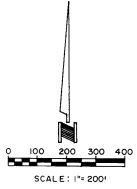
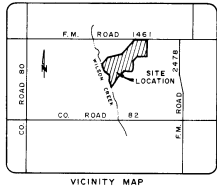
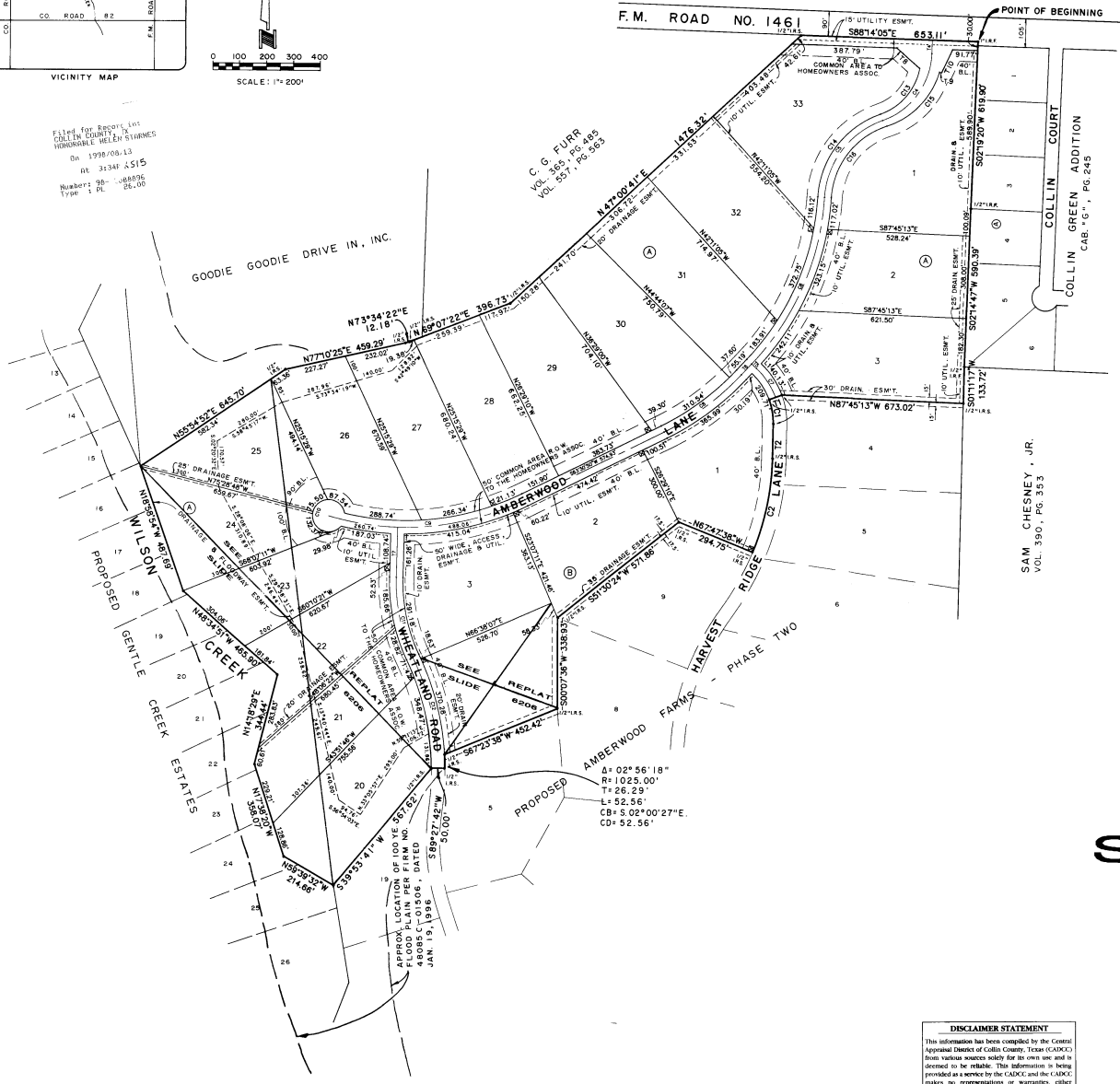


5026

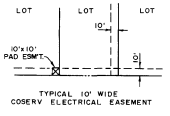


Filed for Record in COLLIN COUNTY, TEXAS
HONORABLE HELEN STANLEY
On 12/28/99 at 1:51 PM
Number: 88-08876
Type: 1 PL



