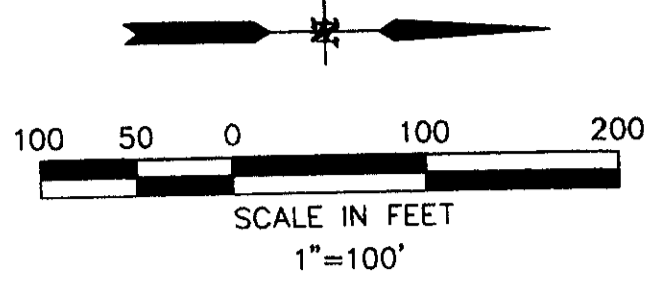


6849



FRANCIS WELLS 145.07 ACRES

ROAD EASEMENT TO COLLIN COUNTY RECORDED UNDER COUNTY CLERK NO. 97-0013665 OF THE COLLIN COUNTY LAND RECORDS (AREA BETWEEN PROPERTY LINE AND FENCE) TO BE ABANDONED BY THIS PLAT

J. WESTOVER SURVEY ABSTRACT NO. 1030

COUNTRY ROAD 84

COLEMAN WATSON SURVEY ABSTRACT NO. 945

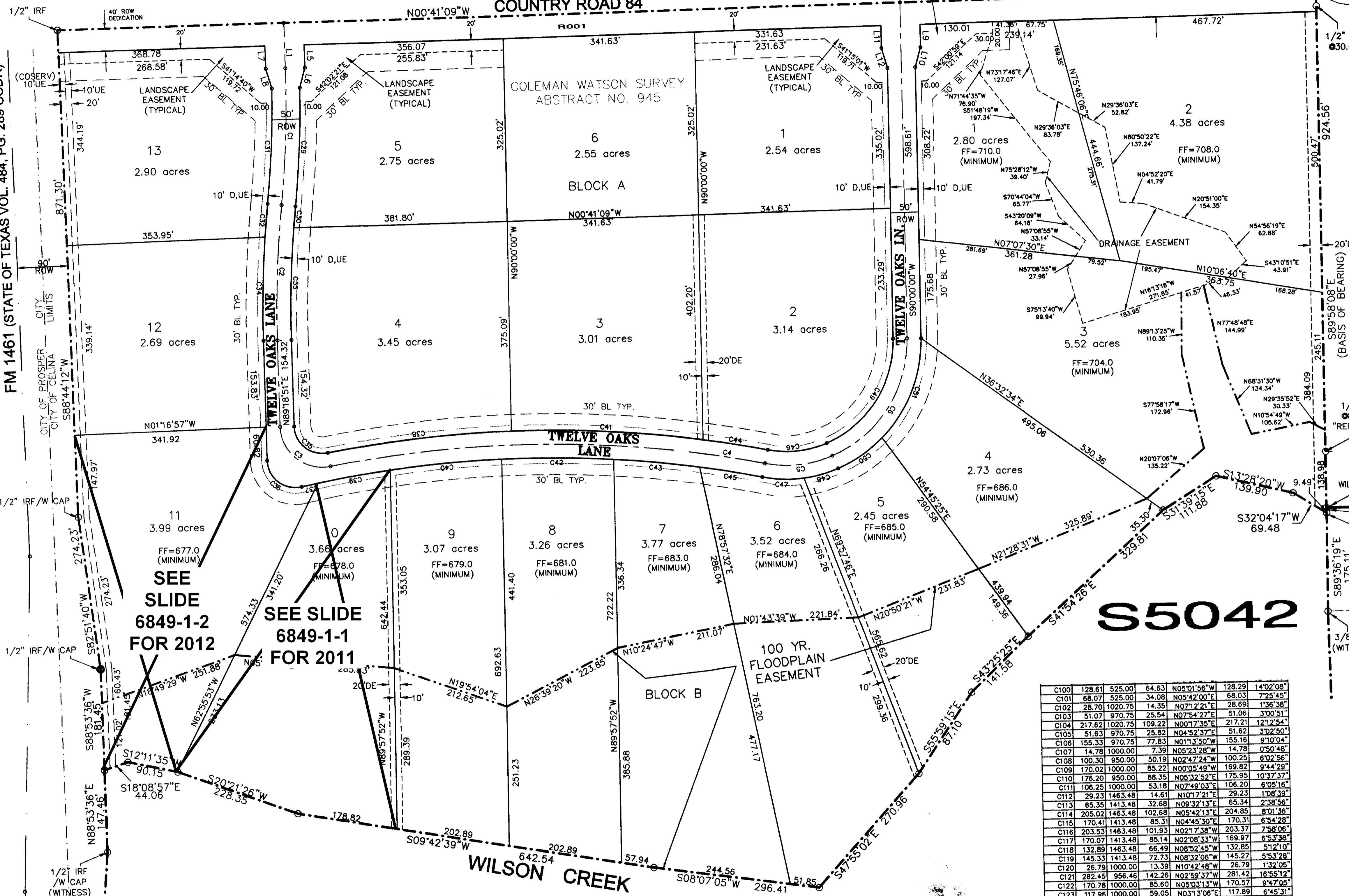
BLOCK A

BLOCK B

WILSON CREEK

S5042

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, CH. BRG., CHORD, DELTA. Contains curve data for various points along the survey boundary.

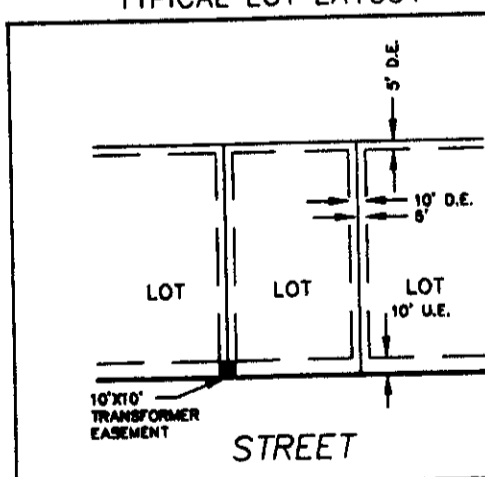


LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line data for lots L1 through L22.

NOTES: 1. SOURCE BEARING FROM SURVEY BY ROOME SURVEYING, INC. DATED OCTOBER 26, 2000... 2. A PORTION OF THE SUBJECT PROPERTY ALONG WILSON CREEK IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA... 3. FRONT AND SIDE YARD SETBACKS ARE 30' MIN. 4. ALL MONUMENTS ARE 1/2\"/>

87.24 ACRES 19 TOTAL LOTS AVERAGE LOT SIZE - 3.30 AC. ZONED R-1L PROSPER ISD OWNER/DEVELOPER: HAGGARD PROPERTIES 520 CENTRAL PARKWAY, SUITE 301 PLANO, TEXAS 76074

Table with columns: C100, C101, C102, C103, C104, C105, C106, C107, C108, C109, C110, C111, C112, C113, C114, C115, C116, C117, C118, C119, C120, C121, C122, C123, C124, C125, C126, C127, C128, C129, C130, C131, C132, C133, C134, C135, C136, C137, C138, C139, C140, C141. Contains curve data for various points.



NOTE: ALL LOTS HAVE A 5' DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINES.

