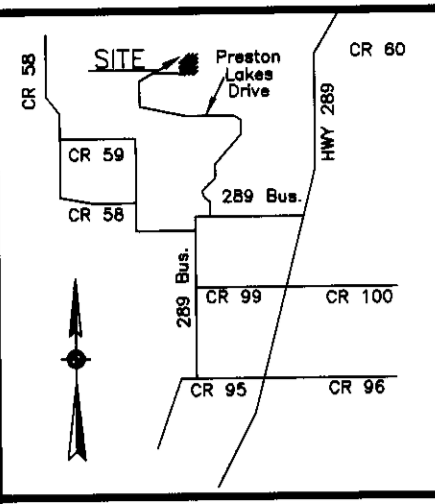


5782



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	300.00'	50.04'	99.17'	18°56'21"	19°05'55"	98.71'	N 69°18'45"E
C-2	300.00'	143.02'	266.92'	50°58'38"	19°05'55"	258.20'	S 75°43'45"E
C-3	300.00'	143.35'	267.45'	51°04'48"	19°05'55"	258.69'	S 24°42'02"E
C-4	300.00'	196.49'	347.91'	66°26'48"	19°05'55"	328.74'	S 34°03'46"W

COURSE	BEARING	DISTANCE
L-1	N 59°50'35"E	198.50'
L-2	N 78°46'56"E	1518.18'
L-3	S 50°14'26"E	510.20'
L-4	S 00°50'22"W	390.16'
L-5	S 67°17'10"W	926.92'

DEDICATION

WHEREAS, FINI ENTERPRISES is the owner of all that certain tract of land situated in the J. Howard Survey, Abstract Number 435 and G. Chenoweth Survey, Abstract Number 140, City of Celina, Collin County, Texas and being a part of a called 466.40 acre tract of land described in the Deed to Fini Enterprises Inc. recorded in County Clerk's File Number 95-0053107 of the Deed Records of Collin County, as recognized and occupied on the ground the subject tract being more fully described as follows:

BEGINNING for the Northeast corner of the tract being described herein at a fence corner post for the corner at the Northeast corner of said 466.40 acre tract; THENCE South 00 Degrees 50 Minutes 22 Seconds West a distance of 2640.80 feet to a 8" wood fence corner post for corner at a salient corner of said 466.40 acre tract of land;

THENCE South 67 Degrees 17 Minutes 10 Seconds West with a South line of said 466.40 acre tract a distance of 1804.56 feet to a 1/2" capped iron rod set for corner;

THENCE North 17 Degrees 23 Minutes 08 Seconds East a distance of 1777.51 feet to a 1/2" capped iron rod set for corner;

THENCE North 89 Degrees 47 Minutes 10 Seconds West a distance of 638.42 feet to a 1/2" capped iron rod set for corner;

THENCE South 72 Degrees 37 Minutes 16 Seconds West a distance of 1095.01 feet to a 1/2" capped iron rod set for corner;

THENCE North 17 Degrees 22 Minutes 44 Seconds West a distance of 456.74 feet to a 1/2" capped iron rod set for corner;

THENCE South 59 Degrees 50 Minutes 35 Seconds West a distance of 512.77 feet to a 1/2" capped iron rod set for corner;

THENCE North 17 Degrees 22 Minutes 44 Seconds West a distance of 472.49 feet to a 1/2" capped iron rod set for corner at the beginning of a curve to the right having a radius of 325.00 feet, a central angle of 09 Degrees 07 Minutes 43 Seconds and a chord bearing and distance of North 12 Degrees 48 Minutes 52 Seconds West, 51.73 feet;

THENCE along said curve an arc distance of 51.78 feet to a 1/2" capped iron rod set for corner;

THENCE North 08 Degrees 15 Minutes 01 Seconds West a distance of 120.26 feet to a 1/2" capped iron rod set for corner;

THENCE North 68 Degree 42 Minutes 28 Seconds East a distance of 275.66 feet to a 1/2" capped iron rod set for corner;

