

CALCULATED  
 ON 20.00 8 8  
 AT 4:03  
 NUMBER 85340  
 VOL. 95 PAGE 1114  
 PLAT RECORDED

5914

CITY OF CELINA VICINITY MAP N.T.S.

**\*\*MINIMUM FINISHED FLOOR ELEVATIONS**

LOT	ELEVATION
LOT 6	740'
LOT 7	740'
LOT 8	750'
LOT 9	755'
LOT 14	750'
LOT 15	747'
LOT 18	745'
LOT 19	743'

**PRIVATE DRAINAGE EASEMENT COURSE DATA TABLE**

COURSE	BEARING	DISTANCE
1	S 65°34'57"E	160.01'
2	N 79°14'36"E	104.68'
3	N 63°20'45"E	213.98'
4	N 61°32'21"E	57.04'
5	S 42°53'20"E	140.25'
6	N 87°15'43"E	329.32'
7	N 69°58'46"E	87.66'
8	N 56°39'11"E	106.21'
9	N 49°35'33"E	42.31'
10	N 57°16'55"E	83.65'
11	S 69°40'26"W	306.43'
12	S 63°03'24"W	87.77'
13	N 58°50'49"W	137.93'
14	N 88°41'56"W	125.69'
15	S 70°37'49"W	200.81'
16	N 85°20'59"W	88.82'
17	S 21°31'17"E	87.57'
18	Rad: 50.00'	Arc: 32.18'
19	Tan: 16.67'	CA: 36°52'19"
20	Chd: S 86°54'42"W	31.63'
21	N 21°31'11"W	89.26'
22	S 85°42'40"W	122.14'
23	S 58°49'18"W	74.92'
24	Rad: 85.00'	Arc: 46.52'
25	Tan: 23.86'	CA: 31°21'39"
26	Chd: S 43°08'28"W	45.95'
27	S 27°27'39"W	37.46'
28	Rad: 85.00'	Arc: 64.92'
29	Tan: 34.14'	CA: 43°45'40"
30	Chd: S 08°03'01"W	63.35'

**15' P.U.E. LINE TABLE**

COURSE	BEARING	DISTANCE
L1	N 48°56'10"E	354.85'
L2	N 89°48'36"E	199.99'
L3	N 89°01'18"E	779.80'
L4	S 02°06'11"E	15.00'
L5	S 89°01'18"W	780.19'
L6	N 89°48'36"W	194.55'
L7	S 49°17'20"W	357.29'
L8	S 40°42'40"E	22.36'
L9	S 81°42'43"W	368.09'

**DEDICATION**

WHEREAS John Toole is the owner of all that certain tract or parcel of land situated in the Peter Wetsel Survey, Abstract # 991, Benjamin Haile Survey, Abstract # 397, and the Mary Howell Survey, Abstract # 396 Collin County, Texas and being a part of a called 107.203 acre tract described in the deed to Ben O. Chouteau et al recorded in Clerk's File # 95-0095412 of the Deed Records of Collin County, Texas, being more fully described as follows:

BEGINNING at the Northwest corner of the tract being described herein at a 3/8" iron rod found for corner at the Northwest corner of said 107.203 acre tract in the West line of a road under apparent public use posted as C.R. # 128;

THENCE North 88 Degrees 29 Minutes 46 Seconds East along or near a fence a distance of 1791.20 feet to a capped 1/2" iron rod found for corner;

THENCE South 02 Degrees 06 Minutes 11 Seconds East a distance of 2629.25 feet to a 1/2" iron rod found for corner in the North right-of-way line of F. M. # 455;

THENCE South 88 Degrees 10 Minutes 27 Seconds West with said right-of-way line a distance of 1183.04 feet to a capped 1/2" iron rod set for corner at the beginning of a curve to the left having a radius of 363.31 and a chord bearing and distance of South 75 Degrees 14 Minutes 23 Seconds West, 162.64 feet;

THENCE along said curve and said right-of-way line an arc distance of 164.03 feet to a capped iron rod set for corner in or near the centerline of said C. R. # 128;

THENCE South 89 Degrees 17 Minutes 26 Seconds West along or near said centerline a distance of 492.03 feet to a capped 1/2" iron set for corner;

THENCE North 01 Degree 35 Minutes 02 Seconds West along or near said centerline a distance of 1712.63 to a 1/2" iron rod found for corner at the Southwest corner of a called 2.035 acre tract of land described in the Deed to Bethel Baptist Church recorded in Volume 1762, Page 263 of the Deed Records of Collin County, Texas;

THENCE North 87 Degrees 48 Minutes 13 Seconds East a distance of 532.64 feet to a capped 1/2" iron rod set for corner;

THENCE North 02 Degree 20 Minutes 17 Seconds West a distance of 500.56 feet to a capped 1/2" iron rod set for corner at the base of a fence corner post for corner;

THENCE South 87 Degrees 37 Minutes 43 Seconds West with a fence post of the way a distance of 499.40 feet to a capped 1/2" iron rod set for corner in or near the West line of said C. R. # 128;

THENCE North 02 Degree 38 Minutes 02 Seconds West a distance of 454.30 feet to the POINT OF BEGINNING and enclosing 104.24 acres of land more or less.

KNOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT John Toole, D.B.A. High Point Estates, does adopt this plat designating the herein described property as High Point Estates, in the City of Celina, Collin County, Texas and does hereby dedicate to the public use forever, the streets, right-of-way, and public easements shown hereon.

By: John Toole  
 STATE OF TEXAS

BEFORE ME, the undersigned Notary in and for the State of Texas, on this day personally appeared John Toole, 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 27<sup>th</sup> DAY OF July, 2000.

Kellie M. Rhodes  
 Notary Public in the State of Texas  
 My commission expires August 7, 2003



**SURVEYORS CERTIFICATE**

I, John E. Thompson II, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an 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 Subdivision Regulations of the City of Celina, Texas.

John E. Thompson II 06-07-2000  
 John E. Thompson II, R.P.L.S. # 4857 Date

**CERTIFICATE OF APPROVAL**

Accepted this 27<sup>th</sup> Day of July, 2000 by the City Planning and Zoning Commission of the City of Celina, Texas.

Robert P. Baker  
 Chairman  
Kellie M. Rhodes  
 Secretary

Accepted by the City Council of the City of Celina:  
Mark Dietz 7/27/00  
 Mayor, City of Celina, Texas Date

The undersigned, the City Secretary of the City of Celina, hereby certifies that the foregoing final plat of High Point Estates subdivision or addition to the City of Celina was submitted to the City Council on the 27 day of July, 2000, 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 map or 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 27 day of July, 2000.

Vicki Faulkner  
 City Secretary, City of Celina, Texas

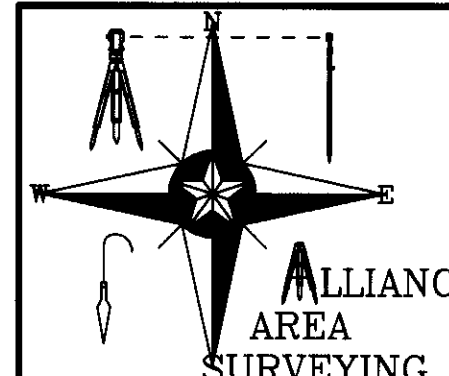
**S4430**

**AMMENDING**

**FINAL PLAT HIGH POINT ESTATES**

LOT 1-36, BLOCK A &  
 LOT 1-10 BLOCK B  
 BEING 104.24 ACRES IN THE PETER WETSEL SURVEY, ABSTRACT # 991, CITY OF CELINA, COLLIN COUNTY, TEXAS

