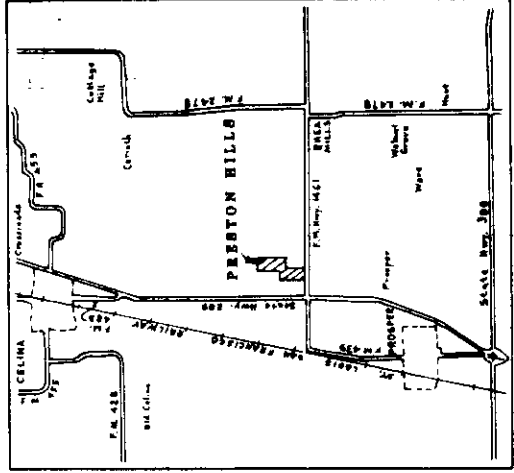


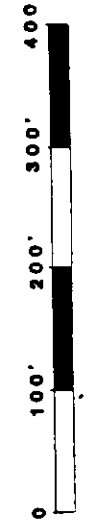
2016
2016

L.L. Lewis Survey Abst. 532



VICINITY MAP

- NOTE: ⊕ APPROXIMATE LOCATION OF PERCOLATION TEST IS INDICATED BY THE DASHED LINE.
1. SANITARY WATER SUPPLY CORE.
 2. PROPOSED PROPERTY USE - RESIDENTIAL.
 3. SANITARY SEWER SYSTEM TO BE INDIVIDUAL SEPTIC TANKS.
 4. ALL UTILITY SERVICES LOCATED WITHIN RIGHWAY R.O.W.



CERTIFICATE OF APPROVAL.

APPROVED this the 24th day of October, 1983 by the Commissioners Court of Collin County, Texas.

Wm J Robert
County Judge, With Proxies

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, that percolation tests have been submitted representing the area in which septic tanks are planned to be used.

Paul Coburn R.S.
Registered Sanitarian - McKinney, Collin County Health Department, Collin County, Texas

APPROVED this the 24 day of October, 1983 by the City Council of Collin County, Texas.

John Lybrell

APPROVED this the 24 day of October, 1983 by the City Council of Prosper, Texas.

John Lybrell

FINAL PLAT

PRESTON HILLS ADDITION

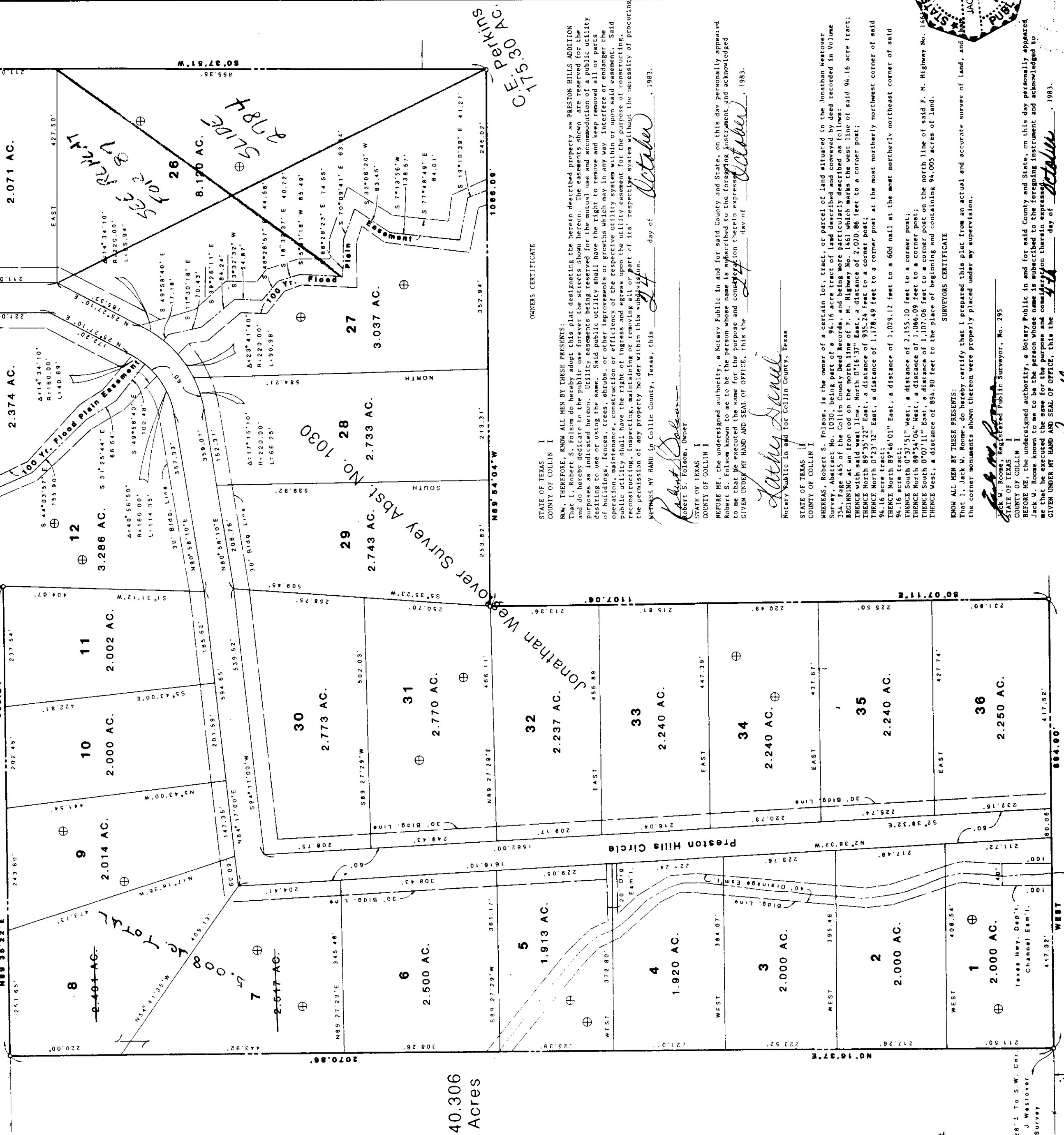
Jonathan Westover Survey, Abst. No. 1030, Collin County, Texas

