

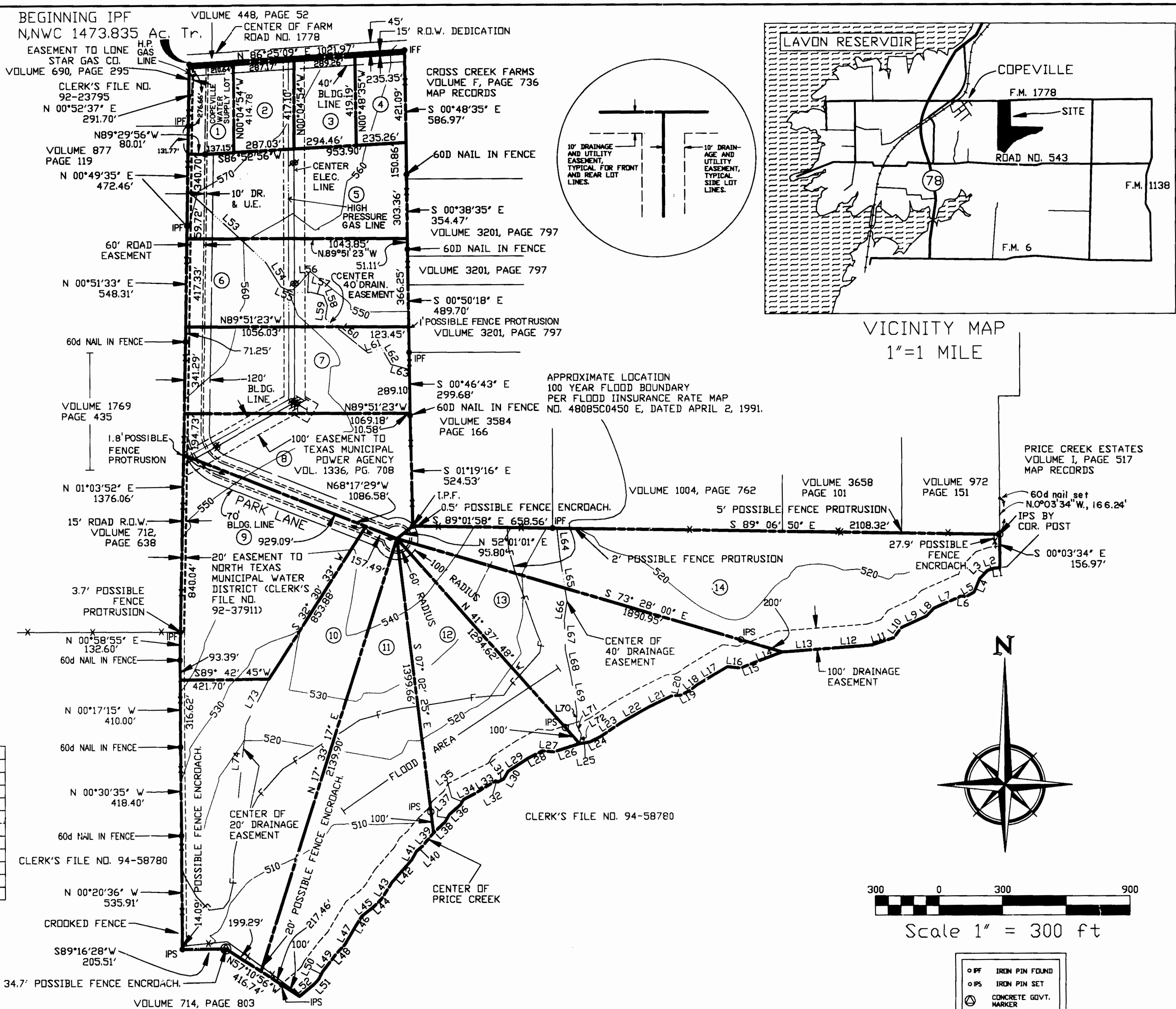
NUMBER	DIRECTION	DISTANCE
L1	S 83° 22' 06" W	30.84'
L2	S 71° 04' 21" W	28.06'
L3	S 44° 28' 46" W	52.54'
L4	S 22° 28' 34" W	69.53'
L5	S 60° 04' 34" W	43.37'
L6	N 85° 59' 51" W	25.10'
L7	S 66° 13' 43" W	140.26'
L8	S 43° 31' 42" W	49.79'
L9	S 65° 26' 40" W	131.00'
L10	S 36° 27' 21" W	60.05'
L11	S 72° 05' 04" W	111.47'
L12	S 85° 26' 10" W	212.81'
L13	S 85° 47' 11" W	211.15'
L14	S 69° 09' 30" W	143.03'
L15	S 68° 17' 44" W	67.74'
L16	N 83° 10' 16" W	61.36'
L17	S 58° 51' 01" W	164.79'
L18	S 52° 23' 11" W	44.73'
L19	S 62° 21' 44" W	49.51'
L20	S 86° 32' 18" W	41.24'
L21	S 63° 56' 20" W	128.94'
L22	S 60° 50' 20" W	131.62'
L23	S 56° 29' 08" W	127.19'
L24	S 63° 11' 23" W	52.78'
L25	S 80° 46' 21" W	50.46'
