LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO FIRST TEXAS HOMES, INC., RECORDED IN INSTRUMENT NUMBER 20140825000908100, OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID FIRST TEXAS HOMES TRACT, BEING IN THE SOUTH LINE OF A 2.028 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701510, SAID OFFICIAL PUBLIC RECORDS;

THENCE N 89°11'03"E, 450.00 FEET WITH THE COMMON NORTH LINE OF SAID FIRST TEXAS HOMES TRACT AND SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE NORTHWEST CORNER OF A REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CTMGT FRONTIER 80, LLC RECORDED IN INSTRUMENT NUMBER 20130909000127697O, SAID OFFICIAL PUBLIC RECORDS;

THENCE DEPARTING SAID COMMON LINE WITH THE COMMON EAST LINE OF SAID FIRST TEXAS HOMES TRACT AND THE WEST LINE OF SAID CTMGT FRONTIER 80 TRACT TO FOLLOWING COURSES AND DISTANCES:

S 00°48'57"E, 130.00 FEET DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 89°11'03"E, 32.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AT AN ARC DISTANCE OF 308.45 FEET, THROUGH A CENTRAL ANGLE OF 86°12'30", HAVING A RADIUS OF 205.00 FEET, THE LONG CHORD WHICH BEARS S 47°42'42"E, 280.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CTMGT FRONTIER 80, LLC RECORDED IN INSTRUMENT NUMBER 20140624000644630, SAID OFFICIAL PUBLIC RECORDS;

THENCE N 89°11'03"E, 130.45 FEET WITH THE COMMON NORTH LINE OF SAID FIRST TEXAS HOMES TRACT AND THE SOUTH LINES OF SAID CTMGT FRONTIER 80 TRACTS (20130909001267970 AND 20140624000644630), TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF THAT 2.232 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701510, SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE COMMON EAST LINE OF SAID FIRST TEXAS HOMES TRACT AND THE WEST LINE OF SAID CITY OF CELINA 2.232 ACRE TRACT AND THAT 4.512 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701570, SAID OFFICIAL PUBLIC RECORDS THE FOLLOWING COURSES AND DISTANCES:

S 00°48'57"E, 12.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AT AN ARC DISTANCE OF 250.45 FEET, THROUGH A CENTRAL ANGLE OF 26°19'46", HAVING A RADIUS OF 545.00 FEET, THE LONG CHORD WHICH BEARS S 13°58'50"E, 248.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 27°08'43"E, 408.48 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 261.11 FEET, THROUGH A CENTRAL ANGLE OF 08°28'08", HAVING A RADIUS OF 1766.50 FEET, THE LONG CHORD WHICH BEARS S 22°54'39"E, 260.87 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 71°19'25"W, 130.00 FEET DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.98 FEET, THROUGH A CENTRAL ANGLE OF 01°23'59", HAVING A RADIUS OF 1636.50 FEET, THE LONG CHORD WHICH BEARS S 17°58'36"E, 39.97 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S72°43'24"W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N62°59'51"W, 14.01 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 71°27'33"W, 235.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S27°06'09"W, 14.30 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S72°57'55"W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 243.65 FEET, THROUGH A CENTRAL ANGLE OF 10°53'36", HAVING A RADIUS OF 1281.50 FEET, THE LONG CHORD WHICH BEARS N 22°28'53"W, 243.28 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 73°49'12"W, 13.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 29°29'35"W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 14°50'02"E, 13.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A NON-TNGENT CURVE TO THE LEFT:

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 68.05 FEET, THROUGH A CENTRAL ANGLE OF 03°02'33", HAVING A RADIUS OF 1281.50 FEET, THE LONG CHORD WHICH BEARS N 32°34'45"W, 68.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 55°53'58"W, 127.85 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 32°42'42"W, 11.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 36°20'09"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF SAID FIRST TEXAS HOMES TRACT, BEING THE MOST EASTERLY SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CTMGT FRONTIER 80, LLC RECORDED IN INSTRUMENT NUMBER 20140624000644620, SAID OFFICIAL PUBLIC RECORDS:

THENCE WITH THE COMMON WEST LINE OF SAID FIRST TEXAS HOMES TRACT AND THE EAST LINE OF SAID CTMGT FRONTIER 80 TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 39°37'12"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 42°54'16"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 46°11'19"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 49°28'23"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 52°45'27"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 56°02'30"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 59°19'34"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 62°36'37"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 65°53'41"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 69°10'44"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 72°27'48"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 75°44'51"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 79°01'55"W, 66.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 75°39'46"W, 66.81 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 10°07'03"W, 72.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 24°31'53"W, 179.93 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 53°44'51"W, 50.00 FEET WITH THE WEST LINE OF SAID FIRST TEXAS HOMES TRACT AND THE EAST LINE OF SAID CTMGT FRONTIER 80 TRACTS (20130909001267970 REMAINDER AND 20140624000644620), TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