LINE TABLE

LINE	BEARING	LENGTH
T1	S89°45'10"W	50.00'
T2	S01°11'17"W	128.50'
T3		
T4	S01°45'55"W	50.00'
T5	N46°36'40"W	24.69'
T6	S43°33'20"W	55.15'
T7	N61°28'39"E	185.86'
T8	N43°04'07"W	117.79'
T9	S75°44'22"E	5.00'
T10	N26°31'06"E	105.49'



CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD
C1	212°20'	250.00'	47.17'	63.24'
C2	219°10'	975.00'	180.86'	357.66'
C3				
C4	88°29'15"	275.00'	187.20'	328.72'
C5	88°43'58"	268.00'	214.03'	378.53'
C6	39°35'08"	1000.00'	359.38'	690.03'
C7	28°45'50"	275.00'	65.42'	128.48'
C8	202°2'30"	1000.00'	180.45'	357.07'
C9	44°24'10"	1000.00'	392.93'	748.80'
C10	102°43'50"	60.00'	27.51'	32.40'
C11	28°1'38"	450.00'	154.22'	302.83'
C12	214°4'24"	1000.00'	192.02'	379.43'
C13	37°49'15"	268.00'	174.26'	322.04'
C14	88°48'20"	250.00'	230.88'	406.19'
C15	24°51'25"	300.00'	154.93'	295.49'
C16	68°15'53"	300.00'	203.38'	357.43'

NOTE: The streets have not been dedicated to the public, for public access nor have been accepted by the City as public improvements, and the streets shall be maintained by the property owners association within the subdivision, and the streets shall always be open to emergency vehicles, public and private utility maintenance and service personnel, the U.S. Postal Service, and governmental employees in pursuit of their official duties.

NEW ACCT# 3241
FROM 1111-000-0310
FROM 1111-000-0310
FROM
TAX YEAR 1999

S3841

FINAL PLAT
AMBERWOOD FARMS
PHASE ONE
AN ADDITION TO THE TOWN OF PROSPER
GEORGE HORN SURVEY, ABSTRACT NO. 412
W.T. HORN SURVEY, ABSTRACT NO. 419
COLLIN COUNTY, TEXAS
APRIL, 1998 SCALE: 1" = 200'

OWNER
AMBERWOOD FARMS, LTD.
520 CENTRAL PARKWAY SUITE 301
PLANO, TEXAS 75074
(972) 422-4515 FAX (972) 422-4518

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 VILLAGE CREEK DRIVE SUITE 200
(972) 531-0594 PLANO, TEXAS 75093

DISCLAIMER STATEMENT
This information has been compiled by the Central Appraisal District of Collin County, Texas (CADCC) from various sources solely for its own use and is intended to be reliable. This information is being provided as a service by the CADCC and the CADCC makes no representations or warranties, either express or implied, as to the accuracy of the contents or the truth or reliability of the information.
Central Appraisal District of Collin County

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, AMBERWOOD FARMS, LTD., a Texas limited partnership, is the owner of a tract of land situated in the George Horn Survey, Abstract No. 412 and the W.T. Horn Survey, Abstract No. 419 in the Town of Prosper, Collin County, Texas and being part of a 120.571 acre tract of land as conveyed to Amberwood Farms, Ltd., by a deed recorded in Volume 4077, Page 0625 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1" iron rod found for corner being on the south line of F.M. Road No. 1461 (a 90 foot right-of-way, at this point) said point also being the most northerly northeast corner of the above said 120.571 acre tract;

THENCE S. 02°19'20" W., 619.90 feet leaving the said south line of F.M. Road No. 1461, and passing at 15.00 feet the northwest corner of Collin Green Addition, an addition to the Town of Prosper as recorded in Plat Cabinet "G", Page 245 of the Plat Records of Collin County, Texas, to a 1/2" iron rod found for corner;

THENCE S. 02°14'47" W., 590.39 feet to a 1/2" iron rod found for corner, said point being the southwest corner of the said Collin Green Addition and also being the northwest corner of a tract of land as conveyed to Sam Chesney, Jr., by deed recorded in Volume 390, Page 353 of the Deed Records of Collin County, Texas;

THENCE S. 01°11'17" W., 133.72 feet along the west line of the said Chesney tract to a 1/2" iron rod set for corner;

