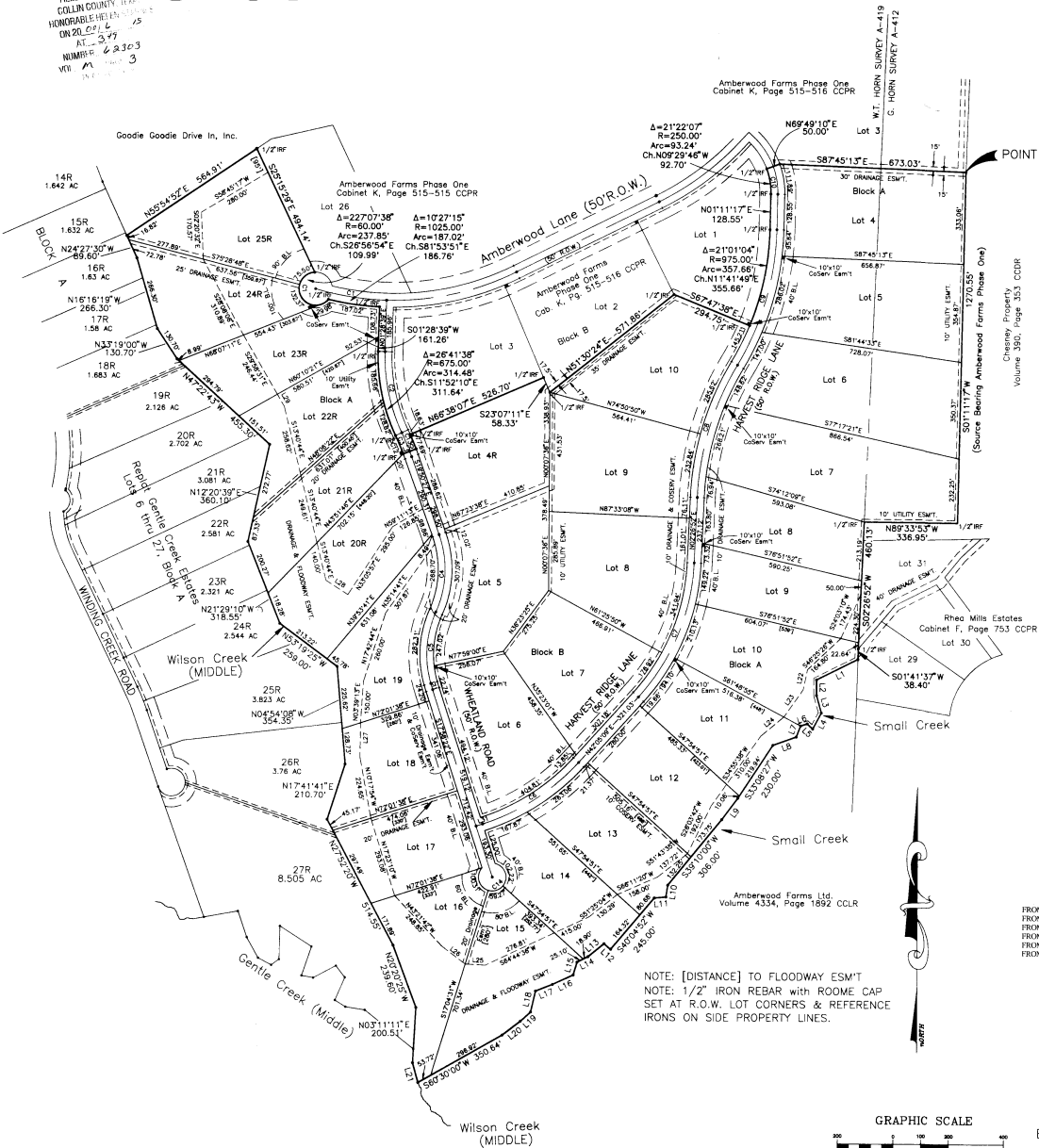
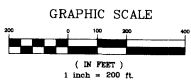


6206

FILED FOR RECORD IN  
COLLIN COUNTY, TEXAS  
ON 05/20/2000  
BY  
AT 2:39  
NUMBER 22363  
VOLUME 3



NOTE: [DISTANCE] TO FLOODWAY ESM'T  
NOTE: 1/2" IRON REBAR with ROOME CAP  
SET AT R.O.W. LOT CORNERS & REFERENCE  
IRONS ON SIDE PROPERTY LINES.