THENCE WITH THE COMMON NORTH LINE OF SAID FIRST TEXAS HOMES TRACT AND THE SOUTH LINE OF SAID CTMGT FRONTIER 80 TRACT (20130909001267970 REMAINDER) THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 12.73 FEET, THROUGH A CENTRAL ANGLE OF 01°49'26", HAVING A RADIUS OF 400.00 FEET, THE LONG CHORD WHICH BEARS N 35°20'25"E, 12.73 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 34°25'42"E, 60.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 262.81 FEET, THROUGH A CENTRAL ANGLE OF 54°45'21", HAVING A RADIUS OF 275.00 FEET, THE LONG CHORD WHICH BEARS N 61°48'22"E, 252.92 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 89°11'03"E, 261.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

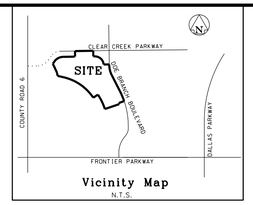
N 44°11'03"E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 00°48'57"W, 95.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 45°48'57"W, 35.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,112,491 SQUARE FEET OR 25.539 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST TEXAS HOMES, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CREEKS OF LEGACY PHASE 1C ADDITION AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. 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 ON LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION 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 PUBLIC'S AND CITY OF CELINA'S USE THEREOF. THE CITY OF CELINA 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 CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS 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 PROCURING PERMISSION FROM ANYONE.



Vicinity Map

LINE TABLE

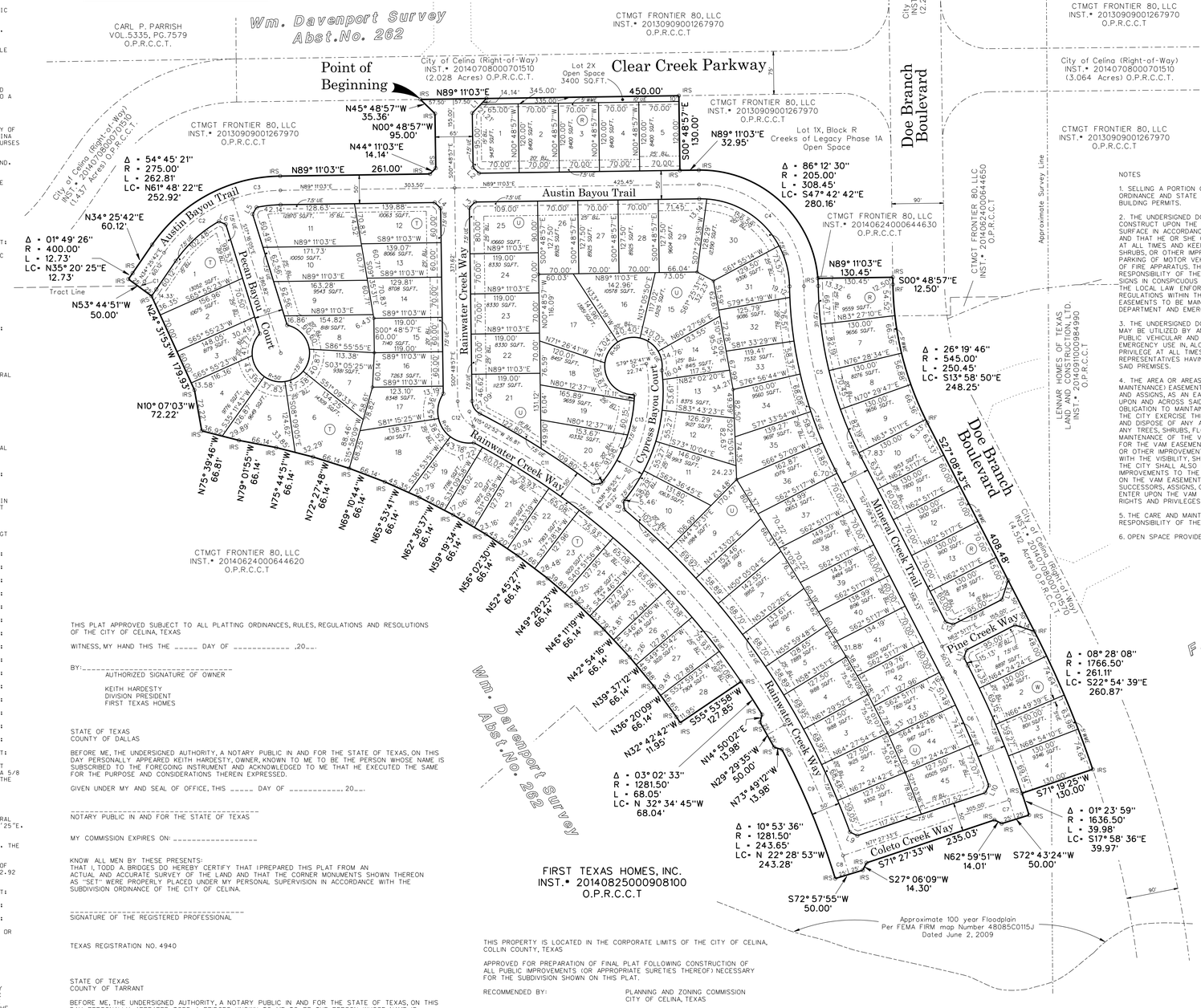
NO.	BEARING	DISTANCE
L1	N 44°11'03" E	35.36'
L2	S 45°48'57" E	14.14'
L3	S 44°11'03" W	14.14'
L4	S 45°48'57" E	14.14'
L5	S 29°59'51" W	13.61'
L6	S 67°50'31" E	12.95'
L7	N 82°58'19" E	14.30'
L8	N 05°44'29" W	14.30'
L9	S 64°11'03" E	14.30'
L10	N 25°54'57" E	14.01'
L11	N 17°51'17" E	14.14'
L12	S 72°08'43" E	14.14'
L13	S 17°51'17" W	35.36'
L14	N 71°58'19" W	35.46'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	01°49'26"	425.00'	13.53'	N 35°20'25" E	13.53'
C2	35°25'15"	250.00'	154.55'	N 52°08'20" E	152.10'
C3	19°20'05"	250.00'	84.36'	N 79°31'00" E	83.96'
C4	89°55'53"	180.00'	282.53'	S 45°51'01" E	254.41'
C5	26°15'39"	700.00'	320.84'	S 14°00'54" E	318.03'
C6	08°36'18"	1611.50'	242.03'	S 22°50'36" E	241.80'
C7	01°15'51"	1611.50'	35.55'	S 17°54'32" E	35.55'
C8	01°30'23"	1306.50'	34.35'	S 17°47'16" E	34.35'
C9	10°57'08"	1306.50'	249.74'	S 24°01'01" E	249.36'
C10	21°53'30"	1306.50'	499.19'	S 40°26'20" E	496.16'
C11	11°30'06"	1306.50'	262.58'	S 57°08'33" E	262.14'
C12	62°05'03"	50.00'	54.18'	S 31°51'29" E	51.57'
C13	48°44'13"	275.00'	233.92'	N 14°14'48" E	226.93'

