

DEDICATION

WHEREAS, FINI ENTERPRISES, DWANE L. and TERESA L. BALLARD, DANIEL J. and KATHLEEN P. BASSININSKI, KIETH and MARNA CLAIBORNE are the owners of all that certain tract of land situated in the County of Collin, State of Texas and being a part of the Gabriel Chenoweth Survey, Abstract Number 140, M.E.P. & P.R.R. Survey, Abstract #653, being a part of a called 466.40 acre tract of land described in the Deed to Fini Enterprises Inc. recorded in County Clerk's File Number 95-0053107 of the Deed Records of Collin County; as recognized and occupied on the ground the subject tract being more fully described as follows:

BEGINNING for the most Eastern Southeast corner of the tract being described herein at a 1/2" capped iron rod set for corner in a South line of said 466.40 acre tract from which the most Eastern Southeast corner of said 466.40 acre tract bears North 67 Degrees 17 Minutes 10 Seconds East a distance of 1804.56 feet; THENCE South 67 Degrees 17 Minutes 10 Seconds West a distance of 448.31 feet to a 1/2" capped iron rod set for corner at a reentrant corner of said 466.40 acre tract; THENCE South 00 Degree 47 Minutes 00 Second West with the East line of said 466.40 acre tract a distance of 283.21 feet to a point for corner; THENCE North 75 Degrees 55 Minutes 51 Seconds West a distance of 1139.17 feet to a 1/2" capped iron rod set for corner; THENCE North 85 Degrees 28 Minutes 02 Second West a distance of 197.40 feet to a 1/2" capped iron rod set for corner; THENCE North 58 Degrees 30 Minutes 19 Second West a distance of 99.10 feet to a 1/2" capped iron rod set for corner; THENCE South 29 Degrees 25 Minutes 08 Seconds West a distance of 716.04 feet to a 1/2" capped iron rod set for corner; THENCE North 60 Degrees 34 Minutes 52 Second West a distance of 187.35 feet to a 1/2" capped iron rod set for corner at the beginning of a curve to the right having a radius of 325.00 feet, a central angle of 61 Degrees 08 Minutes 42 Seconds and a chord bearing and distance of North 30 Degrees 00 Minutes 31 Seconds West, 330.81 feet; THENCE along said curve an arc distance of 346.83 feet to a 1/2" capped iron rod set for corner; THENCE North 89 Degrees 26 Minutes 10 Seconds West a distance of 5.00 feet to a point for corner in the West line of said 466.40 acre tract; THENCE North 00 Degree 33 Minutes 50 Second East with the West line of said 466.40 acre tract a distance of 2754.84 feet to a 1/2" capped iron rod set for corner; THENCE South 62 Degrees 56 Minutes 01 Seconds East a distance of 460.00 feet to a 1/2" capped iron rod set for corner; THENCE North 68 Degrees 42 Minutes 28 Second East a distance of 589.52 feet to a 1/2" capped iron rod set for corner; THENCE South 06 Degrees 15 Minutes 01 Second East a distance of 120.26 feet to a 1/2" capped iron rod set for corner at the beginning of a curve to the left having a radius of 325.00 feet, a central angle of 9 Degrees 07 Minutes 43 Seconds and a chord bearing and distance of South 12 Degrees 48 Minutes 52 Seconds East, 51.73 feet; THENCE along said curve an arc distance of 51.78 feet to a 1/2" capped iron rod set for corner; THENCE South 17 Degrees 22 Minutes 44 Second East a distance of 472.48 feet to a 1/2" capped iron rod set for corner; THENCE North 59 Degrees 50 Minutes 35 Seconds East a distance of 51.27 feet to a 1/2" capped iron rod set for corner; THENCE South 17 Degrees 22 Minutes 44 Second East a distance of 466.74 feet to a 1/2" capped iron rod set for corner; THENCE North 72 Degrees 37 Minutes 16 Second East a distance of 1085.01 feet to a 1/2" capped iron rod set for corner; THENCE South 89 Degrees 47 Minutes 10 Second East a distance of 638.42 feet to a 1/2" capped iron rod set for corner; THENCE South 17 Degrees 22 Minutes 44 Second West a distance of 1777.51 feet to the POINT OF BEGINNING and enclosing 135.46 acres of land more or less.

