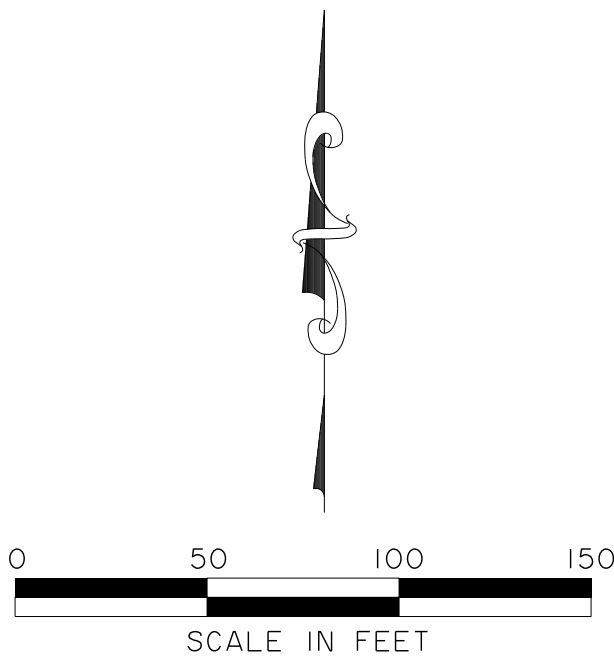
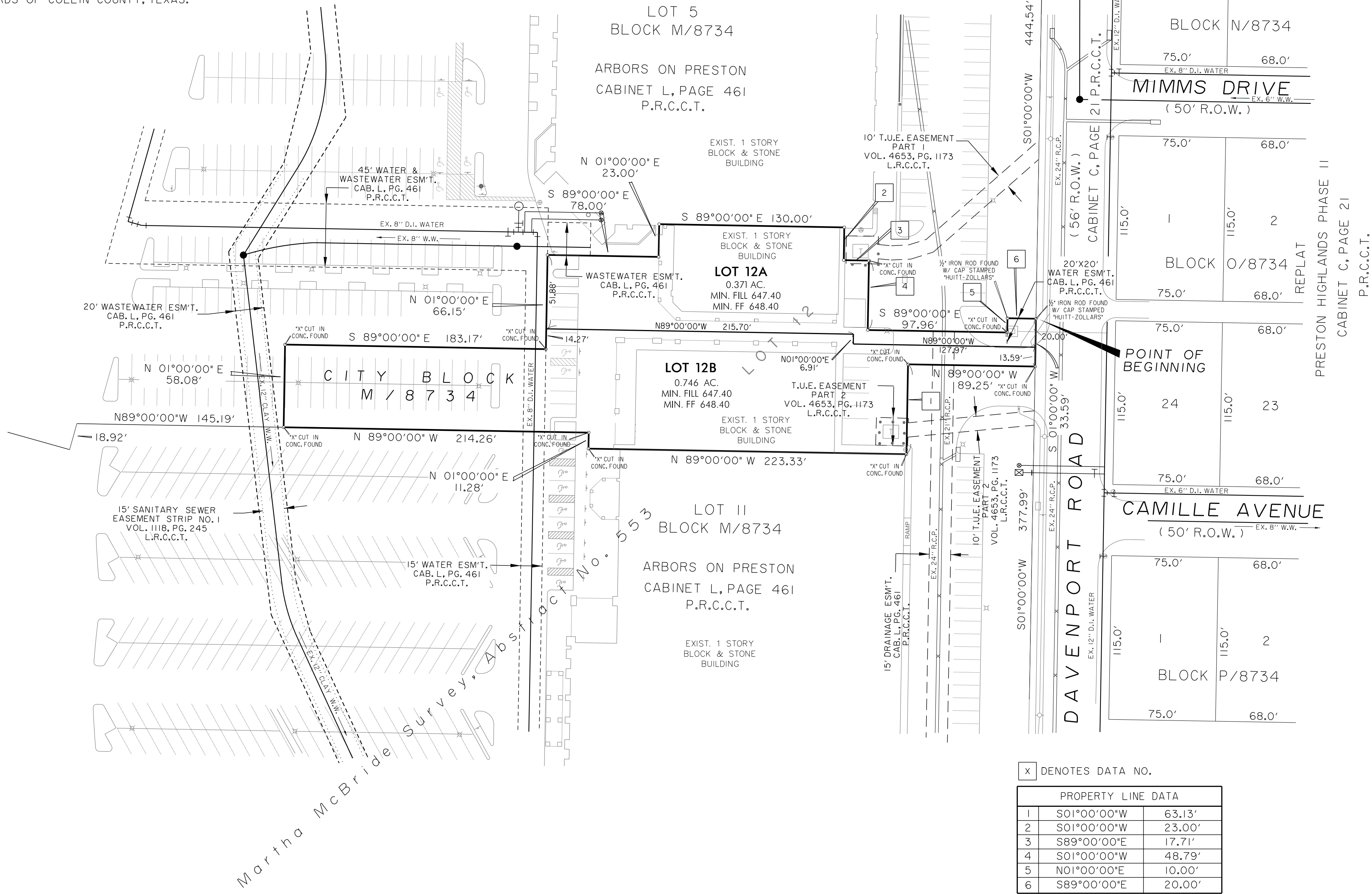


LOCATION MAP (NOT TO SCALE)



