



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 final plat of Tolleson Estates Phase 2 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, utility 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. 2001.

City Secretary, City of Celina, Texas _____

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, KB Developers, LTD. does hereby adopt this plat designating the above described property as TOLLESON ESTATES PHASE TWO, an addition to the City of Celina, Collin County, Texas, and do hereby dedicate to the public's use forever the streets, roads, alleys and easements as shown herein.

WITNESS UNDER MY HAND THIS THE _____ day of _____, 2001.

Kerry Bounds, Owner _____

COUNTY OF DALLAS,

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared, Kerry Bounds, 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 _____, 2001.

Notary Public - Dallas County, Texas _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Sepahr Farnian, R.P.L.S. 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 personal supervision, in accordance with the subdivision regulations of the City of Celina.

Sepahr Farnian, R.P.L.S. #9466 _____ Date: _____

**STATE OF TEXAS,
COUNTY OF DALLAS,**

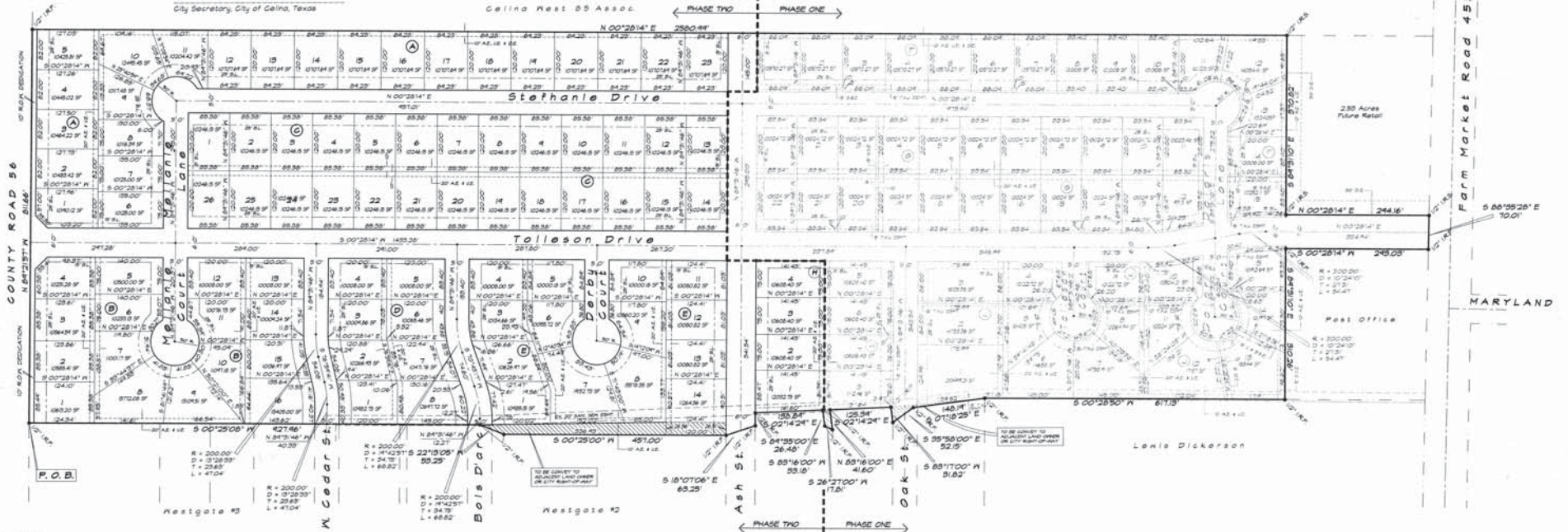
BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared, Sepahr Farnian, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, 2001.

Notary Public - Dallas County, Texas _____



LOCATION MAP (NOT TO SCALE)



STATE OF TEXAS,
COUNTY OF COLLIN.