PERIMETER LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S62°23'00\"W	166.13'
L2	S00°13'00\"E	55.00'
L3	S15°28'50\"E	66.00'
L4	S28°04'50\"E	66.00'
L5	N45°50'13\"W	27.00'
L6	S71°51'00\"W	25.00'
L7	S71°12'20\"W	43.00'
L8	S70°14'30\"W	89.00'
L9	S36°30'40\"W	97.00'
L10	S08°45'00\"W	44.00'
L11	S85°27'35\"W	42.00'
L12	N48°04'21\"W	31.00'
L13	S05°25'35\"W	75.00'
L14	S62°55'20\"W	44.00'
L15	S16°41'23\"W	49.00'
L16	S68°27'18\"W	82.00'
L17	S68°27'00\"W	66.00'
L18	S13°00'00\"W	78.00'
L19	S48°03'00\"W	50.00'
L20	S52°28'00\"W	83.00'
L21	N15°25'37\"E	73.49'
L30	N65°59'00\"E	50.00'

DRAINAGE & FLOODWAY EASEMENT

LINE	DIRECTION	DISTANCE
L22	S11°32'23\"W	75.00'
L23	S35°08'29\"W	120.05'
L24	S57°04'50\"W	108.42'
L25	N87°09'14\"W	73.00'
L26	N52°51'10\"W	108.07'
L27	N03°41'25\"E	125.00'
L28	N55°44'03\"W	94.76'
L29	N29°58'31\"W	50.00'

CURVE TABLE

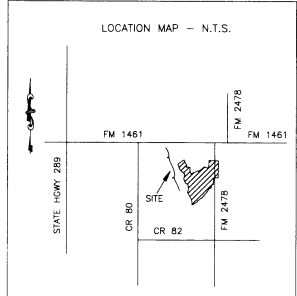
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	14°56'20\"	1000.00'	260.73'	280.00'	S81°03'10\"E
C2	26°41'36\"	650.00'	309.83'	300.10'	S11°42'10\"E
C3	05°23'33\"	1000.00'	94.12'	94.08'	S22°31'13\"E
C4	4°59'11\"	375.00'	281.89'	280.88'	S07°09'10\"W
C5	40°28'17\"	375.00'	264.63'	258.21'	S05°55'37\"W
C6	29°56'29\"	800.00'	418.06'	413.32'	N57°03'23\"E
C7	19°36'17\"	775.00'	536.18'	525.53'	N22°16'00\"E
C8	28°17'28\"	1025.00'	506.12'	500.99'	N16°35'36\"E
C9	28°33'04\"	1000.00'	515.76'	510.06'	N19°27'50\"E
C10	2°22'07\"	275.00'	103.54'	101.97'	N59°29'47\"W
C11	0°14'52\"	800.00'	23.43'	23.47'	S17°07'56\"E
C12	04°12'00\"	975.00'	71.47'	71.46'	S27°06'59\"E
C13	0°09'31\"	1025.00'	56.51'	56.50'	N22°35'44\"W
C14	30°09'00\"	50.00'	261.80'	50.00'	S72°01'38\"W

CENTERLINE LINE TABLE

LINE	DIRECTION	DISTANCE
L31	N72°01'38\"E	24.81'



TYPICAL 10' WIDE  
COSERV ELECTRICAL EASEMENT



**S4623**

FINAL PLAT  
AMBERWOOD FARMS  
PHASE TWO

AND A REPLAT OF LOT 4, BLOCK B AND  
LOTS 20 THROUGH 25, BLOCK A  
AMBERWOOD FARMS, PHASE ONE  
an addition to the Town of Prosper  
George Horn Survey, Abstract No. 412 and the  
W.T. Horn Survey, Abstract No. 419  
Collin County, Texas  
MAY 26,2000 SCALE: 1"=200'

FROM 22413-000-000-1  
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FROM 22413-000-000-97  
FROM 22413-000-000-98  
FROM 22413-000-000-99  
FROM 22413-000-000-100