FEBRUARY 25, 2002 Page 1 of 2

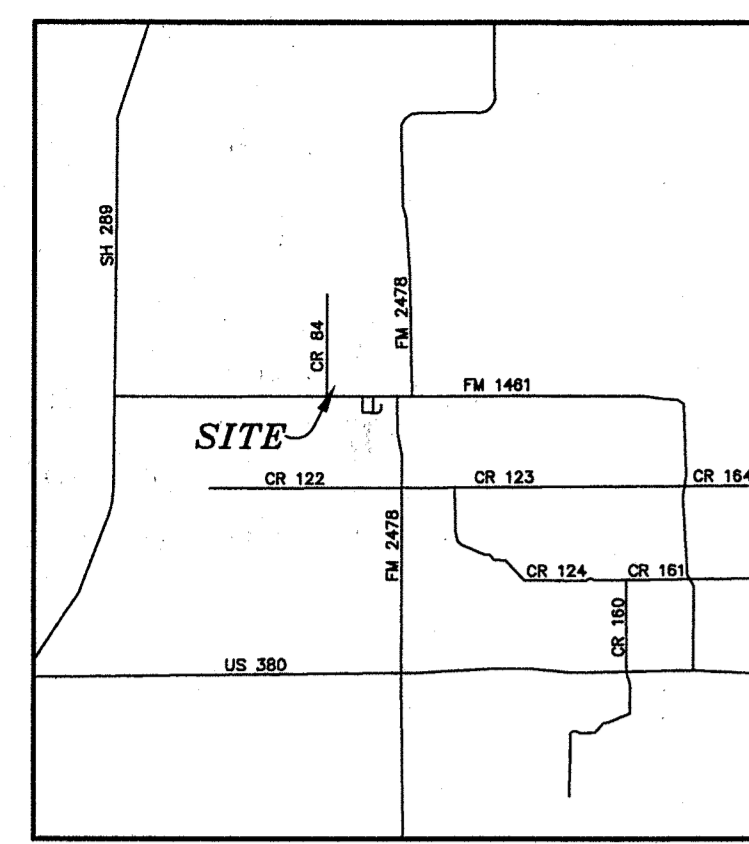
FINAL PLAT PHASE I TWELVE OAKS COLEMAN WATSON SURVEY ABSTRACT NO. 945 CITY OF CELINA COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P. ENGINEERING / SURVEYING / PROJECT MANAGEMENT 7557 RAMBLER RD. STE. #460 DALLAS TX 75231 PHONE: (214) 363-0856 (972) 726-8363 FAX PROJECT #2301

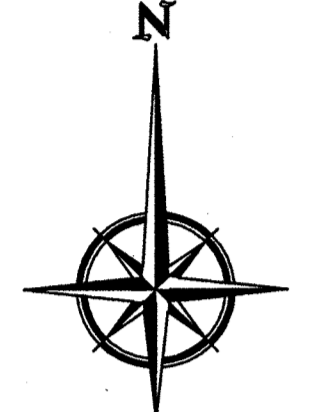
FROM: 6945-003-0329-1 FROM: 6945-003-0330-1 YEAR: 2003

6849-1-2

6849-1-2



VICINITY MAP N.T.S.