L26	S 72° 01' 37" W	126.81'
L27	N 85° 13' 18" W	55.36'
L28	S 62° 03' 55" W	79.43'
L29	S 56° 28' 01" W	108.31'
L30	S 30° 39' 04" W	43.75'
L31	S 63° 51' 16" W	29.50'
L32	N 59° 37' 11" W	11.22'
L33	S 58° 53' 26" W	115.15'
L34	S 62° 12' 29" W	61.11'
L35	S 29° 46' 55" W	29.22'
L36	S 48° 43' 36" W	70.45'
L37	S 29° 36' 19" W	36.55'
L38	S 46° 11' 42" W	77.04'
L39	S 39° 59' 52" W	81.92'
L40	S 49° 49' 47" W	38.30'
L41	S 29° 14' 33" W	44.54'
L42	S 41° 26' 46" W	142.07'
L43	S 31° 56' 48" W	89.61'
L44	S 45° 41' 01" W	57.35'
L45	S 52° 36' 24" W	65.75'
L46	S 31° 45' 38" W	69.14'
L47	S 30° 20' 01" W	90.22'
L48	S 42° 46' 19" W	61.48'
L49	S 37° 35' 15" W	103.14'
L50	S 26° 53' 15" W	39.49'
L51	S 42° 47' 23" W	33.90'
L52	S 50° 24' 02" W	88.69'