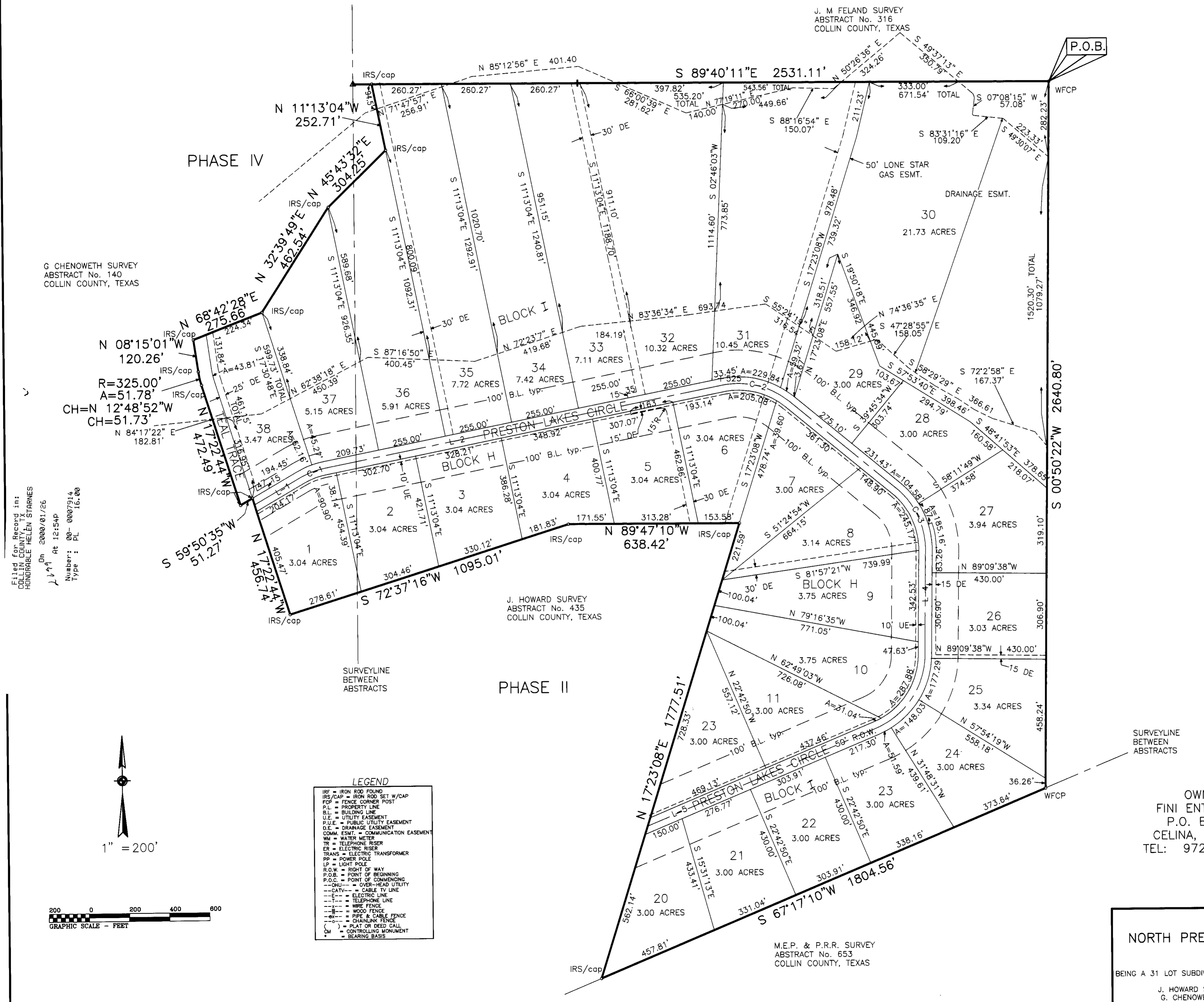
THENCE North 32 Degrees 39 Minutes 49 Seconds East a distance of 462.54 feet to a 1/2" capped iron rod set for corner;

THENCE North 45 Degree 43 Minutes 32 Seconds East a distance of 304.25 feet to a 1/2" capped iron rod set for corner;

THENCE North 11 Degrees 13 Minutes 04 Seconds West a distance of 252.71 feet to a 1/2" capped iron rod set for corner;

THENCE South 89 Degrees 40 Minutes 11 Seconds East a distance of 2531.11 feet to the POINT OF BEGINNING and enclosing 154.30 acres of land more or less.

NOTE: The bearing shown hereon are based on the most Westerly line of PRESTON 450 ADDITION recorded in Cabinet C, Page 425, of the Plat Records of Collin County, Texas.



KNOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, Fini Enterprises, through its duly sworn representative, does adopt this plat designating the herein described property as North Preston Lake Estates, Phase III, an Addition to the City of Celina, Collin County, Texas and does hereby dedicate to the public use forever, the streets rights-of-way and public easements shown hereon, and does affirm that the subdivision is in accordance with my knowledge, within the Extra Territorial Jurisdiction of Celina, Texas.

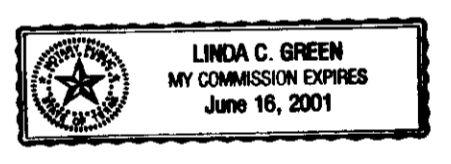
*N. Rooke Everitt*  
By: N. Rooke Everitt, Fini Enterprises

STATE OF TEXAS

BEFORE ME, the undersigned Notary in and for the State of Texas, on this day personally appeared N. Rooke Everitt 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 10<sup>th</sup> DAY OF January 2000

*Linda C. Green*  
Notary Public in the State of Texas  
My commission expires June 15, 2001



SURVEYORS CERTIFICATE

I, John E. Thompson II, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Alliance" under my direction and supervision in accordance with the Ordinances of the City of Celina, Collin County, Texas.

