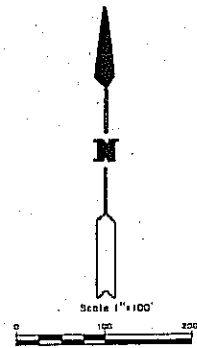


VICINITY MAP



NOTE: LAND USAGE TO BE SINGLE FAMILY RESIDENTIAL ONLY.  
 ALL STREETS WILL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOCIATION.  
 ALL STREET R.O.W. TO BECOME PROPERTY OF PRESTON CLUB HOMEOWNERS ASSOC.  
 SEWAGE DISPOSAL TO BE IN ACCORDANCE WITH PERMIT OBTAINED FROM THE TEXAS STATE HEALTH DEPARTMENT PERMIT NO. 13309-01  
 WATER TO BE SUPPLIED BY PRESTON CLUB UTILITY CO.  
 SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. COMMUNITY PANEL NO. 48181C0130 D, DATED MAY 18, 1992  
 CORNERS ARE MONUMENTED BY 1/2" DIAMETER STEEL RODS.

FINAL PLAT  
 OF  
 PRESTON CLUB  
 THE CLASSICS SUBDIVISION

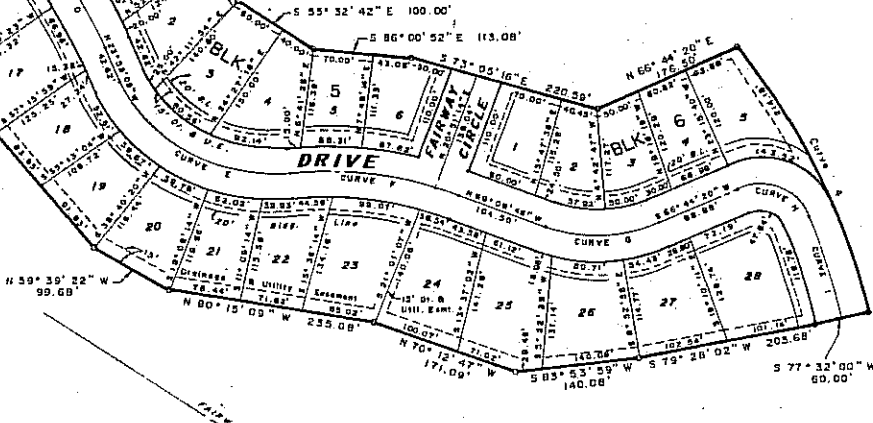
OUT OF THE  
 DANIEL BICKENBACK SURVEY, ABST. NO. 128  
 IN  
 GRAYSON COUNTY, TEXAS

16.700 Acres

OWNER / DEVELOPER  
 PRESTON CLUB DEVELOPMENT COMPANY

Curve	Δ	R	Arc	Chord	Chord Bearing
A	63° 31' 14"	142.32'	158.00'	120.04'	N10° 35' 05" E
B	9° 39' 26"	741.20'	124.93'	124.70'	N 16° 20' 49" W
C	29° 19' 41"	345.76'	177.00'	175.07'	N 26° 10' 57" W
D	16° 55' 35"	606.06'	179.06'	178.41'	N 32° 22' 50" W
E	72° 52' 49"	185.43'	235.86'	220.20'	N 60° 21' 29" W
F	27° 39' 03"	407.47'	196.64'	194.74'	N 82° 58' 18" W
G	44° 06' 54"	170.17'	131.02'	127.81'	S 80° 47' 47" W
H	91° 22' 03"	60.00'	95.68'	95.86'	N 67° 34' 39" W
I	9° 28' 37"	751.94'	123.72'	123.58'	N 17° 10' 49" W

Curve	Δ	R	Arc	Chord	Chord Bearing
1	4° 22' 34"	136.43'	10.42'	10.42'	S 40° 40' 13" E
2	85° 12' 12"	81.26'	120.83'	110.00'	N 0° 15' 25" W
3	59° 10' 30"	75.00'	90.86'	85.16'	S 7° 42' 17" W
4	25° 07' 15"	781.94'	342.04'	340.10'	S 25° 01' 30" E



