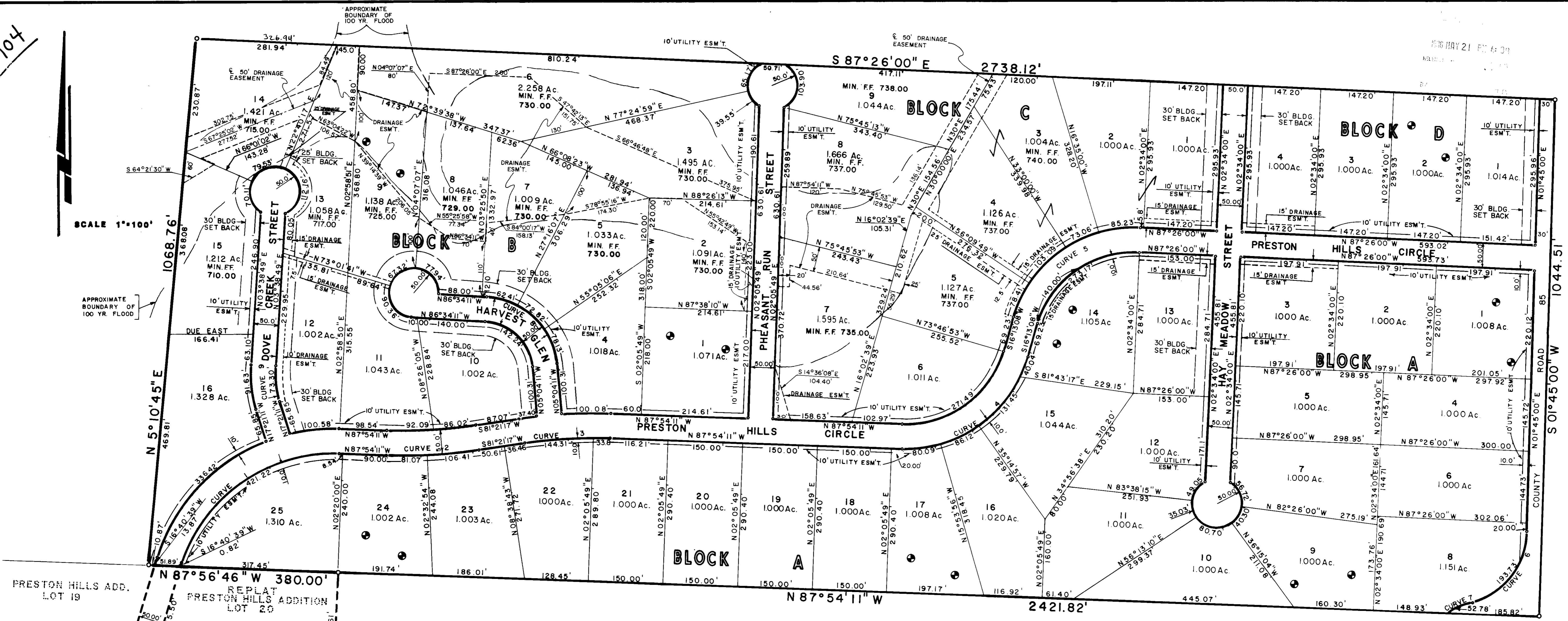


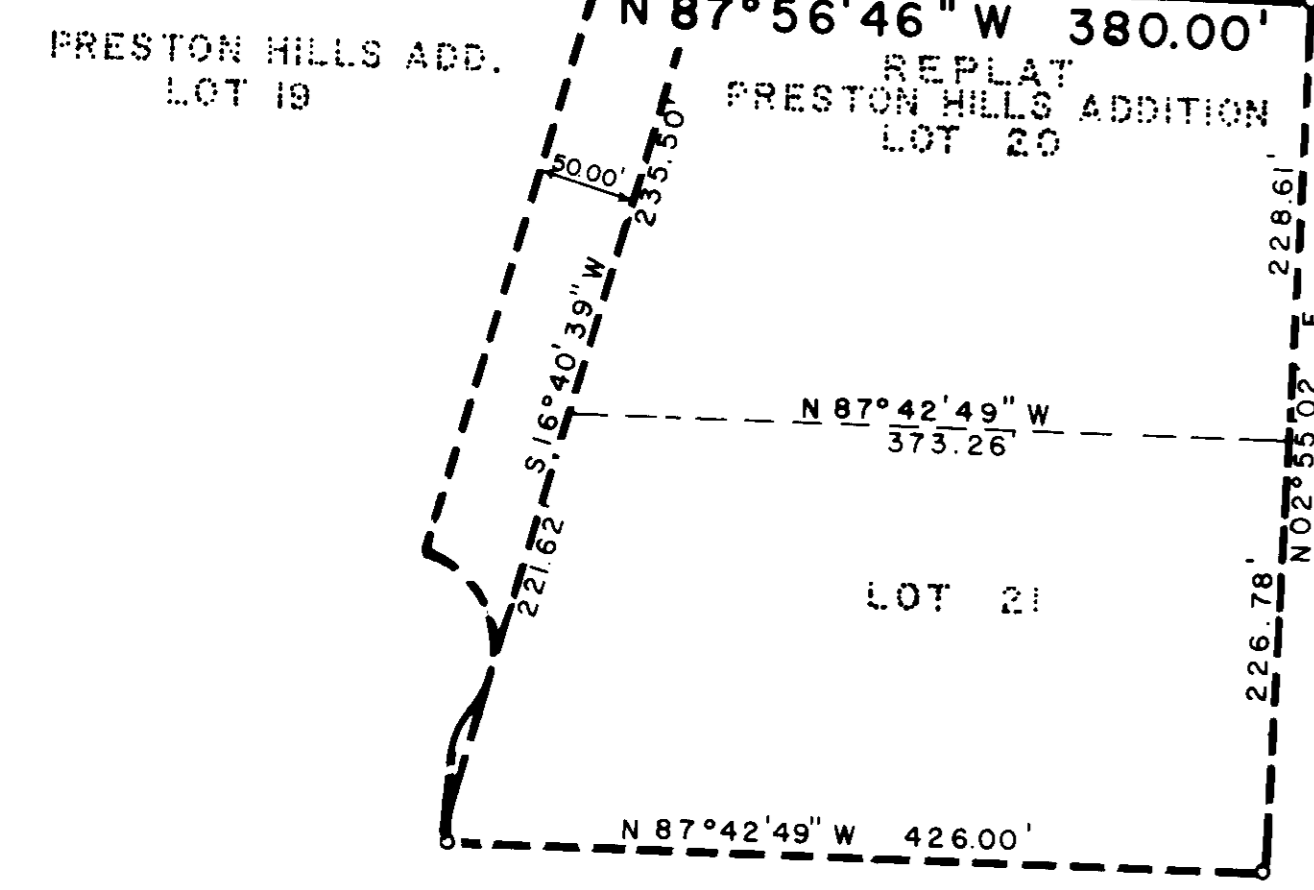
2704

FL 78



SCALE 1"=100'

APPROXIMATE BOUNDARY OF 100 YR. FLOOD



CURVE DATA	
INSIDE	OUTSIDE
CURVE 1	
Δ 15° 35' 10"	Δ 75° 35' 10"
R 330'	R 378'
T 247.41'	T 286.87'
L 181.33'	L 487.94'
CURVE 2	
Δ 10° 44' 33"	Δ 10° 44' 33"
R 950'	R 1080'
T 178.23'	T 84.82'
L 178.11'	L 187.48'
CURVE 3	
Δ 10° 44' 33"	Δ 10° 44' 33"
R 950'	R 1080'
T 89.32'	T 84.82'
L 178.11'	L 187.48'
CURVE 4	
Δ 75° 52' 42"	Δ 75° 52' 42"
R 295'	R 255'
T 271.48'	T 327.78'
CURVE 5	
Δ 76° 30' 53"	Δ 76° 30' 53"
R 180'	R 150'
T 161.12'	T 208.48'
L 272.17'	L 329.79'
CURVE 6	
Δ 17° 00' 00"	Δ 17° 00' 00"
R 150'	R 150'
T 98.00'	T 129.25'
L 93.78'	L 212.36'
CURVE 7	
Δ 10° 00' 34"	Δ 10° 00' 34"
R 150'	R 150'
T 98.00'	T 129.25'
L 93.78'	L 212.36'
CURVE 8	
Δ 81° 30' 00"	Δ 81° 30' 00"
R 190'	R 150'
T 88.12'	T 129.25'
L 164.24'	L 212.36'
CURVE 9	
Δ 31° 00' 00"	Δ 31° 00' 00"
R 280'	R 280'
T 37.07'	T 46.33'
L 73.38'	L 91.63'

