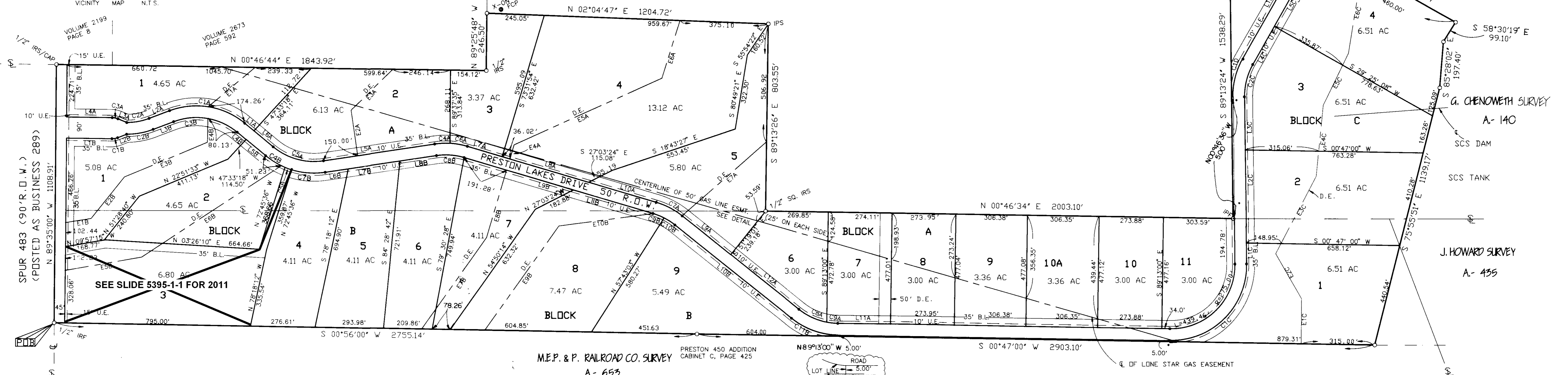


LEGEND
 IRF = IRON ROD FOUND
 IRS/CAP = IRON ROD SET W/CAP
 FCP = FENCE CORNER POST
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 B.L. = BUILDING LINE
 U.E. = UTILITY ESMT.
 D.E. = DRAINAGE ESMT.
 POB = POINT OF BEGINNING



LINE TABLE

COURSE	BEARING	DISTANCE
L1A	S 39°32'47"W	50.67'
L2A	S 20°43'59"W	93.36'
L3A	S 22°33'55"W	41.22'
L4A	S 00°46'43"W	195.65'
L5A	S 08°30'34"W	484.51'
L6A	S 39°32'47"W	107.49'
L7A	S 16°28'06"W	155.26'
L8A	S 16°28'06"W	386.13'
L9A	S 38°40'59"W	264.52'
L10A	S 16°28'06"W	302.58'
L11A	S 00°47'00"W	226.24'
L12A	S 38°40'59"W	374.75'
L1B	N 00°46'43"E	195.08'
L2B	N 21°02'12"W	41.44'
L3B	N 20°43'59"W	93.36'
L4B	N 39°32'47"E	48.13'
L5B	N 39°32'47"E	110.02'
L6B	N 08°30'34"W	99.46'
L7B	N 08°30'34"W	225.00'
L8B	N 80°30'34"W	160.05'
L9B	N 16°28'06"E	488.75'
L10B	N 38°40'59"E	639.28'
L11B	N 16°28'06"E	355.22'
L1C	S 89°13'24"W	89.94'
L2C	S 89°13'24"W	399.44'
L3C	S 89°13'24"W	227.89'
L4C	N 60°34'52"W	187.94'
L5C	N 60°34'52"W	398.74'
L1D	S 60°34'52"E	971.74'

EASEMENT LINE TABLE

COURSE	BEARING	DISTANCE
E1A	N 40°03'00"W	262.89'
E2A	N 81°29'26"W	197.14'
E3A	N 44°01'59"W	251.88'
E4A	N 73°31'54"W	63.83'
E5A	N 24°24'12"W	694.54'
E6A	N 72°25'13"W	259.42'
E7A	N 41°34'47"W	481.29'
E1B	N 09°57'15"W	111.98'
E2B	N 51°28'40"W	228.40'
E3B	N 22°51'33"W	385.27'
E4B	N 89°35'00"W	101.40'
E5B	N 09°57'15"W	333.09'
E6B	N 33°21'21"W	714.35'
E7B	N 54°50'14"W	481.50'
E8B	N 73°31'54"W	301.20'
E9B	N 54°50'14"W	547.28'
E10B	N 07°43'47"W	405.01'
E1C	N 89°25'36"W	192.95'
E2C	S 59°59'28"W	223.27'
E3C	N 62°34'51"W	375.54'
E4C	N 84°27'38"W	306.70'
E5C	N 64°13'41"W	247.68'
E6C	N 80°50'02"W	364.64'

