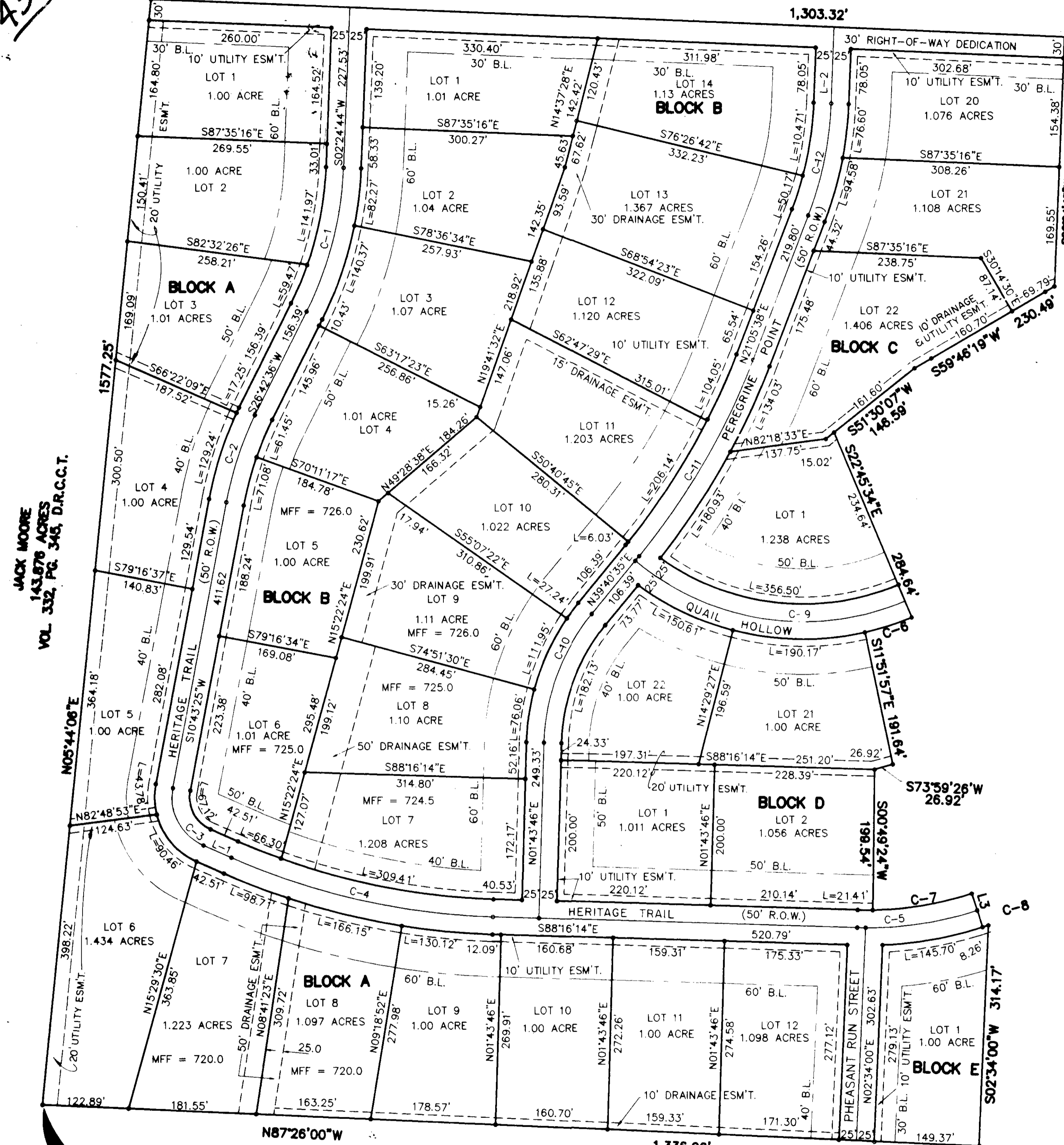


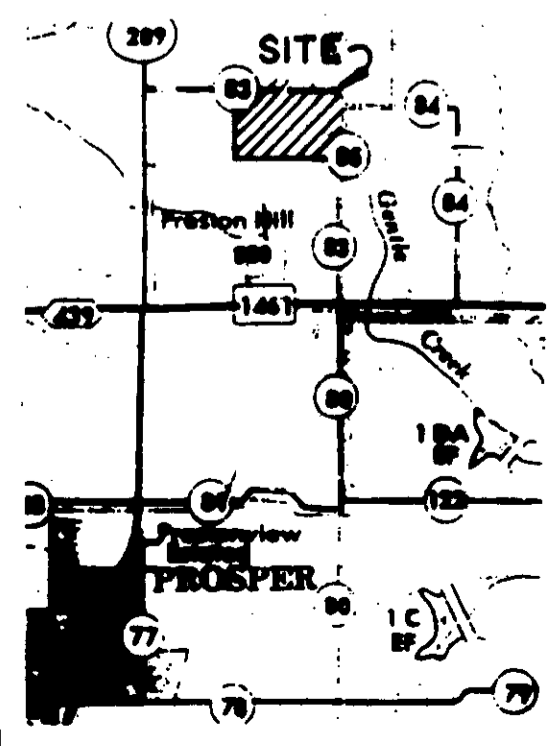
A388

COUNTY ROAD NO. 83



JACK MOORE
143,876 ACRES
VOL. 332, PG. 345, D.R.C.C.T.

