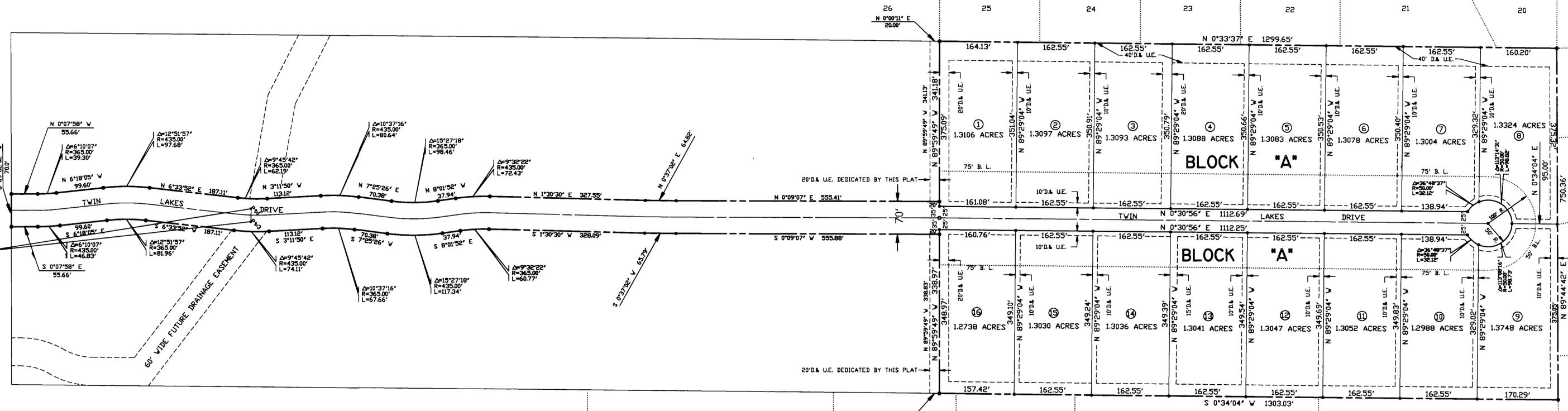


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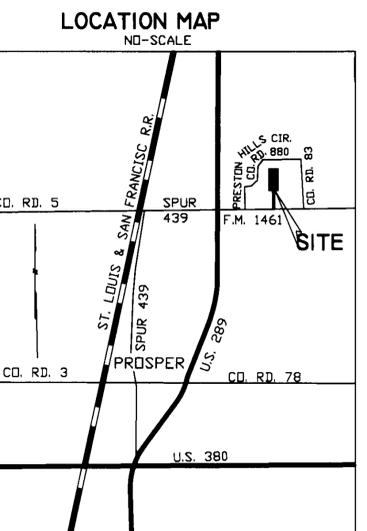
FARM ROAD NO. 1461

PRESTON HILLS II ADDITION



SCALE: 1"=100'

- LEGEND**
- D. & U. E. DRAINAGE & UTILITY ESMT.
 - B. L. BUILDING SET BACK LINE
 - △ CENTRAL ANGLE
 - R RADIUS
 - L CURVE LENGTH
 - I. P. AT MAIN CORNERS
 - I. P. AT LOT CORNERS



