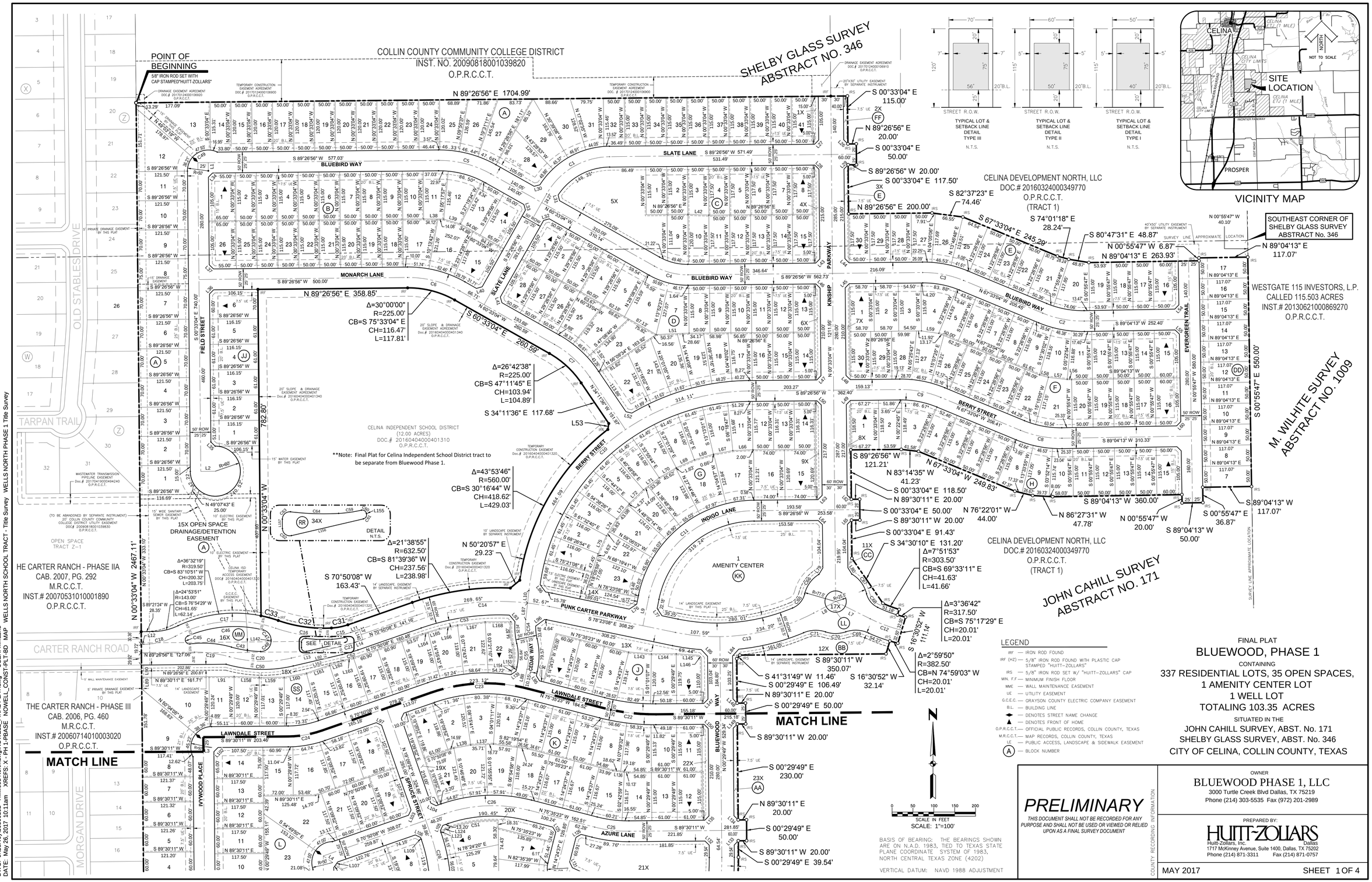


LEGEND

IRF	— IRON ROD FOUND
IRF (HZ)	— 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRS	— 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
MIN. F.F	— MINIMUM FINISH FLOOR
WME	— WALL MAINTENANCE EASEMENT
UE	— UTILITY EASEMENT
G.C.E.E.	— GRAYSON COUNTY ELECTRIC COMPANY EASEMENT
B.L.	— BUILDING LINE
	— DENOTES STREET NAME CHANGE
	— DENOTES FRONT OF HOME
O.P.R.C.C.T.	— OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	— MAP RECORDS, COLLIN COUNTY, TEXAS
LE	— PUBLIC ACCESS, LANDSCAPE & SIDEWALK EASEMENT
(A)	— BLOCK NUMBER

FINAL PLAT

BLUEWOOD, PHASE 1

CONTAINING

337 RESIDENTIAL LOTS, 35 OPEN SPACES, 1 AMENITY CENTER LOT 1 WELL LOT

TOTALING 103.35 ACRES

SITUATED IN THE

JOHN CAHILL SURVEY, ABST. No. 171
SHELBY GLASS SURVEY, ABST. No. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