Being a 28.56 acre tract of land (all single family lots) out of the following described 47,526 acre tract:
Whereas, KB Group, LTD. is the owner of a tract of land out of the M.E.P. # P. RY. CO. Survey Abstract No. 644, and being part of a certain 52.43 acre tract of land as recorded in Volume 2962, Page 543 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 52.43 acre tract, said corner being the southwest of Westgate 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 84 deg 21' 57" W along said north right-of-way line, a distance of 811.66 feet to a 1/2" iron rod found for a corner, said corner being the southeast corner of a 55.612 acre tract as recorded in Volume 3128, Page 712 of the deed records of Collin County, Texas;
Thence N 00 deg 26' 14" E along east line of said 55.612 acre tract and west line of said 52.43 acre tract a distance of 2580.44 feet to a 1/2" iron rod set for a corner;
Thence S 84 deg 31' 10" E departing said west line of said 52.43 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 26' 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. 485;
Thence S 85 deg 35' 26" E along said south right-of-way line of F.M. 485, a distance of 70.01 feet to a 1/2" iron rod set for a corner;
Thence S 00 deg 26' 14" W departing said south right-of-way line, a distance of 243.03 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 52.43 acre tract;

Thence S 00 deg 26' 30" W along said east line, a distance of 617.13 feet to a 1/2" iron rod found for a corner;
Thence S 01 deg 16' 25" E continuing along the east line, same being the west line of said Westgate Addition No. 1, a distance of 140.13 feet to a 1/2" iron rod found for a corner;
Thence S 35 deg 58' 00" E a distance of 52.15 feet to a 1/2" iron rod found for a corner, said corner being the northeast corner of that certain 458.0 s.f. tract as recorded in County Clerk #44-0080594 of the deed records of Collin County, Texas;
Thence S 83 deg 17' 00" W along the north line of said 458.0 s.f. tract, a distance of 316.2 feet to a 1/2" iron rod found for a corner;
Thence S 02 deg 14' 24" E along the west line of said 458.0 s.f. tract, a distance of 125.94 feet to a 1/2" iron rod found for a corner;
Thence N 85 deg 16' 00" E along the south line of said 458.0 s.f. tract, a distance of 414.60 feet to a 1/2" iron rod found for a corner;
Thence S 26 deg 27' 00" W along east line of said 52.43 acre tract, a distance of 17.81 feet to a 1/2" iron rod found for a corner, said corner being the northeast corner of that certain 418.0 s.f. tract as recorded in County Clerk #44-0080593 of the deed records of Collin County, Texas;
Thence S 83 deg 16' 00" W along the north line of said 418.0 s.f. tract, a distance of 33.16 feet to a 1/2" iron rod set for a corner;
Thence S 02 deg 14' 24" E along the west line of said 418.0 s.f. tract, a distance of 136.84 feet to a 1/2" iron rod set for a corner;
Thence S 84 deg 35' 00" E along the south line of said 418.0 s.f. tract, a distance of 26.46 feet to a 1/2" iron rod found for a corner, said corner being in the said east line of said 52.43 acre tract and west line of said Westgate Addition No. 2;

Thence S 18 deg 07' 06" E along said east line, a distance of 63.25 feet to a 1/2" iron rod found for a corner;
Thence S 00 deg 25' 00" W along said east line, a distance of 457.00 feet to a 1/2" iron rod found for a corner;
Thence S 22 deg 13' 05" W along said east line, a distance of 33.25 feet to a 1/2" iron rod found for a corner;
Thence S 00 deg 25' 00" W along said east line and said west line of Westgate Addition No. 5, a distance of 427.46 feet to the Point of Beginning and Containing 47,526 acres of land more or less.

BASIS OF BEARINGS IS N 84°21'57" W ALONG COUNTY ROAD 56, ALSO BEING THE SOUTH LINE OF SUBJECT TRACT.

- LEGENO
- AE. — ALLEY EASEMENT
- UE. — UTILITY EASEMENT
- DE. — DRAINAGE EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT

FINAL PLAT
of
TOLLESON ESTATES
(91 SINGLE FAMILY LOTS)
BEING 28.56 ACRES OUT OF THE
M.E.P. # P. RY. CO. SURVEY, ABSTRACT NO. 644
CITY OF CELINA, COLLIN COUNTY, TEXAS
OWNER/DEVELOPER
KB Developers, LTD
2653 Tama Drive
Dallas, Texas 75224
(972) 247-7100
PREPARED BY:
PCG CONSULTING ENGINEERS, INC.
1120 EMPIRE CENTRAL PLACE, SUITE 308
DALLAS, TEXAS 75247
CONTACT: TOMMY CANSLER
(972) 671-5493
July 19, 2001 1" = 100'

TOLLESON ESTATES PHASE 2 - CELINA, TEXAS