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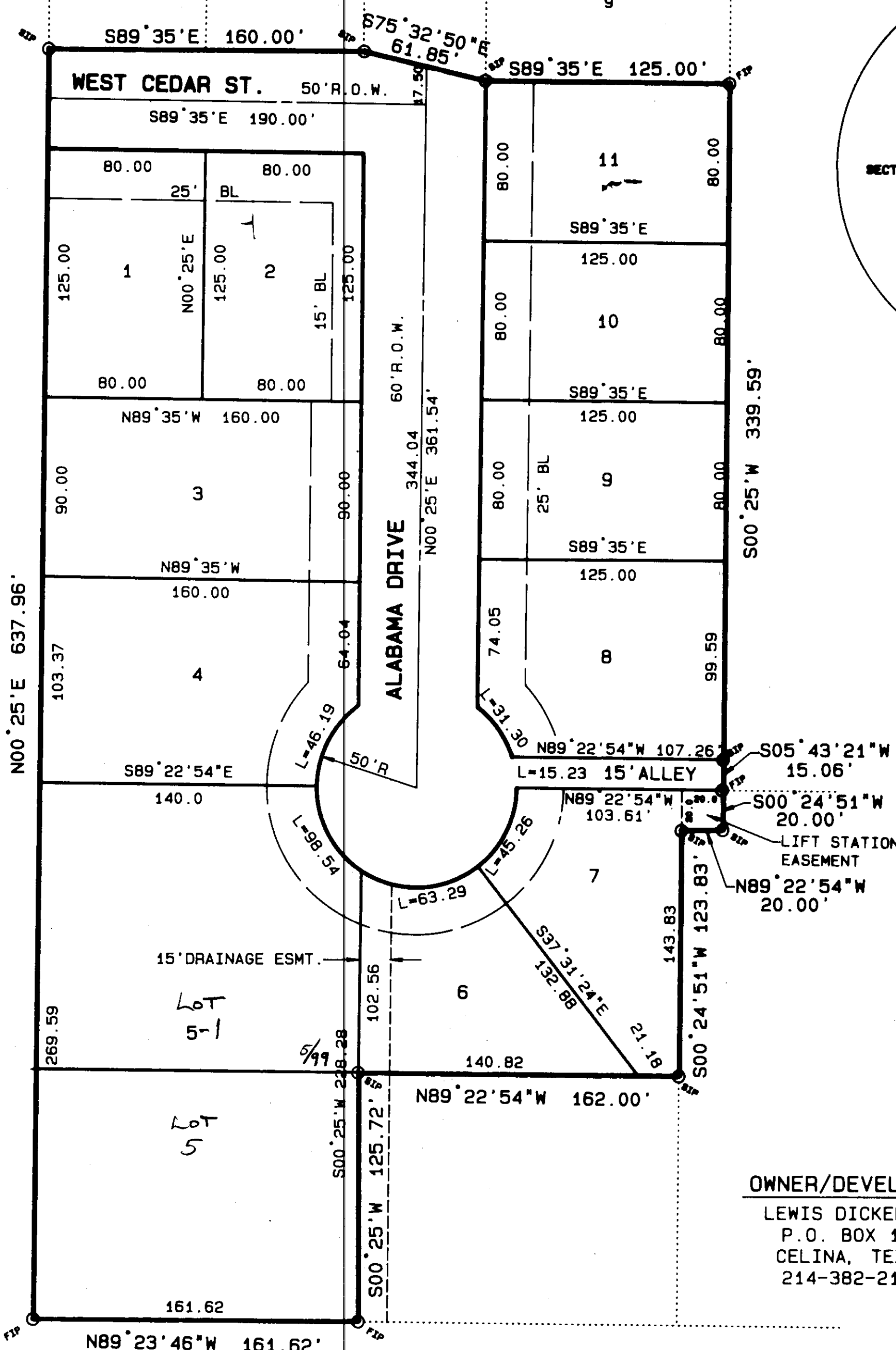
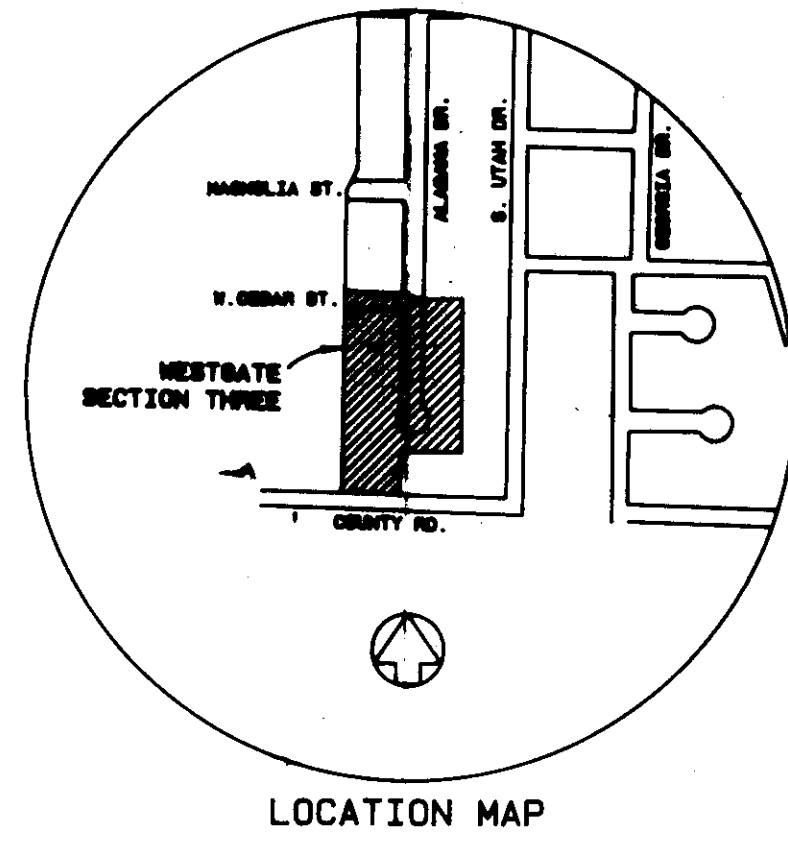
F 749