13516  
 FILED FOR RECORD  
 at 1:17 o'clock P.M.  
 Recorded in Vol. 10 Page 55  
 Public Records Grayson County  
 BARRA JACKSON  
 County Clerk Grayson Co., Texas  
 By Juli Bellum  
 Deputy



*[Signature]*  
 7-24-96

MONTGOMERY LAND SURVEYING  
 2727 LOY LAKE RD., DENISON, TEXAS 75020  
 19031 463-6603 FAX 19031 463-3148

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT I, ROBERT J. TATE, owner of the herein above described property, do hereby certify that this plat of the survey shown on the face hereof is a true and correct copy of the original plat on file in the office of the County Clerk of Grayson County, Texas, and that the same is in full compliance with the laws of the State of Texas.

STATE OF TEXAS  
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of September 2001.

Cathy Doughtain  
Notary Public in and for  
the State of Texas  
June 9, 2002  
Commission Expires

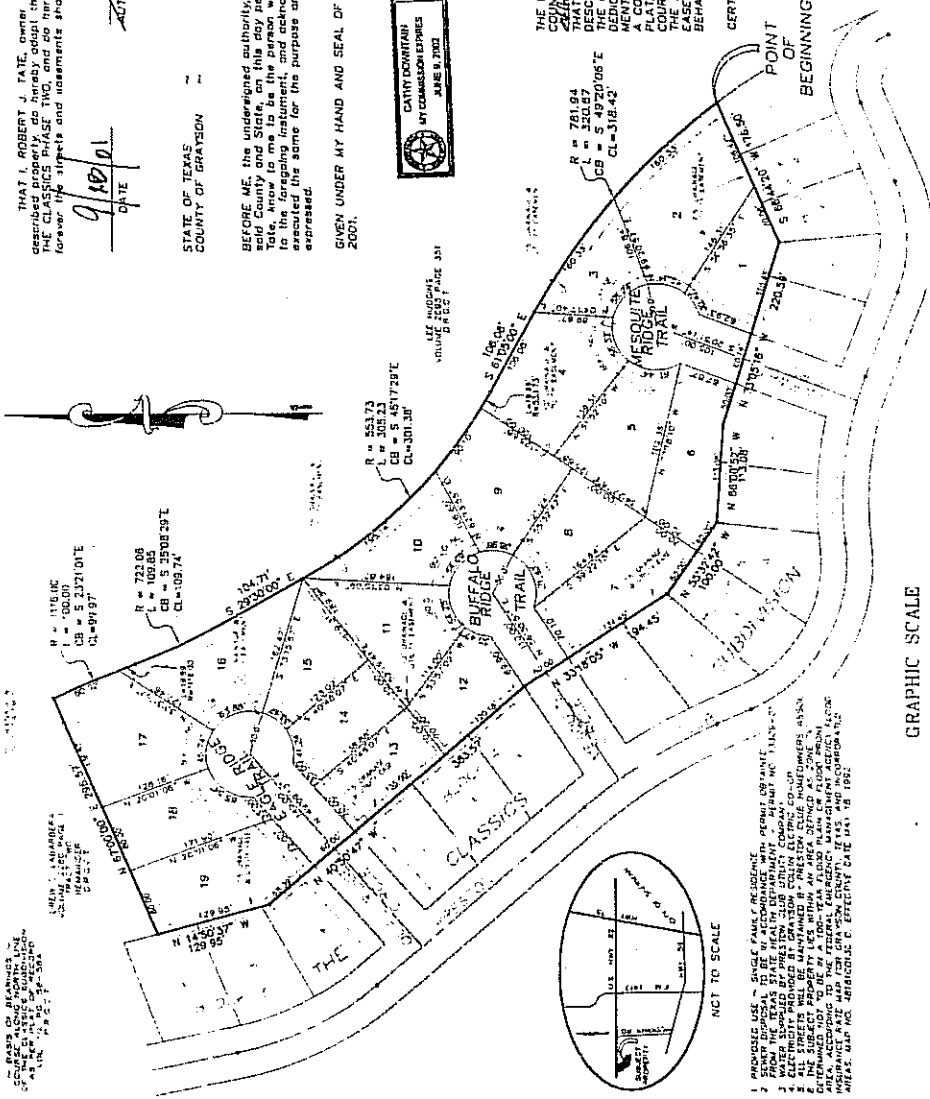
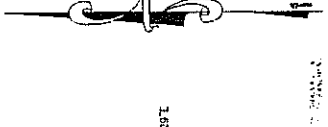