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Don Brown, Phil Cooper, William B. Pappas and James R. Seely are the owner of a tract of land described as follows:
SITUATED in Collin County, Texas, in the Jonathan Westover Survey, Abstract No. 1030, being a resurvey of 1) The 22.419 acres of land described in a deed from James R. Seely, et al to Marilyn Nichols dated July 13, 1993, recorded in Document No. 93-64410, 2) The 16.858 Acres of Land described EXHIBIT B in a deed from Richard W. Perkins, et al to James R. Seely and wife Carolyn M. Seely filed Aug. 4, 1993 in Document 93-64052 and 3) The 16.858 Acres of Land described in EXHIBIT A in a Deed of Trust from William B. Pappas and wife, Sharon L. Pappas to Daniel W. Brooks, Trustee, all deeds of the Collin County Land Records being, described by metes and bounds as follows:
BEGINNING at an existing iron pin found at the northwest corner of said 22.419 acre tract, in the south line of PRESTON HILLS II ADDITION, as recorded in Volume F, Page 678 and at the northeast corner of PRESTON HILLS II ADDITION as recorded in Volume C, Page 784 of the Collin County Map and Plat Records;
Thence north 89° 44' 42" east, 750.36 feet with the north line of said 22.419 acre tract and with the south line of said PRESTON HILLS II ADDITION to an existing iron pin found at the northeast corner of of said 22.419 acre tract;
Thence south 0° 34' 04" west, 1303.03 feet with the east line of said 22.419 acre tract to an iron pin found at the southeast corner of said 22.419 acre tract and the northeast corner of said 16.858 acre Seely tract);
Thence north 89° 59' 49" west, 338.97 feet with the south line of said 22.419 acre tract and the north line of said 16.858 acre Seely tract to an iron pin set in the south line and said north line, in the east R.O.W. line of a proposed Road from the south;
Thence southerly with the east R.O.W. line as follows:
South 0° 09' 07" West, 555.88 feet; South 0° 37' 02" West, 65.79 feet; South 1° 30' 30" West, 328.09 feet to the point of curvature of a curve to the left, from which the radius center lies south 88° 29' 30" east, 365.0 feet; Thence with said curve to the left, an arc of 60.77 feet around a central angle of 9° 32' 22" to the point of tangency of said curve; Thence South 8° 01' 52" East, 37.94 feet to the point of curvature of a curve to the right, from which the radius center lies south 81° 58' 08" West, 435.0 feet; Thence with said curve to the right, an arc of 117.34 feet to the point of tangency of said curve; Thence South 7° 25' 06" West, 70.38 feet to the point of curvature of a curve to the left, from which the radius center lies South 82° 34' 34" East, 365.0 feet; Thence with said curve to the left, an arc of 67.66 feet around a central angle of 10° 37' 16" to the point of tangency of said curve; Thence South 3° 11' 50" East, 113.12 feet to the point of curvature of a curve to the right, from which the radius center lies South 86° 48' 10" West, 435.0 feet; Thence with said curve to the right, an arc of 74.11 feet to the point of tangency of said curve; Thence South