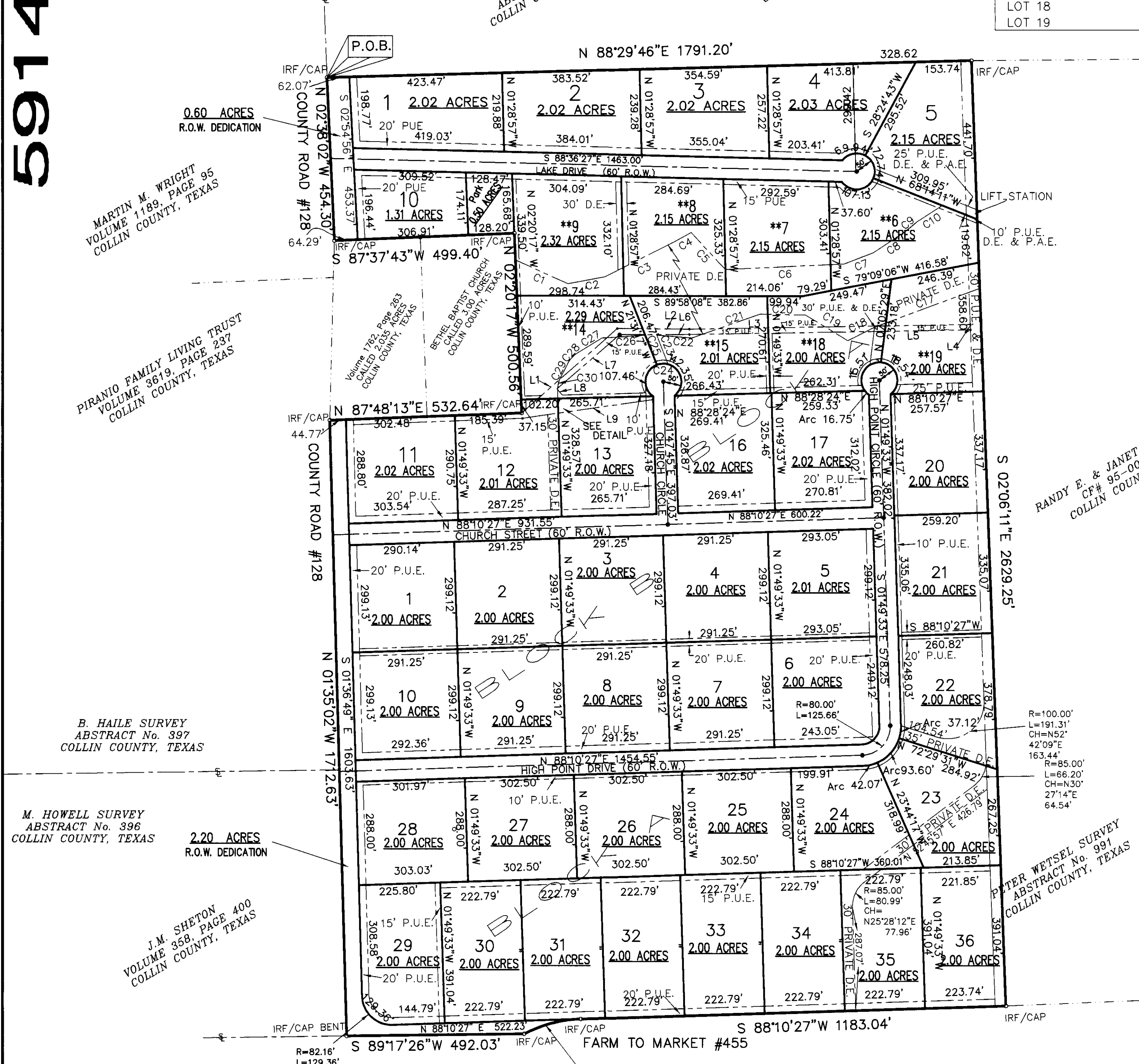
P.O. BOX 507  
 KRUM, TX 76249  
 (940)482-6723  
 JOB NUMBER: 961126FP  
 DRAWN BY: Lola  
 CHECKED BY: HCl/JET  
 DATE: 1-17-00  
 REVISIONS: 1-18-00, 3-2-00  
 3-9-00, 6-9-00



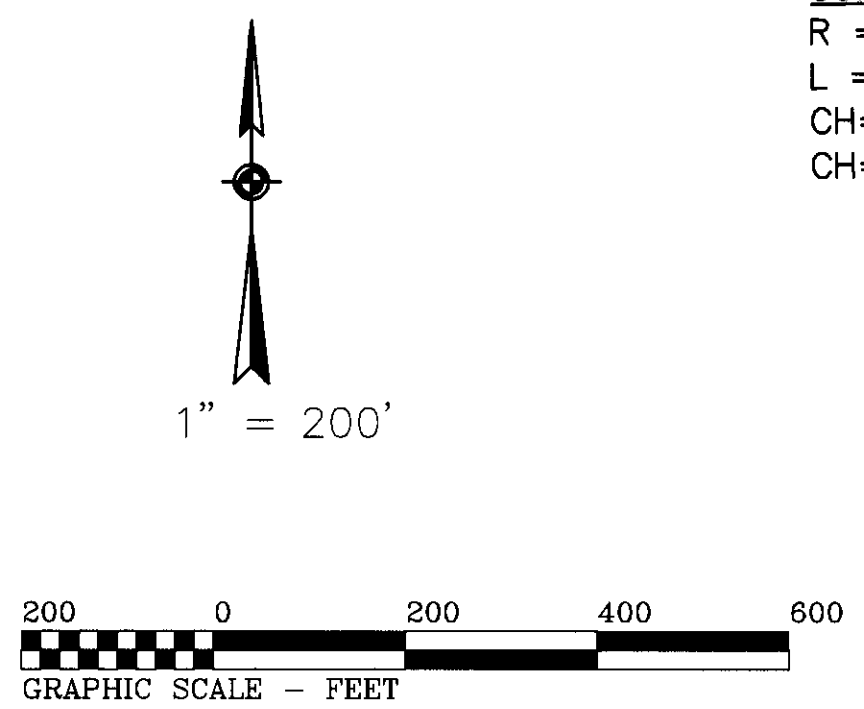
- GENERAL NOTES:**
- PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.
  - WATER TO BE SUPPLIED BY GUNTER WATER SUPPLY.
  - SANITARY SEWER TO BE HANDLED BY CITY OF CELINA, TEXAS.
  - NO IMPROVEMENTS TO BE BUILT WITHIN DRAINAGE AND UTILITY EASEMENTS.
  - RESTRICTIONS TO BE RECORDED BY SEPARATE INSTRUMENT.
  - FLOOD STATEMENT: I have examined the F.E.M.A. for Collin County #480550150 G, effective date January 19, 1996 and that map indicates that the property shown hereon is in ZONE X which is defined as "Areas determined to be outside the 500 year flood plain," as shown on Panel 150 G of said map.
  - CR 128 2.20 ACRES AND 0.60 ACRES TO BE DEDICATED TO THE CITY OF CELINA.
  - NOTE: 25' D.E. TO BE ADJACENT AND OUTSIDE OF ALL ROAD RIGHT OF WAYS.