COUNTY RECORDING INFORMATION

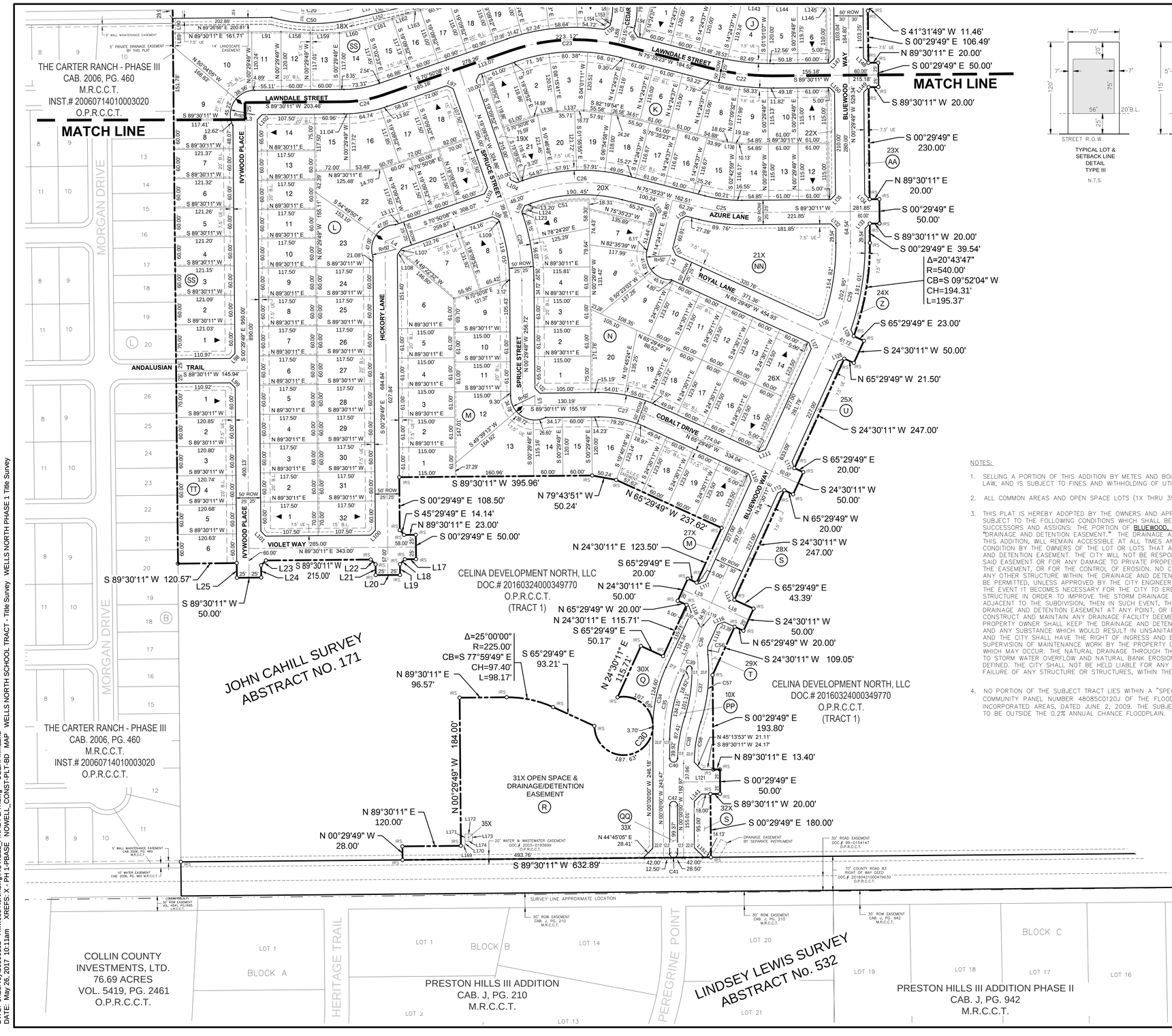
OWNER
BLUEWOOD PHASE 1, LLC
3000 Turtle Creek Blvd Dallas, TX 75219
Phone (214) 303-5535 Fax (972) 201-2989

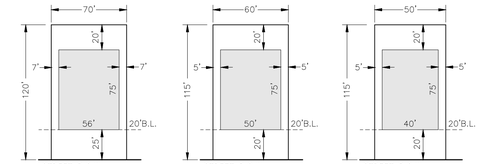
PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

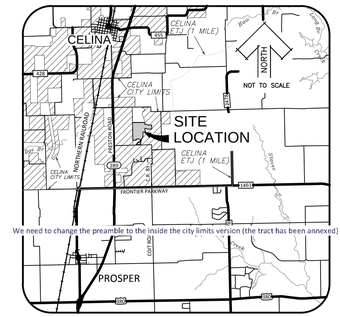
MAY 2017 SHEET 1 OF 4

CITY PROJECT NUMBER: P-201606-01 PROJECT NUMBER: R303661.02

DWG: J:\Survey\303366102 - Hillwood North\dwg\NOWELL_FINAL PLAT.dwg USER: mmadrid
DATE: May 26, 2017 10:11am XREFS: X - PH 1-PBASE NOWELL_CONST-PLT-BD MAP WELLS NORTH SCHOOL TRACT - Title Survey WELLS NORTH PHASE 1 Title Survey







We need to change the preamble to the inside the city limits version (the tract has been annexed)

VICINITY MAP

N

SCALE IN FEET
0 50 100 150 200
SCALE: 1"=100'

BASIS OF BEARING: THE BEARINGS SHOWN ARE ON N.A.D. 1983, TIED TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202)

VERTICAL DATUM: NAVD 1988 ADJUSTMENT

LEGEND

- IRF — IRON ROD FOUND
- IRF (HZ) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F — MINIMUM FINISH FLOOR
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- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. — MAP RECORDS, COLLIN COUNTY, TEXAS
- LE — PUBLIC ACCESS, LANDSCAPE & SIDEWALK EASEMENT
- (A) — BLOCK NUMBER

