

POINT OF BEGINNING

JANE HUDDLESTON VOL. 2147 P. 61

CYNTHIA G. MERRIT & APRIL L. WALTON C.C.D.R. 93-0020314

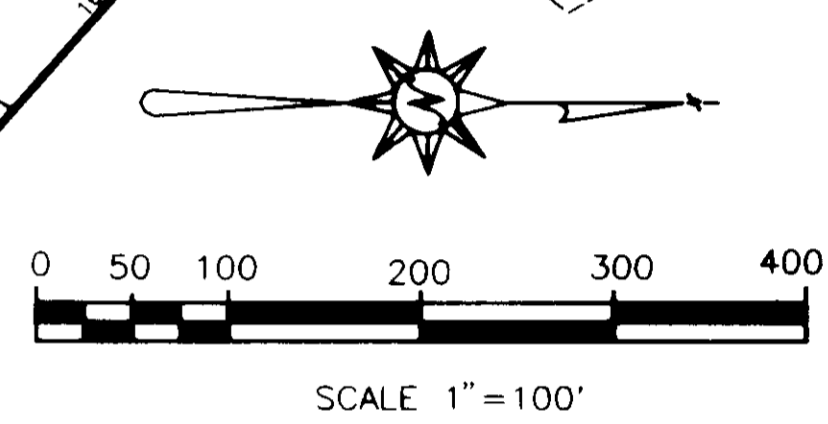
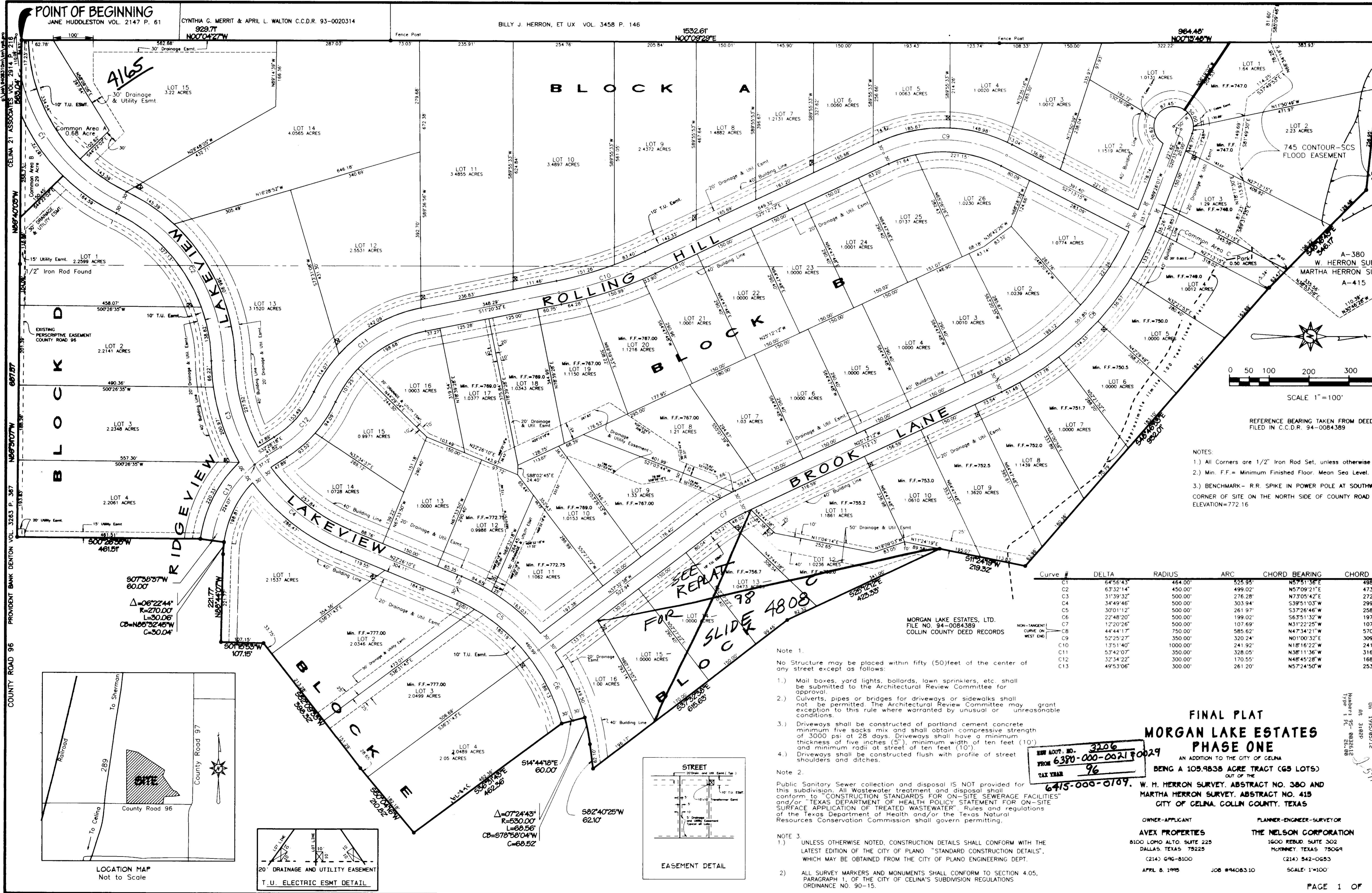
BILLY J. HERRON, ET UX VOL. 3458 P. 146