Owners: (Lot 24)  
Bryan J. and Diane E. Ferguson  
and  
Amberwood Farms, Ltd.  
520 Central Parkway, Suite 310  
Plano, Texas 75074  
(972)422-4515 Fax:(972)422-4518



4689 2032

Ret to.  
Toby Haggard  
520 Central Pkwy #301  
Plano, TX. 75074

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE  
DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND  
UNENFORCEABLE UNDER FEDERAL LAW (COUNTY OF COLLIN)  
(THE STATE OF TEXAS)  
I hereby certify that this instrument was FILED in the File Number Sequence on this date  
and the File stamped hereon by me, and was duly RECORDED, in the Public  
Records of Real Property of Collin County, Texas on

JUN 15 2000

*Helen Starnes*



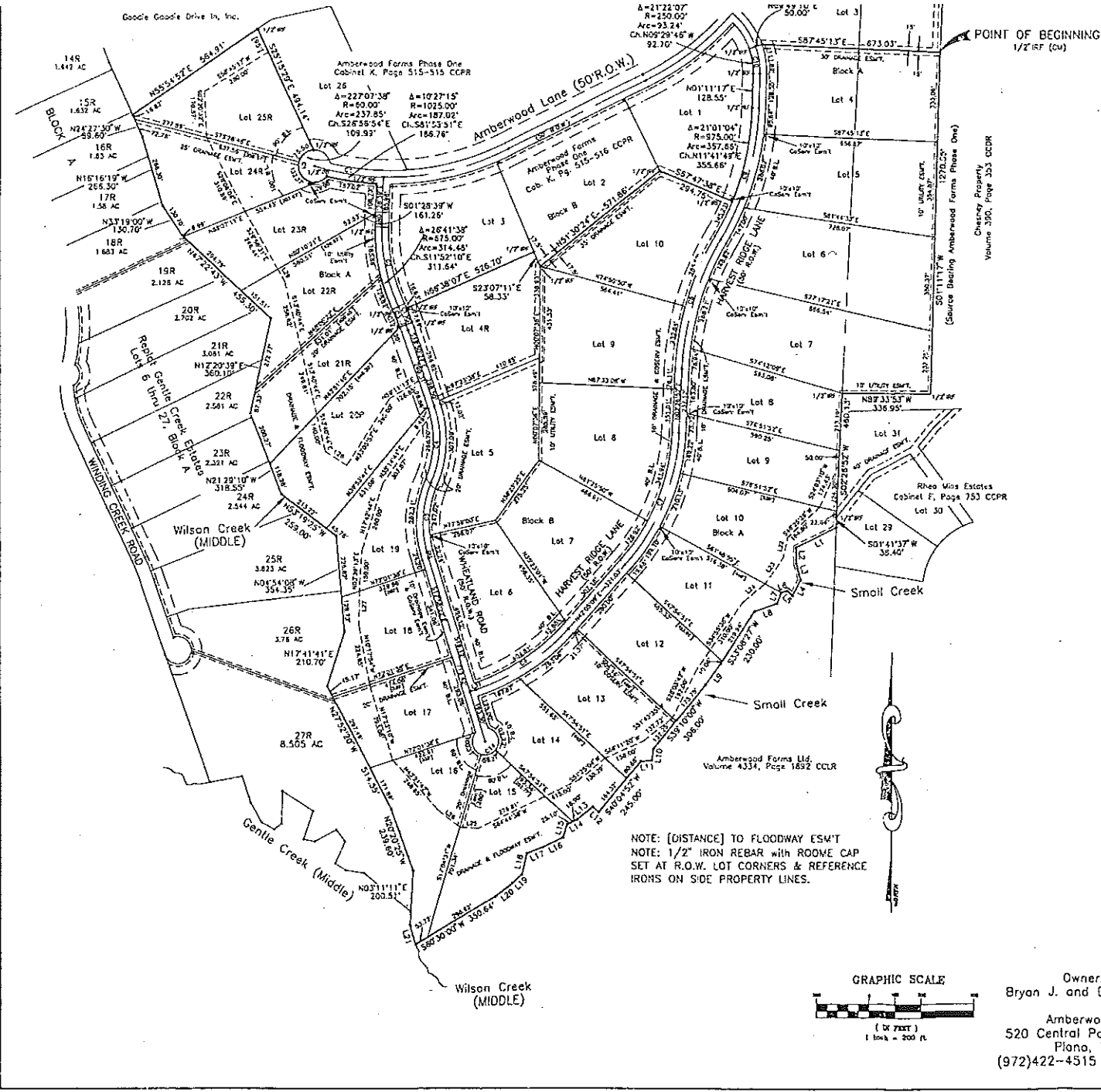
Filed for Record in:  
Collin County, McKinney TX  
Honorable Helen Starnes  
Collin County Clerk