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. ALL COMMON AREAS AND OPEN SPACE LOTS (1X THRU 35X) WILL BE OWNED AND MAINTAINED BY OF THE H.O.A.
3. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLUEWOOD, PHASE I AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENTS WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
4. NO PORTION OF THE SUBJECT TRACT LIES WITHIN A "SPECIAL FLOOD HAZARD AREA" AS EXPLAINED ON COMMUNITY PANEL NUMBER 48085C0120J OF THE FLOOD INSURANCE RATE MAP, COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 2, 2009. THE SUBJECT PARCEL LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FINAL PLAT

BLUEWOOD, PHASE 1

CONTAINING

337 RESIDENTIAL LOTS, 35 OPEN SPACES,
1 AMENITY CENTER LOT
1 WELL LOT
TOTALING 103.35 ACRES

SITUATED IN THE

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COUNTY RECORDING INFORMATION

OWNER
BLUEWOOD PHASE 1, LLC
3000 Turtle Creek Blvd Dallas, TX 75219
Phone (214) 303-5535 Fax (972) 201-2989

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

MAY 2017 SHEET 2 OF 4

CITY PROJECT NUMBER: P-201606-01 PROJECT NUMBER: R303661.02

DWG: J:\Survey\30366102 - Hillwood North\dwg\NOWELL_FINAL PLAT.dwg USER: mmadrid
DATE: May 26, 2017 10:11am XREFS: X - PH 1-PBASE NOWELL_CONST-PLT-BD MAP WELLS NORTH SCHOOL TRACT - Title Survey WELLS NORTH PHASE 1 Title Survey

AREA TABLES - LOT AND BLOCK

AREA TABLE - BLOCK A

Lot No.	Acres	Sq. Feet
1	0.2010	8,756
2	0.1952	8,505
3	0.1952	8,505
4	0.1952	8,505
5	0.1952	8,505
6	0.1952	8,505
7	0.1952	8,505
8	0.2092	9,112
9	0.1952	8,505
10	0.1952	8,505
11	0.1952	8,505
12	0.2779	12,104
13	0.3415	14,874
14	0.1367	5,954
15	0.1377	6,000
16	0.1377	6,000
17	0.1377	6,000
18	0.1377	6,000
19	0.1377	6,000
20	0.1377	6,000
21	0.1377	6,000
22	0.1377	6,000
23	0.1377	6,000
24	0.1377	6,000
25	0.1612	7,023
26	0.1792	7,807
27	0.2292	9,984
28	0.2100	9,147
29	0.2047	8,916
30	0.2118	9,225
31	0.1693	7,376
32	0.1320	5,752
33	0.1320	5,750
34	0.1320	5,750
35	0.1320	5,750
36	0.1320	5,750
37	0.1320	5,750
38	0.1320	5,750
39	0.1320	5,750
40	0.1320	5,750
41	0.1320	5,750

AREA TABLE - BLOCK B

Lot No.	Acres	Sq. Feet
1	0.1705	7,425
2	0.1320	5,750
3	0.1320	5,750
4	0.1320	5,750
5	0.1320	5,750
6	0.1320	5,750
7	0.1320	5,750
8	0.1320	5,750
9	0.1320	5,750
10	0.1320	5,750
11	0.1434	6,248
12	0.1717	7,480
13	0.1491	6,496
14	0.1711	7,452
15	0.2058	8,964
16	0.2135	9,300
17	0.1952	8,503
18	0.1320	5,750
19	0.1320	5,750
20	0.1320	5,750
21	0.1320	5,750
22	0.1320	5,750
23	0.1320	5,750
24	0.1320	5,750
25	0.1320	5,750
26	0.1705	7,425

AREA TABLE - BLOCK C

Lot No.	Acres	Sq. Feet
1	0.1320	5,750
2	0.1320	5,750
3	0.1334	5,812
4	0.1349	5,875
5	0.1349	5,875
6	0.1349	5,875
7	0.1349	5,875
8	0.1349	5,875
9	0.1345	5,858
10	0.1363	5,938
11	0.1349	5,875
12	0.1349	5,875
13	0.1349	5,875
14	0.1349	5,875
15	0.1349	5,875

AREA TABLE - BLOCK D

Lot No.	Acres	Sq. Feet
1	0.1579	6,880
2	0.1326	5,775
3	0.1326	5,775
4	0.1591	6,930
5	0.1614	7,029
6	0.1946	8,478
7	0.1721	7,496
8	0.1320	5,750
9	0.1320	5,750
10	0.1320	5,750
11	0.1320	5,750
12	0.1320	5,750
13	0.1319	5,745
14	0.1319	5,745
15	0.1320	5,750
16	0.1320	5,750
17	0.1396	6,081
18	0.1468	6,393
19	0.1659	7,226
20	0.1903	8,291
21	0.1822	7,935
22	0.2073	9,030
23	0.1988	8,661
24	0.1658	7,223
25	0.1481	6,452
26	0.1326	5,775
27	0.1326	5,775
28	0.1579	6,880

AREA TABLE - BLOCK E

Lot No.	Acres	Sq. Feet
16	0.1573	6,850
17	0.1320	5,750
18	0.1320	5,750
19	0.1424	6,202
20	0.1844	8,034
21	0.1689	7,355
22	0.1320	5,750
23	0.1320	5,750
24	0.1320	5,750
25	0.1483	6,458
26	0.1526	6,646
27	0.1434	6,249
28	0.1349	5,875
29	0.1349	5,875
30	0.1349	5,875