CERTIFICATE OF DEDICATION  
THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 28th DAY OF SEPTEMBER 2001, THE REAL PROPERTY DESCRIBED ABOVE DID EXECUTE AND DELIVER UNTO THE GRAYSON COUNTY COMMISSIONER'S COURT THEIR DEDICATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS AS THE FACE OF THIS PLAT, AND THE GRAYSON COUNTY COMMISSIONER'S COURT DID BY APPROPRIATE MINUTE ORDER ACCEPT THE DEDICATION OF SAID STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS ON THE BEHALF OF THE PUBLIC.

CERTIFIED THIS 1st DAY OF October 2001.  
Alicia Griffin  
COUNTY CLERK  
GRAYSON COUNTY

THIS IS THE FINAL PLAT APPROVED  
THIS 14th DAY OF September 2001 BY COMMISSIONER'S COURT  
Alicia Griffin 9/14/01  
COUNTY JUDGE DATE  
Sandy Nelson 9/14/01  
COMMISSIONER DATE

CERTIFICATE OF COMPLIANCE  
THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THIS FINAL PLAT OF THE CLASSICS PHASE TWO IS IN FULL COMPLIANCE WITH THE APPLICABLE STATE AND COUNTY SUBDIVISION REGULATIONS AND DID APPROVE THE SAME FOR FILING IN THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.  
Cathy Doughtain  
COUNTY CLERK  
GRAYSON COUNTY



FINAL PLAT OF  
**THE CLASSICS - PHASE TWO**  
AN ADDITION TO  
GRAYSON COUNTY, TEXAS  
6.478 ACRES  
OUT OF THE  
DANIEL BICKENBACK SURVEY  
ABST. NO. 128

FILED FOR RECORD  
153410  
03-01-2001  
OWNER - DEVELOPER  
ROBERT J. TATE  
P.O. BOX 557  
SHERMAN, TEXAS 75091  
903-983-2711  
By: SARA JACKSON  
County Clerk, Grayson County, Texas



3404 INTERURBAN ROAD DENISON, TEXAS 75019

LEGAL DESCRIPTION  
Situated in the County of Grayson, State of Texas, being a part of the 1/2 section 34, Township 33N, Range 10E, being a 6.48 acre tract of land conveyed in Volume No. 128, being a deed to Robert J. Tate, recorded in Volume 2687, Page 538, Deed Records, Grayson County, Texas, and also being part of a deed to Drew C. Labarbera, dated May 29th, 1992, recorded in Volume 2215, Page 283, Deed Property Records, Grayson County, Texas, and also being part of a 72.51 acre tract of land at et ux to Drew C. Labarbera recorded in Volume 2280, Page 110, Deed Property Records, Grayson County, Texas, and being a part of a 2.63 acre tract of land conveyed by C.H. Gillespie, III, recorded by Deed Volume 2478, Page 652, Deed Property Records, Grayson County, Texas;

Beginning at a point 1/2 mile on the East side of said Lot Five, Block Six, of Preston Club, The Classics Subdivision, as recorded by Plat in Volume 10, Page 58 and 59A, Plat Records, Grayson County, Texas;

Thence South 68°44'20" West, a distance of 176.30 feet to a found 1/2" steel rod, said rod also being a common lot corner of Lot One and Two of the 1/2 section 34, Township 33N, Range 10E;

a found 1/2" steel rod, a distance of 220.59 feet to the North line of Lot Six, Block Five, of said subdivision;

a found 1/2" steel rod, a distance of 111.08 feet to the North line of Lot Four, Block Five, of said subdivision;

a found 1/2" steel rod, a distance of 100.00 feet to the North line of Lot Three, Block Five, of said subdivision;