Owner: ROBERT S. FOLSOM, Dallas, Texas

JACK W. ROOME SURVEYING, INC.

2000 AVE. G, SUITE 804, PLANO, TEXAS

SEPTEMBER 1983



40.306 Acres

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
I, ROBERT S. FOLSOM, do hereby certify that I am the owner of the herein described property as PRESTON HILLS ADDITION, Survey, Abstract No. 1030, being part of the 94.16 acre tract of land described and recorded in Volume 1028-1 to S.W. Chitwood Survey, Abstract No. 1028-1, and the same is more particularly described as follows: BEGINNING at an iron rod on the north line of F. M. Highway No. 1461 which marks the west line of said 94.16 acre tract; THENCE North 89°35'22" East, a distance of 2,070.86 feet to a corner post; THENCE North 0°23'32" East, a distance of 1,178.49 feet to a corner post at the most northerly northeast corner of said 94.16 acre tract; THENCE East 89°46'01" East, a distance of 1,028.12 feet to a 600 easl at the west northerly northeast corner of said 94.16 acre tract; THENCE South 0°37'51" West, a distance of 2,155.10 feet to a corner post; THENCE North 89°54'04" West, a distance of 1,066.09 feet to a corner post; THENCE South 0°07'11" East, a distance of 1,107.06 feet to a corner post on the north line of said F. M. Highway No. 1461; THENCE West, a distance of 894.90 feet to the place of beginning and containing 94.000 acres of land.

IN WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this 24 day of October, 1983.

Robert S. Folsom
Robert S. Folsom, Owner

STATE OF TEXAS
COUNTY OF COLLIN
I, ROBERT S. FOLSOM, do hereby certify that I am the owner of the herein described property as PRESTON HILLS ADDITION, Survey, Abstract No. 1030, being part of the 94.16 acre tract of land described and recorded in Volume 1028-1 to S.W. Chitwood Survey, Abstract No. 1028-1, and the same is more particularly described as follows: BEGINNING at an iron rod on the north line of F. M. Highway No. 1461 which marks the west line of said 94.16 acre tract; THENCE North 89°35'22" East, a distance of 2,070.86 feet to a corner post; THENCE North 0°23'32" East, a distance of 1,178.49 feet to a corner post at the most northerly northeast corner of said 94.16 acre tract; THENCE East 89°46'01" East, a distance of 1,028.12 feet to a 600 easl at the west northerly northeast corner of said 94.16 acre tract; THENCE South 0°37'51" West, a distance of 2,155.10 feet to a corner post; THENCE North 89°54'04" West, a distance of 1,066.09 feet to a corner post; THENCE South 0°07'11" East, a distance of 1,107.06 feet to a corner post on the north line of said F. M. Highway No. 1461; THENCE West, a distance of 894.90 feet to the place of beginning and containing 94.000 acres of land.