1532.61'

N00°09'29"E

964.40'

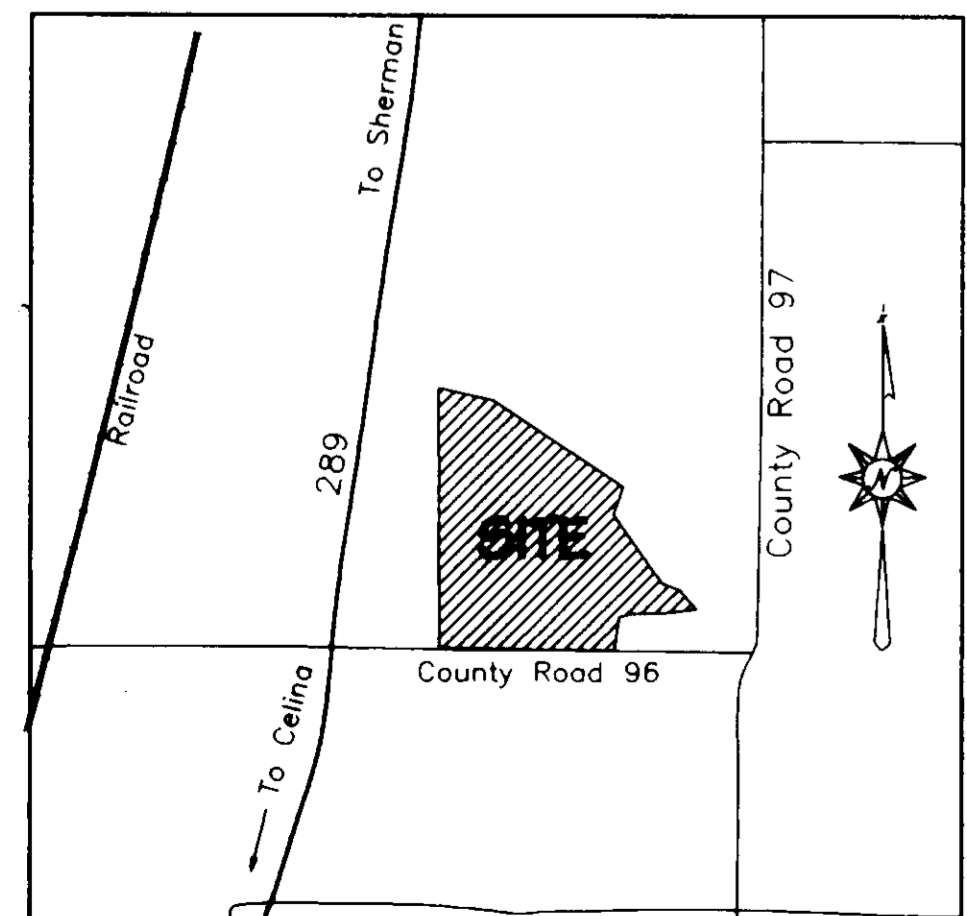
N00°15'42"W



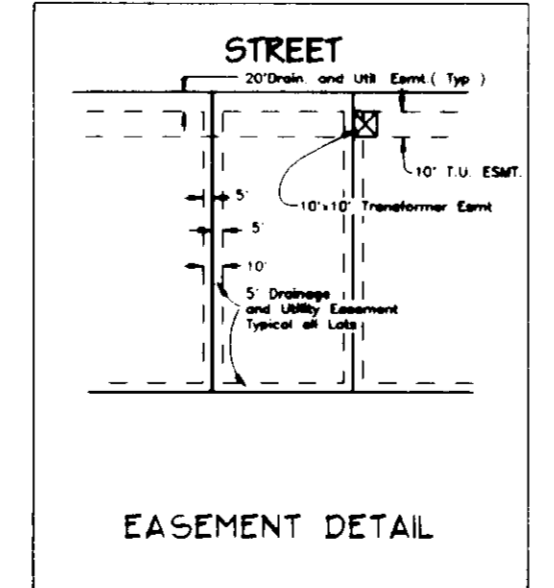
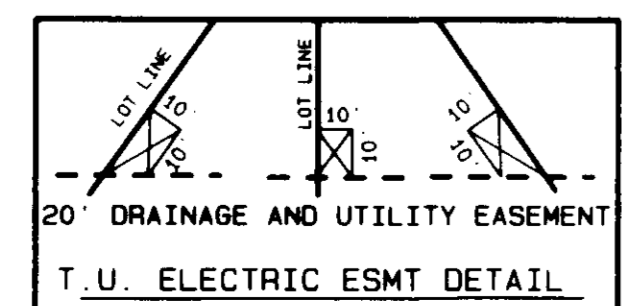
REFERENCE BEARING TAKEN FROM DEED FILED IN C.C.D.R. 94-0084389

- NOTES: 1.) All Corners are 1/2" Iron Rod Set, unless otherwise noted. 2.) Min. F.F. = Minimum Finished Floor. Mean Sea Level. 3.) BENCHMARK - R.R. SPIKE IN POWER POLE AT SOUTHWEST CORNER OF SITE ON THE NORTH SIDE OF COUNTY ROAD 96 ELEVATION=772.16

Table with columns: Curve #, DELTA, RADIUS, ARC, CHORD BEARING, CHORD. Lists curves C1 through C13 with their respective measurements.



LOCATION MAP Not to Scale



SEE REPEAT FOR SLIDE 4808 BLOCK C

- Note 1: No Structure may be placed within fifty (50) feet of the center of any street except as follows: 1.) Mail boxes, yard lights, bollards, lawn sprinklers, etc. shall be submitted to the Architectural Review Committee for approval. 2.) Culverts, pipes or bridges for driveways or sidewalks shall not be permitted. 3.) Driveways shall be constructed of portland cement concrete minimum five sacks mix and shall obtain compressive strength of 3000 psi at 28 days. 4.) Driveways shall be constructed flush with profile of street shoulders and ditches. Note 2: Public Sanitary Sewer collection and disposal IS NOT provided for this subdivision. Note 3: UNLESS OTHERWISE NOTED, CONSTRUCTION DETAILS SHALL CONFORM WITH THE LATEST EDITION OF THE CITY OF PLANO "STANDARD CONSTRUCTION DETAILS", WHICH MAY BE OBTAINED FROM THE CITY OF PLANO ENGINEERING DEPT. 2.) ALL SURVEY MARKERS AND MONUMENTS SHALL CONFORM TO SECTION 4.05, PARAGRAPH 1, OF THE CITY OF CELINA'S SUBDIVISION REGULATIONS ORDINANCE NO. 90-15.

NEW ADOT. NO. 3206 FROM 6380-000-0021 F0029 TAX YEAR 96 6415-000-0109.