STATE OF TEXAS
COUNTY OF DENTON

DEDICATION

WHEREAS, Lewis Dickerson, Lynn Stambaugh, and Ricky Stevens are the owners of a tract of land situated in the MEP & PRR Co. Survey, Abstract Number 644, Collin County, Texas, said tract being part of a tract shown by deed to Lewis Dickerson and Lynn Stambaugh and recorded in Volume 1334, Page 890, Deed Records of Collin County, Texas, and being more fully described as follows:

BEGINNING for the northwest corner of the tract being described herein at a set iron pin; said iron pin also being the southeast corner of Westgate Section Two as recorded in Cabinet C, Slide 379 of the Plat Records of Collin County;
THENCE South 89 degrees 35 minutes 00 seconds East, along the south line of said Westgate Section Two, a distance of 160.00 feet to a set iron pin for an angle point;
THENCE South 75 degrees 32 minutes 30 seconds East, along the south line of said Westgate Section Two, a distance of 61.85 feet to a set iron pin for an angle point;
THENCE South 89 degrees 35 minutes 00 seconds East, continuing along the south line of said Westgate Section Two, a distance of 125.00 feet to a found iron pin for the northeast corner of the herein described tract; said iron pin also being the southeast corner of said Westgate Section Two;
THENCE South 00 degrees 25 minutes 00 seconds West, a distance of 339.59 feet to a set iron pin for an angle point;
THENCE South 05 degrees 43 minutes 21 seconds West, a distance of 15.06 feet to a found iron pin for an angle point;
THENCE South 00 degrees 24 minutes 51 seconds West, a distance of 20.00 feet to a set iron pin for the easternmost southeast corner of the herein described tract;
THENCE North 89 degrees 22 minutes 54 seconds West, a distance of 20.00 feet to a set iron pin for an ell corner;
THENCE South 00 degrees 24 minutes 51 seconds West, a distance of 123.83 feet to a set iron pin for an ell corner;
THENCE North 89 degrees 22 minutes 54 seconds West, a distance of 162.00 feet to a set iron pin for an ell corner;
THENCE South 00 degrees 25 minutes 00 seconds West, a distance of 125.72 feet to a found iron pin for the southernmost southeast corner of the herein described tract; said iron pin also being in the north line of a county road as occupied on the ground;
THENCE North 89 degrees 23 minutes 46 seconds West, along the north line of said county road, as occupied on the ground, a distance of 161.62 feet to a found iron pin for the southwest corner of the herein described tract; said iron pin also being in the west line of said Dickerson & Stambaugh tract;
THENCE North 00 degrees 25 minutes 00 seconds East, along the west line of said Dickerson & Stambaugh tract, a distance of 637.96 feet to the Point of Beginning and containing 4.413 acres of land.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, we, Lewis Dickerson, Lynn Stambaugh, and Ricky Stevens do hereby adopt this plat designating the herein described property as Lots 1 - 11, Westgate Addition, Section Three, to the City of Celina, Collin County, Texas, and do hereby dedicate to the public use forever the streets and easements for the same purpose and consideration expressed hereon.

