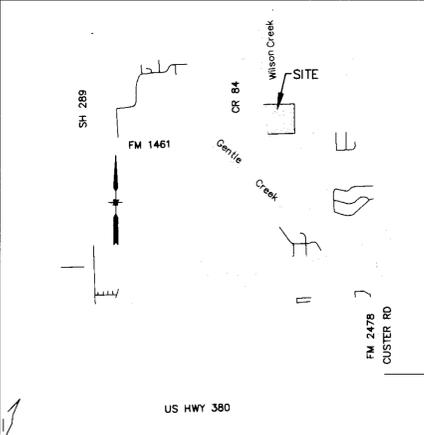
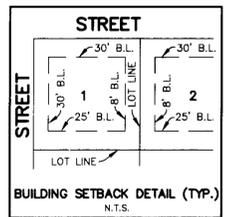


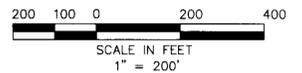
8407



VICINITY MAP N.T.S.

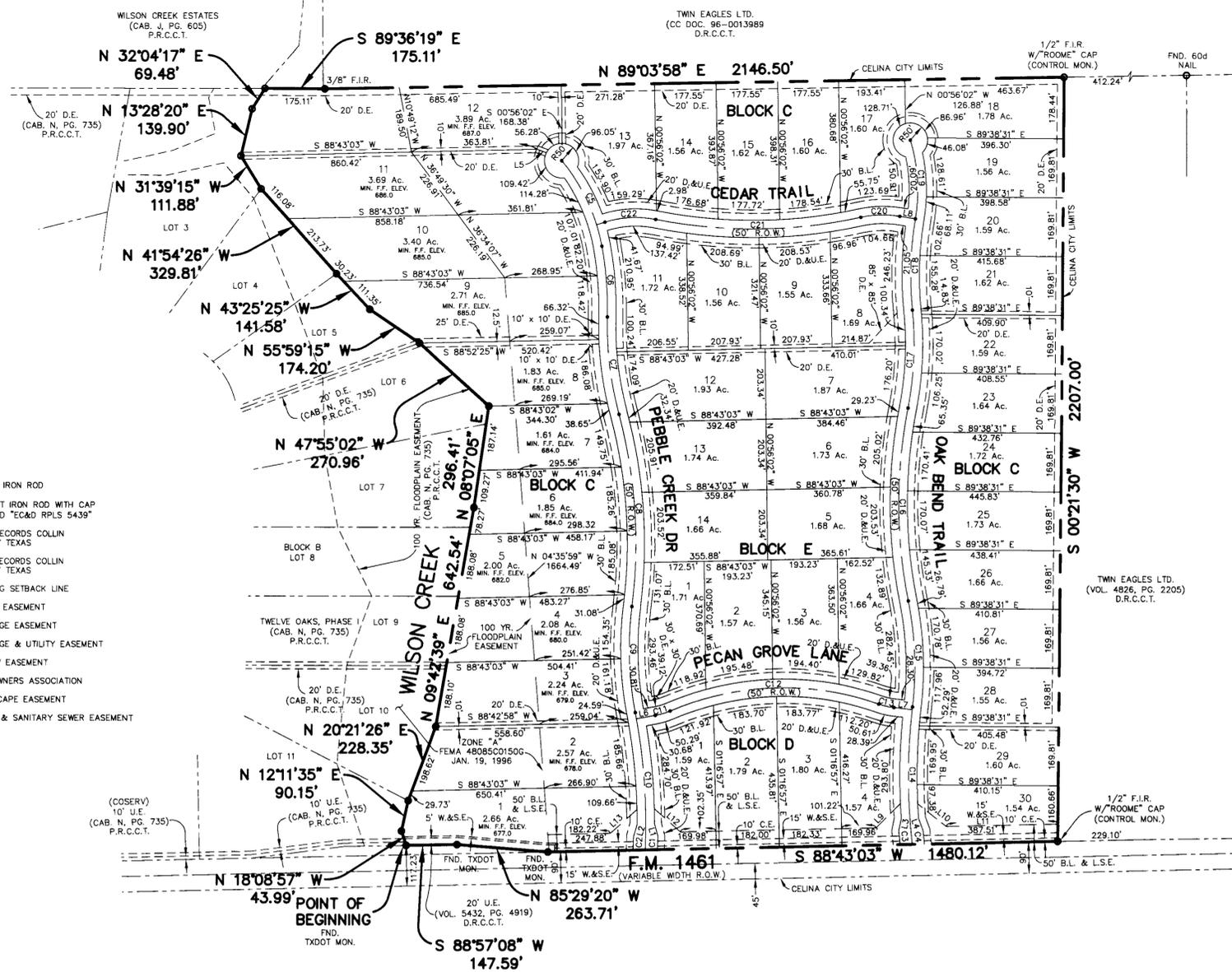


LINE TABLE with columns for LINE, LENGTH, BEARING, and BEARING.



CURVE TABLE with columns for CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, and CHORD.

- NOTES: 1. All monuments are 1/2" SIR W/CAP unless otherwise indicated. 2. Bearings based on east boundary line of Twelve Oaks, Phase I, as recorded in Cabinet N, Page 735, P.R.C.C.T. 3. The side yard setback is 8' and rear yard setback is 25' unless otherwise indicated hereon. 4. Landscape easements and wall maintenance easements will be maintained by the Homeowners Association. 5. By graphical plotting, the parcel described hereon lies within Zones "X" and "A" as delineated on the Collin County Texas and incorporated Areas, Texas Flood Insurance Rate Map, Map Number 48085C0150 G, dated January 19, 1996, as published by the Federal Emergency Management Agency. Zone "X" is defined as "Areas determined to be outside 500-year floodplain." Zone "A" is defined as "No base flood elevations determined." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source.



- LEGEND: FIR FOUND IRON ROD, 1/2" SIR 1/2" SET IRON ROD WITH CAP STAMPED "E&D RPLS 5439", D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS, P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS, B.L. BUILDING SETBACK LINE, U.E. UTILITY EASEMENT, D.E. DRAINAGE EASEMENT, D.&U.E. DRAINAGE & UTILITY EASEMENT, C.E. COSERV EASEMENT, H.O.A. HOMEOWNERS ASSOCIATION, L.S.E. LANDSCAPE EASEMENT, W.&S.E. WATER & SANITARY SEWER EASEMENT

APPROVAL CERTIFICATE

FINAL PLAT Approved by the City of Celina for filing at the office of the County Clerk of Collin County, Texas.

RECOMMENDED BY: Planning and Zoning Commission, City of Celina, Texas

Signature of Chairperson: Richard Kuhl, Date of Recommendation: December 22, 2003

APPROVED BY: City Council, City of Celina, Texas

Signature of Mayor: Robert Andrew, Date of Approval: Jan 13, 2004

ATTEST: Signature of City Secretary: Vicki Faulkner, Date: Jan 20, 2004

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN KNOW ALL MEN BY THESE PRESENTS:

That I, Hal Mollenkopf, do hereby certify that this plat was prepared under my supervision from an actual and accurate on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Planning and Zoning Commission of the City of Celina, Texas.

Signature of Hal Mollenkopf, Registered Professional Land Surveyor, State of Texas No. 5439, dated 01/14/04.

STATE OF TEXAS COUNTY OF COLLIN KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, a Notary Public in and for the State, on this day personally appeared Hal Mollenkopf, 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 considerations therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office, this 14th day of January, 2004.

Signature of Susan M. Muma, Notary Public in and for the State of Texas, My commission expires 2/14/07.