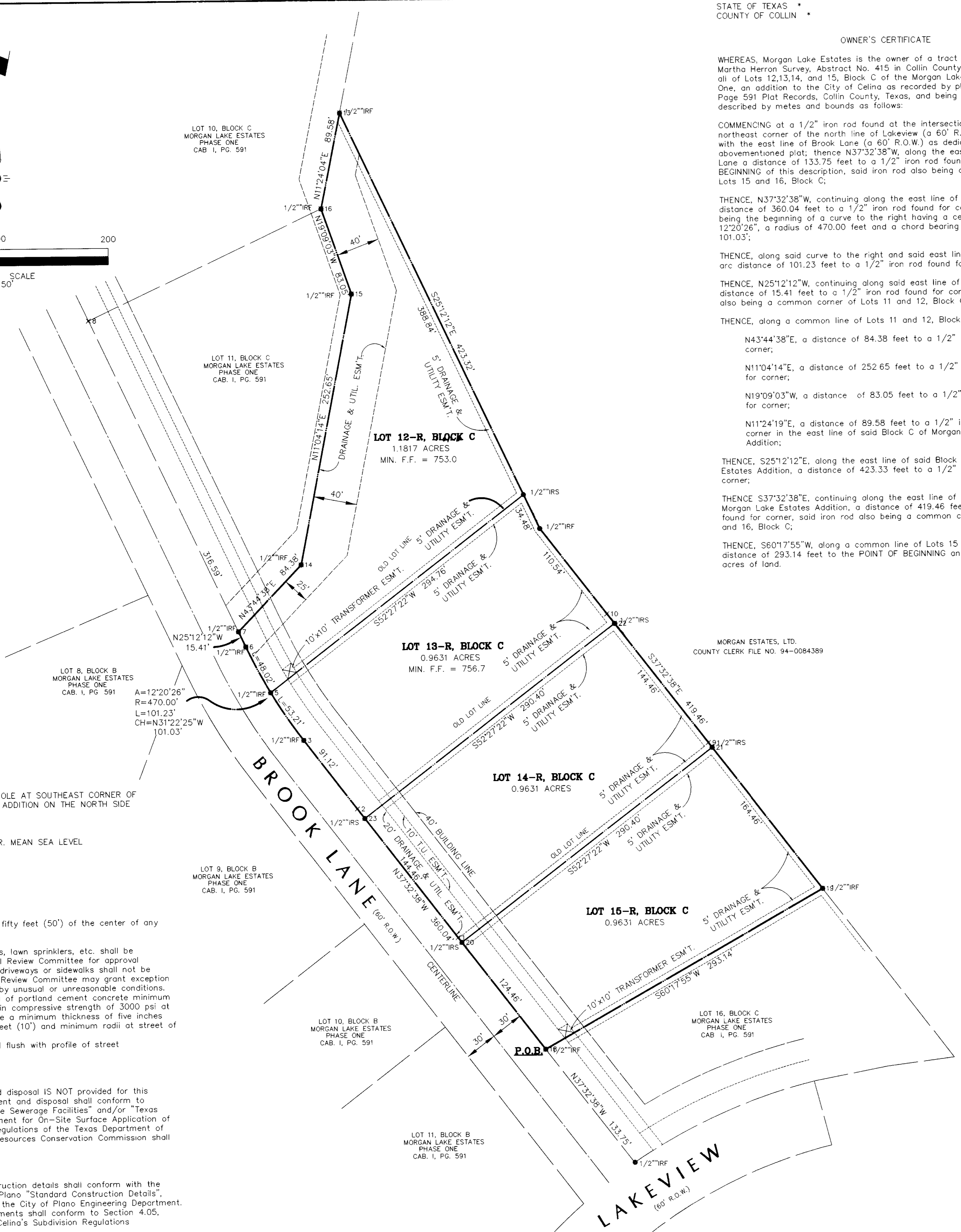
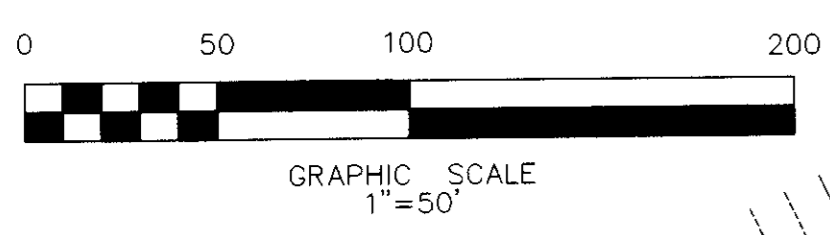
FINAL PLAT MORGAN LAKE ESTATES PHASE ONE