Kathleen Daniel
Notary Public in and for Collin County, Texas

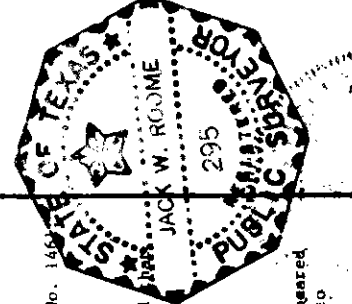
STATE OF TEXAS
COUNTY OF COLLIN
I, ROBERT S. FOLSOM, do hereby certify that I am the owner of the herein described property as PRESTON HILLS ADDITION, Survey, Abstract No. 1030, being part of the 94.16 acre tract of land described and recorded in Volume 1028-1 to S.W. Chitwood Survey, Abstract No. 1028-1, and the same is more particularly described as follows: BEGINNING at an iron rod on the north line of F. M. Highway No. 1461 which marks the west line of said 94.16 acre tract; THENCE North 89°35'22" East, a distance of 2,070.86 feet to a corner post; THENCE North 0°23'32" East, a distance of 1,178.49 feet to a corner post at the most northerly northeast corner of said 94.16 acre tract; THENCE East 89°46'01" East, a distance of 1,028.12 feet to a 600 easl at the west northerly northeast corner of said 94.16 acre tract; THENCE South 0°37'51" West, a distance of 2,155.10 feet to a corner post; THENCE North 89°54'04" West, a distance of 1,066.09 feet to a corner post; THENCE South 0°07'11" East, a distance of 1,107.06 feet to a corner post on the north line of said F. M. Highway No. 1461; THENCE West, a distance of 894.90 feet to the place of beginning and containing 94.000 acres of land.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jack W. Roome 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 consideration therein expressed. I, the undersigned authority, on this day of October, 1983, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24 day of October, 1983.

Jack W. Roome
Notary Public in and for Collin County, Texas

Acct # 1471



PRESTON HILLS ADDITION REPLAT

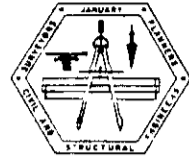
Replat of Lots 20 & 21

Jonathan Westover Survey, Abst. No. 1030, Collin County, Texas

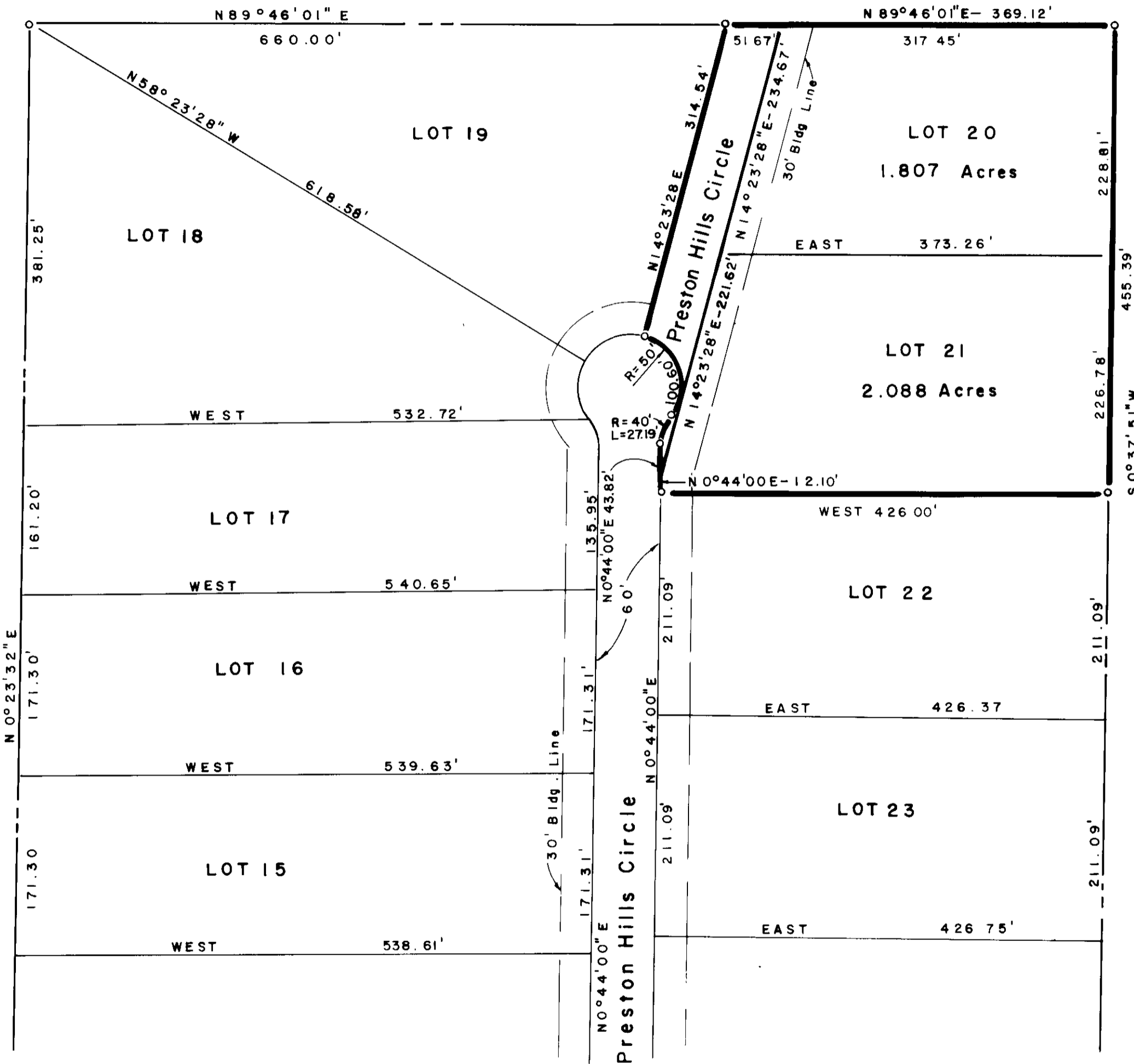
Owner:

DAN CHRISTIE
Collin County Land Company
P. O. Box 247
Prosper, Texas 75078

Engineer:



January Consultants
P.O. BOX 847
1836 W. VIRGINIA, SUITE 104
MCKINNEY, TEXAS 75069
Phone 542-0653, Dallas 248-0304



OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS, Dan Christie is the owner of lots 20 and 21 of the Preston Hills Addition as recorded in Cabinet C, page 784 of the Map Records of Collin County, Texas, and; WHEREAS, Dan Christie desires to change the inside lot lines of said lots 20 and 21, and; WHEREAS, Dan Christie is the owner of lots 20 and 21 of the Preston Hills Addition, Jonathan Westover Survey, Abstract #1030, being part of 94.005 acre tract as recorded in Cabinet C, page 784, Map Records of Collin County, Texas and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod at the most northerly northeast corner of said 94.005 acre tract;
THENCE: S 0° 37' 51" W 455.39 feet along the east line of said tract to the most easterly southeast corner of lot 21;
THENCE: Due West 426.00 feet along the south line of lot 21 to the most westerly southwest corner of lot 21 and in the east right-of-way of Preston Hills Circle;
THENCE: N 0° 44' 00" E 43.82 feet along the east line of Preston Hills Circle to a point of curve to the right having a radius of 40.0 feet;
THENCE: With said curve whose center bears S 89° 16' E 40.00 feet and having a radius of 40 feet, a central angle of 38° 56' 32", an arc length of 27.19 feet to a point of a curve to the left;
THENCE: With said curve whose center bears N 50° 19' 28" W 50.00 feet, and having a radius of 50.00 feet, a central angle of 115° 17' 04", an arc length of 100.60 feet;
THENCE: N 14° 23' 28" E 314.54 feet to the most westerly northeast corner of lot 20;
THENCE: N 89° 46' 01" E 369.12 feet to the PLACE OF BEGINNING and containing 4.253 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dan Christie being the Owner, do hereby adopt this plat designating the hereinabove described property Preston Hills Addition an addition to Collin County, Texas, and do hereby dedicate to the public use forever 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 building, fences, trees, shrubs, or other growth which in any way endanger or interfere with the construction maintenance of efficiency of its respective system on any of these easement strips; and any public utility shall at any time have the right to ingress and egress to and from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

EXECUTED this 11th day of July, 1985.

OWNER
Dan Christie
Dan Christie

STATE OF TEXAS }
COUNTY OF COLLIN }

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dan Christie, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed in the capacity therein stated.

Given under my hand and seal of office the 11th day of July, 1985.