AREA TABLE - BLOCK F

Lot No.	Acres	Sq. Feet
1	0.1550	6,750
2	0.1550	6,750
3	0.1439	6,268
4	0.1728	7,525
5	0.1320	5,750
6	0.1320	5,750
7	0.1320	5,750
8	0.1320	5,750
9	0.1448	6,307
10	0.1532	6,675
11	0.1433	6,244
12	0.1320	5,750
13	0.1320	5,750
14	0.1320	5,750
15	0.1573	6,850
16	0.1573	6,850
17	0.1320	5,750
18	0.1320	5,750
19	0.1320	5,750
20	0.1320	5,750
21	0.1944	8,469
22	0.1731	7,542
23	0.1320	5,750
24	0.1320	5,750
25	0.1320	5,750
26	0.1454	6,336
27	0.1543	6,722
28	0.1428	6,219
29	0.1320	5,750
30	0.1320	5,750

AREA TABLE - BLOCK G

Lot No.	Acres	Sq. Feet
1	0.1456	6,340
2	0.1456	6,340
3	0.1456	6,340
4	0.1456	6,340
5	0.1456	6,340
6	0.1456	6,340
7	0.1456	6,340
8	0.1456	6,340
9	0.1456	6,340
10	0.1454	6,333
11	0.1433	6,241
12	0.1332	5,802
13	0.1335	5,815
14	0.1335	5,815
15	0.2050	8,931
16	0.2053	8,944
17	0.2298	10,012
18	0.2335	10,172
19	0.1904	8,292
20	0.1590	6,926
21	0.1896	8,261
22	0.1569	6,836
23	0.1856	8,085

AREA TABLE - BLOCK H

Lot No.	Acres	Sq. Feet
1	0.1830	7,971
2	0.1484	6,464
3	0.1733	7,548
4	0.1385	6,033
5	0.1320	5,750
6	0.1320	5,750
7	0.1320	5,750
8	0.1482	6,455
9	0.1514	6,593
10	0.1407	6,129
11	0.1320	5,750
12	0.1320	5,750
13	0.1320	5,750
14	0.1320	5,750
15	0.1573	6,850

AREA TABLE - BLOCK SS

Lot No.	Acres	Sq. Feet
1	0.1933	8,420
2	0.1668	7,264
3	0.1668	7,267
4	0.1669	7,270
5	0.1670	7,274
6	0.1671	7,277
7	0.1671	7,281
8	0.1666	7,257
9	0.2773	12,080
10	0.3737	16,279
11	0.1653	7,200
12	0.1632	7,110
13	0.1612	7,020
14	0.1887	8,221
15	0.1684	7,337
16	0.1607	7,001
17	0.1608	7,003
18	0.1608	7,003
19	0.1660	7,230
20	0.1759	7,664
21	0.1727	7,522
22	0.1752	7,634

AREA TABLE - BLOCK J

Lot No.	Acres	Sq. Feet
1	0.1653	7,200
2	0.1653	7,200
3	0.1651	7,192
4	0.1888	8,222
5	0.1684	7,334
6	0.1614	7,030

AREA TABLE - BLOCK K

Lot No.	Acres	Sq. Feet
1	0.1664	7,250
2	0.1844	8,032
3	0.1879	8,183
4	0.1833	7,986
5	0.1620	7,057
6	0.1610	7,015
7	0.1610	7,015
8	0.1768	7,702
9	0.1774	7,728
10	0.1611	7,016
11	0.1610	7,015
12	0.1610	7,015
13	0.1610	7,015
14	0.1801	7,846
15	0.1970	8,579
16	0.1634	7,117
17	0.1634	7,117
18	0.1940	8,450
19	0.1852	8,067
20	0.1885	8,213
21	0.1804	7,859

AREA TABLE - BLOCK L

Lot No.	Acres	Sq. Feet
1	0.1877	8,175
2	0.1618	7,050
3	0.1618	7,050
4	0.1618	7,050
5	0.1618	7,050
6	0.1618	7,050
7	0.1618	7,050
8	0.1618	7,050
9	0.1618	7,050
10	0.1618	7,050
11	0.1618	7,050
12	0.1618	7,050
13	0.1618	7,050
14	0.2012	8,763
15	0.1942	8,461
16	0.2314	10,079
17	0.1943	8,462
18	0.2200	9,585
19	0.1877	8,175
20	0.1618	7,050
21	0.1618	7,050
22	0.3443	15,000
23	0.3048	13,276
24	0.1618	7,050
25	0.1618	7,050
26	0.1618	7,050
27	0.1618	7,050
28	0.1618	7,050
29	0.1618	7,050
30	0.1618	7,050
31	0.1618	7,050
32	0.1877	8,175

AREA TABLE - BLOCK M

Lot No.	Acres	Sq. Feet
1	0.1610	7,015
2	0.1610	7,015
3	0.1610	7,015
4	0.1610	7,015
5	0.1610	7,015
6	0.2931	12,766
7	0.2852	12,422
8	0.2371	10,329
9	0.2353	10,250
10	0.1610	7,015
11	0.1610	7,015
12	0.2654	11,561
13	0.3284	14,305
14	0.1631	7,107
15	0.1653	7,200
16	0.2030	8,841
17	0.1780	7,755
18	0.1701	7,410
19	0.1701	7,410
20	0.1701	7,410

AREA TABLE - BLOCK N

Lot No.	Acres	Sq. Feet
1	0.1969	8,575
2	0.1610	7,015
3	0.1610	7,015
4	0.1612	7,022
5	0.1854	8,077
6	0.1954	8,511
7	0.1894	8,249
8	0.2725	11,870
9	0.2189	9,534
10	0.1701	7,410
11	0.1701	7,410
12	0.1701	7,410
13	0.1701	7,410
14	0.1701	7,410
15	0.1701	7,410
16	0.1701	7,410
17	0.1701	7,410
18	0.1701	7,411
19	0.2066	8,997
20	0.2922	12,730