AN ADDITION TO THE CITY OF CELINA BEING A 105.9838 ACRE TRACT (65 LOTS) OUT OF THE W. H. HERRON SURVEY, ABSTRACT NO. 380 AND MARTHA HERRON SURVEY, ABSTRACT NO. 415 CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER-APPLICANT AVEX PROPERTIES 8100 LOMO ALTO, SUITE 225 DALLAS, TEXAS 75225 (214) 696-8100 APRIL 5, 1995

PLANNER-ENGINEER-SURVEYOR THE NELSON CORPORATION 1600 REBUD SUITE 302 MCKINNEY, TEXAS 75069 (214) 842-0653 SCALE: 1"=100'

4808



STATE OF TEXAS *
COUNTY OF COLLIN *

OWNER'S CERTIFICATE

WHEREAS, Morgan Lake Estates is the owner of a tract of land out of the Martha Herron Survey, Abstract No. 415 in Collin County, Texas, and being all of Lots 12, 13, 14, and 15, Block C of the Morgan Lake Estates Phase One, an addition to the City of Celina as recorded by plot in Cabinet I, Page 591 Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the intersection of the northeast corner of the north line of Lakeview (a 60' R.O.W.) with the east line of Brook Lane (a 60' R.O.W.) as dedicated by the abovementioned plat; thence N37°32'38"W, along the east line of Brook Lane a distance of 133.75 feet to a 1/2" iron rod found for the POINT OF BEGINNING of this description, said iron rod also being a common corner of Lots 15 and 16, Block C;

THENCE, N37°32'38"W, continuing along the east line of Brook Lane a distance of 360.04 feet to a 1/2" iron rod found for corner, said iron rod being the beginning of a curve to the right having a central angle of 12°20'26", a radius of 470.00 feet and a chord bearing of N31°22'25"W, 101.03';

THENCE, along said curve to the right and said east line of Brook Lane an arc distance of 101.23 feet to a 1/2" iron rod found for corner;

THENCE, N25°12'12"W, continuing along said east line of Brook Lane a distance of 15.41 feet to a 1/2" iron rod found for corner, said iron rod also being a common corner of Lots 11 and 12, Block C;

THENCE, along a common line of Lots 11 and 12, Block C the following:
N43°44'38"E, a distance of 84.38 feet to a 1/2" iron rod found for corner;

N11°04'14"E, a distance of 252.65 feet to a 1/2" iron rod found for corner;

N19°09'03"W, a distance of 83.05 feet to a 1/2" iron rod found for corner;

N11°24'19"E, a distance of 89.58 feet to a 1/2" iron rod found for corner in the east line of said Block C of Morgan Lake Estates Addition;

THENCE, S25°12'12"E, along the east line of said Block C, Morgan Lake Estates Addition, a distance of 423.33 feet to a 1/2" iron rod found for corner;

THENCE, S37°32'38"E, continuing along the east line of said Block C, Morgan Lake Estates Addition, a distance of 419.46 feet to a 1/2" iron rod found for corner, said iron rod also being a common corner of said Lots 15 and 16, Block C;

THENCE, S60°17'55"W, along a common line of Lots 15 and 16, Block C, a distance of 293.14 feet to the POINT OF BEGINNING and containing 4.0709 acres of land.

MORGAN ESTATES, LTD.
COUNTY CLERK FILE NO. 94-0084389

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MORGAN LAKE ESTATES, LTD., being the Owners, do hereby adopt the plat designating the hereinabove described property as replat of LOTS 12, 13, 14, and 15, BLOCK C, MORGAN LAKE ESTATES - PHASE ONE, an addition to the City of Celina, 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 or 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 of any time of procuring the permission of anyone

WITNESS my hand in Collin County, Texas this 16 day of July, 1997.

MORGAN LAKE ESTATES, LTD.
Brenda Brantley
Brenda Brantley, C.E.O.

STATE OF TEXAS *
COUNTY OF COLLIN *

This instrument was acknowledged before me on the 16 day of July, 1997.

Barbara C. Davis
Barbara C. Davis
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I have prepared this plat form an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Celina, Collin County, Texas.