That FINI ENTERPRISES, DWANE L. and TERESA L. BALLARD, DANIEL J. and KATHLEEN P. BASSININSKI, KIETH and MARNA CLAIBORNE acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as North Preston Lakes Estates, Phase II, an Addition in the City of Celina, County of Collin, State of Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown hereon. This plat is subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

By: *[Signature]* FINI ENTERPRISES INC. By N. Rooke Everitt  
By: *[Signature]* DWANE L. BALLARD LOT 15 BLOCK F  
By: *[Signature]* TERESA L. BALLARD LOT 15 BLOCK F  
By: *[Signature]* DANIEL J. BASSININSKI LOT 5 & 6 BLOCK F  
By: *[Signature]* KATHLEEN P. BASSININSKI LOT 5 & 6 BLOCK F  
By: *[Signature]* KIETH CLAIBORNE LOT 13 BLOCK F  
By: *[Signature]* MARNA CLAIBORNE LOT 13 BLOCK F

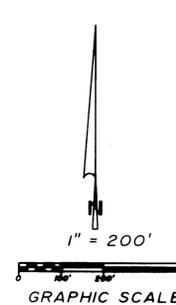
(State of Texas) (County of Collin) Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *N. Rooke Everitt* known to me to be the person whose name is subscribed for the purposes and consideration therein expressed.  
*[Signature]* Notary Public, State of Texas My Commission Expires: 6-19-99  
(State of Texas) (County of Collin) Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *Daniel J. Bassininski* known to me to be the person whose name is subscribed for the purposes and consideration therein expressed.  
*[Signature]* Notary Public, State of Texas My Commission Expires: 6-19-99  
(State of Texas) (County of Collin) Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *Dwane L. Ballard* known to me to be the person whose name is subscribed for the purposes and consideration therein expressed.  
*[Signature]* Notary Public, State of Texas My Commission Expires: 6-19-99  
(State of Texas) (County of Collin) Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *Teressa L. Ballard* known to me to be the person whose name is subscribed for the purposes and consideration therein expressed.  
*[Signature]* Notary Public, State of Texas My Commission Expires: 6-19-99  
(State of Texas) (County of Collin) Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *Keith Claiborne* known to me to be the person whose name is subscribed for the purposes and consideration therein expressed.  
*[Signature]* Notary Public, State of Texas My Commission Expires: 6-19-99  
(State of Texas) (County of Collin) Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *Marna Claiborne* known to me to be the person whose name is subscribed for the purposes and consideration therein expressed.  
*[Signature]* Notary Public, State of Texas My Commission Expires: 6-19-99

Filed for Record in: COLLIN COUNTY, TEXAS HONORABLE HELEN STARNES On 1997/12/30 At 12:17 P.M. #93 Number: 97-0110885 Type: PL 16.00