PRESTON HILLS III ADDITION
CAB. F. PG. 676, M.R.C.C.T.

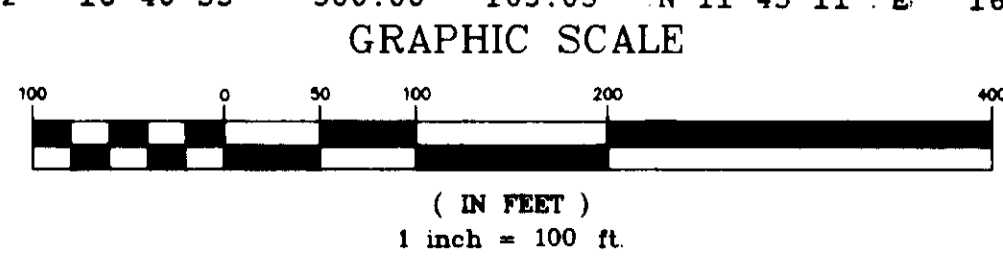


- NOTES:
- 1) THIS SURVEY HAS BEEN PERFORMED WITHOUT A TITLE COMMITMENT.
 - 2) MFF = MINIMUM FINISHED FLOOR

DNOTES STREET NAME CHANGE

NO.	BEARING	LENGTH
L1	S 66°11'31" E	42.51'
L2	N 02°24'43" E	108.05'
L3	S 18°08'26" E	50.00'

NO.	DELTA	RADIUS	ARC	CHORD BEARING	LENGTH
C1	24°17'52"	500.00'	212.04'	S 14°33'40" W	210.45'
C2	15°59'11"	500.00'	139.51'	S 18°43'01" W	139.05'
C3	76°54'56"	75.00'	100.68'	S 27°44'03" E	93.29'
C4	22°04'43"	1000.00'	395.34'	S 77°13'52" E	382.97'
C5	19°54'16"	600.00'	173.70'	N 81°46'38" E	172.83'
C6	10°02'02"	400.00'	70.05'	S 72°15'26" N	69.96'
C7	17°19'18"	475.00'	143.60'	N 80°29'09" E	143.06'
C8	00°54'05"	525.00'	8.26'	N 71°22'28" E	8.26'
C9	69°32'57"	375.00'	455.20'	N 85°06'13" W	427.76'
C10	37°56'49"	300.00'	198.69'	N 20°42'11" W	195.08'
C11	18°34'57"	1000.00'	324.33'	N 30°23'07" W	322.91'
C12	18°40'55"	500.00'	163.03'	N 11°45'11" E	162.31'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

SITUATED in the State of Texas, County of Collin, being part of the Lindsey L. Lewis Survey, Abstract No. 532, being the resurvey of part of a 16,574 acre tract of land as described and recorded in Volume 2189, Page 743 of the Collin County Deed Records and all of a called 81,5919 acre tract of land (actually the remaining northerly portion of a 147,968 acre tract of land as described and recorded under Volume 1952, Page 252 of the Collin County Deed Records) as described and recorded under County Clerk No. 93-0113025 of the Collin County Deed Records and being more particularly described by metes and bounds as follows: BEGINNING at a January Consultants capped iron rod found marking the northwest corner of Preston Hills III, an addition to Collin County as recorded in Cabinet F, Page 678 of the Collin County Plat Records, the southwest corner of the premises herein described, said corner also being in the west line of the 16,5743 acre tract and the east line of Jack Moore's 143,876 acre tract of land as described and recorded in Volume 332, Page 345 of the Collin County Deed Records;

THENCE with the west line of the 16,5743 acre tract and 81,5919 acre tract and the east line of the 143,876 acre tract, North 05°44'06" East, 1,577.25 feet to a 1/2-inch iron rod found in the approximate middle of County Road No. 88 marking the northwest corner of the 81,5919 acre tract, the northeast corner of the 143,876 acre tract, and being in the south line of Frances Bates Wells' 163.78 acre tract of land as described and recorded under Volume 773, Page 374 of the Collin County Deed Records;

