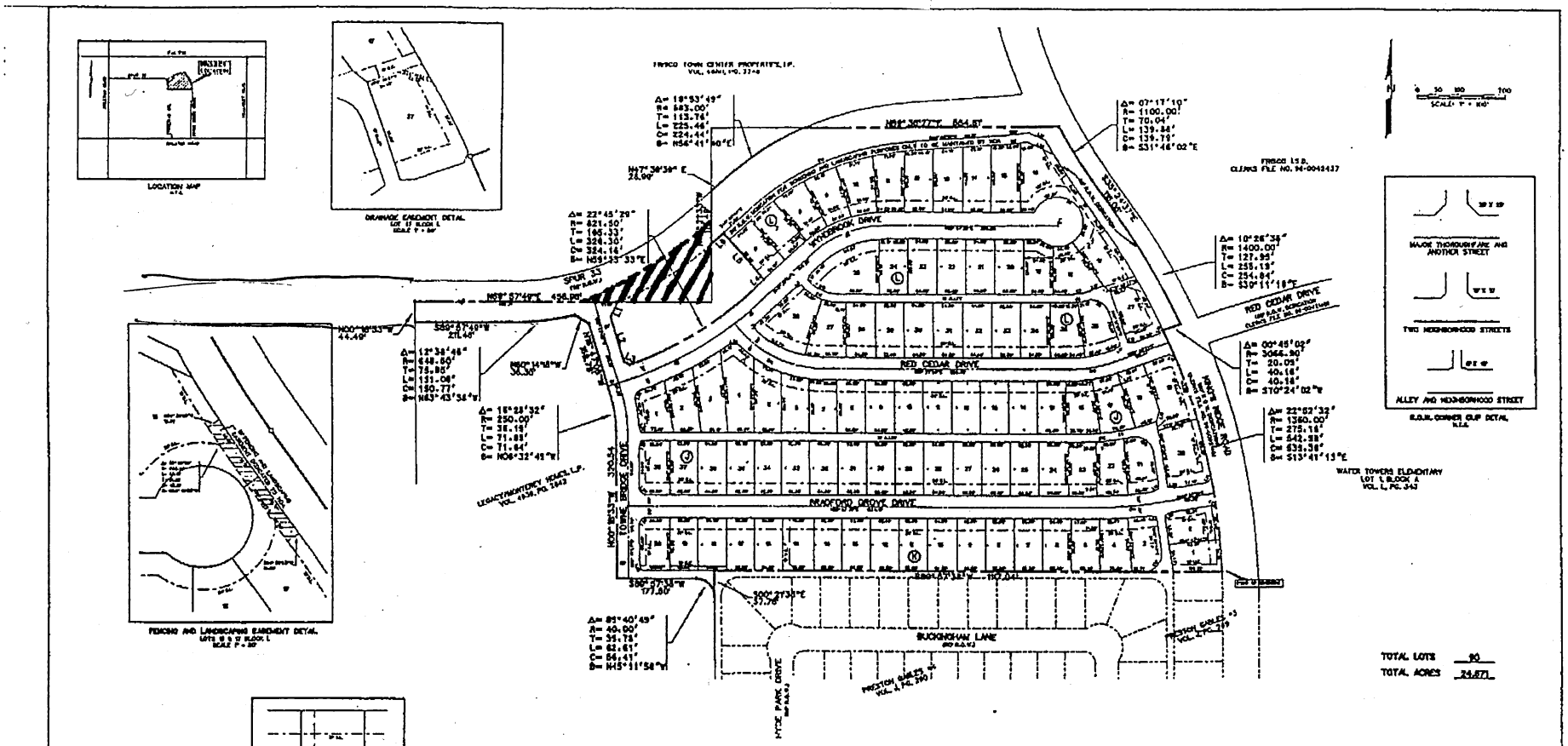
EXHIBIT 1



TOTAL LOTS 90

TOTAL ACRES 24.671

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	01°40'57"	851.58'	25.00'	12.50'
2.	19°42'44"	851.58'	292.48'	147.64'
3.	05°31'16"	851.58'	82.04'	41.02'
4.	41°34'43"	258.00'	183.03'	96.82'
5.	04°50'22"	704.50'	59.60'	29.77'
6.	47°37'54"	55.00'	290.65'	———
7.	13°06'01"	137.00'	45.19'	23.08'
8.	14°54'21"	155.00'	40.31'	20.27'
9.	85°56'26"	48.00'	69.93'	37.20'
10.	19°06'01"	300.00'	100.18'	50.56'
11.	19°04'36"	800.00'	266.40'	134.02'
12.	13°03'48"	518.00'	109.06'	54.72'
13.	52°46'32"	40.00'	64.77'	41.95'
14.	09°27'08"	1000.00'	164.98'	82.66'
15.	86°54'51"	48.00'	86.70'	55.26'
16.	32°34'35"	250.00'	279.41'	151.50'
17.	47°45'43"	196.00'	90.99'	48.33'
18.	43°41'44"	91.00'	78.89'	41.71'
19.	34°37'41"	595.00'	401.95'	209.74'
20.	06°21'23"	864.58'	63.99'	32.02'

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 24°46'02" W	35.86'
2.	S 18°47'05" E	802.00'
3.	S 42°50'17" E	13.69'
4.	N 48°00'48" E	31.36'
5.	N 41°59'11" W	137.00'
6.	S 48°00'48" W	35.71'
7.	N 48°37'43" W	20.00'
8.	N 02°23'26" E	13.23'
9.	N 86°56'51" E	18.61'
10.	N 23°34'28" E	13.61'
11.	N 00°08'32" E	17.73'
12.	S 54°33'53" W	20.00'
13.	S 70°45'37" W	33.17'
14.	N 52°23'51" E	13.47'
15.	N 85°15'43" E	15.61'
16.	N 22°50'49" E	13.48'
17.	N 46°58'37" W	14.58'
18.	N 19°33'50" E	25.15'
19.	N 63°06'54" E	13.73'