On Jun 15 2000  
At 3:49pm

Doc/Num : 2000- 0062304

Recording/Type:CT 73.00  
Receipt #: 293732

4689 1979

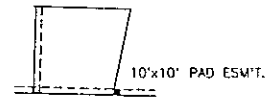


LINE	DIRECTION	DISTANCE
L8	S70°14'30"W	89.00'
L9	S3°20'10"W	97.00'
L10	S08°45'00"W	44.00'
L11	S35°27'35"W	42.00'
L12	N48°04'31"W	31.00'
L13	S52°52'35"W	75.00'
L14	S67°55'20"W	44.00'
L15	S18°41'21"W	49.00'
L16	S52°22'18"W	87.00'
L17	S68°27'00"W	75.00'
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L19	S45°00'00"W	50.00'
L20	S52°26'10"W	81.00'
L21	N19°25'37"W	73.49'
L20	N59°59'50"E	50.00'

LINE	DIRECTION	DISTANCE
L22	S11°33'23"W	75.00'
L23	S30°08'29"W	120.05'
L24	S52°04'53"W	108.42'
L25	N87°05'14"W	93.00'
L26	N52°51'10"W	108.07'
L27	N00°41'25"E	125.00'
L28	N58°54'03"W	84.78'
L29	N29°58'31"W	50.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	14°55'00"	1000.00'	169.75'	289.00'	S21°31'00"E
C2	28°41'38"	850.00'	304.83'	303.10'	S11°52'10"E
C3	08°23'33"	1000.00'	94.12'	94.08'	S22°31'13"E
C4	43°59'15"	375.00'	287.83'	280.88'	S02°09'10"W
C5	49°28'17"	375.00'	284.67'	253.21'	S03°55'37"W
C6	27°59'28"	800.00'	418.06'	413.79'	N87°03'23"E
C7	39°38'17"	775.00'	538.18'	525.53'	N22°18'00"E
C8	28°17'28"	1025.00'	505.12'	500.99'	N18°35'38"E
C9	28°33'04"	1000.00'	515.78'	510.66'	N19°57'50"E
C10	17°22'07"	775.00'	109.55'	101.97'	N06°23'47"W
C11	01°40'52"	800.00'	23.47'	23.47'	S17°07'55"E
C12	04°12'00"	975.00'	71.47'	71.46'	S23°05'59"E
C13	03°09'31"	1025.00'	58.51'	58.50'	N22°35'44"W
C14	30°00'00"	50.00'	261.80'	50.00'	S72°01'35"W

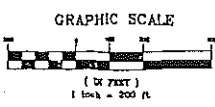
LINE	DIRECTION	DISTANCE
L31	N72°01'35"E	24.81'



TYPICAL 10' WIDE COSERV ELECTRICAL EASEMENT

NOTE: The streets have not been dedicated access nor have been accepted by the City and the streets shall be maintained by the within the subdivision, and the streets shall carry vehicles, public and private utility personnel, the U.S. Postal Service, and gove pursuant of their official duties.

NOTE: [DISTANCE] TO FLOODWAY ESM'T  
NOTE: 1/2" IRON REBAR WITH ROOME CAP SET AT R.O.W. LOT CORNERS & REFERENCE IRONS ON SIDE PROPERTY LINES.



Owners: (Lot 24)  
Bryan J. and Diane E. Ferguson  
and  
Amberwood Farms, Ltd.  
520 Central Parkway, Suite 310  
Plano, Texas 75074  
(972)422-4515 Fax:(972)422-4518



FINAL PLAT  
AMBERWOOD FARMS  
PHASE TWO  
AND A REPLAT OF LOT 4, BLOCK  
LOTS 20 THROUGH 25, BLOCK  
AMBERWOOD FARMS, PHASE  
an addition to the Town of Pro  
George Horn Survey, Abstract No. 412  
W.T. Horn Survey, Abstract No.  
Collin County, Texas  
MAY 26, 2000 SCALE: 1" =

Amberwood Farms Phase One  
Cabinet K, Page 315-316 CCRP



NOTE: [DISTANCE] TO FLOODWAY ESM'T  
NOTE: 1/2" IRON REBAR WITH ROOME ( SET AT R.O.W. LOT CORNERS & REFER; IRONS ON SIDE PROPERTY LINES.

