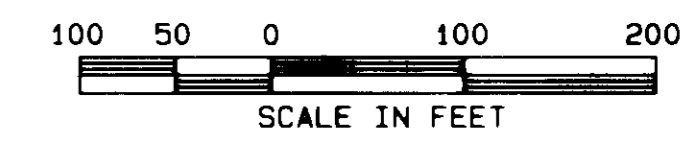
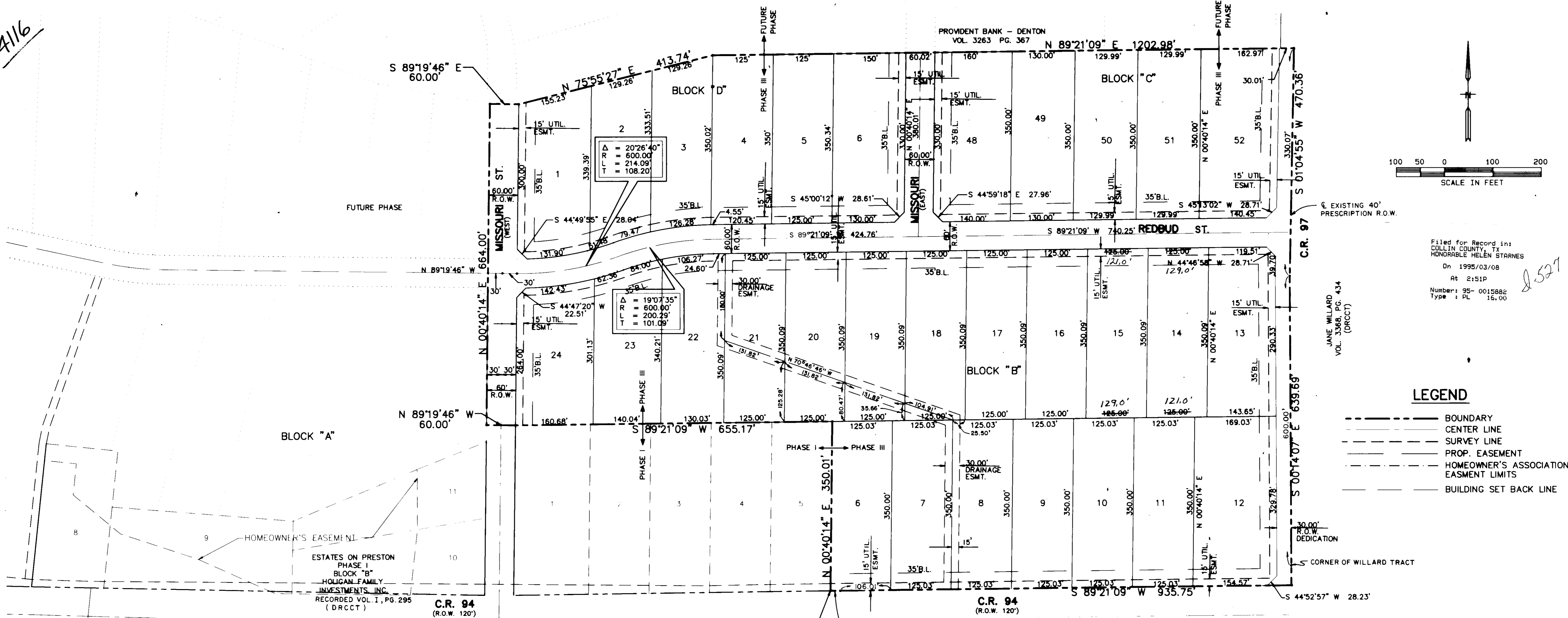


4116



Filed for Record in:
 COLLIN COUNTY, TEXAS
 HONORABLE HELEN STARNES
 On 1995/03/08
 At 2:51P
 Number: 95-0015882
 Type: PL 16.00

- LEGEND**
- BOUNDARY
 - CENTER LINE
 - SURVEY LINE
 - PROP. EASEMENT
 - HOMEOWNER'S ASSOCIATION EASEMENT LIMITS
 - BUILDING SET BACK LINE

SITE DATA
 HUGH C. ROUTH SURVEY -> 36.0630 ACRES
 ABST. 765 30 LOTS

**THE ESTATES ON PRESTON
 PHASE III
 LEGAL DESCRIPTION**

BEING a 36.0630 acre tract of land situated in 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, (DRCCCT), and being more particularly described as follows:

BEGINNING at a point in the north right of way (ROW) line of County Road 94 for the southeast corner of The Estates on Preston, Phase I an addition to the City of Celina, Collin County, Texas;

THENCE Northerly and westerly along the limits of The Estates on Preston as follows:

North 00°40'14" East 350.01 feet to a point for corner;
 South 89°21'09" West 655.17 feet to a point for corner;
 North 89°19'46" West 60.00 feet to a point for corner;

THENCE North 00°40'14" East 664.00 feet to a point for corner;
 THENCE South 89°19'46" East 60.00 feet to a point for corner;
 THENCE North 75°55'27" East 413.74 feet to a point for corner;

THENCE North 89°21'09" East 1,202.98 feet to an iron rod set in the west line of that tract described in a deed to Jane Willard, recorded in Volume 3368, Page 434, DRCCCT;

THENCE South 01°04'55" West 470.36 feet along the west line of the Willard Tract to an iron rod set for a corner;

THENCE South 00°14'07" East, at 600.00 pass a corner of the Willard Tract, 639.69 feet in all to a point in the north ROW line of County Road 94;

THENCE Westerly along the north ROW line of County Road 94 as follows:

South 89°21'09" West 935.75 feet to a point for the beginning of a curve to the left having a radius of 22,978.00 feet, a central angle of 00°02'51" and a long chord which bears South 89°19'44" West, 19.02 feet;

Westerly along said curve to the left a distance of 19.02 feet to the POINT OF BEGINNING and containing 36.0630 acres of land.

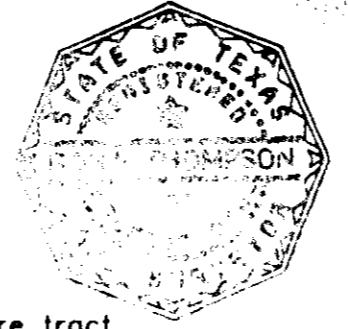
OWNERS ACKNOWLEDGMENT

STAT OF TEXAS:
 COUNTY OF COLLIN:
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WE, Holigan Family Investments, Inc., are the owners of the 36.0630 acre tract shown and described herein, and we do hereby adopt this plat as "THE ESTATES ON PRESTON, PHASE III" 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 improvements 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 of 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 7th DAY OF MARCH, 1995:

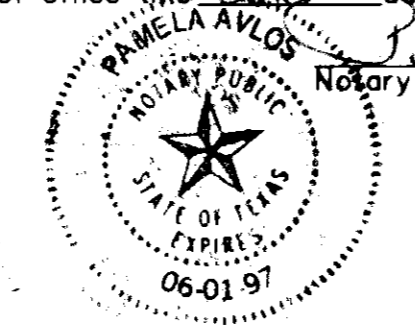
William D. Eason
 William D. Eason, Vice President



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 William D. Eason, 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 7th day of March, 1995

Janice M. Martin
 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
 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 3rd day of March, 1995.

Janice M. Martin
 Notary Public for the State of Texas

Certificate of Acceptance by the City Planning and Zoning Commission:
 Accepted this 10th day of January, 1995 by the City Planning and Zoning Commission of the City of Celina.

Chairman
 Secretary

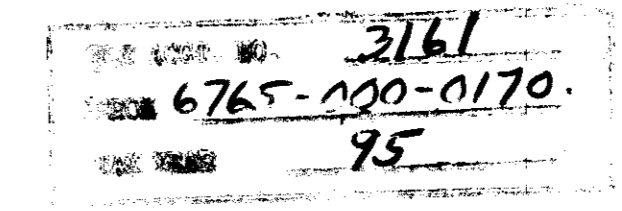
Certificate of Acceptance by the City Council:
 Accepted by the City Council of the City of Celina:

Mayor
 Date

The undersigned, the City Secretary of the City of Celina, hereby certifies that the foregoing final plat of THE ESTATES ON PRESTON, PHASE III, subdivision or addition to the City of Celina was submitted to the City Council on the 10th day of January, 1995 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 the fourth in the 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 10th day of January, A.D., 1995

J. Mike Doughty
 City Secretary City of Celina, Texas



BASIS OF BEARING:
 WEST LINE OF HUGH C. ROUTH SURVEY,
 ABSTRACT NO. 765, COLLIN COUNTY, TEXAS,
 BEARS NORTH 00°21'29" EAST
 AS DESCRIBED IN A DEED RECORDED IN
 VOLUME 3263, PAGE 367, DEED RECORDS,
 COLLIN COUNTY, TEXAS.

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) 233-8606

PROJECT MANAGER
 BOB F. THOMPSON
 REG. NO. 391

BOYLE ENGINEERING CORPORATION

36.0630 ACRES
 COLLIN CO. SCHOOL LAND SURVEY
 ABST. NO. 170
 HUGH C. ROUTH SURVEY
 ABST. NO. 765

FINAL PLAT
 THE ESTATES ON PRESTON, PHASE III
 CITY OF CELINA, COLLIN COUNTY, TEXAS

SHEET
 1