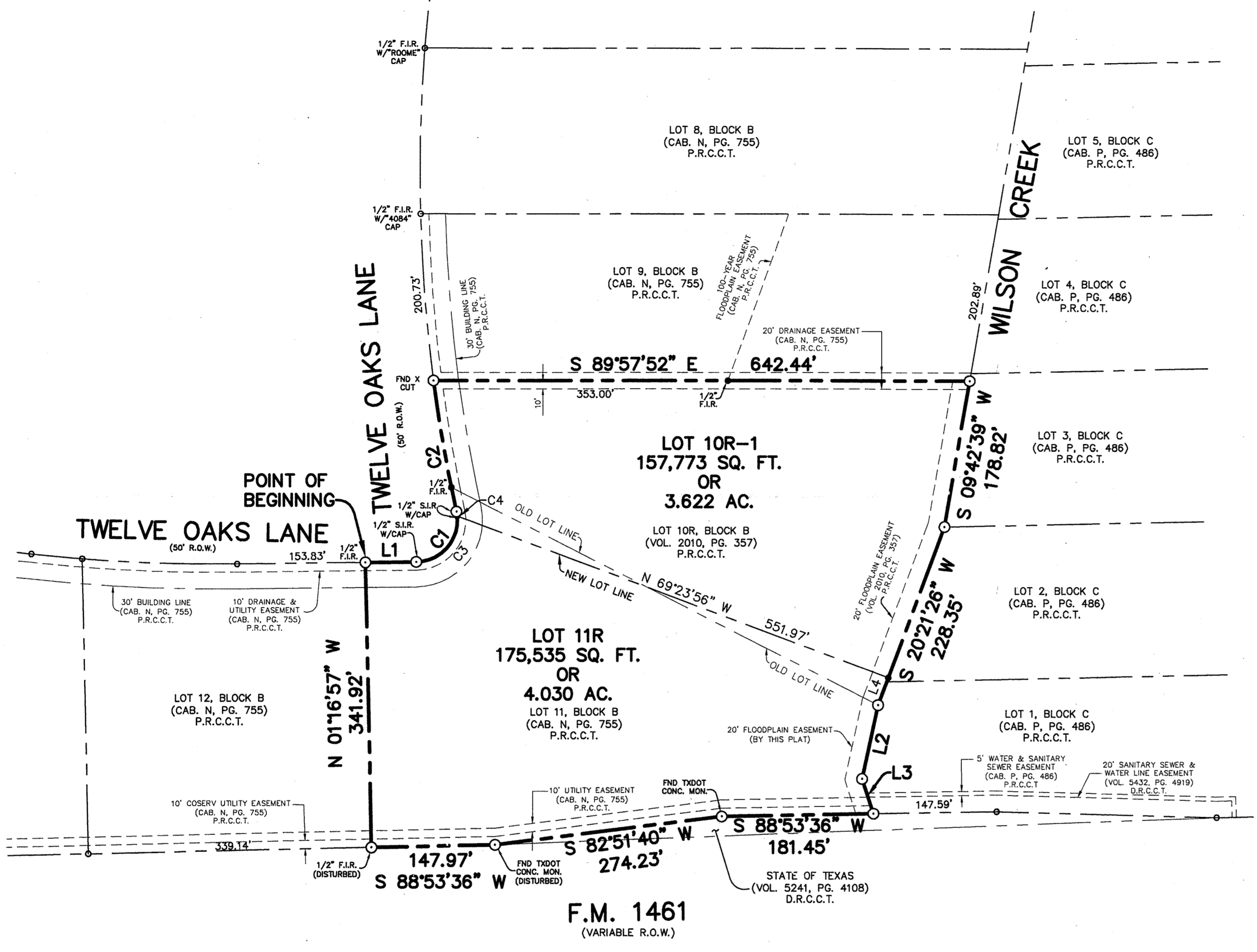
SCALE IN FEET 1" = 100'

PURPOSE STATEMENT:

To relocate the lot line between Lots 10R and 11; and relocate the floodplain easement for Lot 11.

NOTES:

- 1. Bearings based on Twelve Oaks, Phase I, an addition to the City of Celina, Texas, as recorded in Cabinet N, Page 755, P.R.C.C.T.
2. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.



KNOW ALL MEN BY THESE PRESENTS:

THAT, I Hal Mollenkopf, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

DATED THIS 28th DAY OF NOVEMBER, 2011.

Signature of Hal Mollenkopf, Registered Professional Land Surveyor, State of Texas No. 5439.

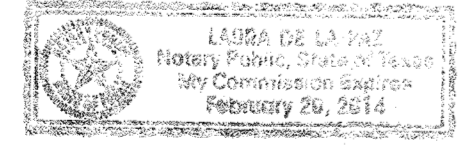


STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Hal Mollenkopf, Registered Professional Land Surveyor, 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 and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS 28th DAY OF November, 2011.

Signature of Liana Delalaya, Notary Public for the State of Texas.



MY COMMISSION EXPIRES:

FROM: R-5042-00B-010R-1 R-5042-00B-0110-1 FOR TAX YEAR 2012

The Amended Plat for Twelve Oaks, Phase I, Lot 10R-1 & Lot 11R, Block B is hereby approved pursuant to Section 212.016(11) of the Texas Local Government Code and Section 10.03.088 of the Celina Code of Ordinances.