Amberwood Farms Ltd  
Volume 4334, Page 1692 CCLR

Goodie Goodie Drive In, Inc.

Amberwood Farms Phase One  
Cabinet K, Page 315-316 CCRP

Amberwood Farms Phase One  
Cabinet K, Page 315-316 CCRP

4689 19  
4689 1983

COUNTY OF COLLIN

WHEREAS WE, BRYAN J. FERGUSON, DIANE E. FERGUSON are owners of Lot 24, Block A of Amberwood Farms Phase One on 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 conveyed to Amberwood Farms, Ltd. as recorded in Volume 4077, Page 625 of the Collin County Land Records, said tract being Lot 4, Block B and Lots 20 through 23 and Lot 25, Block A of Amberwood Farms, Phase One, an addition to the Town of Prosper as recorded in Cabinet K, Page 515-516 of the Collin County Plat Records with the herein described premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the southeast corner of Lot 3, Block A of Amberwood Farms Phase One, said corner being in the west line of Chesney's land recorded in Volume 390, Page 353 of the Collin County Deed Records; THENCE with Chesney's west line, South 01°11'17" West, 1270.55 feet to a 1/2-inch iron rod found for corner; THENCE North 89°33'53" West, 338.95 feet to a 1/2-inch iron rod found for corner; THENCE South 02°26'52" West, 460.13 feet to a 1/2-inch iron rod found for corner; THENCE South 01°41'37" West, 38.40 feet to a point in approximate middle of a small creek; THENCE with the downstream meanders of said small creek as follows:

South 63°23'00" West, 166.15 feet; South 00°13'00" East, 56.00 feet; South 15°28'50" East, 68.00 feet; South 28°04'50" West, 66.00 feet; North 46°50'13" West, 27.00 feet; South 71°51'00" West, 25.00 feet; South 21°14'20" West, 43.00 feet; South 70°14'30" West, 89.00 feet; South 33°08'27" West, 230.00 feet; South 38°30'40" West, 97.00 feet; South 39°10'00" West, 306.00 feet; South 08°45'00" West, 44.00 feet; South 85°27'35" West, 42.00 feet; South 47°04'52" West, 245.00 feet; North 48°04'21" West, 31.00 feet; South 50°52'35" West, 75.00 feet; South 62°55'20" West, 44.00 feet; South 16°41'21" West, 49.00 feet; South 65°22'18" West, 82.00 feet; South 68°27'00" West, 66.00 feet; South 13°00'00" West, 78.00 feet; South 48°00'00" West, 50.00 feet; South 52°26'00" West, 83.00 feet and South 60°30'00" West, 350.64 feet to its intersection with the meanders of Wilson Creek;

THENCE with the upstream meanders of Wilson Creek as follows: North 15°25'37" West, 73.49 feet; North 03°11'11" East, passing at 49.90 feet the southeast corner of Lot 27, Block A of the replat of Gentle Creek Estates Phase One, Lots 6 through 27, an addition to the City of Prosper and continuing for a total distance of 200.51 feet to a point for corner; North 20°20'25" West, 239.80 feet; North 27°52'20" West, 514.55 feet; North 17°41'41" East, 210.70 feet; North 04°54'08" West, 354.35 feet; North 53°19'25" West, 259.00 feet; North 21°29'10" West, 318.55 feet; North 12°20'39" East, 360.10 feet; North 47°22'43" West, 455.30 feet; North 33°19'00" West, 130.70 feet; North 16°16'19" West, 265.30 feet; North 24°27'30" West, 89.50 feet to a point in the northwest line of Lot 25, Block A of said Amberwood Farms Phase One;

THENCE departing the meanders of Wilson Creek and along the northwest line of said Lot 25, North 55°54'42" East, 564.91 feet to a 1/2-inch iron rod found marking a common corner to Lot 25 and Lot 26, Block A of said addition;