Lewis Dickerson
Lewis Dickerson

Ricky Stevens
Ricky Stevens

STATE OF TEXAS

BEFORE me, the undersigned Notary Public for the State of Texas, on this day personally appeared Lewis Dickerson, 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 in the capacity stated.

Sandra Matthews
Sandra Matthews
Notary Public - State of Texas
Commission expires: 9/22/88

BEFORE me, the undersigned Notary Public for the State of Texas, on this day personally appeared Ricky Stevens, 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 in the capacity stated.

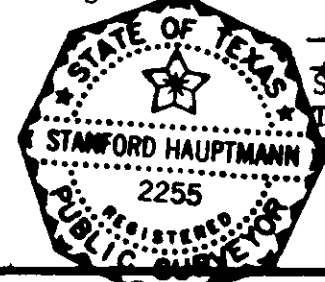
Lee L. Anderson
Lee L. Anderson
Notary Public - State of Texas
Commission expires: 05/31/90

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

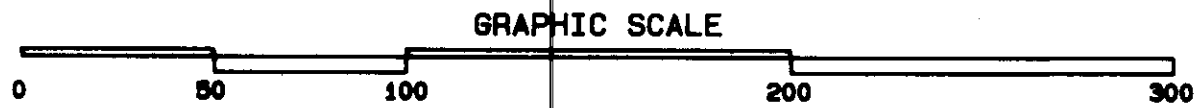
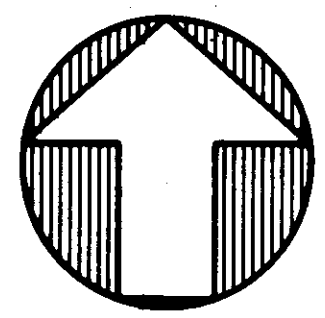
That I, Stanford Hauptmann, Registered Public Surveyor, do hereby certify that this plat and description were prepared from an actual and accurate survey made on the ground and that the iron pins shown thereon were placed under my supervision in accordance with the law.

17 July 86
NEW ACCT. NO. 2133
FROM 6644-002-0430-0170
TAX YEAR 87



Stanford Hauptmann
Stanford Hauptmann
Texas Registered Public Surveyor Number 2255

OWNER/DEVELOPER
LEWIS DICKERSON
P.O. BOX 181
CELINA, TEXAS
214-382-2123



APPROVED BY: *Oliver Long*
CHAIRMAN OF PLANNING COMMISSION
APPROVED THIS 5th DAY OF August 1986,
BY THE CITY COUNCIL OF THE CITY OF CELINA,
COLLIN COUNTY, TEXAS.
Julia Gray 8/5/86
CITY SECRETARY

FINAL PLAT
WESTGATE ADDITION SECTION THREE
4.413 ACRES IN THE M.E.P. & P.R.R. CO. SURVEY A-644
CITY OF CELINA, COLLIN COUNTY, TEXAS
METROPLEX ENGINEERING CORPORATION
ENGINEERING * PLANNING * SURVEYING
1123 FORT WORTH DRIVE DENTON, TEXAS 76205
(817) 383-1418 METRO 430-1682
DRAWN: J.J. SCALE 1" = 50' DATE 7/16/86 JOB NO. 860388
CHECKED: R.K.C.