20.	S 61°08'24" E	13.60'
21.	S 34°51'26" W	13.86'
22.	N 83°31'25" W	13.98'
23.	N 42°20'22" E	19.49'
24.	S 79°01'56" E	15.65'
25.	N 18°43'01" W	15.83'
26.	S 44°49'32" E	14.17'
27.	N 43°19'26" W	14.18'
28.	S 19°09'06" W	16.39'
29.	S 18°15'17" W	15.49'
30.	S 64°57'41" E	64.66'
31.	S 64°57'41" E	42.07'
32.	S 18°01'19" E	14.99'
33.	S 88°54'49" E	16.99'

NOTES:

1. Bearings are referenced to King's Ridge Addition Phase 1.
2. ½" iron rods with "CORWIN ENGR. INC." set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
3. ☐ Indicates 10'x10' Electric Transformer Easement.
4. D.E. - Drainage Easements.
   B.L. - Building Line.
   W.E. - Water Easements.
   O.W. - Overhang Easements.
   S.E.E. - Sanitary Sewer Easements.
   E.E. - Electric Easements.
   H.O.A. - Homeowners Association
   Δ - Indicates Street Address on Red Cedar Drive
5. "Neither falling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
6. Lots will be developed at SF-8 standards.

FINAL PLAT
OF
MEADOWS OF PRESTON PHASE II
OUT OF THE
GEORGE McNEIL SURVEY, ABSTRACT NO. 608
IN THE
CITY OF FRISCO
COLLIN COUNTY, TEXAS

OWNER
LEGACY/MONTEREY HOMES, LP.
4050 W. PARK BLVD
PLANO, TEXAS 75093
(972) 612-8063

PREPARED BY
CORWIN ENGINEERING, INC.
306 W. MCKINNEY, SUITE 2
ALLEN, TEXAS 75013
(972) 384-1200

JANUARY 2002 SCALE: 1"=100'

SHEET 1 OF 2

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