OWNER'S CERTIFICATE

STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS, FOLSOM-CHRISTIE JOINT VENTURE being the owner of a tract of land in the Lindsey Lewis Survey, Abstract No. 532, Collin County, Texas and being more particularly described as follows:

SITUATED in Collin County, Texas in the Lindsey Lewis Survey, Abstract No. 532 and being the consolidation of part of a 16.5743 acre tract and a 147.968 acre tract. Said two tracts more fully referenced as follows:

- A called 16.5743 acre tract conveyed to Folsom Investments, Inc. from Jack Moore et ux by deed filed April 29, 1985 and recorded in Volume 2119, Page 122, Deed Records, Collin County, Texas.
- A called 147.968 acre tract conveyed to Folsom Investments, Inc. from Evelyn Sheryl Bridwell Milligan and husband by deed filed August 6, 1984 and recorded in Volume 1952, Page 252, Deed Records, Collin County, Texas.

BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 147.968 acre tract;

THENCE: N 87° 54' 11" W 2421.82 feet along and near a board fence and with the South line of said 147.968 acre tract to a 1/2 inch iron rod found for corner at the Southwest corner of said 147.968 acre tract also being the Northeast corner of Preston Hills Addition as recorded in Cabinet C, Page 784 of the Map & Plat Records of Collin County, Texas;

THENCE: N 87° 56' 46" W 380.00 feet with the North line of said Preston Hills Addition to a 1/2 inch iron rod for corner at the Southeast corner of said 16.5743 acre tract;

THENCE: N 5° 10' 45" E 1068.76 feet with the West line of said 16.5743 acre tract to a 1/2 inch iron rod set for corner;

THENCE: S 87° 26' 00" E across said 16.5743 acre tract passing a 1/2 inch iron rod at 326.94 feet in the West line of said 147.968 acre tract and continuing for a total distance of 2738.12 feet across said 147.968 acre tract, and near a board fence to a 1/2 inch iron rod in County Road 185;

THENCE: S 15° 45' 00" W 1044.51 feet along said county road to the POINT OF BEGINNING and containing 67.139 acres of land more or less and being subject to a county road along the East side of said 147.968 acre tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Folsom-Christie Joint Venture being the Owners, do hereby adopt this plat designating the hereinabove described property Preston Hills II 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 12 day of May, 1986.

*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 1st day of May, 1986.

*Barbara J. Jolley*  
 Notary Public in and for Collin County, Texas  
 3/21/84

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.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 17th day of Dec., 1985.

*Jimmy M. Johnson*  
 Notary Public in and for Collin County, Texas

This Plat is approved by the Collin County Commissioners Court on the 23rd day of December, 1985.

*Wm. J. Roberts*  
 County Judge

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 Cockrell R.S.*  
 Registered Sanitarian  
 Health Department, Collin County, Texas

ENGINEER:  
 January Consultants  
 P.O. BOX 847  
 1838 W. VIRGINIA, SUITE 104  
 MCKINNEY, TEXAS 75069  
 Phone 542-0853, Dallas 248-0304

FINAL PLAT  
 PRESTON HILLS II ADDITION

NEW ACCT. NO. 2095  
 FROM 6532-000-0019  
 TAX YEAR 87