AREA TABLE - BLOCK TT

Lot No.	Acres	Sq. Feet
1	0.1931	8,412
2	0.1664	7,249
3	0.1663	7,246
4	0.1663	7,243
5	0.1662	7,239
6	0.1661	7,236

AREA TABLE - BLOCK DD

Lot No.	Acres	Sq. Feet
7	0.1344	5,853
8	0.1344	5,853
9	0.1344	5,853
10	0.1344	5,853
11	0.1344	5,853
12	0.1344	5,853
13	0.1344	5,853
14	0.1344	5,853
15	0.1344	5,853
16	0.1344	5,853
17	0.1344	5,853

AREA TABLE - BLOCK JJ

Lot No.	Acres	Sq. Feet
1	0.1615	7,035
2	0.1627	7,085
3	0.1627	7,085
4	0.1627	7,085
5	0.1627	7,085
6	0.1855	8,080
7	12.0020	522,806

AREA TABLE - BLOCK KK

Lot No.	Acres	Sq. Feet
1	1.7485	76,164

AREA TABLE - OPEN SPACE

Lot No.	Block No.	Acres	Sq. Feet
1X	A	0.0385	1,675
2X	FF	0.0253	1,100
3X	E	0.0517	2,250
4X	C	0.0786	3,425
5X	C	0.7253	31,596
6X	D	0.0772	3,361
7X	F	0.0505	2,200
8X	H	0.0521	2,270
9X	G	0.0793	3,455
10X	PP	0.1009	4,396
11X	CC	0.0914	3,980
12X	BB	.3702	16,124
13X	J	0.3724	16,220
14X	G	0.2695	11,741
15X	A	2.1549	93,869
16X	MM	0.1951	8,497
17X	LL	0.0469	2,043
18X	SS	0.4457	19,414
19X	K	0.1056	4,600
20X	N	0.1382	6,021
21X	NN	1.0199	44,427
22X	K	0.0769	3,350
23X	AA	0.0505	2,200
24X	Z	0.0511	2,227
25X	U	0.0544	2,370
26X	N	0.0828	3,605
27X	M	0.0828	3,605
28X	S	0.0544	2,370
29X	T	0.1417	6,174
30X	Q	0.2121	9,239
31X	R	2.5769	112,251
32X	S	0.0930	4,051
33X	QQ	0.0411	1,791
34X	RR	0.0487	2,120
35X	R	0.0052	225

LAND USE TABLE			
Gross Site Area (Acreage):	103.35 Ac.		
Street Right of Way (Acreage):	XX.XX Ac.		
NET ACREAGE:	XX.XX Ac.		
Residential Lots (Acreage):	55.35 Ac.	Residential Lots (Number):	337
Open Space Lots Area (Acreage):	10.05 Ac.	Open Space Lots (Number):	35
Amenity Center Lot (Acreage):	1.75 Ac.	Amenity Lots (Number):	1
Well Lot (Acreage):	0.01 Ac.	Elementary School Lots (Number):	1
Elementary School Lot (Acreage):	12.00 Ac.	Elementary School Lots (Number):	1