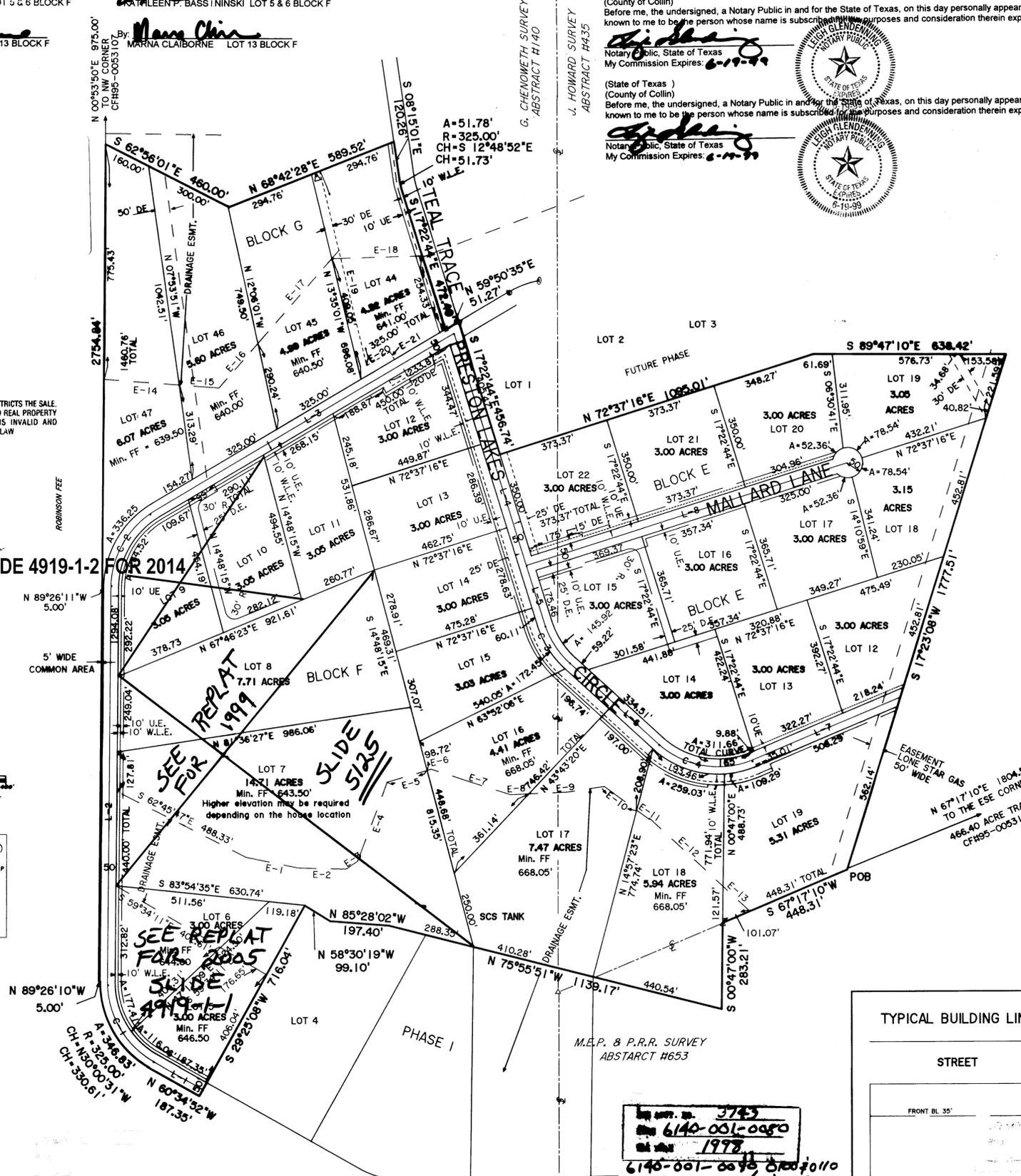
ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW



SEE SLIDE 4919-1-2 FOR 2014



- LEGEND: S=5/8" PK NAIL (CONTROL), P.O.B.=POINT OF BEGINNING, I.R.F.=IRON ROD FOUND, I.R.F./C.A.P.=IRON ROD SET WITH CAP, B.L.=BUILDING LINE, U.E.=UTILITY EASEMENT, W.F.=WOOD FENCE, C.F.=CHAINLINK FENCE, W.F.=WIRE FENCE, P.P.=POWER POLE, F.C.P.=FENCE CORNER POST, P.L.=PLAT OR DEED CALLS, O.E.=OVERHEAD ELECTRIC