FROM: 6943-003-0320-1 1.00 ac FROM: 6943-003-0329-1 96.258 ac FROM: YEAR: 2004

LEGAL DESCRIPTION BEING a 97.27-acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas, and being part of a tract of land described in deed to Wheatland Farms Ltd., as recorded in Volume 4826, Page 2211, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows: BEGINNING at a Texas Department of Transportation monument (hereinafter called "TXDOT monument") at the southeast corner of Twelve Oaks, Phase I, an addition to the City of Celina, Texas, as recorded in Cabinet N, Page 735, Plat Records Collin County, Texas (P.R.C.C.T.), said corner being in the north right-of-way line of F.M. 1461 (variable width right-of-way); THENCE North 18 degrees 08 minutes 57 seconds West, along the east boundary line of said Twelve Oaks, Phase I, a distance of 43.99 feet to a point for corner within said Wilson Creek; THENCE Northerly, along said east line and within Wilson Creek the following eleven (11) calls: THENCE North 12 degrees 11 minutes 35 seconds East, a distance of 90.15 feet to a point for corner; THENCE North 20 degrees 21 minutes 26 seconds East, a distance of 228.35 feet to a point for corner; THENCE North 09 degrees 42 minutes 39 seconds East, a distance of 642.54 feet to a point for corner; THENCE North 08 degrees 07 minutes 05 seconds East, a distance of 296.41 feet to a point for corner; THENCE North 47 degrees 55 minutes 02 seconds West, a distance of 270.96 feet to a point for corner; THENCE North 55 degrees 59 minutes 15 seconds West, a distance of 174.20 feet to a point for corner; THENCE North 43 degrees 25 minutes 25 seconds West, a distance of 141.58 feet to a point for corner; THENCE North 41 degrees 54 minutes 26 seconds West, a distance of 329.81 feet to a point for corner; THENCE North 31 degrees 39 minutes 15 seconds West, a distance of 111.88 feet to a point for corner; THENCE North 13 degrees 28 minutes 20 seconds East, a distance of 69.48 feet to a point for the northeast corner of said Twelve Oaks, Phase I, said corner being in the north boundary line of the aforementioned Wheatland Farms tract; THENCE North 89 degrees 36 minutes 19 seconds East, departing said Wilson Creek and along said north line, a distance of 175.11 feet to a 3/8-inch found iron rod at the southwest corner of a tract of land described in deed to Twin Eagles, Ltd., as recorded in County Clerk Document File No. 96-0013989 D.R.C.C.T.; THENCE North 89 degrees 03 minutes 58 seconds East, along said north line and along the south line of said Twin Eagles tract, a distance of 2146.50 feet to a 1/2-inch found iron rod with cap stamped "ROOME" at the northeast corner of said Wheatland Farms tract, said corner being the northwest corner of a tract of land described in deed to Twin Eagles, Ltd., as recorded in Volume 4826, Page 2205, D.R.C.C.T.; THENCE North 89 degrees 03 minutes 58 seconds East, along said north line and along the south line of said Twin Eagles tract, a distance of 2146.50 feet to a 1/2-inch found iron rod with cap stamped "ROOME" at the northeast corner of said Wheatland Farms tract, said corner being the northwest corner of a tract of land described in deed to Twin Eagles, Ltd., as recorded in Volume 4826, Page 2205, D.R.C.C.T.; THENCE South 88 degrees 43 minutes 03 seconds West, along said north right-of-way line, a distance of 1480.12 to a found TXDOT monument for corner; THENCE North 85 degrees 29 minutes 20 seconds West, continuing along said north right-of-way line, a distance of 263.71 to a found TXDOT monument for corner; THENCE South 88 degrees 57 minutes 08 seconds West, continuing along said north right-of-way line, a distance of 147.59 feet to the POINT OF BEGINNING AND CONTAINING 4,237,005 square feet or 97.27 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Wheatland Farms, Ltd., a Texas Limited Partnership, Owner, does hereby adopt this plat designating the hereinabove described property as Twelve Oaks Phase II, an addition to the City of Celina, and do hereby dedicate to the public use for the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of 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 upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity of 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.

Witness my hand, this 15th day of January, 2004.

Wheatland Farms, Ltd., a Texas Limited Partnership By: Amberwood Farms One, Inc., a Texas Corporation, General Partner

Signature of Toby Haggard, President

STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State, on this day personally appeared Toby Haggard, 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 considerations therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office, this 15th day of January, 2004.

Signature of Chela Fletcher, Notary Public in and for the State of Texas, My commission expires 11/24/2005



S8407

FINAL PLAT TWELVE OAKS PHASE II

COLEMAN WATSON SURVEY, ABSTRACT No. 945 CITY OF CELINA (E.T.J.), COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P. ENGINEERING / SURVEYING / PROJECT MANAGEMENT 2505 N. PLANO ROAD, SUITE 2400 RICHARDSON, TX 75082 (409) 916-8300 (409) 916-8301 FAX