FINAL PLAT
PRESTON MEADOW
25.565 ACRES IN COLLIN COUNTY, TEXAS, IN THE JONATHAN WESTOVER SURVEY, ABSTRACT No. 1030

OWNERS:
EFFIE BLASE
PO BOX 610
PROSPER, TEXAS 75078
(214) 346-3333

JAMES R. SEELY
1950 N. PEYTONVILLE RD.
SOUTHLAKE, TEXAS 76092
(817) 329-1691

WILLIAM B. PAPPAS
4006 ALTA VISTA ST.
DALLAS, TEXAS 75229
(214) 956-9444

SURVEYOR:
GEER SURVEYING & ENGINEERING
1512 WEST UNIVERSITY, SUITE 300
MCKINNEY, TEXAS 75069
(214) 562-3959

OXFORD FARMS ADDITION REF. V. I, PAGE 344

6° 33' 52" West, 187.11 feet to the point of curvature of a curve to the left, from which the radius center lies South 83° 26' 08" East, 365.0 feet; Thence with said curve to the left, an arc of 81.96 feet around a central angle of 12° 51' 57" to the point of tangency of said curve; Thence South 6° 18' 05" East, 99.6 feet to the point of curvature of a curve to the right, from which the radius center lies South 83° 41' 55" West, 435.0 feet; Thence with said curve to the right, an arc of 46.83 feet, around a central angle of 6° 10' 07" to the point of tangency of said curve; Thence South 0° 07' 58" East, 55.66 feet to an iron pin set in the north R.O.W. line of Farm Road No. 1461 and in the south line of said 16.858 acre Seely tract);
Thence south 89° 52' 02" west, 70.0 feet with said north R.O.W. line and with the south line of said 16.858 acre Seely tract and with the south line of said 16.858 acre Pappas tract to an iron pin set in said north R.O.W. line and in the south line of said Pappas tract);
Thence northerly with the west R.O.W. line said proposed road as follows:
North 0° 07' 58" West, 55.66 feet to the point of curvature of a curve to the left, from which the radius center lies South 89° 52' 02" West, 365.0 feet; Thence with said curve to the left, an arc of 39.3 feet around a central angle of 6° 10' 07" to the point of tangency of said curve; Thence North 6° 18' 05" West, 99.6 feet to the point of curvature of a curve to the right, from which the radius center lies North 83° 41' 55" East, 435.0 feet; Thence with said curve to the right, an arc of 97.68 feet around a central angle of 12° 51' 57" to the point of tangency of said curve; Thence North 6° 33' 52" East, 187.11 feet to the point of curvature of a curve to the left, from which the radius center lies North 83° 26' 08" West, 365.0 feet; Thence with said curve to the left, an arc of 62.19 feet around a central angle of 9° 45' 42" to the point of tangency of said curve; Thence North 3° 11' 50" West, 113.12 feet to the point of curvature of a curve to the right, from which the radius center lies North 86° 48' 10" East, 435.0 feet; Thence with said curve to the right, an arc of 80.64 feet around a central angle of 10° 37' 16" to the point of tangency of said curve; Thence North 7° 25' 06" East, 70.38 feet to the point of curvature of a curve to the left, from which the radius center lies North 82° 34' 34" West, 365.0 feet; Thence with said curve to the left an arc of 98.46 feet around a central angle of 15° 27' 18" to the point of tangency of said curve; Thence North 8° 01' 52" West, 37.94 feet to the point of curvature of a curve to the right, from which the radius center lies North 81° 58' 08" East, 435.0 feet; Thence with said curve to the right, an arc of 72.43 feet around a central angle of 9° 32' 22" to the point of tangency of said curve; Thence North 1° 30' 30" East, 327.55 feet; Thence North 0° 37' 02" East, 64.82 feet; Thence North 0° 09' 07" East, 555.41 feet to an iron pin set in the south line of said 22.419 acre tract and in the north line of said 16.858 acre Pappas tract);
Thence north 89° 59' 49" west, 341.18 feet with said south line and north line to an iron pin found at the southwest corner of said 22.419 acre tract and the northwest corner of said 16.858 acre Pappas tract, in the east line of said PRESTON HILLS II ADDITION);
Thence north 0° 33' 37" east, 1299.65 feet with the west line of said 22.419 acre tract and with the east line of said PRESTON HILLS II ADDITION to the PLACE OF BEGINNING and containing 25.565 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That We, Effie Blase, James R. Seely and William B. Pappas do hereby adopt this plat designating the hereinabove described property as PRESTON MEADOW, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown hereon.
WITNESS my hand at Prosper, Texas, this 15th day of November, 1996

Effie Blase
Effie Blase, Owner

This instrument was acknowledged before me on the 15th day of November, 1996

Commission Expires 5/6 2000 1999
Notary Public, State of Texas

This instrument was acknowledged before me on the 15th day of November, 1996

Commission Expires 5/6 2000 1999

James R. Seely
James R. Seely, Owner

Kathy D. Christie
Notary Public, State of Texas

This instrument was acknowledged before me on the 15th day of November, 1996

Commission Expires 5/6 2000 1999

William B. Pappas
William B. Pappas, Owner

Kathy D. Christie
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, G. M. Geer, 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 supervision, in accordance with the subdivision regulations of Collin County, Texas.

G. M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR
TEX. REG. NO. 3258

This instrument was acknowledged before me on the 15th day of November, 1996

Commission Expires 5/6 2000 1999

Kathy D. Christie
Notary Public, State of Texas

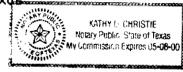
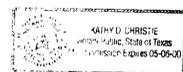
Collin County Health Department Certificate: I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the state of Texas and easements as shown hereon.

Sidney J. Auten
Sidney J. Auten, R. S. Registered Professional Sanitarian Collin County Health Service.