Thence North 33°18'05" West, a distance of 194.45 feet to a found 1/2" steel rod, said rod being the Northeast corner of Lot Three, Block Four, and also being located on the North line of the 1/2 section 34, Township 33N, Range 10E;

Thence North 40°50'47" West, a distance of 383.57 feet to a found 1/2" steel rod, said rod being South 14°50'37" East, 2.51 feet from the common lot corner of Lot Three and Four, Block Three, Township 33N, Range 10E;

Thence North 14°30'37" West, a distance of 129.95 feet to a found 1/2" steel rod;

Thence North 67°30'00" East, a distance of 236.57 feet to a found 1/2" steel rod, said rod also being located on the East line of a 60 foot roadway and utility easement;

Thence in a southeasterly direction with a non-tangent curve to the right having a radius of 1,116.00 feet (chord bears South 14°50'37" East, 2.51 feet from the common lot corner of Lot Three and Four, Block Three, Township 33N, Range 10E, and also being the point of reverse curve to the left having a radius of 722.08 feet, (chord bears South 25°09'29" East, 109.74 feet) an arc length of 109.85 feet to a found 1/2" steel rod;

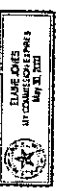
Thence South 20°30'00" East, a distance of 104.71 feet to a found 1/2" steel rod;

Thence in a southeasterly direction with a curve to the right having a radius of 78.94 feet (chord bears South 48°20'06" East, 318.42 feet) an arc length of 326.67 feet to the POINT OF BEGINNING and containing 6.478 acres of land

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision.  
D. Underwood  
Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4729

STATE OF TEXAS  
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared in and for the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of September 2001.