Barbara Findley
Notary Public in and for Collin County, Texas



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Melvin K. January, do hereby certify that I have 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 platting rules and regulations of the Collin County, Texas.

Melvin K. January
Melvin K. January R.P.S.# 2818

STATE OF TEXAS }
COUNTY OF COLLIN }

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Melvin K. January 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 consideration therein expressed.

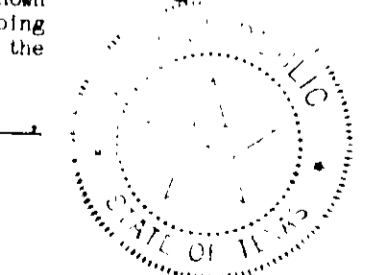
Given under my hand and seal of office on this 11th day of July, 1985.

James P. Johnson
Notary Public in and for Collin County, Texas.

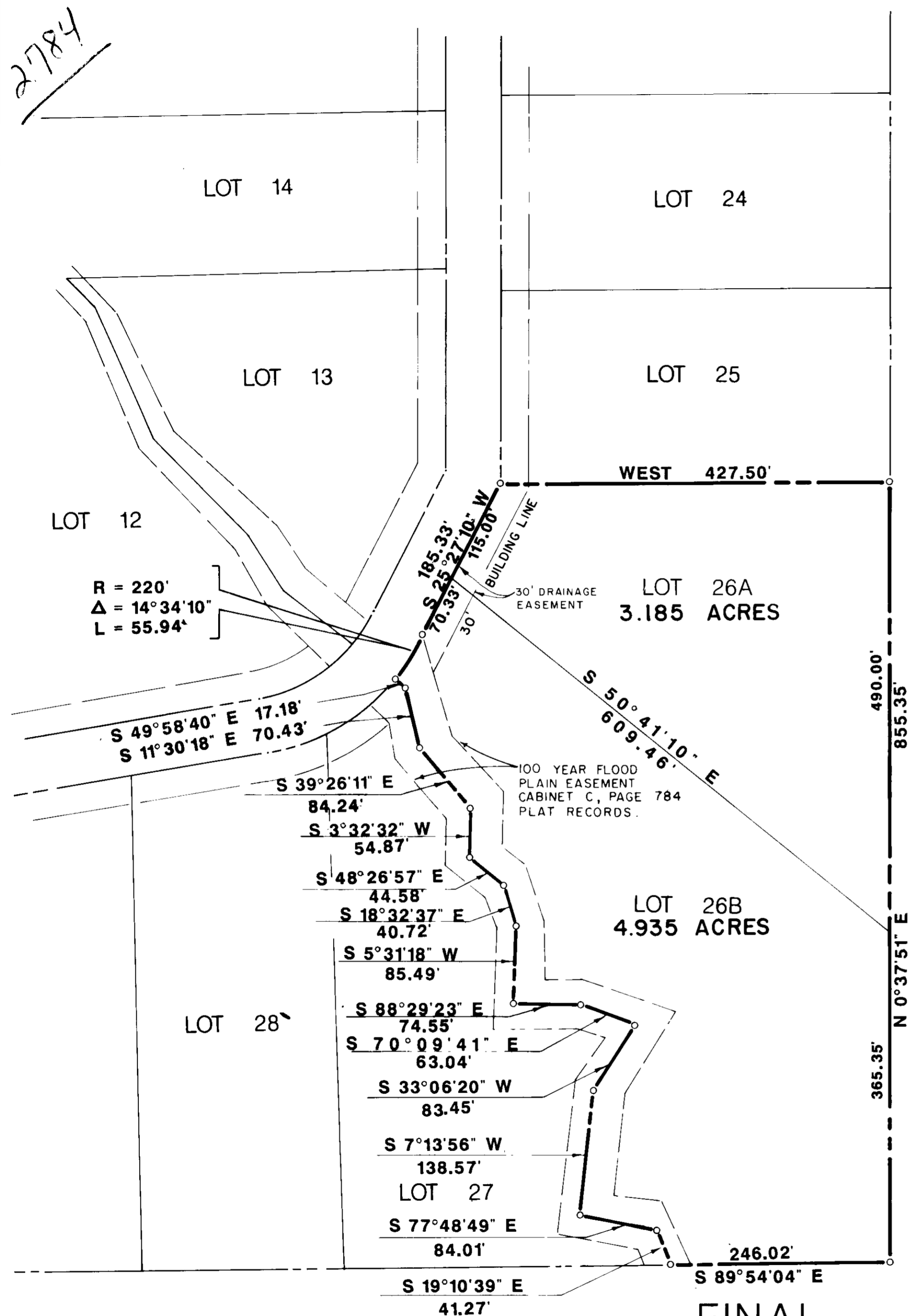


This Plat is approved by the Collin County Commissioners Court on the 8th day of APRIL, 1985.