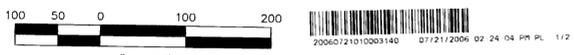
This Plat is approved by the Collin County Commissioners on this 22 day of July, 1996.

Ron Harris
Ron Harris, County Judge, Collin County, Texas

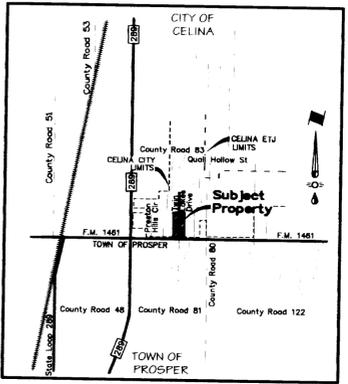
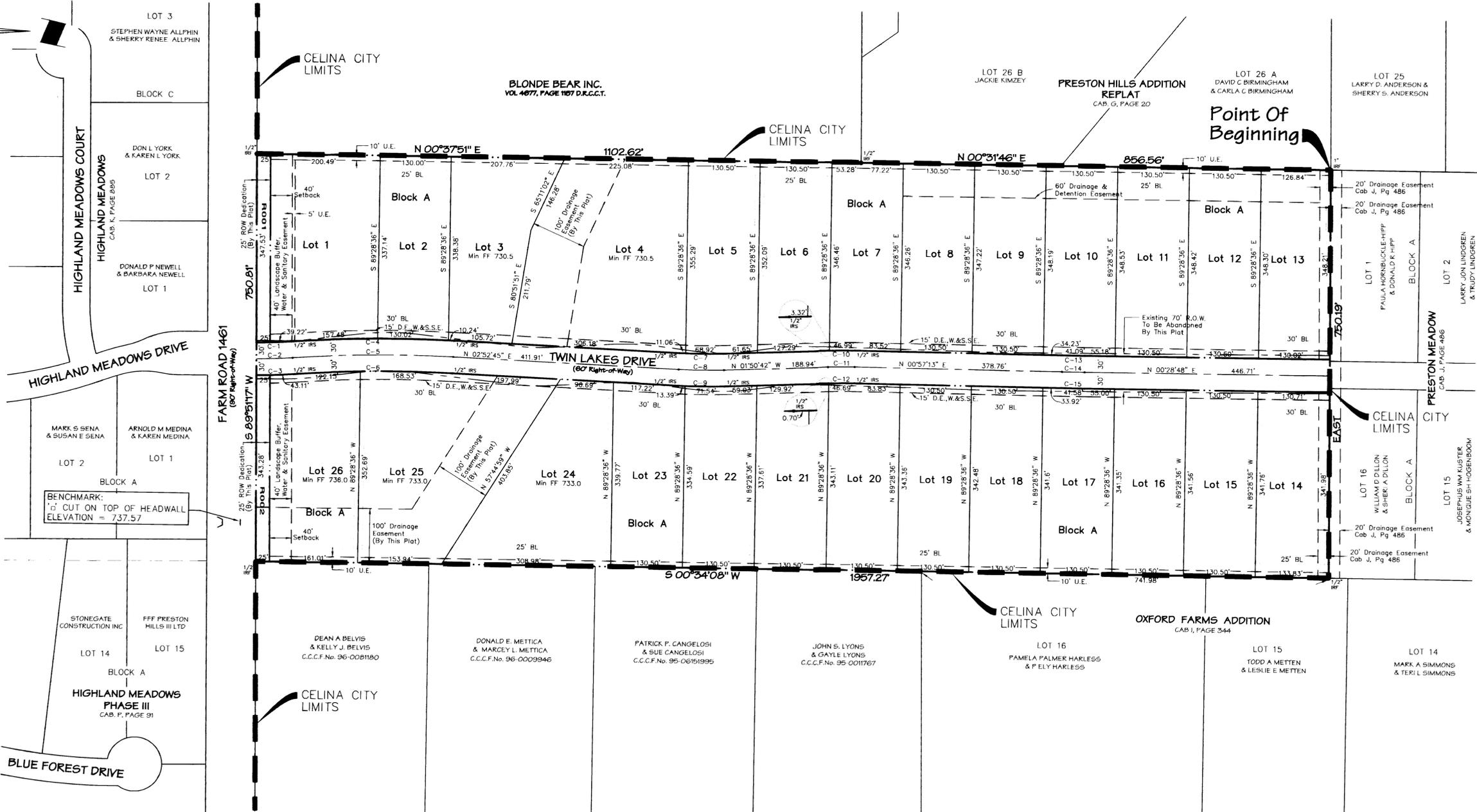
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FROM 1030-001-0160, 0116
TAX YEAR 1994
1030-001-0140