City Manager, City of Celina

Signature of City Manager, Date 12/5/11

ATTEST:

Signature of Vicki Faulkner, Date 12/5/11

Filed and Recorded Official Public Records Stacey Kemp, County Clerk, Collin County, TEXAS, 12/12/2011 02:40:39 PM, \$21.00 DFOSTER, 20111212010002590

LEGAL DESCRIPTION

BEING a 7.652 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, said tract being all of Lot 10R, Block B, Twelve Oaks, Phase I, an addition to the City of Celina, Texas, as recorded in Volume 2010, Page 357, Plat Records Collin County, Texas, (P.R.C.C.T.), and all of Lot 11, Block B, Twelve Oaks, Phase I, an addition to the City of Celina, Texas, as recorded in Cabinet N, Page 755, P.R.C.C.T., said tract being more particularly described as follows:
BEGINNING at a 1/2-inch found iron rod for the northwest corner of said Lot 11 and the northeast corner of Lot 12 of said Twelve Oaks, Phase I, said corner being on the south right-of-way line of Twelve Oaks Lane (50' R.O.W.);
THENCE North 89 degrees 18 minutes 51 seconds East, along said south right-of-way line, a distance of 60.82 feet to a 1/2-inch set iron rod with cap stamped "RPLS 5439" for the beginning of a circular curve to the left, having a radius of 50.00 feet and whose chord bears North 38 degrees 31 minutes 47 seconds East, a distance of 77.46 feet;
THENCE Northeast, along said right-of-way line and said curve to the left, through a central angle of 101 degrees 32 minutes 39 seconds, an arc distance of 88.61 feet to a 1/2-inch set iron rod with cap stamped "RPLS 5439" for the point of reverse curve of a circular curve to the right, having a radius of 1950.00 feet and whose chord bears North 09 degrees 50 minutes 37 seconds West, a distance of 160.78 feet;
THENCE Northwest, along said right-of-way line and said curve to the right, through a central angle of 04 degrees 43 minutes 32 seconds, an arc distance of 160.83 feet to a found X cut for the northwest corner of said Lot 10R and the southwest corner of Lot 9, of said Twelve Oaks, Phase I;
THENCE South 89 degrees 57 minutes 52 seconds East, departing said right-of-way line, and along said Lots 9 and 10R, passing a 1/2-inch found iron rod at a distance of 353.00 feet, continuing a total distance of 642.44 feet to the northeast corner of said Lot 10R and the southeast corner of said Lot 9, said corner being on the west line of Lot 3, Block C, Twelve Oaks, Phase II, an addition to the City of Celina, Texas, as recorded in Cabinet P, Page 486, P.R.C.C.T., said corner being within Wilson Creek;
THENCE South 09 degrees 42 minutes 39 seconds West, along said Lot 10R and said Wilson Creek, a distance of 178.82 feet to a point for corner;
THENCE South 20 degrees 21 minutes 26 seconds West, along said Lot 10R and said Wilson Creek, a distance of 228.35 feet to a point for corner;
THENCE South 12 degrees 11 minutes 35 seconds West, along said Lot 11 and said Wilson Creek, a distance of 90.15 feet to a point for corner;
THENCE South 18 degrees 08 minutes 57 seconds East, along said Lot 11 and said Wilson Creek, a distance of 44.06 feet to the southeast corner of said Lot 11 and the southwest corner of Lot 1, Block C of Twelve Oaks, Phase 2 (Cabinet P, Page 486), said corner being on the north right-of-way line of F.M. 1461 (variable R.O.W.), as recorded in Volume 5241, Page 4108, Deed Records Collin County, Texas, (D.R.C.C.T.);
THENCE South 88 degrees 53 minutes 36 seconds West, along said north right-of-way line, a distance of 181.45 feet to a found TXDOT concrete monument for corner;
THENCE South 82 degrees 51 minutes 40 seconds West, along said north right-of-way line, a distance of 274.23 feet to a found TXDOT concrete monument (disturbed) for corner;
THENCE South 88 degrees 53 minutes 36 seconds West, along said north right-of-way line, a distance of 147.97 feet to a 1/2-inch found iron rod (disturbed) for the southwest corner of said Lot 11 and the southeast corner of the aforementioned Lot 12;
THENCE North 01 degrees 16 minutes 57 seconds West, departing said north right-of-way line and along said Lots 11 and 12, a distance of 341.92 feet to the POINT OF BEGINNING AND CONTAINING 333,308 square feet or 7.652 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, RAY & ANGELA DEATON (Lot 10R) and DOUGLAS S. & TABITHA SUE SLEMMER (Lot 11), do hereby adopt this plat designating the herein above described property as LOT 10R-1 and LOT 11R, BLOCK B, TWELVE OAKS, PHASE I, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown hereon. The street and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of its respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of this City of Celina, Texas.