LEGEND

IRF	= Iron Rod Found
IRS	= Iron Rod Set
B.L.	= Building Line
UE	= Utility Easement
WME	= Wall Maintenance Easement
SQ.FT.	= Square Feet



NOTES

1. SELLING 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 UTILITIES AND BUILDING PERMITS.

2. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

3. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

4. THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IS SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

5. THE CARE AND MAINTENANCE OF ALL OPEN SPACE\COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOA.

6. OPEN SPACE PROVIDED AT 1AC. PER 75 UNITS PROVIDED IN ANOTHER PHASE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS

WITNESS, MY HAND THIS THE _____ DAY OF _____, 20___.

BY:_____
AUTHORIZED SIGNATURE OF OWNER

KEITH HARDESTY
DIVISION PRESIDENT
FIRST TEXAS HOMES

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEITH HARDESTY, OWNER, 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.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

KNOW ALL MEN BY THESE PRESENTS:
THAT I, TODD A. BRIDGES DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

_____
SIGNATURE OF THE REGISTERED PROFESSIONAL

TEXAS REGISTRATION NO. 4940

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, 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.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20___.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:_____

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, COLLIN COUNTY, TEXAS

APPROVED FOR PREPARATION OF FINAL PLAT FOLLOWING CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS (OR APPROPRIATE SURETIES THEREOF) NECESSARY FOR THE SUBDIVISION SHOWN ON THIS PLAT.

RECOMMENDED BY:	PLANNING AND ZONING COMMISSION CITY OF CELINA, TEXAS
SIGNATURE OF CHAIRPERSON	DATE OF RECOMMENDATION
APPROVED BY:	CITY COUNCIL CITY OF CELINA, TEXAS
SIGNATURE OF MAYOR	DATE OF APPROVAL
ATTEST:	
CITY SECRETARY	DATE

Case No._____

A Final Plat of Creeks of Legacy Phase 1C

91 Residential lots
Totaling 25.539 acres

SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS

Owner
First Texas Homes, INC.
500 Crescent Court
Suite 350
Dallas, Texas 75201
214-613-3400

Revisions:

Job #:	CEN13006
Drawn By:	D.FREEMON
Checked By:	T.BRIDGES
Date:	05-02-14

PELOTON LAND SOLUTIONS
5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET 1 OF SHEETS

Creeks of Legacy Ph. 1C

TBPLS Firm Reg. No. 10177700

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