THENCE N. 87°45'13" W., 673.02 feet leaving the said west line of the Chesney tract to a 1/2" iron rod set for corner;

THENCE S. 69°49'10" W., 50.00 feet to a 1/2" iron rod set for corner, said point being in a non-tangent curve to the right running in a southerly direction and having a central angle of 21°22'07" a radius of 250.00 feet and a chord bearing of S. 09°29'47" E.;

THENCE along said curve 93.24 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE S. 01°11'17" W., 128.55 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 21°01'05" a radius of 975.00 feet and a chord bearing of S. 11°41'49" W.;

THENCE along said curve 357.66 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE N. 67°47'38" W., 294.75 feet to a 1/2" iron rod set for corner;

THENCE S. 51°30'24" W., 571.86 feet to a 1/2" iron rod set for corner;

THENCE S. 00°07'36" W., 338.93 feet to a 1/2" iron rod set for corner;

THENCE S. 67°23'38" W., 452.42 feet to a 1/2" iron rod set for corner;

THENCE S. 86°31'24" W., 50.00 feet to a 1/2" iron rod set for corner, said point being in a non-tangent curve to the left running in a northerly direction and having a central angle of 03°38'07" a radius of 975.00 feet and a chord bearing of N. 05°17'39" W.;

THENCE along said curve 61.86 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE S. 33°05'57" W., 653.01 feet to a point for corner being in the approximate centerline of Wilson Creek;

THENCE along the meanderings of the approximate centerline of said Wilson Creek, the following courses and distances; N. 59°39'32" W., 214.66 feet to a point for corner;

THENCE N. 17°38'20" W., 358.07 feet to a point for corner;

THENCE N. 14°18'29" E., 344.44 feet to a point for corner;

THENCE N. 48°34'51" W., 465.90 feet to a point for corner;

THENCE N. 18°58'54" W., 487.69 feet continuing along the said approximate centerline of Wilson Creek, to a point for corner;

THENCE N. 55°54'52" E., 645.70 feet leaving the said approximate centerline of Wilson Creek, to a 1/2" iron rod set for corner;

THENCE N. 77°10'25" E., 459.29 feet to a 1/2" iron rod set for corner;

THENCE N. 73°34'22" E., 293.94 feet to a 1/2" iron rod set for corner;

THENCE N. 47°48'55" E., 1590.98 feet to a 1/2" iron rod set for corner being on the said south line of F.M. Road No. 1461;

THENCE S. 88°14'05" E., 654.56 feet along the said south line of F.M. Road No. 1461 to the Point of Beginning and containing 98.097 acres (4,273,103 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, AMBERWOOD FARMS, LTD., a Texas limited partnership, acting herein by and through it's duly authorized officer, does hereby adopt this plat designating the hereinabove described property as AMBERWOOD FARMS, PHASE ONE, an addition to the Town of Prosper, Texas and does hereby dedicate, to the Homeowners Association forever (the private) streets shown hereon. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the Town of Prosper. In addition, Utility Easements may also be used for the mutual use and accommodations of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Homeowners Association and Town of Prosper use thereof. The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The Town of Prosper and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements from the private easements shown for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all planning ordinances, rules and regulations of the Town of Prosper, Texas.

Witness my hand at Plano, Texas this the _____ day of _____, A.D. 1998.

Amberwood Farms, Ltd.
By: Amberwood Farms One, Inc.

By: _____
Toby Haggard, President

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Toby Haggard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Amberwood Farms, Ltd., a corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 1998.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS: That I, F.E. BEMENDORFER, JR., a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Town of Prosper, Texas.

F.E. Bemendorfer, Jr.
Registered Professional Land Surveyor
No. 4051

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said Collin County, Texas on this day personally appeared F.E. Bemendorfer, Jr., 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 considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 1998.

Notary Public in and for the State of Texas

Accepted by the Council of the Town of Prosper, Texas:

Mayor, Town of Prosper Date

The undersigned, the Secretary of the Town of Prosper, hereby certifies that the foregoing plat of Amberwood Farms, Phase One, an addition to the Town of Prosper was submitted to the Council on the _____ day of _____, 19____, and the Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth by this plat and the Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand the _____ day of _____, A.D. 1998.

Secretary, Town of Prosper

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AMBERWOOD FARMS
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GEORGE HORN SURVEY , ABSTRACT NO. 412
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