FROM 6891-000-0040  
 FROM 6397-000-0050  
 FROM 6397-000-0120  
 FROM 6396-000-0090  
 YEAR 2001

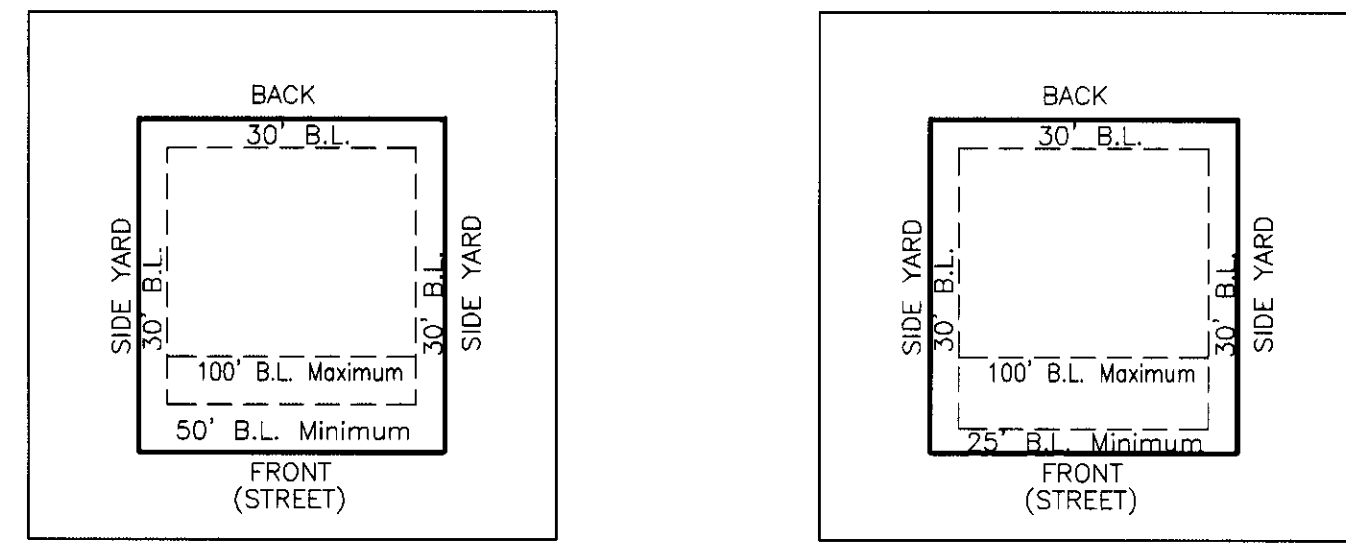
OWNER:  
 HIGH POINT ESTATES  
 P.O. BOX 804  
 CELINA, TX 75009  
 972-382-2553  
 PROPERTY INFORMATION:  
 CALLED 107.15 ACRES  
 CF# 95-0095412  
 COLLIN COUNTY, TEXAS



- LEGEND**
- IRF = IRON ROD FOUND
  - IRS/CAP = IRON ROD SET W/CAP
  - FSP = 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
  - SAN SET = SANITARY SEWER LINE
  - WM = WATER METER
  - TR = TELEPHONE RISER
  - ER = ELECTRIC RISER
  - TRANS = ELECTRIC TRANSFORMER
  - PF = POWER POLE
  - S = SURVEY LINE
  - R.O.W. = RIGHT OF WAY
  - P.O.B. = POINT OF BEGINNING
  - P.A.E. = PRIVATE ACCESS EASEMENT
  - CH = OVERHEAD UTILITY
  - CATV = CABLE TV LINE
  - E = ELECTRIC LINE
  - T = TELEPHONE LINE
  - W = WIRE FENCE
  - M = WOOD FENCE
  - P & C = PIPE & CABLE FENCE
  - CH = CHAINLINK FENCE
  - ( ) = PLAT OR DEED CALL
  - CM = CONTROLLING MONUMENT
  - B = BEARING



**CURVE DATA**  
 R = 363.31'  
 L = 164.03'  
 CH = S 75°14'23" W  
 CH = 162.64'



TYPICAL B.L. LAYOUT UNLESS OTHERWISE NOTED  
 NOTE: If corner lot, 100' & 50' B.L.'s apply on both sides.