THENCE with the approximate middle of County Road No. 88 along the north line of the 81,5919 acre tract and the south line of the 163.78 acre tract, South 87°35'16" East, 1,303.32 feet to a 1/2-inch iron rod set for corner;

THENCE South 02°24'45" West, 353.92 feet to a 1/2-inch iron rod set for corner;

THENCE South 59°46'19" West, 230.49 feet to a 1/2-inch iron rod set for corner;

THENCE South 51°30'07" West, 146.59 feet to a 1/2-inch iron rod set for corner at the beginning of a curve to the right;

THENCE along said curve to the right having a central angle of 10°02'02", a radius of 400.00 feet, (chord = South 72°15'26" West, 69.96 feet), for an arc distance of 70.05 feet to a 1/2-inch iron rod set for corner;

THENCE South 11°51'57" East, 191.64 feet to a 1/2-inch iron rod set for corner;

THENCE South 73°59'26" West, 26.92 feet to a 1/2-inch iron rod set for corner;

THENCE South 00°49'24" West, 199.54 feet to a 1/2-inch iron rod set for corner at the beginning of a curve to the left;

THENCE along said curve to the left having a central angle of 17°19'18", a radius of 475.00 feet, (chord = North 80°29'09" East, 143.06 feet), for an arc distance of 143.60 feet to a 1/2-inch iron rod set for corner;

THENCE South 18°10'30" East, 50.00 feet to a 1/2-inch iron rod set for corner at the beginning of a curve to the right;

THENCE along said curve to the right having a central angle of 00°54'05", a radius of 525.00 feet, (chord = North 71°22'28" East, 8.26 feet), for an arc distance of 8.26 feet to a 1/2-inch iron rod set for corner;

THENCE South 02°34'00" West, 314.17 feet to 1/2-inch iron rod set for corner marking the southeast corner of said premises and being in the north line of the aforementioned Preston Hills III Addition;

THENCE with the north line of said addition and the south line of said premises, North 87°26'00" West, 1,336.96 feet to the place of beginning containing 1,916,724 square feet or 44,0019 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FFF Preston Hills III, Ltd., being the owner of a 97,214 acre tract of land, does hereby adopt this plat designating the hereinabove described property as Preston Hills III Addition an addition to Collin County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does 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 endangers or interferes with the construction, maintenance or efficiency of its respective system on any of the easement strips; and any public utility shall at any time have the right of ingress and egress to and from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining, and adding to or removing from all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

EXECUTED this 2nd day of April, 1995.

FFF Preston Hills III, Ltd.
By: FFF Properties, Inc. General Partner
By: R. Stephen Folsom, President

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared R. Stephen Folsom, 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, this 2nd day of April, 1995.

Jill Cook
Notary Public for the State of Texas

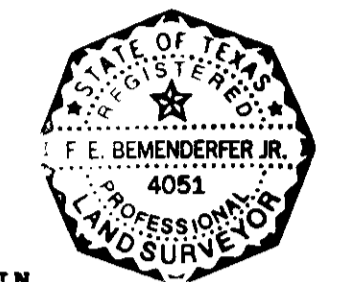


Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1996/04/30
At 10:46A J210
Number: 96-0034374
Type: PL 16.00

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

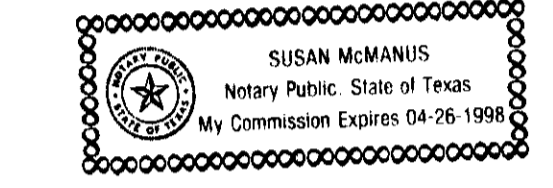


F.E. Bemenderfer, Jr.
Registered Professional
Land Surveyor, No. 4051

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F.E. Bemenderfer, Jr., 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, this 25th day of March, 1996.



Susan McManis
Notary Public for the State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this _____ day of _____, 1995.

R. Stephen Folsom
County Judge 9/17/96

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.

Susan J. A. ...
Registered Sanitarian Collin County
Health Department, Collin County, Texas

DISCLAIMER STATEMENT
This information has been compiled by the Central Appraisal District of Collin County, Texas (CADCC) from various sources solely for its own use and is deemed to be reliable. This information is being provided as a service by the CADCC and the CADCC makes no representations or warranties, either express or implied, as to the accuracy of the contents of the truth or reliability of the information. Central Appraisal District of Collin County

REV ACCT. NO. 3356
FROM 6532-000-0010, 0019, 0030.
TAX YEAR 97

FINAL PLAT PRESTON HILLS III ADDITION LINDSEY LEWIS SURVEY, ABST. NO. 532 COLLIN COUNTY, TEXAS

MAY 2, 1995

Owner: R. Stephen Folsom
16475 Dallas Parkway
Suite 800
Dallas, Texas 75248