NUMBER	DIRECTION	DISTANCE
L53	S 47° 15' 28" E	509.25'
L54	S 31° 36' 26" E	131.15'
L55	S 64° 45' 54" E	65.61'
L56	N 88° 39' 11" E	83.11'
L57	S 75° 04' 24" E	63.19'
L58	S 19° 15' 22" E	48.48'
L59	S 08° 59' 56" W	62.88'
L60	S 50° 42' 54" E	262.19'
L61	S 72° 14' 14" E	67.25'
L62	S 29° 24' 13" E	89.41'
L63	S 74° 19' 10" E	90.22'

NUMBER	DIRECTION	DISTANCE
L64	S 06° 00' 22" E	135.05'
L65	S 08° 52' 47" E	212.55'
L66	S 08° 07' 45" W	87.65'
L67	S 01° 34' 36" E	143.44'
L68	S 11° 54' 24" E	125.68'
L69	S 09° 29' 38" E	167.90'
L70	S 01° 03' 19" W	64.30'
L71	S 27° 27' 52" E	49.68'
L72	S 11° 07' 35" W	44.61'

LOT TABLE

LOT NUMBER	ACREAGE
1	2.02
2	2.73
3	2.79
4	2.26
5	10.12
6	10.05
7	10.06
8	10.03
9	14.13
10	22.62
11	16.83
12	10.99
13	14.49
14	23.32



NOTE: DIR. CONTROL LINE: EASTERNMOST SOUTH LINE OF 55.962 AC. TR. REF. VOL. 2570, PG. 819

— IRON PINS WERE SET AT ALL LOT CORNERS EXCEPT IN ROADS, WHERE THEY WERE OFFSET AT THE INTERSECTION OF LOT LINES AND THE ROAD R.O.W. EASEMENT LINE OF PARK LANE, AND IN CREEKS WHERE THEY WERE OFFSET AS INDICATED HEREON.

— 1.2' POSSIBLE FENCE ENCROACH. AT NEC LOT 1.

— ON LOT 8 & 9, THE INSIDE RADIUS OF THE ROAD R.O.W. LINE IS 170.0' AND THE OUTSIDE RADIUS IS 230.0'

FINAL PLAT

PARK MEADOWS

PHASE 1
152.87 ACRES IN THE DENTON HELMSTETTLER SURVEY ABSTRACT NO. 378,
COLLIN COUNTY, TEXAS

OWNER: COMMERCIAL CAPITAL INVESTMENTS, INC. SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
P.O. BOX 181653 P.O. BOX 1233
DALLAS, TEXAS 75218 ALLEN, TEXAS 75002

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Commercial Capital Investments, Inc. is the owner of a tract of land situated in Collin County, Texas, in the Denton Helmstettler Survey, Abstract No. 378, being a part of the 1473.835 acre tract of land described in a deed from Louis G. Reese, Inc. to Arlington Commercial Venture, Inc., dated February 27, 1987, recorded in Volume 2570, Page 819 of the Collin County Deed Records, being described by metes and bounds as follows:

Beginning an iron pin found at the Northern most Northwest corner of said 1473.835 acre tract, said iron pin being in the South right-of-way line of Farm Road No. 1778;

THENCE North 27° 09' East, with the said South right-of-way, 1021.97 feet to an iron pin found at a Northeast corner of said 1473.835 acre tract;

THENCE Southerly with an East line of said 1473.835 acre tract and generally near a fence as follows:

South 00° 48' 35" East, 586.97 feet to a 60d nail;

South 09° 06' 50" East, 2108.32 feet to an iron pin set by a corner post at an inside ell corner of said 1473.835 acre tract a 60d nail set bears North 01° 03' 34" West, 166.24 feet;

THENCE Westerly with a North line of said 1473.835 acre tract and generally near a fence as follows:

South 89° 01' 58" East, 698.56 feet to an iron pin found;

South 89° 06' 50" East, 2108.32 feet to a point in the center of Price Creek;

THENCE South 00° 03' 34" East, 156.97 feet to a point in the center of Price Creek;

THENCE with the center of Price Creek as follows:

South 83° 22' 06" West, 30.84 feet; South 71° 04' 21" West, 28.06 feet; South 60° 04' 34" West, 43.37 feet; North 85° 59' 51" West, 25.10 feet; South 66° 13' 43" West, 140.26 feet; South 43° 31' 42" West, 49.79 feet; South 65° 26' 40" West, 131.00 feet; South 36° 27' 21" West, 60.05 feet; South 72° 05' 04" West, 111.47 feet; South 85° 26' 10" West, 212.81 feet; South 85° 47' 11" West, 211.15 feet; South 69° 09' 30" West, 143.03 feet; South 68° 17' 44" West, 67.74 feet; North 83° 10' 16" West, 61.36 feet; South 58° 51' 01" West, 164.79 feet; South 52° 23' 11" West, 44.73 feet; South 62° 21' 44" West, 49.51 feet; South 86° 32' 18" West, 41.24 feet; South 63° 56' 20" West, 128.94 feet; South 60° 50' 20" West, 131.62 feet; South 56° 29' 08" West, 127.19 feet; South 63° 11' 23" West, 52.78 feet; South 80° 46' 21" West, 50.46 feet; South 72° 01' 37" West, 126.81 feet; North 85° 13' 18" West, 55.36 feet; South 62° 03' 55" West, 79.43 feet; South 56° 28' 01" West, 108.31 feet; South 30° 39' 04" West, 43.75 feet; South 63° 51' 16" West, 29.50 feet; North 59° 37' 11" West, 11.22 feet; South 58° 53' 26" West, 115.15 feet; South 62° 12' 29" West, 61.11 feet; South 29° 46' 55" West, 29.22 feet; South 48° 43' 36" West, 70.45 feet; South 29° 36' 19" West, 36.55 feet; South 46° 11' 42" West, 77.04 feet; South 39° 59' 52" West, 81.92 feet; South 49° 49' 47" West, 38.30 feet; South 29° 14' 33" West, 44.54 feet; South 41° 26' 46" West, 142.07 feet; South 31° 56' 48" West, 89.61 feet; South 45° 41' 01" West, 57.35 feet; South 52° 36' 24" West, 65.75 feet; South 31° 45' 38" West, 69.14 feet; South 30° 20' 01" West, 90.22 feet; South 42° 46' 19" West, 61.48 feet; South 37° 35' 15" West, 103.14 feet; South 26° 53' 15" West, 39.49 feet; South 42° 47' 23" West, 33.90 feet; South 50° 24' 02" West, 88.69 feet to a point at the intersection of said Price Creek with a South line of said 1473.835 acre tract; said point also being in a North line of a 162.00 acre tract of land conveyed to the United States of America, reference Volume 714, Page 803.

THENCE with a South line of said 1473.835 acre tract and a North line of said U.S.A. tract as follows:

North 00° 10' 56" West, passing an iron pin set at 100.0 feet, and continuing in all 416.74 feet to a concrete government marker;

South 89° 16' 28" West, 205.51 feet to an iron pin set a concrete government marker bears South 89° 16' 28" West, 144.35 feet;

THENCE Northerly, generally near a fence as follows:

North 00° 26' 52" West, 525.91 feet to a 60d nail set;

North 00° 30' 35" West, 418.40 feet to a 60d nail set;

North 00° 17' 15" West, 410.00 feet to a 60d nail set;

North 00° 38' 55" East, 132.60 feet to an iron pin found at an inside ell corner of said 1473.835 acre tract;

THENCE continuing Northerly, generally near a fence and with a West line of said 1473.835 acre tract as follows:

North 01° 03' 34" East, 156.97 feet to a 60d nail set;

North 00° 03' 34" East, 156.97 feet to an iron pin found;

North 00° 49' 35" East, 472.46 feet to an iron pin found;

North 00° 52' 37" East, 291.70 feet to the PLACE OF BEGINNING

and CONTAINING 152.87 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Commercial Capital Investments, Inc. does hereby adopt this plat designating the herein above described property as Park Meadows, Phase 1, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown on this plat.

WITNESS my hand at Dallas, Texas, this 29th day of February, 1995.

Bruce Geer
Rick Justice, Agent for Commercial Capital Investments, Inc.

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Rick Justice 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 29th day of February, 1995.

Phillip J. Smith
Notary Public in and for the State of Texas

WITNESS my hand and seal of office, this 29th day of February, 1995.

Ron Harris
Ron Harris, County Judge

Collin County Health Certificate:
I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the state of Texas also percolation tests have been submitted representing the area in which septic disposal systems are to be used.

Sudany J. Austin
Sudany Austin, Sanitarian, Collin County Health Department

DRAWN BY: PLS	APPROVED BY: BG	REVISIONS:	PROJECT:	SHT. NAME:	SHT. NO.:
DATE: 10-13-95	PROJ. NO.:		PARK MEADOWS		1 OF 1
DWG. NO.:	FIG. File name: C:/DWG/378-140				