EXECUTED THIS 2nd DAY OF December, 2011.

Signature of Ray Deaton (Lot 10R)

Signature of Douglas C. Slemmer (Lot 11)

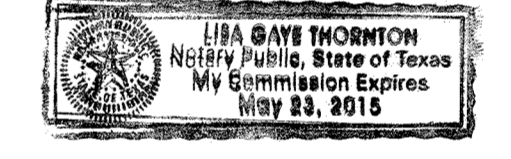
STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Ray Deaton, owner, 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 and in the capacity therein stated on behalf of said company.

GIVEN MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF December, 2011.

NOTARY PUBLIC FOR THE STATE OF TEXAS Lisa Gay Thornton

MY COMMISSION EXPIRES: 5/23/2015



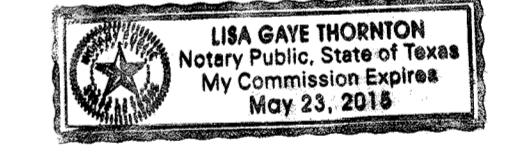
STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Douglas C. Slemmer, owner, 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 and in the capacity therein stated on behalf of said company.

GIVEN MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF December, 2011.

NOTARY PUBLIC FOR THE STATE OF TEXAS Lisa Gay Thornton

MY COMMISSION EXPIRES: 5/23/2015



S5042

OWNER (Lot 10R) RAY & ANGELA DEATON 3411 AMBERWOOD LANE PROSPER, TX 75078

OWNER (Lot 11) DOUGLAS S. & TABITHA SUE SLEMMER 2627 TWELVE OAKS LANE CELINA, TX 75009

CITY CASE NO. AMENDED PLAT LOTS 10R-1 & LOT 11R, BLOCK B TWELVE OAKS PHASE I

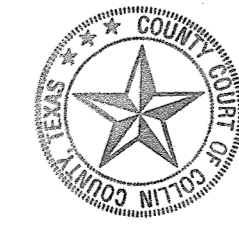
7.652 ACRES SITUATED IN THE COLEMAN WATSON SURVEY, ABST. NO. 945

BEING ALL OF LOTS 10R AND 11, BLOCK B TWELVE OAKS - PHASE I

CITY OF CELINA COLLIN COUNTY, TEXAS

BY MOLLENKOPF LAND SURVEYING

SURVEYING & MAPPING 1216 N. CENTRAL EXPRESSWAY, SUITE 203-B MCKINNEY, TX 75070 (214) 544-3334 (214) 544-3335 FAX NOVEMBER 2011



2011-380

Table with 4 columns: CURVE TABLE, DELTA, RADIUS, LENGTH, CHORD. Contains data for curves C1 through C4.

Table with 2 columns: LINE TABLE, BEARING, LENGTH. Contains data for lines L1 through L4.

LEGEND table with 2 columns: Symbol, Description. Lists symbols for 1/2 inch S.I.R. with cap, 1/2 inch set iron rod, F.I.R. with cap, and P.R.C.C.T./D.R.C.C.T.