THENCE along the common line between Lots 25 and 26, South 25°15'29" East, 494.14 feet to a 1/2-inch iron rod found in the curving right-of-way line (60' radius cut-de-sac) of Amberwood Lane marking a common corner to said Lots 25 and 26;

THENCE with the curving westerly right-of-way line of said cut-de-sac of Amberwood Lane and the easterly line of Lots 23, 24 & 25, a curve to the left having a central angle of 227°07'38" with a radius of 60.00 feet, for an arc distance of 237.85 feet (chord = South 29°56'54" East, 109.99 feet) to a 1/2-inch iron rod found marking a point of intersection of said 60-foot radius cut-de-sac with the south right-of-way line of Amberwood Lane (50' R.O.W.);

THENCE with the curving south right-of-way line of Amberwood Lane (50' R.O.W.) and the curving north line of Lot 23, a curve to the left having a central angle of 102°7'15" with a radius of 1025.00 feet, for an arc distance of 187.02 feet (chord = South 81°53'51" East, 186.75 feet) to a 1/2-inch iron rod found marking the northeast corner of Lot 23 and the intersection of the south right-of-way line of Amberwood Lane with the west right-of-way line of Wheatland Road (50' R.O.W.);

THENCE with the west right-of-way line of Wheatland Road and the east line of Lots 21, 22 and 23 as follows: South 01°28'39" West, 181.26 feet to the beginning of a curve to the left;

Southeasterly along said curve to the left having a central angle of 26°41'38" with a radius of 675.00 feet, for an arc distance of 314.48 feet (chord = South 11°52'10" East, 311.6 feet) to a 1/2-inch iron rod found marking a point of reverse curve;

Southeasterly along a curve to the right having a central angle of 04°12'00" with a radius of 975.00 feet, for an arc distance of 71.47 feet (chord = South 23°08'59" East, 71.46 feet) to a 1/2-inch iron rod found marking the most easterly corner of Lot 21 and the most northerly corner of said Lot 20;

THENCE crossing Wheatland Road, North 68°59'00" East, 50.00 feet to a 1/2-inch iron rod set in its curving east right-of-way line and being in the curving west line of the aforementioned Lot 4 of said Amberwood Farms Phase One;

THENCE with the curving east right-of-way line of Wheatland Road and the curving west line of said Lot 4 a curve to the left having a central angle of 03°09'31" with a radius of 1025.00 feet, for an arc distance of 56.51 feet (chord = North 27°35'44" West, 56.50 feet) to a 1/2-inch iron rod found marking the north-west corner of Lot 4 and the southwest corner of Lot 3, Block B of Amberwood Farms Phase One;

THENCE departing the right-of-way of Wheatland Road and with a common line to Lot 3 and Lot 4, North 68°38'07" East, 525.70 feet to a 1/2-inch iron rod found marking a common corner to Lots 2, 3 and 4 of said addition;

THENCE with a common line to Lot 2 and Lot 4, South 23°07'11" East, 58.33 feet to a 1/2-inch iron rod found marking a common corner to Lots 2, 4, 9 and 10;

THENCE with a common line to Lot 10 and Lot 2, North 51°30'24" East, 571.86 feet to a 1/2-inch iron rod found marking a common corner to Lots 1, 2 and 10 of said addition;

THENCE with a common line to Lot 1 and Lot 10, South 67°47'38" East, 294.75 feet to a 1/2-inch iron rod found in the curving westerly right-of-way line of Harvest Ridge Lane (50' R.O.W.) marking the southeast corner of Lot 1 and the most easterly corner of Lot 10;

THENCE with the westerly right-of-way line of Harvest Ridge Lane and the east line of Lot 1 as follows:

Northeasterly along a curve to the left having a central angle of 21°01'04" with a radius of 975.00 feet, for an arc distance of 357.66 feet (chord = North 11°41'49" East, 355.66 feet) to a 1/2-inch iron rod found marking the end of said curve;

North 01°11'17" East, 128.55 feet to a 1/2-inch iron rod found marking the beginning of a curve to the left; Northwesterly along said curve having a central angle of 21°22'07" with a radius of 250.00 feet, for an arc distance of 93.24 feet (chord = North 89°28'47" West, 92.70 feet) to a 1/2-inch iron rod found for corner;