CURVE TABLES

CURVE TABLE					
CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	60°00'00"	175.00'	S 59°26'56" W	175.00'	183.26'
C2	23°22'43"	250.00'	N 79°14'26" W	101.30'	102.01'
C3	23°00'00"	250.00'	N 79°03'04" W	99.68'	100.36'
C4	30°00'00"	160.00'	N 75°33'04" W	82.82'	83.78'
C5	30°00'00"	250.00'	N 75°33'04" W	129.41'	130.90'
C6	30°00'00"	250.00'	N 75°33'04" W	129.41'	130.90'
C7	26°42'38"	250.00'	N 47°11'45" W	115.49'	116.55'
C8	23°22'43"	250.00'	N 79°14'26" W	101.30'	102.01'
C9	23°00'00"	250.00'	N 79°03'04" W	99.68'	100.36'
C10	83°20'28"	535.00'	S 47°46'42" W	711.39'	778.20'
C11	77°50'03"	260.00'	S 50°31'54" W	326.66'	353.20'
C12	13°12'36"	350.00'	S 70°09'22" E	80.52'	80.70'
C13	39°09'57"	500.00'	N 82°01'54" E	335.17'	341.79'
C14	30°46'44"	600.00'	N 86°13'30" E	318.45'	322.32'
C15	16°05'18"	162.50'	N 78°52'47" E	45.48'	45.63'
C16	22°12'03"	354.00'	S 81°58'32" E	136.31'	137.17'
C17	47°24'48"	300.00'	N 85°25'05" E	241.23'	248.26'
C18	27°44'15"	162.50'	N 75°34'49" E	77.90'	78.67'
C19	16°09'51"	300.00'	S 82°28'08" E	84.36'	84.64'
C20	28°43'16"	300.00'	S 88°44'51" E	148.81'	150.38'
C21	6°03'23"	354.00'	N 73°51'50" E	37.40'	37.42'
C22	14°54'26"	500.00'	N 83°02'36" W	129.72'	130.09'
C23	33°34'28"	400.00'	S 87°37'22" W	231.06'	234.39'
C24	18°40'03"	250.00'	S 80°10'10" W	81.09'	81.45'
C25	14°54'26"	320.00'	N 83°02'36" W	83.02'	83.26'
C26	33°34'28"	350.00'	S 87°37'22" W	202.17'	205.10'
C27	25°00'00"	250.00'	N 77°59'49" W	108.22'	109.08'
C28	18°40'03"	400.00'	N 09°49'50" W	129.75'	130.32'
C29	25°00'00"	500.00'	N 12°00'11" E	216.44'	218.17'
C30	281°58'50"	60.00'	N 38°53'19" E	75.53'	295.29'
C31	16°05'18"	143.00'	N 78°52'47" E	40.02'	40.15'
C32	22°12'03"	334.50'	S 81°58'32" E	128.80'	129.61'
C33	7°40'29"	319.50'	N 74°42'45" W	42.76'	42.80'
C34	24°30'11"	300.00'	S 12°15'05" W	127.32'	128.30'
C35	24°30'11"	326.19'	S 12°15'05" W	138.44'	139.50'
C36	30°18'48"	112.59'	S 09°20'49" W	58.88'	59.57'
C37	23°39'57"	316.06'	S 06°01'21" W	129.62'	130.55'
C38	153°35'00"	5.00'	N 78°42'19" W	9.74'	13.40'
C38	17°51'20"	300.00'	S 08°55'40" W	93.11'	93.49'
C39	19°46'09"	287.50'	N 07°58'15" E	98.71'	99.20'
C39	154°16'06"	5.00'	S 78°21'46" E	9.75'	13.46'
C40	6°32'52"	312.50'	S 14°34'54" W	35.69'	35.71'
C40	172°06'50"	8.10'	N 89°05'41" W	16.16'	24.33'
C41	103°11'43"	15.00'	N 62°54'19" E	23.51'	27.02'
C41	180°00'00"	8.00'	N 90°00'00" W	16.00'	25.13'
C42	78°33'53"	20.00'	S 26°12'52" E	25.33'	27.42'
C42	180°00'00"	8.00'	N 90°00'00" E	16.00'	25.13'
C43	11°26'07"	287.50'	S 18°47'08" W	57.28'	57.38'
C43	14°40'35"	276.50'	N 81°29'56" W	70.63'	70.83'
C44	23°01'33"	250.00'	N 85°40'25" W	99.79'	100.47'
C45	164°14'18"	10.00'	N 15°04'03" W	19.81'	28.67'
C46	36°46'57"	287.50'	N 85°26'35" E	181.41'	184.57'
C47	75°36'52"	24.50'	S 38°21'30" E	30.04'	32.33'
C48	91°42'51"	24.50'	S 45°18'21" W	35.16'	39.22'
C49	115°50'32"	50.00'	S 57°22'11" W	84.73'	101.09'
C50	29°08'52"	319.50'	S 88°32'03" E	160.79'	162.54'
C51	21°35'57"	315.00'	S 81°38'07" W	118.05'	118.75'
C52	6°03'23"	373.50'	N 73°51'50" E	39.46'	39.48'
C53	21°43'26"	567.50'	S 81°41'51" W	213.88'	215.17'
C54	19°50'34"	150.00'	S 03°20'11" E	51.69'	51.95'
C55	26°03'09"	150.00'	N 00°13'53" W	67.62'	68.21'
C56	11°11'18"	90.59'	S 00°12'58" E	17.66'	17.69'
C57	23°39'57"	338.06'	N 06°01'21" E	138.65'	139.64'
C58	17°23'47"	278.00'	S 09°09'27" W	84.08'	84.41'
C59	10°05'07"	170.00'	N 81°52'53" E	29.89'	29.92'
C60	90°03'12"	5.50'	S 58°08'05" E	7.78'	8.64'
C61	90°00'00"	5.50'	S 31°53'31" W	7.78'	8.64'
C62	102°33'25"	9.50'	N 51°49'46" W	14.82'	17.00'
C63	97°26'07"	9.50'	N 48°09'59" E	14.28'	16.16'
C64	9°57'36"	361.50'	S 88°05'45" E	62.76'	62.84'
C65	53°20'43"	49.50'	N 40°37'30" E	44.44'	46.09'
C66	44°24'21"	76.50'	S 36°09'19" W	57.82'	59.29'
C67	45°17'45"	76.50'	N 36°48'45" W	58.92'	60.48'
C68	50°05'08"	49.50'	S 39°12'27" E	41.91'	43.27'
C69	43°11'42"	74.50'	N 86°57'13" W	54.84'	56.17'
C70	36°57'19"	76.50'	N 89°55'36" E	48.49'	49.34'
C71	41°16'38"	74.50'	S 87°45'57" W	52.52'	53.67'

