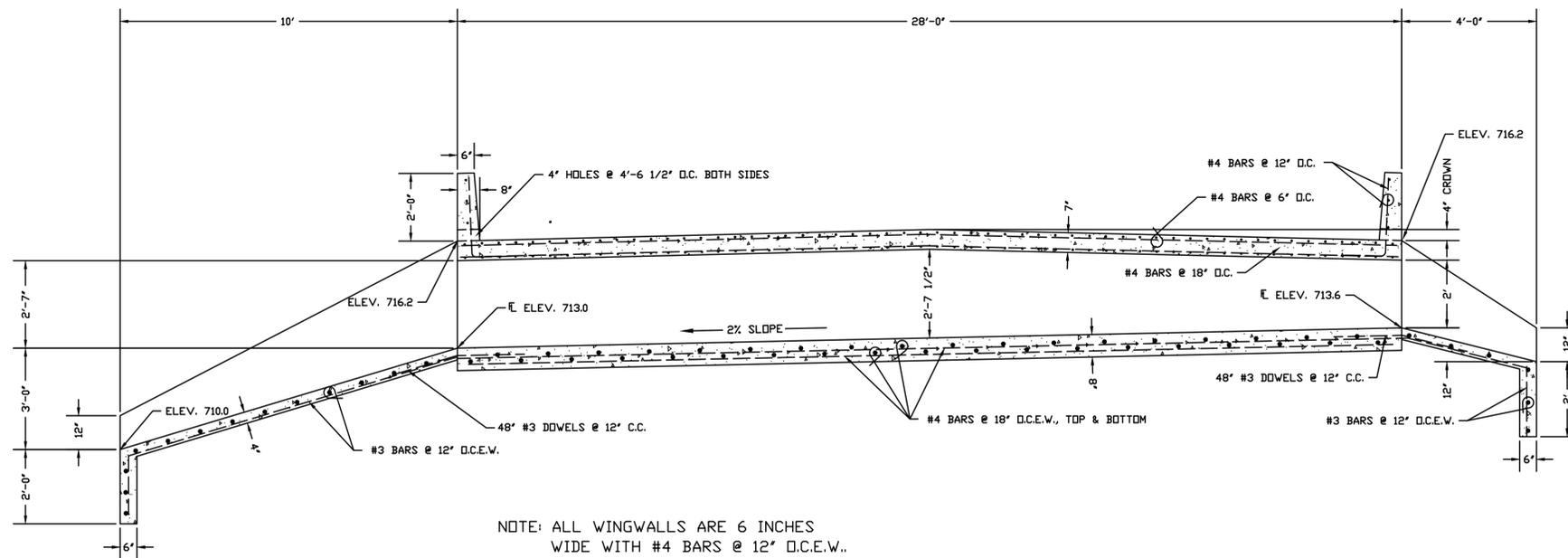
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SECTION B-B  
SCALE: 1"=1'-0"



BOX CULVERT PLAN  
SCALE: 1/4"=1'-0"



SECTION A-A  
SCALE: 1/2"=1'-0"