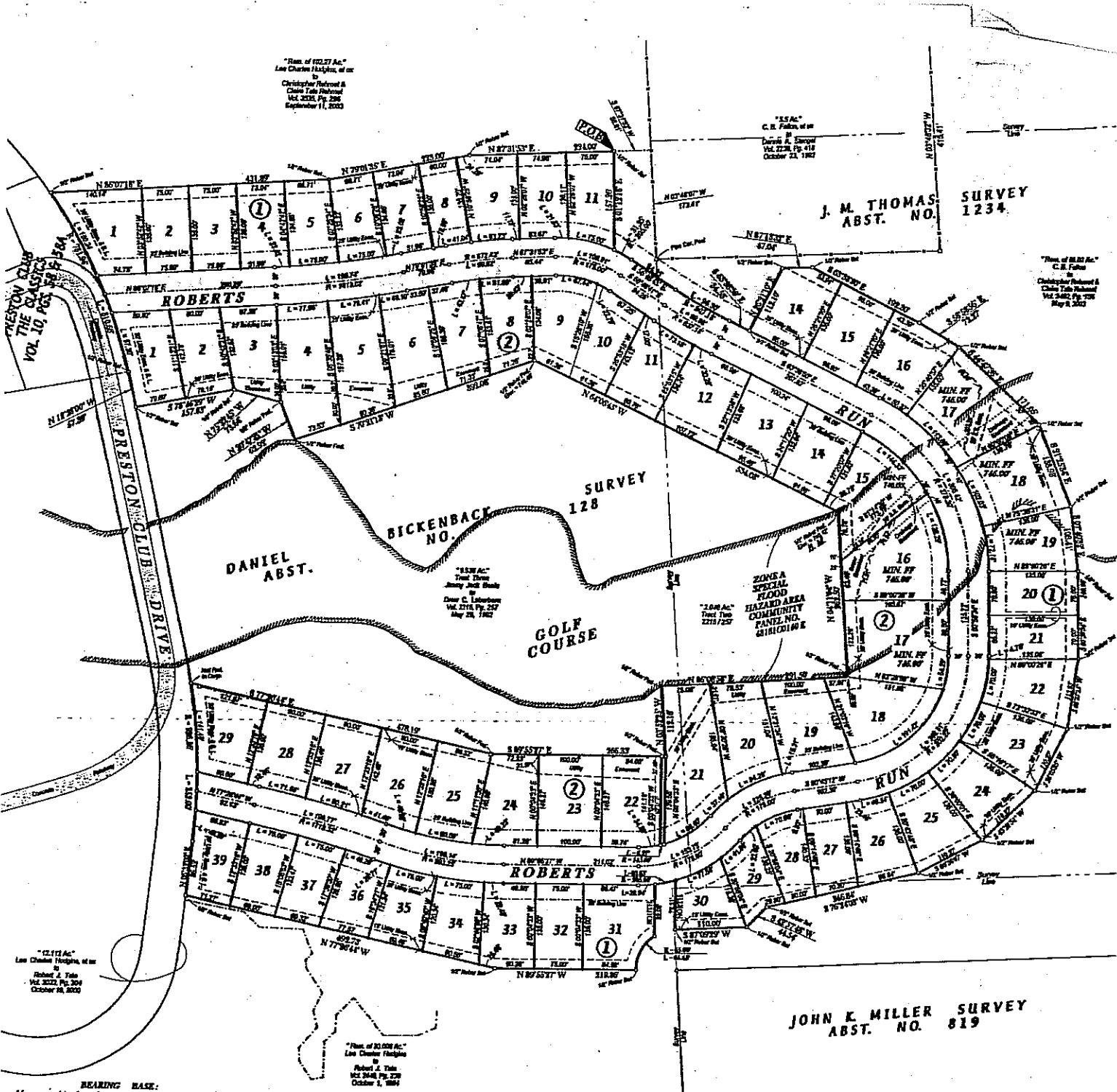


5/30/05  
Commission Expires

"Plan of 102.27 Ac."  
Lee Charles Fleisher, et al  
vs  
Christopher Palmer &  
Claire Tate Palmer  
Vol. 2320, Pg. 296  
September 11, 2000

"ESAC"  
C.R. Fisher, et al  
vs  
Doris A. Sargent  
Vol. 2224, Pg. 418  
October 23, 1992

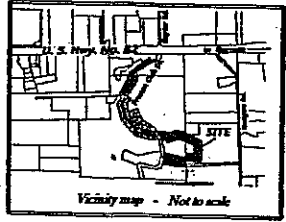
"Plan of 81.02 Ac."  
C.R. Fisher  
vs  
Christopher Palmer &  
Claire Tate Palmer  
Vol. 2482, Pg. 728  
May 9, 2002



"CLIFAC"  
Lee Charles Fleisher, et al  
vs  
Robert A. Tate  
Vol. 2322, Pg. 304  
October 18, 2000

"Plan of 31.000 Ac."  
Lee Charles Fleisher  
vs  
Robert A. Tate  
Vol. 2448, Pg. 279  
October 1, 1994

**BEARING BASE:**  
Measurement along the East Line of 31.000 Ac. was covered to this plat per record bearing set forth in Vol. 2448, Pg. 279, Official Public Records, G.C.T.



# PRESTON CLUB THE CLASSICS - PHASE THREE

An Addition to Grayson County, Texas

22.94 Acres

PLAT PREPARED APRIL 19, 2005

**OWNERS**  
Robert J. Tate  
4520 Tacoma Parkway  
Sherman, Texas, 75200  
Tele. 903-863-2711

Christopher Palmer &  
Claire Tate Palmer  
4520 Tacoma Parkway, Suite 1  
Sherman, Texas, 75200  
Tele. 903-862-4440

**SARTIN & ASSOCIATES, INC.**  
Registered Professional Land Surveyors

**Notice**  
Blocking the flow of water or construction of improvements in drainage easements and filling or obstructing the roadway is prohibited.

**General Notes**  
Land Usage to be Single Family Residential only.  
All Streets will be maintained by Preston Club Homeowners Association.  
All street right of way to become property of Preston Club Homeowners Association.  
A Floodplain development permit will be required from Grayson County for any construction in the floodplain.



Scale: 1" = 100'

12007  
FILED FOR RECORD  
5-18-07  
at 11:25:19 a clock Page 11 of 14  
Recorded by Plat Records Grayson County,  
MAY 18 2007