LINE TABLES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°33'04" E	20.00'
L2	N 89°26'56" E	35.00'
L3	N 89°30'11" E	20.00'
L4	S 54°49'50" E	27.69'
L5	N 00°29'49" W	20.00'
L6	S 24°30'11" W	20.00'
L7	S 63°33'04" E	92.38'
L8	N 62°26'56" E	59.03'
L9	S 11°36'52" W	69.68'
L10	S 06°06'28" W	30.46'
L11	N 70°50'08" E	22.27'
L12	N 89°26'56" E	5.96'
L13	N 76°53'31" E	120.36'
L14	N 70°50'08" E	19.32'
L15	N 65°29'49" W	65.00'
L16	N 65°29'49" W	83.39'
L17	S 89°30'11" W	23.00
L18	S 44°30'11" W	14.14'
L19	S 00°29'49" E	22.00
L20	S 89°30'11" W	50.00'
L21	N 00°29'49" W	22.00'
L22	N 45°29'49" W	14.14'
L23	S 44°30'11" W	14.14'
L24	S 00°29'49" E	25.00'
L25	N 00°29'49" W	30.13'
L26	N 45°33'04" W	14.14'
L27	N 44°26'56" E	14.14'
L28	S 45°33'04" E	14.14'
L29	N 44°26'56" E	14.14'
L30	N 75°16'20" E	14.34'
L31	N 14°27'45" W	13.87'
L32	S 74°26'56" W	14.14'
L33	S 15°33'04" E	14.14'
L34	N 44°26'56" E	14.14'
L35	S 45°33'04" E	14.14'
L36	N 44°26'56" E	14.14'
L37	S 45°33'04" E	14.14'
L38	N 89°19'38" W	48.20'
L39	N 73°44'00" W	41.86'
L40	N 74°26'56" E	14.14'
L41	S 15°33'04" E	14.14'
L42	N 87°41'20" W	50.06'
L43	S 44°26'56" W	14.14'
L44	N 45°33'04" W	14.14'
L45	S 44°26'56" W	14.14'
L46	S 45°33'04" E	14.14'
L47	S 44°26'56" W	14.14'
L48	N 45°33'04" W	14.14'
L49	N 44°26'56" E	14.14'
L50	N 45°33'04" W	14.14'
L51	S 87°45'43" W	79.03'
L52	N 77°39'21" W	14.52'
L53	N 09°16'24" E	14.52'
L54	N 44°04'13" E	14.14'
L55	N 45°55'47" W	14.14'
L56	N 88°14'38" W	10.49'
L57	N 83°24'42" W	45.30'
L58	N 75°24'24" W	21.92'
L59	N 81°54'28" W	41.72'
L60	S 44°04'13" W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N 45°55'47" W	14.14'
L62	N 45°33'04" W	14.14'
L63	S 44°26'56" W	14.14'
L64	N 45°33'04" W	14.14'
L65	N 44°26'56" E	14.14'
L66	N 87°10'30" E	47.90'
L67	N 79°50'39" E	47.47'
L68	N 73°19'52" E	47.45'
L69	N 66°25'38" E	47.45'
L70	N 59°31'24" E	47.45'
L71	N 52°37'10" E	47.45'
L72	N 45°42'55" E	47.45'
L73	N 38°48'41" E	47.45'
L74	N 31°54'27" E	47.45'
L75	N 25°00'13" E	47.45'
L76	S 56°36'52" W	21.21'
L77	N 33°23'08" W	21.21'
L78	N 32°48'25" E	17.04'
L79	N 31°07'20" E	17.02'
L80	S 32°13'28" E	17.02'
L81	S 31°36'54" E	17.54'
L82	N 86°49'20" E	16.92'
L83	S 85°59'57" E	17.35'
L84	S 42°22'57" W	21.98'
L85	S 43°34'51" E	21.91'
L86	N 36°41'50" W	21.65'
L87	N 06°35'06" E	40.00'
L88	N 12°47'41" E	44.61'
L89	N 00°33'04" W	28.09'
L90	N 00°33'04" W	29.14'
L91	N 89°30'11" E	60.00'
L92	S 76°53'31" W	120.36'
L93	S 40°08'59" E	20.63'
L94	N 75°35'23" W	10.01'
L95	S 31°23'51" E	14.34'
L96	S 53°30'53" W	26.69'
L97	N 64°09'52" W	14.14'
L98	S 44°30'11" W	14.14'
L99	N 45°29'49" W	14.14'
L100	N 44°30'11" E	14.14'
L101	N 45°29'49" W	14.14'
L102	N 44°30'11" E	14.14'
L103	N 25°50'08" E	14.14'
L104	N 64°09'52" W	14.14'
L105	N 25°50'08" E	14.14'
L106	N 64°09'52" W	14.14'
L107	N 35°10'10" E	8.68'
L108	N 35°10'10" E	7.57'
L109	S 19°09'52" E	4.86'
L110	S 20°29'49" E	14.14'
L111	N 69°30'11" E	14.14'
L112	N 20°29'49" W	14.14'
L113	S 69°30'11" W	14.14'
L114	S 20°29'49" E	14.14'
L115	N 24°30'11" E	48.98'
L116	N 69°30'11" E	14.14'
L117	N 69°30'11" E	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L118	N 20°29'49" W	14.14'
L119	N 65°29'49" W	3.00'
L120	S 24°30'11" W	105.55'
L121	N 89°30'11" E	74.79'
L122	N 45°29'49" W	14.14'
L123	N 19°09'52" W	4.86'
L124	N 70°50'08" E	23.20'
L125	S 30°35'23" E	14.14'
L126	N 59°24'37" E	14.14'
L127	S 20°29'49" E	14.14'
L128	N 69°30'11" E	14.14'
L129	N 23°01'03" W	14.75'
L130	N 66°44'42" E	13.44'
L131	S 25°32'36" E	15.33'
L132	S 45°29'49" E	14.14'
L133	N 44°30'11" E	14.14'
L134	N 45°29'49" W	14.14'
L135	S 44°30'11" W	14.14'
L136	S 82°15'17" E	27.68'
L137	S 87°52'45" W	54.44'
L138	S 79°35'01" W	41.10'
L139	S 55°50'15" W	14.65'
L140	N 19°09'52" W	26.00'
L141	N 44°45'05" E	21.30'
L142	S 00°33'04" E	3.23'
L143	N 85°46'45" W	54.56'
L144	S 89°51'56" W	59.57'
L145	S 85°58'23" E	55.19'
L146	S 43°14'06" E	7.34'
L147	S 44°30'11" W	14.14'
L148	N 45°29'49" W	14.14'
L149	S 44°30'11" W	14.14'
L150	S 45°29'49" E	14.14'
L151	N 45°14'55" W	28.16'
L152	S 76°56'12" W	120.13'
L153	S 12°47'41" W	10.35'
L154	S 12°47'41" W	21.06'
L155	S 13°06'29" E	0.61'
L156	S 76°53'31" W	96.33'
L157	N 00°33'04" W	12.34'
L158	S 87°38'24" E	60.07'
L159	N 89°30'31" E	60.00'
L160	N 79°34'08" E	54.09'
L164	N 70°50'56" E	53.43'
L165	N 70°50'56" E	28.09'
L166	N 79°00'09" E	25.00'
L167	N 83°23'01" E	66.71'
L168	N 89°48'00" E	61.61'
L169	N 89°30'11" E	8.51'
L170	N 00°29'49" W	9.25'
L171	N 00°29'49" W	15.00'
L172	N 89°30'11" E	15.00'
L173	S 00°29'49" E	15.00'
L174	S 89°30'11" W	15.00'