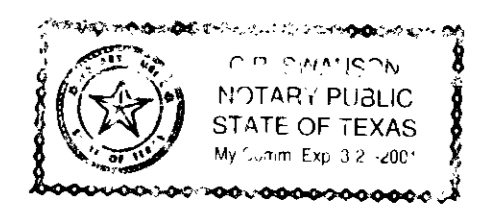
DATED this 16 day of July, 1997

David J. Surdukan
David J. Surdukan, R.P.L.S. No. 4613

STATE OF TEXAS *
COUNTY OF COLLIN *

This instrument was acknowledged before me on the 16th day of July, 1997.

Clara Swanson
Clara Swanson
Notary Public, State of Texas



APPROVED on this 17 day of July, 1997 by the Planning and Zoning Commission of the City of Celina, Texas.

Paul D. ...
Chair Person

APPROVED on this 17 day of July, 1997 by the City Council of the City of Celina, Texas.

Supriya ...
Mayor

All taxes and assessments then due and payable on the land contained within the subdivision have been paid.

Tax Assessor

The undersigned, the City Secretary of the City of Celina, hereby certifies that the foregoing replat of LOTS 12, 13, 14, and 15, BLOCK C, MORGAN LAKE ESTATES - PHASE ONE, and addition to the City of Celina was submitted to the City Council on the 17 day of July, 1997, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS my hand this 17th day of July, A.D., 1997.

Vicki Jackson
Vicki Jackson
City Secretary, City of Celina, Texas

REPLAT OF
LOTS 12, 13, 14 & 15, BLOCK C
MORGAN LAKE ESTATES
PHASE ONE

4.0709 ACRES OF LAND (4 LOTS)
MARTHA HERRON SURVEY, ABSTRACT NO. 415
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER-APPLICANT
AVEX PROPERTIES
8100 LOMA ALTO, SUITE 180
DALLAS, TEXAS 75225
(214)696-8100, fax (214) 696-8110

SURVEYOR
SURDUKAN SURVEYING INC.
Land Surveying-Boundary-Topographic-GPS
5120 North Colony Blvd., The Colony, Texas 75056
(972)625-0206, fax (972) 625-0392

DATE: JUNE 11, 1997

SCALE: 1"=50'

JOB NO. C97081

Filed for Record in:
HOLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1997/07/18
At 11:55A
Number: 97- 0057938
Type : PL
16.00
JH

3206

NOTES:
BENCHMARK-R.R. SPIKE IN POWER POLE AT SOUTHEAST CORNER OF MORGAN LAKE ESTATES PHASE ONE ADDITION ON THE NORTH SIDE OF COUNTY ROAD 96. ELEVATION 772.16
MIN. F.F. = MINIMUM FINISHED FLOOR. MEAN SEA LEVEL

NOTE 1:
No Structure may be placed within fifty feet (50') of the center of any street except as follows:
1. Mail boxes, yard lights, bollards, lawn sprinklers, etc. shall be submitted to the Architectural Review Committee for approval
2. Culverts, pipes or bridges for driveways or sidewalks shall not be permitted. The Architectural Review Committee may grant exception of this rule where warranted by unusual or unreasonable conditions.
3. Driveways shall be constructed of portland cement concrete minimum five sacks mix and shall obtain compressive strength of 3000 psi at 28 days. Driveways shall have a minimum thickness of five inches (5"), minimum width of ten feet (10') and minimum radii at street of ten feet (10').
4. Driveways shall be constructed flush with profile of street shoulders and ditches.

NOTE 2:
Public Sanitary sewer collection and disposal IS NOT provided for this subdivision. All wastewater treatment and disposal shall conform to "Construction Standards for On-Site Sewerage Facilities" and/or "Texas Department of Health Policy Statement for On-Site Surface Application of Treated Wastewater". Rules and regulations of the Texas Department of Health and/or the Texas Natural Resources Conservation Commission shall govern permitting.

NOTE 3:
1. Unless otherwise noted, construction details shall conform with the latest edition of the City of Plano "Standard Construction Details", which may be obtained from the City of Plano Engineering Department.
2. All survey markers and monuments shall conform to Section 4.05, Paragraph 1, of the City of Celina's Subdivision Regulations Ordinance No. 90-15.