

3959

OWNERS CERTIFICATE

STATE OF TEXAS:

COUNTY OF COLLIN:

WHEREAS, Holigan Family Investments, Inc. are the owners of that 17.7598 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170 and the Hugh C. Routh Survey, Abstract No. 765 and being part of that tract of land described in a correction deed to Provident Bank-Denton, recorded in Volume 3263, Page 367, Deed Records, Collin County, Texas (DRCC), and being more particularly described as follows:

COMMENCING at an iron rod set for the point of intersection of the east right-of-way (ROW) line of S.H. 289 (150' ROW at this point) with the north ROW line of C.R. 94 for the north end of a corner clip, said point being in the west line of that tract of land described in a deed to G.A. Moore, Jr., recorded in Volume 3261, Page 534, DRCC;

THENCE along the north ROW line of C.R. 94 as follows:

South 46°04'20" East 20.00 feet to a point (C.R. 94 120' ROW);

North 89°55'41" East 537.86 feet the beginning of a curve to the right having a radius of 22,978.00 feet, a central angle of 00°57'27" and a long chord which bears North 89°24'25" East 383.99 feet;

Easterly along said curve to the right a distance of 384.00 feet to the point of tangency;

North 89°53'08" East 188.11 feet to the beginning of a curve to the right having a radius of 22,978.00 feet, a central angle of 00°11'02", and a long chord which bears North 89°58'39" East 73.74 feet;

Easterly along said curve to the right a distance of 73.74 feet to an iron rod set for the point of intersection with a non-tangent line for the POINT OF BEGINNING of the herein described tract, said point being in the east line of said Moore tract and the south most west line of the aforesaid Provident Bank tract;

THENCE North 00°40'17" West, along the common line of said Moore tract and said Provident Bank tract, 391.04 feet to an iron rod set for corner, said point being the northeast corner of said Moore tract;

THENCE South 69°25'19" East 144.86 feet to an iron rod set for corner;

THENCE South 89°54'32" East 332.92 feet to an iron rod set for corner;

THENCE South 84°00'50" East 673.83 feet to an iron rod set for corner;

THENCE South 05°59'10" West 116.80 feet to an iron rod set for corner;

THENCE South 85°32'16" East 375.90 feet to an iron rod set for corner;

THENCE North 67°26'03" East 433.98 feet to an iron rod set for corner;

THENCE North 00°40'14" East 32.28 feet to an iron rod set for corner;

THENCE South 89°19'46" East 60.00 feet to an iron rod set for corner;

THENCE North 89°21'09" East 655.17 feet to an iron rod set for corner;

THENCE South 00°40'14" West 350.01 feet to an iron rod set for the point of intersection with a non-tangent curve to the left having a radius of 22,978.00 feet, a central angle of 00°26'49", and a long chord which bears South 89°04'54" West 179.27 feet, said point being in the north ROW line of C.R. 94 (120' ROW);

THENCE Westerly along the north ROW line of C.R. 94 as follows:

Westerly along said curve to the left a distance of 179.27 feet to an iron rod set for the point of tangency;

South 88°51'29" West 80.09 feet to an iron rod set for the beginning of a curve to the right having a radius of 22,858.00 feet, a central angle of 03°10'57" and a long chord which bears North 89°33'03" West 1,269.49 feet;

Westerly along said curve to the right a distance of 1,269.49 feet to an iron rod set for the point of tangency;

North 87°57'34" West 2.36 feet to an iron rod set for the beginning of a curve to the left having a radius of 22,978.00 feet, a central angle of 01°56'58" and a long chord which bears North 88°58'03" West 781.77 feet;

Westerly along said curve to the left a distance of 781.81 feet to an iron rod set for the point of tangency;

North 89°54'32" West 287.40 feet to an iron rod set for the beginning of a curve to the left having a radius of 22,978.00 feet, a central angle of 00°01'18" and a long chord which bears North 89°55'11" West 8.70 feet;

Westerly along said curve to the left a distance of 8.70 feet to the POINT OF BEGINNING and containing 17.7598 acres of land.

OWNERS ACKNOWLEDGMENT

STATE OF TEXAS:

COUNTY OF COLLIN:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WE, Holigan Family Investments, Inc., are the owners of the 17.7598 acre tract shown and described hereon, and we do hereby adopt this plat as "THE ESTATES ON PRESTON, PHASE I" in the City of Celina, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby dedicate the easement strips shown on this plat (unless noted) for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvement or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems 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 said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

EXECUTED THIS _____ day of _____, 1994

Michael Holigan, President

STATE OF TEXAS:

COUNTY OF DALLAS:

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

Given under my hand and seal of office this _____ day of _____, 1994

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

THAT, I, Bob F. Thompson, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Celina, Texas.

Bob F. Thompson Registered Professional Land Surveyor #391



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 Bob F. Thompson, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of June, 1994.

Linda M. Martin Notary Public for the State of Texas

Certificate of Acceptance by the City Planning and Zoning Commission:

Accepted this 2 day of May, 1994 by the City Planning and Zoning Commission of the City of Celina.