THENCE crossing Harvest Ridge Lane, North 89°49'10" East, 50.00 feet to a 1/2-inch iron rod found in the east right-of-way line of Harvest Ridge Lane marking the southwest corner of the aforementioned Lot 3;

THENCE with the south line of Lot 3, South 87°45'13" East, 673.03 feet to the point of beginning and containing 116.935 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BRYAN J. FERGUSON, DIANE E. FERGUSON and AMBERWOOD FARMS, LTD., a Texas limited partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as AMBERWOOD FARMS, PHASE TWO, and a Replat of Lot 4, Block B and Lots 20 through 25, Block A of 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, and does hereby dedicate, to the Homeowners Association forever the (private) streets shown hereon. 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 or of 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 contracting, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing oil or parts of their respective systems without the necessity of any time procuring permission from anyone.

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

Witness my hand and seal of office this 8th day of June, A.D. 2000.

*Bryan J. Ferguson*  
Bryan J. Ferguson  
(Owner Lot 24)

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Bryan J. Ferguson, 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 considerations therein expressed and in capacity therein stated.

GIVEN under my hand and seal of office this 8th day of June, 2000.



*Pamela A. Becker*  
Notary Public in and for the State of Texas

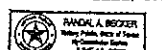
Witness my hand and seal of office this 8th day of June, A.D. 2000.

*Diane E. Ferguson*  
Diane E. Ferguson  
(Owner Lot 24)

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Diane E. Ferguson, 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 considerations therein expressed and in capacity therein stated.

GIVEN under my hand and seal of office this 8th day of June, 2000.



*Pamela A. Becker*  
Notary Public in and for the State of Texas

Witness my hand and seal of office this the \_\_\_ day of \_\_\_, A.D. 2000.

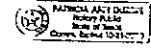
Amberwood Farms, Ltd.  
By: Amberwood Farms One, Inc.  
*Toby Haggard*  
Toby Haggard, President

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Toby Haggard, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of 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 1st day of June, 2000.

*Pamela A. Becker*  
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

I, F.E. BEMENDERFER JR., Registered Professional Surveyor No. 4051, do hereby certify that I have prepared from an actual on the ground survey of the land corner monuments shown hereon were found and/or personally supervised in accordance with the Platting Regulations of the Town of Prosper, Texas.

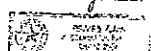


*F.E. Bemenderfer Jr.*  
F.E. BEMENDERFER  
Registered Professional Surveyor No.

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the County and State, on this day personally appeared F.E. Bemenderfer 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 purposes and considerations therein expressed and in capacity therein stated.

GIVEN under my hand and seal of office this 13th day of June, 2000.



*Pamela A. Becker*  
Notary Public in and for the State of Texas

Accepted by the Council of the Town of Prosper, Texas

*Stephen L. Coffey*  
Mayor, Town of Prosper

The undersigned, the Secretary of the Town of Prosper, Texas, do hereby certify that the foregoing plat of Amberwood Farms, Phase Two, and a Replat of Lot 4, Block B and Lots 20 through 25, Block A of AMBERWOOD FARMS, PHASE ONE, an addition to the Town of Prosper was submitted to the Council on the 1st day of June, 2000, and the Council by formal action there accepted the dedication of streets, alleys, easement public places as shown and set forth by this plat and I further authorized the Mayor to note the acceptance signing his name as hereinabove subscribed.

Witness my hand the 13th day of June, 2000.

*Stephen L. Coffey*  
Secretary, Town of Prosper

FINAL PLAT  
AMBERWOOD FARMS  
PHASE TWO  
AND A REPLAT OF LOT 4, BLOCK  
LOTS 20 THROUGH 25, BLC  
AMBERWOOD FARMS, PHASE  
an addition to the Town of Prosper  
George Horn Survey, Abstract No. 412  
W.T. Horn Survey, Abstract No. 419  
Collin County, Texas  
MAY 26, 2000 SCALE: 1" = 40'

Owners: (Lot 24)  
Bryan J. and Diane E. Ferguson  
and  
Amberwood Farms, Ltd.  
520 Central Parkway, Suite 310  
Plano, Texas 75074  
(972)422-4515 Fax:(972)422-4518

