



Accepted this _____ day of _____ by the City Planning and Zoning Commission of the City of Celina

Chairman _____ Secretary _____

Accepted by the City Council of the City of Celina

Mayor, City of Celina, Texas

The undersigned, the City Secretary of the City of Celina, hereby certifies that the foregoing plat of Tolleson Estates subdivision or addition to the City of Celina was submitted to the City Council on the _____ day of _____, 2000, and the City Council by formal action then and there accepted the dedication of streets, alley easements, 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 take the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 2000.

City Secretary, City of Celina, Texas

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Sepahr Parian, R.P.L.S. do hereby certify that I prepared the plat from an actual and accurate 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.

Sepahr Parian, R.P.L.S. 49466 Date _____

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 Sepahr Parian, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

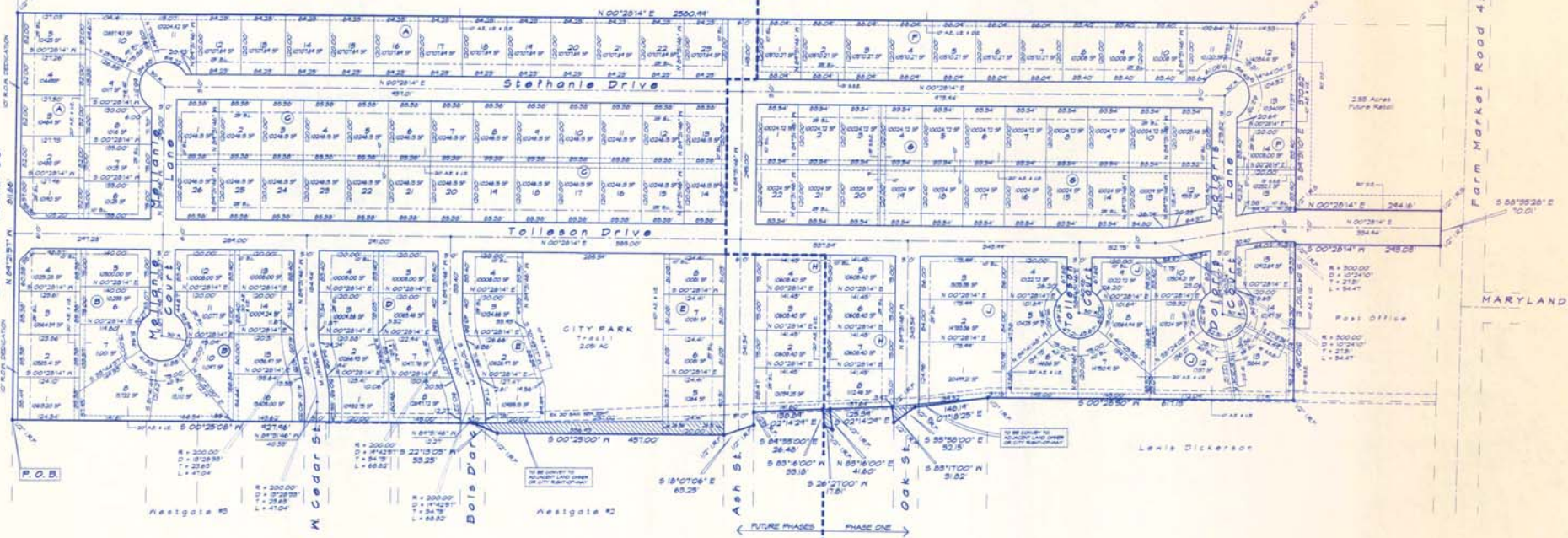
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, 2000.

Notary Public - Dallas County, Texas



FUTURE PHASES PHASE ONE

Celina West 051 Assoc.



FUTURE PHASES PHASE ONE

STATE OF TEXAS, COUNTY OF COLLIN.