Chairman Secretary

Certificate of Acceptance by the City Council:

Accepted by the City Council of the City of Celina:

Mayor, City of Celina, Texas Date

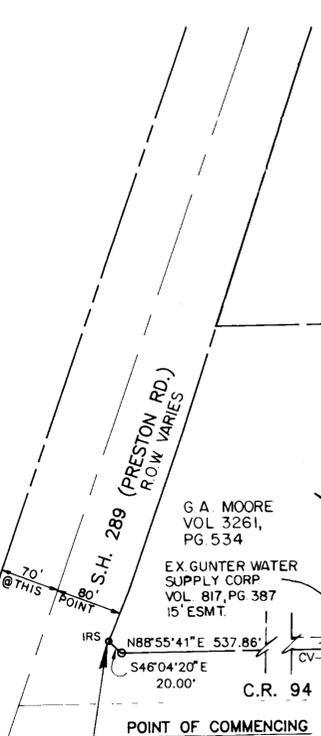
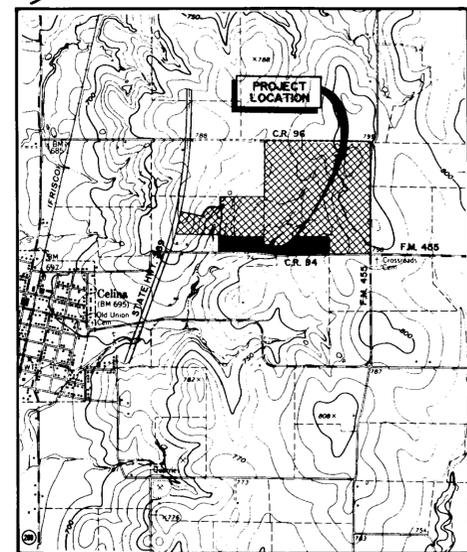
The undersigned, the City Secretary of the City of Celina, hereby certifies that the foregoing final plat of THE ESTATES ON PRESTON, PHASE I, subdivision in addition to the City of Celina was submitted to the City Council on the 21 day of May, 1994 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 14 day of June, A.D., 1994

City Secretary, City of Celina, Texas

FILED FOR RECORD IN THE COLLIN COUNTY LIBRARY, DALLAS, TEXAS 06/14/94

LOCATION MAP



PROVIDENT VOL 3263,

BANK - DENTON PG 367

LEGEND

- BOUNDARY
CENTER LINE
SURVEY LINE
IRON ROD SET
PROP. EASEMENT
BUILDING SET BACK LINE
HOMEOWNER'S ASSOCIATION ESMT LIMITS

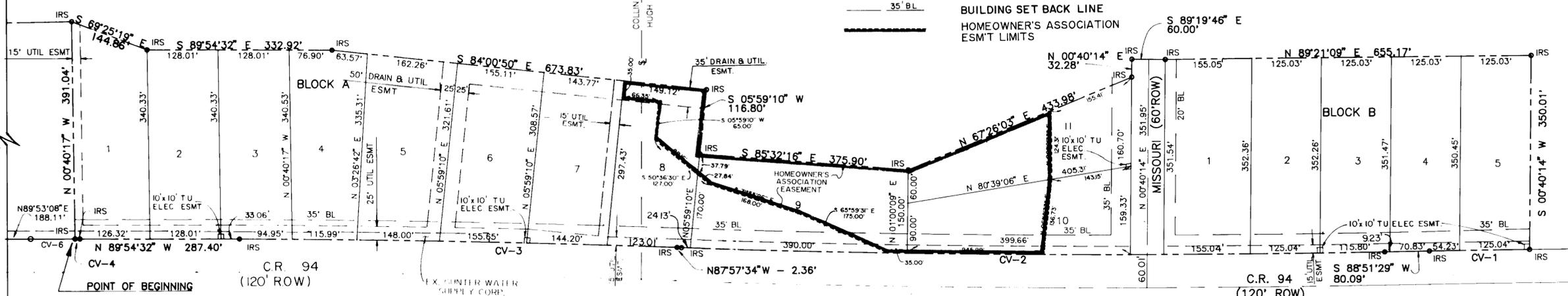
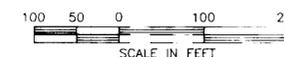


Table with columns: DATA ON PLAT, AREA OUT OF ORIGINAL SURVEY, BASIS OF BEARING. Rows include lot data and area calculations.

OWNER: HOLIGAN FAMILY INVESTMENTS, INC. 6009 BELTLINE ROAD, SUITE 100 DALLAS, TEXAS 75240 (214) 701-8485
SURVEYOR: BOYLE ENGINEERING CORPORATION 6606 LBJ FREEWAY, SUITE 100 DALLAS, TEXAS 75240 (214) 233-6606

Vertical text on the right edge: PROJECT MANAGER BOB F. THOMPSON REG. NO. 391, Boyle Engineering Corporation, FINAL PLAT THE ESTATES ON PRESTON, PHASE I CITY OF CELINA, COLLIN CO., TEXAS, SHEET 1 OF 1