BASIS OF BEARING:
A BEARING OF South 01°00'00" West ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DAVENPORT ROAD ACCORDING TO THE REPLAT OF PRESTON HIGHLANDS PHASE II, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN CABINET C, PAGE 21 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, PRESTON ROAD ASSOCIATES, LTD. is the owner of a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Dallas, Collin County, Texas, said tract being all of Lot 12, Block M/8734 of the Arbors on Preston, an addition to the City of Dallas, Texas, as recorded in Cabinet L, Page 461 of the Plat Records of Collin County, Texas, said lot being a portion of the 29.073 acres of land described in instrument to Preston Road Associates, Ltd., a Texas limited partnership as recorded under Instrument Number 98-0142267 or Volume 4319, Page 1110 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with plastic cap stamped "Huitt-Zollars" on the westerly right-of-way line of Davenport Road (a 56 foot right-of-way according to the Replat of Preston Highlands Phase II as recorded in Cabinet C, Page 21 of the Plat Records of Collin County, Texas), said point also being the southeasterly corner of Lot 5, Block M/8734 of said Arbors on Preston and being common with the northeasterly corner of Lot 12, Block M/8734 of said Arbors on Preston;

THENCE, South 01 degrees 00 minutes 00 seconds West, along the westerly right-of-way line of said Davenport Road, a distance of 33.59 feet to an "x" cut in concrete found for the northeasterly corner of Lot 11, Block M/8734 of said Arbors on Preston, said point being common with the southwesterly corner of said Lot 12, Block M/8734;

THENCE, North 89 degrees 00 minutes 00 seconds West, departing the westerly right-of-way line of said Davenport Road and along the common line of said Lots 11 and 12, Block M/8734, a distance of 89.25 feet to "x" cut found in concrete found for an angle point;

THENCE, South 01 degrees 00 minutes 00 seconds West, continuing along the common line of said Lots 11 and 12, Block M/8734, a distance of 63.13 feet to an "x" cut found in concrete;

THENCE, North 89 degrees 00 minutes 00 seconds West, continuing along the common line of said Lots 11 and 12, Block M/8734, a distance of 223.33 feet to an "x" cut found in concrete;

THENCE, North 01 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 11 and 12, Block M/8734, a distance of 11.28 feet to an "x" cut found in concrete;

THENCE, North 89 degrees 00 minutes 00 seconds West, continuing along the common line of said Lots 11 and 12, Block M/8734, a distance of 214.26 feet to an "x" cut found in concrete, said point being on the common line of said Lots 5 and 12, Block M/8734;

THENCE, North 01 degrees 00 minutes 00 seconds East, departing the northerly line of said Lot 11, Block M/8734 and along the common line of said Lots 5 and 12, Block M/8734, a distance of 58.08 feet to an "x" cut found in concrete;

THENCE, South 89 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 183.17 feet to an "x" cut found in concrete;

THENCE, North 01 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 66.15 feet to an angle point;

THENCE, South 89 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 78.00 feet to an angle point;

THENCE, North 01 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 23.00 feet to an angle point;

THENCE, South 89 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 130.00 feet to an angle point;

THENCE, South 01 degrees 00 minutes 00 seconds West, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 23.00 feet to an angle point;

THENCE, South 89 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 17.71 feet to an "x" cut found in concrete;

THENCE, South 01 degrees 00 minutes 00 seconds West, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 48.79 feet to an angle point;

THENCE, South 89 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 97.96 feet to an "x" cut found in concrete;

THENCE, North 01 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 10.00 feet to a 1/2" iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 00 minutes 00 seconds East, continuing along the common line of said Lots 5 and 12, Block M/8734, a distance of 20.00 feet to the POINT OF BEGINNING and containing 48,657 square feet or 1.117 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Preston Road Associates, Ltd., a Texas limited partnership, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ARBORS ON PRESTON NO. 3** an addition to the City of Dallas, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

Preston Road Associates, Ltd., a Texas limited partnership

By: Fritz Duda Company, a Texas corporation,
its General Partner

By: _____
Fritz L. Duda, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, _____, a partnership, known to me to be the person(s) whose name(s) is subscribed to the above and foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

My commission expires: _____

SURVEYOR'S STATEMENT:

I, _____, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR CITY REVIEW ON FEBRUARY 19, 2020.

(Signature)

Texas Registered Professional Land Surveyor No. _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

(Signature)
Notary Public in and for the State of Texas
My commission expires: _____

PRELIMINARY PLAT
ARBORS ON PRESTON No. 3
LOTS 12A AND 12B, BLOCK M/8734
AN ADDITION TO THE CITY OF DALLAS, TEXAS
1.117 ACRES
BEING A REPLAT OF
LOT 12, BLOCK M/8734, ARBORS ON PRESTON
OUT OF THE
MARTHA McBRIDE SURVEY, ABSTRACT No. 553
CITY OF DALLAS
COLLIN COUNTY, TEXAS
CITY PLAN FILE No. S190-102

PREPARED FOR:
PRESTON ROAD ASSOCIATES, LTD.
2801 Woodside Street
Dallas, Texas 75204
Phone (972) 616-8780

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Engineering / Architecture
1717 McKinney Ave., Ste. 1400 Dallas, Texas 75202
Phone (214) 871-3311 Fax (214) 871-0757

DATE: FEBRUARY 2020