Scale: AS SHOWN	Date: APRIL 1996
Designed by: G. M. GEER	
Drawn by: G. M. GEER	

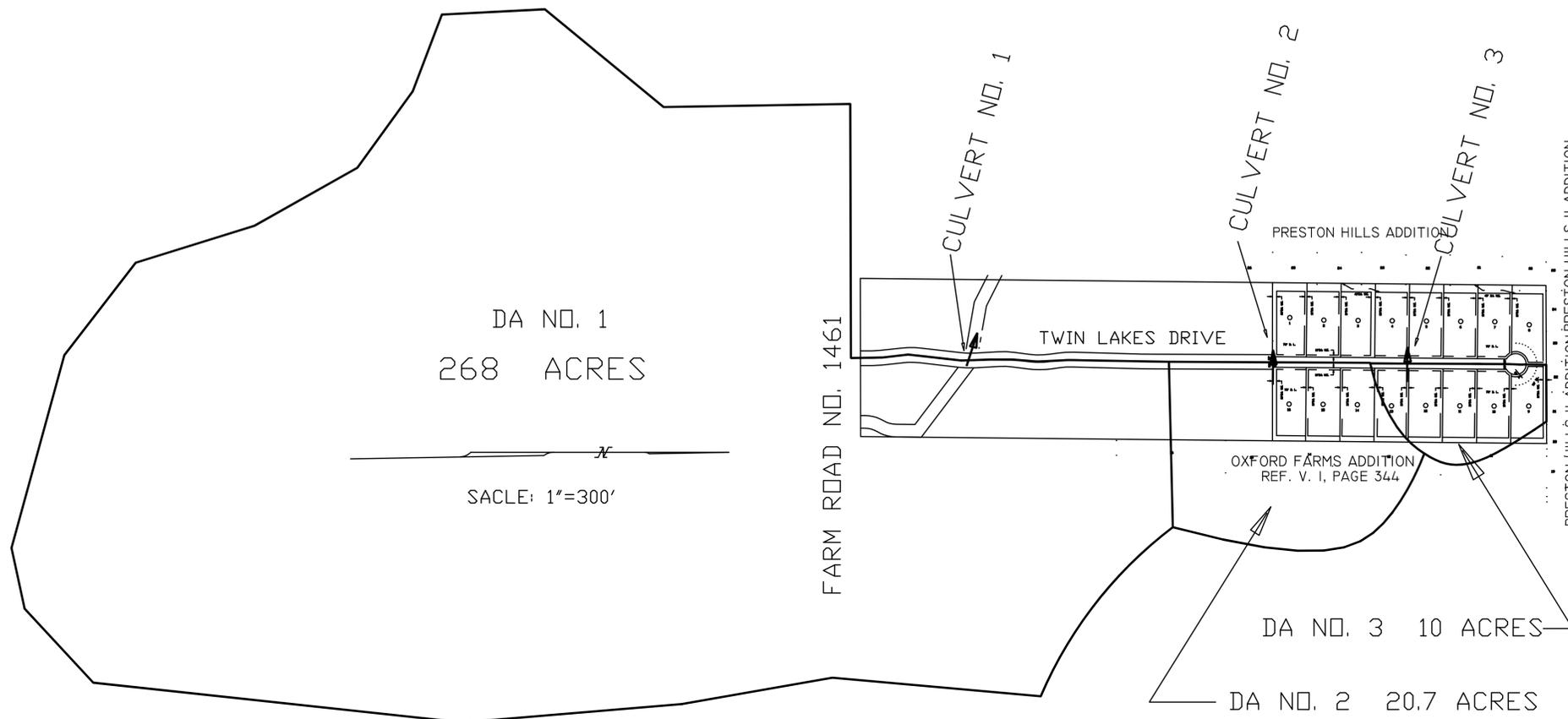
COLLIN COUNTY

PROJECT TITLE BOX CULVERT DETAILS

SHEET TITLE PRESTON MEADOW

GEER SURVEYING & ENGINEERING  
1512 WEST UNIVERSITY, SUITE 300  
MCKINNEY, TEXAS 75069  
(214) 562-3959

SHEET 5  
OF 6



CULVERT CALCULATIONS

DRAINAGE AREA NO.	DA ACRES	RUNOFF COEFF.	AVG. SLOPE	FLOW DIST FEET	TIME/ CONC. MIN.	I/100 IN./HR.	Q CFS	CULVERT SIZE	H. G. SLOPE	VEL./FLOW FT./SEC.	CAPACITY CFS
1	282	.5	1.3%	5000	150	3.3	469	5-2'X4' BOXES	2%	11.7	470
2	20.7	.5	2.5%	1200	26	6	62	2-30"	1%	7.1	70
3	10	.5	3%	700	22	6	30	1-24"	2.5%	9	30

Scale: AS SHOWN Date: APRIL 1996  
 Designed by: G. M. GEER  
 Drawn by: G. M. GEER

COLLIN COUNTY

DRAINAGE AREA MAP

PRESTON MEADOW

GEER SURVEYING & ENGINEERING  
 1512 WEST UNIVERSITY, SUITE 300  
 MCKINNEY, TEXAS 75069  
 (214) 562-3959

SHEET 6  
 OF 6

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