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C1A	325.00'	188.70'	341.92'	60°16'45"	17°37'46"	326.37'	S 09°24'22"W
C2A	275.00'	49.28'	97.53'	20°19'11"	20°50'05"	97.02'	S 10°34'26"E
C3A	65.00'	12.51'	24.72'	21°47'11"	88°08'50"	24.57'	S 11°40'19"W
C4A	325.00'	32.66'	65.09'	11°28'32"	17°37'46"	64.98'	S 02°46'16"E
C5A	275.00'	122.60'	230.65'	48°03'20"	20°50'05"	223.95'	S 15°31'06"W
C6A	325.00'	38.47'	76.59'	13°30'08"	17°37'46"	76.41'	S 09°43'02"W
C7A	325.00'	63.80'	126.01'	22°12'52"	17°37'46"	125.22'	S 27°34'31"W
C8A	275.00'	68.25'	133.80'	27°52'34"	20°50'06"	132.48'	S 24°44'42"W
C9A	275.00'	24.12'	48.11'	10°01'26"	20°50'05"	48.05'	S 05°47'45"E
C1B	65.00'	12.53'	24.75'	21°48'56"	88°08'50"	24.60'	N 10°07'45"W
C2B	325.00'	58.66'	116.07'	20°27'47"	17°37'46"	115.46'	N 10°30'08"W
C3B	275.00'	159.87'	289.32'	60°16'45"	20°50'05"	276.16'	N 09°24'22"E
C4B	325.00'	48.60'	96.49'	17°00'38"	17°37'46"	96.13'	N 31°02'26"E
C5B	325.00'	15.03'	30.04'	5°17'46"	17°37'46"	30.03'	N 19°53'15"E
C7B	325.00'	74.28'	146.06'	25°44'56"	17°37'46"	144.83'	N 04°21'55"E
C8B	275.00'	60.91'	119.88'	24°58'40"	20°50'05"	118.94'	N 03°58'47"E
C9B	275.00'	25.69'	51.23'	10°40'28"	20°50'05"	51.16'	N 21°48'17"E
C10B	275.00'	27.79'	55.39'	11°32'24"	20°50'05"	55.29'	N 32°54'47"E
C11B	325.00'	111.59'	214.98'	37°54'00"	17°37'46"	211.08'	N 19°44'00"E
C1C	325.00'	333.97'	519.36'	91°33'35"	17°37'46"	465.83'	N 44°59'48"W
C2C	275.00'	74.19'	144.93'	30°11'46"	20°50'05"	143.26'	N 75°40'45"W
C1D	325.00'	87.68'	171.28'	30°11'46"	17°37'46"	169.31'	S 75°40'45"E

NOTE: The minimum finished floor elevation is to be 2.00 feet above 100-year flood elevation as determined by Metroplex Engineering Consultants located at 501 South Carroll Boulevard, Suite D in the City of Denton, State of Texas and signed by Greg Edwards located at 116 Sandpiper in the City of Denton, State of Texas.

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EXH. ACCT. NO. 2538
 INDEX 6653-000-0150 02010190
 SALE TAX 97
 6435-000-0030
 6140-002-0150, 0140+0220.
 6140-001-0080.

FINAL PLAT
NORTH PRESTON LAKES ESTATES
 BEING A 23 LOT SUBDIVISION OF
 A 142.38 ACRE TRACT OF LAND
 IN THE JONATHAN HOWARD SURVEY A-435,
 GABRIEL CHENOWETH SURVEY A-140, AND
 THE M.E.P. & P. RAILROAD SURVEY A-653
 IN THE TOWN OF CELINA, COLLIN COUNTY, TEXAS

SCALE 1" = 200'	REVISED 1. 4-23-96	KERN SURVEYING INC. P.O. BOX 507 KRUM, TEXAS 76249 (817) 482-6723 (214) 219-4870
DRAWN BY: MMK	REVISED 2. 7-23-96	
CHECK BY: JET	REVISED 3. 8-28-96	
JOB # 95610, NPLE	REVISED 4. 12-11-96	
DATE: 4-5-96	REVISED 5. 12-12-96	
	REVISED 6. 12-30-96	
	REVISED 7. 01-10-97	

PAGE 1 of 2