Wm J Roberts
County Judge



ACCI # 1411
See 1980



2784

cm
D-20

SCALE 1"=100'

COUNTY OF COLLIN

WHEREAS, Don Brown is the owner of lot 26 of the Preston Hills Addition as recorded in Cabinet C, page 784 of the Map Records of Collin County, Texas, and WHEREAS, Don Brown desires to add an inside lot line to said lot 26 and; WHEREAS, Don Brown is the owner of lot 26 of the Preston Hills Addition, Jonathan Westover Survey, Abstract #1030, being part of 94.005 acre tract as recorded in Cabinet C, page 784 Plat Records of Collin County, Texas and being more particularly described by notes and bounds as follows: BEGINNING at an iron rod at the most northerly southeast corner of said Preston Hills Addition also being the southeast corner of lot 26;

THENCE: N 0° 37' 51" E 855.35 feet along the east line of said Addition to an iron rod at the northeast corner of lot 26;

THENCE: DUE WEST 427.50 feet along the north line of lot 26 to an iron rod in the east right-of-way of Preston Hills Circle;

THENCE: S 25° 27' 10" W 185.33 feet along said right-of-way to an iron rod at a point of curve of said right-of-way;

THENCE: With said curve (to the right), whose center bears N 64° 32' 50" W 220.00 feet and having a radius of 220.00 feet, a central angle of 14° 34' 10" and an arc length of 55.94 feet to a point at the center of a creek;

THENCE: Southeasterly with the meanders of said creek and the west line of lot 26 as follows:
S 49° 58' 40" E 17.18 feet; S 11° 30' 18" E 70.43 feet;
S 39° 26' 11" E 84.24 feet; S 3° 32' 32" W 54.87 feet;
S 48° 26' 57" E 44.58 feet; S 18° 32' 37" E 40.72 feet;
S 5° 31' 18" W 85.49 feet; S 88° 29' 23" E 74.55 feet;
S 70° 09' 41" E 63.04 feet; S 33° 06' 20" W 83.45 feet;
S 7° 13' 56" W 138.57 feet; S 77° 48' 49" E 84.01 feet;
S 19° 10' 39" E 41.27 feet to a point in the south line of said Addition and at the southwest corner of lot 26;

THENCE: S 89° 54' 04" E 246.02 feet with the south line of said Addition to the POINT OF BEGINNING and containing 8.120 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Don Brown being the Owner, do hereby adopt this plat designating the hereinabove described property Preston Hills Addition an addition to Collin County, Texas, and do hereby dedicate to the public use forever 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 building, fences, trees, shrubs, or other growth which in any way endanger or interfere with the construction maintenance of efficiency of its respective system on any of these easement strips; and any public utility shall at any time have the right to ingress and egress to and from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

EXECUTED this 29th day of October, 1986.

OWNER

Don Brown
Don Brown

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Don Brown, 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 consideration therein expressed in the capacity therein stated.

Given under my hand and seal of office the 29th day of October, 1986.



Kathy J. Christie
Notary Public in and for Collin County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Melvin K. January, do hereby certify that I have 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 platting rules and regulations of the Collin County, Texas.

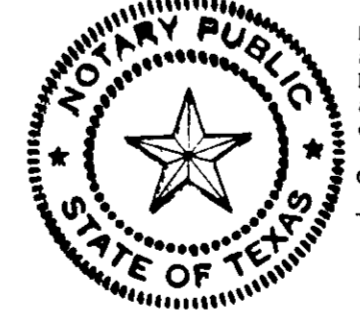
Melvin K. January
Melvin K. January, R.P.S. 1218

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Melvin K. January known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this 28th day of October, 1986.



Jerry N. Johnson
Notary Public in and for Collin County, Texas.

This Plat is approved by the Collin County Commissioners Court on the 28th day of OCTOBER, 1986.

Wm J Roberts
County Judge

JERRY N. JOHNSON
COMMISSION EXPIRES 5-22-90

ACCT # 1471
FOR 1987

FINAL
PRESTON HILLS ADDITION REPLAT
REPLAT OF LOT 26

JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030, COLLIN COUNTY, TEXAS

JOB # 86083