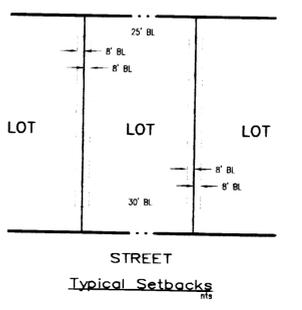
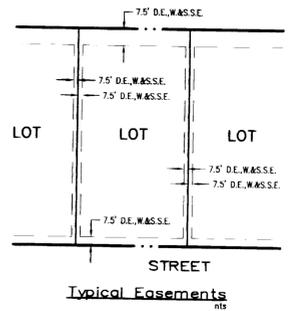
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LOCATION MAP Not To Scale



- Legend: IRF: Iron Rod Found w/Cap, IRS: Iron Rod Set w/Cap, WME: Wall Maintenance Easement, BL: Building Line Setback, ROW: Right Of Way, SSE: Sanitary Sewer Easement, DE: Drainage Easement, UE: Utility Easement, W: Water Easement, City Limits

Recorded in County Clerk's Office, Texas, 07/24/06 PM 03:10

HEALTH DEPARTMENT CERTIFICATE:

I hereby certify that the on-site sewage facilities described on this plat conform to applicable health laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the areas in which on-site sewage facilities are planned to be used.

All lots must utilize alternative type On-Site Sewage Facilities and subsurface water movement may also preclude the use of any subsurface disposal systems.

Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas.

Due to the presence of large drainage and landscape easements, special planning may be required for lots 4, 25 and 26. Additionally, lots 4, 25 and 26 may not be large enough for the addition of outbuildings and/or swimming pools and dwelling size may be limited - it is recommended that a Registered Sanitarian or Professional Engineer be consulted prior to purchase of lots 4, 25 or 26.

Individual site evaluations and OSSF design plans must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

Bearings Based On Iron Rods Found Establishing Right-Of-Way Of Twin Lakes Drive (70 Foot Wide Right-Of-Way) As Recorded In Cabinet J, Page 486 P.R.C.C.T.

BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, BEARING

LOT SUMMARY TABLE with columns: Lot Number, Gross Acreage, Gross Square Footage, Net Acreage, Net Square Footage

- NOTES: 1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law... 2. No portion of this plat is within FEMA's 100-year floodplain... 3. All corners are 1/2 inch iron rods with orange plastic caps... 4. All proposed on-site sewage facilities shall be in accordance with the rules of Collin County for On-site Sewage Facilities.

FROM: 1030-001-0130-1 ac. d.l.l. FROM: 1030-001-0170-1 ac. d.l.l. FROM: FROM: YEAR 2007



S9144 FINAL PLAT #FP06-04 PRESTON MEADOW PHASE 2 AND BEING A REPLAT PART OF TWIN LAKES DRIVE PRESTON MEADOW ZONED: R-1L 26 LOTS 33.717 ACRES OUT OF THE J. WESTOVER SURVEY ~ ABSTRACT NO. 1030 CITY OF CELINA, COLLIN COUNTY, TEXAS

Owner: CELINA TWIN LAKES, LTD. 5700 W. Plano Parkway, Suite 3800 Plano, Texas 75074 Telephone (972) 380-9500 Contact: ROBERT M. RAY Engineer/Surveyor: SPIARS ENGINEERING, INC. 730 E. Park Blvd., Suite 210 Plano, Texas 75074 Telephone (972) 422-0077 Contact: MATT DORSETT