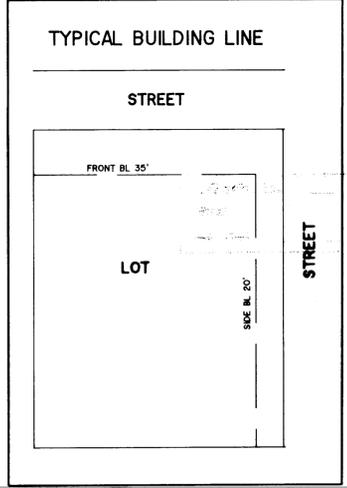


6146-001-0010 6146-001-0020 6146-001-0030 6146-001-0040 6146-001-0050 6146-001-0060 6146-001-0070 6146-001-0080 6146-001-0090 6146-001-0100 6146-001-0110 6146-001-0120 6146-001-0130 6146-001-0140 6146-001-0150 6146-001-0160 6146-001-0170 6146-001-0180 6146-001-0190 6146-001-0200 6146-001-0210

NOTE: The bearings shown hereon are based on the most Westerly line of PRESTON 450 ADDITION recorded in Cabinet C, Page 425, of the Plat Records of Collin County, Texas. 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 Sandpaper in the City of Denton, State of Texas.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	300.00'	177.23	320.16	61.0842	19°05'55"	305.18	N 30°00'31"W
C-2	300.00'	170.70	310.38	59°16'44"	19°05'55"	296.72	N 30°12'12"E
C-3	300.00'	81.51'	159.18'	30°24'06"	19°05'55"	157.32'	S 32°34'47"E
C-4	300.00'	190.88'	339.99'	64°56'00"	19°05'55"	322.09'	S 80°14'50"E

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
E-1	S 78°32'31"E	166.36'	L-1	N 60°32'40"W	196.02'
E-2	S 88°39'38"E	160.24'	L-2	N 00°33'50"E	1294.08
E-3	S 59°37'35"E	59.26'	L-3	N 59°50'35"E	1149.23'
E-4	N 18°55'36"E	273.21'	L-4	S 17°22'44"E	800.44'
E-5	N 75°16'36"E	139.19'	L-5	S 17°22'44"E	200.46'
E-6	N 75°16'36"E	22.91'	L-6	S 47°46'50"E	393.74'
E-7	N 71°15'12"E	272.84'	L-7	N 67°17'10"E	329.34'
E-8	N 85°35'25"E	58.68'	L-8	N 72°37'16"E	1120.00'
E-9	N 85°35'25"E	246.97'			
E-10	S 56°17'19"E	134.68'			
E-11	S 56°17'19"E	48.82'			
E-12	S 47°58'13"E	331.47'			
E-13	S 47°58'13"E	123.28'			
E-14	S 85°29'02"E	383.31'			
E-15	S 85°29'02"E	133.42'			
E-16	N 41°39'30"E	195.79'			
E-17	N 41°34'14"E	370.36'			
E-18	N 88°24'28"E	301.20'			
E-19	S 13°35'01"E	659.91'			
E-20	N 59°50'35"E	89.56'			
E-21	S 30°09'25"E	30.00'			



John E. Thompson Registered Professional Land Surveyor Number 4857 APPROVED BY THE CITY OF CELINA *[Signature]* Mayor *[Signature]* City Secretary



S3743

FINAL PLAT NORTH PRESTON LAKES ESTATES PHASE II BEING A 30 LOT SUBDIVISION AND BEING A 136.70 ACRE TRACT IN THE J. HOWARD SURVEY, ABSTRACT #435 G. CHENOWETH SURVEY, ABSTRACT #140 AND THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT #653 DATE 12-03-97 SCALE 1" = 200' DRAWN BY JET CHECKED BY JET DATE KERN SURVEYING INC. P.O. BOX 507 KRUM, TEXAS 76249 (817) 482-6723 (214) 219-4870