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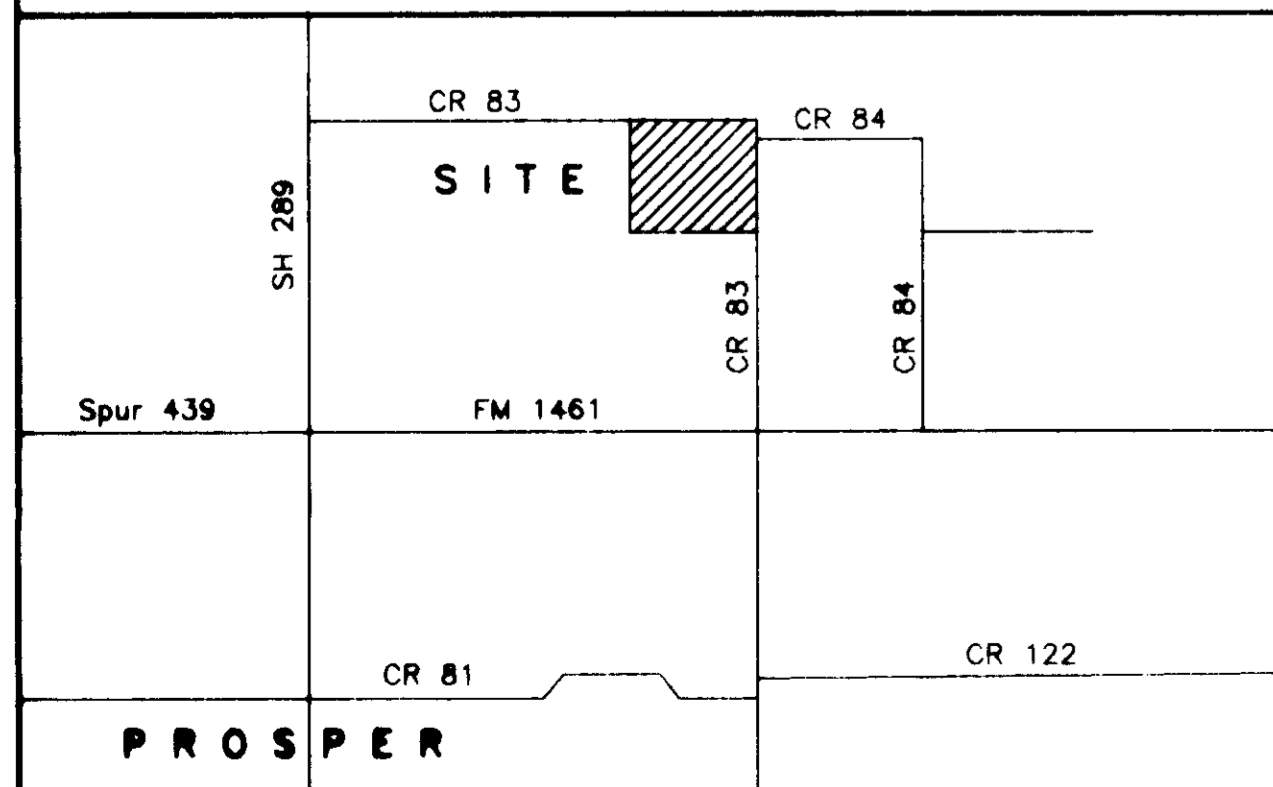
POINT OF BEGINNING

COUNTY ROAD NO. 83

PRESTON HILLS III ADDITION, PHASE I
Cab. J, Pg. 210, M.R.C.C.T.



LOCATION MAP
NOT TO SCALE



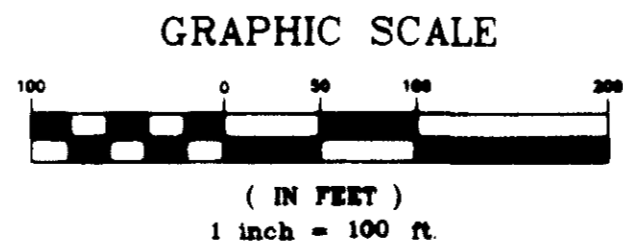
PRESTON HILLS II ADDITION
Cab. F, Pg. 678, M.R.C.C.T.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N18°10'30"W	50.00'
L2	N73°59'26"E	26.92'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	BEARING	LENGTH
C1	00°36'38"	775.00'	8.26'	S77°07'49"W	8.26'
C2	17°19'18"	475.00'	143.60'	S00°26'09"W	143.06'
C3	10°02'02"	400.00'	70.05'	N72°15'26"E	69.96'
C4	07°07'04"	375.00'	46.59'	N63°40'53"E	46.56'
C5	52°08'34"	500.00'	455.03'	N86°11'38"E	439.49'
C6	20°32'10"	800.00'	286.74'	S78°00'10"E	285.21'
C7	19°06'51"	500.00'	166.80'	N78°42'50"W	166.03'
C8	39°01'06"	800.00'	544.80'	N88°39'57"W	534.33'