Whereas, Kenny Bounds is the owner of a tract of land out of the M.E.P. # 1, R.Y. CO. SURVEY, ABSTRACT NO. 644, and being part of a certain 32.43 acre tract of land as recorded in Volume 2862, Page 345 as recorded in the deed records of Collin County, Texas and being more particularly described as follows: Beginning at an iron rod located at the southeast corner of said 32.43 acre tract, said corner being the southwest of Nestgate Addition No. 3, an addition to the City of Celina, Collin County, Texas, said corner lying on the north right-of-way line of C. R. 56. Thence N 01 deg 21' 57" W along said north right-of-way line, a distance of 511.66 feet to a 1/2" iron rod found for a corner, said corner being the southeast corner of a 66.62 acre tract as recorded in Volume 3128, Page 572 of the deed records of Collin County, Texas. Thence N 00 deg 28' 14" E along said east line of said 66.62 acre tract and west line of said 32.43 acre tract a distance of 2500.44 feet to a 1/2" iron rod set for a corner. Thence S 04 deg 51' 10" E departing said west line of said 32.43 acre tract, a distance of 370.82 feet to a point for a 1/2" iron rod set for a corner. Thence N 00 deg 28' 14" E a distance of 244.16 feet to a 1/2" iron rod set for a corner, said point being on the south right-of-way line of F.M. 455. Thence S 86 deg 39' 29" E along said south right-of-way line of F.M. 455, a distance of 100.01 feet to a 1/2" iron rod set for a corner. Thence S 00 deg 28' 14" N departing said south right-of-way line, a distance of 249.09 feet to a 1/2" iron rod set for a corner. Thence S 84 deg 31' 10" E a distance of 310.26 feet to a 1/2" iron rod set for a corner, said point being in the east line of said 32.43 acre tract.

Thence S 00 deg 28' 50" N along said east line, a distance of 617.13 feet to a 1/2" iron rod found for a corner. Thence S 07 deg 18' 25" E continuing along the east line, a distance of 145.14 feet to a 1/2" iron rod found for a corner. Thence S 88 deg 58' 00" E a distance of 82.15 feet to a 1/2" iron rod found for a corner, said corner being the northeast corner of that certain 458.8 a/f tract as recorded in County Clerk #44-0080554 of the deed records of Collin County, Texas. Thence S 05 deg 17' 00" N along the north line of said 458.8 a/f tract, a distance of 31.62 feet to a 1/2" iron rod found for a corner. Thence S 00 deg 14' 24" E along the west line of said 458.8 a/f tract, a distance of 125.34 feet to a 1/2" iron rod found for a corner. Thence N 88 deg 16' 00" E along the south line of said 458.8 a/f tract, a distance of 41.60 feet to a 1/2" iron rod found for a corner. Thence S 26 deg 27' 00" N along said east line of said 32.43 acre tract, a distance of 178.11 feet to a 1/2" iron rod found for a corner, said corner being the northeast corner of that certain 418.8 a/f tract as recorded in County Clerk #44-0080555 of the deed records of Collin County, Texas. Thence S 85 deg 16' 00" N along the north line of said 418.8 a/f tract, a distance of 39.18 feet to a 1/2" iron rod set for a corner. Thence S 02 deg 14' 24" E along the west line of said 418.8 a/f tract, a distance of 136.84 feet to a 1/2" iron rod found for a corner. Thence S 84 deg 35' 00" E along the south line of said 418.8 a/f tract, a distance of 26.48 feet to a 1/2" iron rod found for a corner, said corner being in the said east line of said 32.43 acre tract and west line of said Nestgate Addition No. 2.

Thence S 18 deg 07' 06" E along said east line, a distance of 65.25 feet to a 1/2" iron rod found for a corner. Thence S 00 deg 28' 00" N along said east line, a distance of 487.00 feet to a 1/2" iron rod found for a corner. Thence S 22 deg 19' 05" N along said east line, a distance of 53.25 feet to a 1/2" iron rod found for a corner. Thence S 00 deg 25' 00" N along said east line and said west line of Nestgate Addition No. 3, a distance of 427.46 feet to the Point of Beginning and containing 47526 acres of land more or less.

FINAL PLAT OF TOLLESON ESTATES being 141 lots 4 47526 acres out of the M.E.P. # 1, R.Y. CO. SURVEY, ABSTRACT NO. 644 CITY OF CELINA, COLLIN COUNTY, TEXAS

LEGEND A.E. ALLEY EASEMENT U.E. UTILITY EASEMENT D.E. DRAINAGE EASEMENT S.S.E. SANITARY SEWER EASEMENT

OWNER/DEVELOPER MR. KENNY BOUNDS 109 GARDEN AVENUE LITTLE ELM, TEXAS 75068 (NT) 481-4031 PREPARED BY TIMBERLAND CREEK COMPANIES, INC. 120 EMPIRE CENTRAL PLACE, SUITE 308 DALLAS, TEXAS 75247 CONTACT: TOMMY GANSLER (NT) 871-3453

March 28, 2000 1" = 100'

TOLLESON ESTATES - CELINA, TEXAS