*J. E. Thompson II*  
John E. Thompson, II R.P.L.S. # 4857 Date 01-12-2000



CITY OF CELINA CERTIFICATE OF APPROVAL

Approved this 10 Day of January 2000

*John Jackson*  
Mayor of Celina  
*Vicki Jackson*  
City Secretary



GENERAL NOTES:

No Deed Restrictions imposed per this plat.

NOTE: All new lot corners will be marked with "Alliance" 1/2 inch capped iron rods.

NEW ACCT# 4337  
FROM: 2435-000-0020, 0030  
FROM: 0040, 0049, 0050, 0060  
FROM: 0070 & 0080

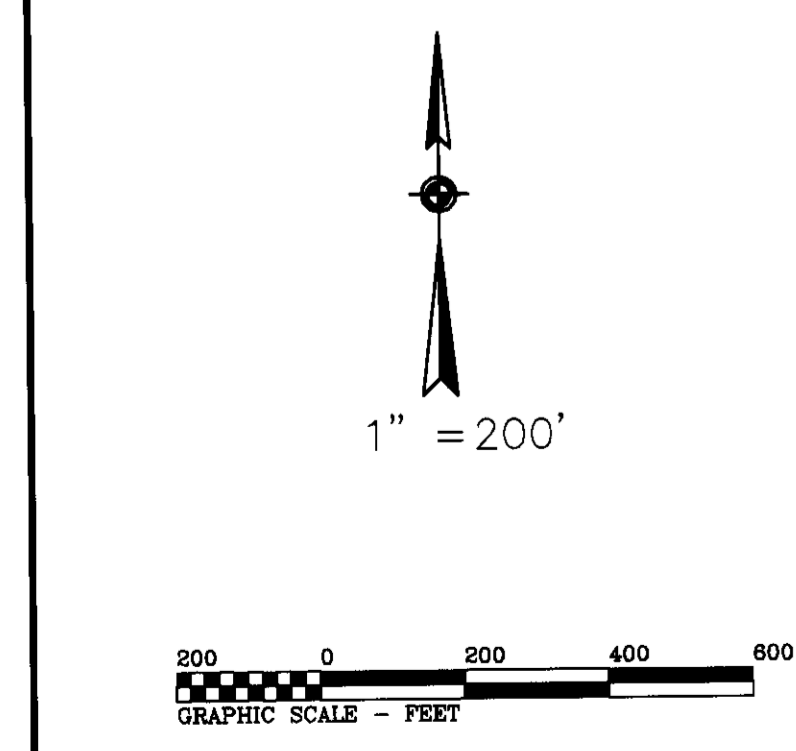
TAX YEAR: 2000  
FROM: 6140-001-0080,  
FROM: 0190 & 0200

TAX YEAR: 2000

*Helen Stame*

OWNERS:  
FINI ENTERPRISES  
P.O. BOX 808  
CELINA, TX. 75009  
TEL: 972-382-8839

S4337



LEGEND

- IRS = IRON ROD FOUND
- IRS/cap = IRON ROD SET W/CAP
- PCP = FENCE CORNER POST
- P.L. = PROPERTY LINE
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- COM. ESM. = COMMUNICATION EASEMENT
- WM = WATER METER
- TR = TELEPHONE RISER
- ER = ELECTRIC RISER
- TRANS = ELECTRIC TRANSFORMER
- PP = POWER POLE
- LP = LIGHT POLE
- R.O.W. = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- CH = CHAINLINK FENCE
- C&T--- = CABLE TV LINE
- E--- = ELECTRIC LINE
- T--- = TELEPHONE LINE
- W--- = WIRE FENCE
- M--- = WOOD FENCE
- P--- = PIPE & CABLE FENCE
- C--- = CHAINLINK FENCE
- O--- = PLAT OR DEED CALL
- CM = CONTROLLING MONUMENT
- B--- = BEARING BASIS

FINAL PLAT  
NORTH PRESTON LAKES ESTATES  
PHASE III

BEING A 31 LOT SUBDIVISION AND BEING A 136.70 ACRE TRACT IN THE J. HOWARD SURVEY, ABSTRACT No. 435, and G. CHENOWETH SURVEY, ABSTRACT No. 140

ALLIANCE AREA SURVEYING

P.O. BOX 507  
KRUM, TX 76249  
(940)482-6723

JOB NUMBER: NPLEPH3FP  
DRAWN BY: JET/LOLA  
CHECKED BY: JET  
DATE: 4-17-98  
REVISIONS: 11-8-98  
12-13-99