NO PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS
COUNTY OF COLLIN
OWNER'S CERTIFICATE

SITUATED in the State of Texas and County of Collin, being part of the Lindsey L. Lewis Survey, Abstract No. 532, being the eastern part of a 97.214 acre tract recorded in the Deed Records of Collin County, Texas, said premises being more particularly described as follows:

THENCE with the north line of said 97.214 acres, South 87°35'16" East, 1324.52 feet to a 1/2-inch iron rod found marking the northeast corner of said premises;

THENCE with the east line of said 97.214 acres, South 01°43'45" West, 1582.09 feet to a 1/2-inch iron rod found marking the southeast corner of said premises;

THENCE with the south line of said 97.214 acres, North 87°26'00" West, 1401.16 feet to a 1/2-inch iron rod found marking the southwest corner of said premises and the southeast corner of said addition;

THENCE with the west line of said premises and the east line of said addition as follows:

North 02°34'00" East, 314.17 feet to a 1/2-inch iron rod found at the beginning of a curve to the left;

Southwesterly along said curve having a central angle of 00°36'38", a radius of 775.00 feet, (chord South 72°07'49" West, 8.26 feet), an arc distance of 8.26 feet to a 1/2-inch iron rod found;

North 18°10'30" West, 50.00 feet to a 1/2-inch iron rod found at the beginning of a curve to the right;

Southwesterly along said curve having a central angle of 17°18'19", a radius of 475.00 feet, (chord South 80°29'09" West, 143.06 feet), an arc distance of 143.60 feet to a 1/2-inch iron rod found;

North 00°49'24" East, 199.54 feet to a 1/2-inch iron rod found for corner;

North 11°51'57" West, 191.64 feet to a 1/2-inch iron rod found at the beginning of a curve to the left;

Northeasterly along said curve having a central angle of 10°02'02", a radius of 400.00 feet, (chord North 72°15'26" East, 69.96 feet), an arc distance of 70.05 feet to a 1/2-inch iron rod found;

North 22°45'34" West, 284.64 feet to a 1/2-inch iron rod found for corner;

North 59°46'19" East, 230.49 feet to a 1/2-inch iron rod found for corner;

North 02°24'45" East, 353.92 feet to the place of beginning and containing 53.212 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FFF Preston Hills III, LTD., being the owner of a 53.212 acre tract of land, do hereby adopt this plat designating the herein described property as PRESTON HILLS III ADDITION, PHASE II, 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 the 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 may in any way endanger or interfere 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 or 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 from anyone.

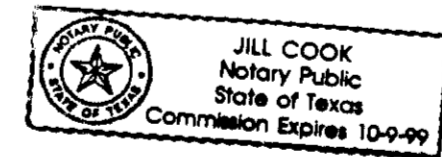
EXECUTED this 11th day of Sept., 1997.

FFF Preston Hills III, LTD.
by FFF Properties, Inc., General Partner
R. Stephen Folsom
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 11th day of September, 1997.



Jill Cook
Notary Public for the State of Texas

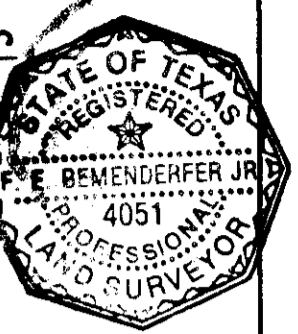
3674
6532-000-009
1998

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.

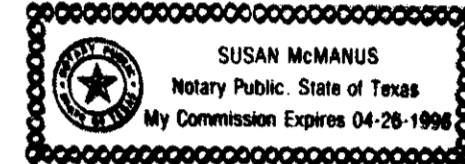
F. E. Bemenderfer, Jr.
F. E. Bemenderfer, Jr.
Registered Professional
Land Surveyor, No. 4051



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 10th day of September, 1997.



Susan McManis
Susan McManis
Notary Public for the State
of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the 29 day of September, 1997.

Ron Harris
County Judge
Ron Harris
Collin County

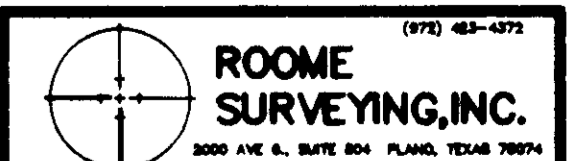
Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1997/09/26 5:42
At 12:16P
Number: 97-0081385
Type: PL 16.00

3674

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

SEPTEMBER 4, 1997

FFF Preston Hills III, LTD.
R. Stephen Folsom, President
16475 Dallas Parkway, Suite 800
Dallas, Texas 75248
(972) 931-7400



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