FINAL PLAT

BLUEWOOD, PHASE 1

CONTAINING

337 RESIDENTIAL LOTS, 35 OPEN SPACES,
1 AMENITY CENTER LOT
1 WELL LOT
TOTALING 103.35 ACRES

SITUATED IN THE

JOHN CAHILL SURVEY, ABST. No. 171
SHELBY GLASS SURVEY, ABST. No. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

COUNTY RECORDING INFORMATION

OWNER
BLUEWOOD PHASE 1, LLC
3000 Turtle Creek Blvd Dallas, TX 75219
Phone (214) 303-5535 Fax (972) 201-2989

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, In

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Celina Development North, LLC, and Celina Independent School District are the owners of a tract of land situated in the John Cahill Survey, Abstract No. 171, and in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas, and being a portion of a tract of land described in instrument to Celina Development North, LLC, recorded in Document No. 20160324000349770, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), also being a portion of Streets 1 , 2, and 3 as described in instrument to the City of Celina, recorded in Document No. 20160421000479030 , O.P.R.C.C.T and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars Cap at the southwest corner of a called 75.0000 acre tract of land described in instrument to Collin County Community College District, recorded under Document No. 20090818001039820, O.P.R.C.C.T., and being in the east line of The Carter Ranch Phase IIA, an addition to the City of Celina, Texas, recorded in Cabinet 2007, Page 972 of the Map Records of Collin County Texas;

THENCE, North 89 degrees 26 minutes 56 seconds East along the south line of the Collin County Community College District, passing at a distance of 1,665.00 feet a 5/8 inch iron rod found with plastic cap stamped "KHA" at the southeast corner of the Collin County Community College tract, in all a total distance of 1,704.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 115.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 26 minutes 56 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 26 minutes 56 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 117.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 26 minutes 56 seconds East, a distance of 200.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 82 degrees 37 minutes 23 seconds East, a distance of 74.46 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 67 degrees 33 minutes 04 seconds East, a distance of 245.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 74 degrees 01 minute 18 seconds East, a distance of 28.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 80 degrees 47 minutes 31 seconds East, a distance of 48.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 04 minutes 13 seconds East, a distance of 263.93 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 55 minutes 47 seconds West, a distance of 6.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 04 minutes 13 seconds East, a distance of 117.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 55 minutes 47 seconds East, a distance of 550.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 04 minutes 13 seconds West, a distance of 117.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 55 minutes 47 seconds East, a distance of 36.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 04 minutes 13 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 55 minutes 47 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 04 minutes 13 seconds West, a distance of 310.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 86 degrees 27 minutes 31 seconds West, a distance of 47.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 76 degrees 22 minutes 01 second West, a distance of 44.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 67 degrees 33 minutes 04 seconds West, a distance of 249.83 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 83 degrees 14 minutes 35 seconds West, a distance of 41.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 26 minutes 56 seconds West, a distance of 121.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 118.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 33 minutes 04 seconds East, a distance of 91.43 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 34 degrees 30 minutes 10 seconds East, a distance of 131.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 07 degrees 51 minutes 53 seconds, a radius of 303.50 feet, subtended by a 41.63 foot chord which bears South 69 degrees 33 minutes 11 seconds East;

THENCE, along said curve to the left an arc distance of 41.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 16 degrees 30 minutes 52 seconds West, a distance of 14.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 03 degrees 36 minutes 42 seconds, a radius of 317.50 feet, subtended by a 20.01 foot chord which bears South 75 degrees 17 minutes 29 seconds East;

THENCE, along said curve to the left an arc distance of 20.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 16 degrees 30 minutes 52 seconds West, a distance of 65.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 02 degrees 59 minutes 50 seconds, a radius of 382.50 feet, subtended by a 20.01 foot chord which bears North 74 degrees 59 minutes 03 seconds West;

THENCE, along said curve to the right an arc distance of 20.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 16 degrees 30 minutes 52 seconds West, a distance of 32.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 350.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 41 degrees 31 minutes 49 seconds West, a distance of 11.46 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 106.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 230.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 39.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the right having a central angle of 20 degrees 43 minutes 47 seconds, a radius of 540.00 feet, subtended by a 194.31 foot chord which bears South 09 degrees 52 minutes 04 seconds West;

THENCE, along said curve to the right an arc distance of 195.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 23.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 65 degrees 29 minutes 49 seconds West, a distance of 21.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 247.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 65 degrees 29 minutes 49 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 247.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 43.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 65 degrees 29 minutes 49 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 24 degrees 30 minutes 11 seconds West, a distance of 109.05 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 193.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 13.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 130.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the north right of way line of County Road 83 (70 foot wide right of way) as described in instrument to the City of Celina, recorded in Document No. 20160421000479030 , O.P.R.C.C.T;

THENCE, South 89 degrees 30 minutes 11 seconds West, along the north right of way line of said County Road 83, a distance of 632.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, departing the north right of way line of said County Road 83, a distance of 28.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, a distance of 184.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 96.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the right having a central angle of 25 degrees 00 minutes 00 seconds, a radius of 225.00 feet, subtended by a 97.40 foot chord which bears South 77 degrees 59 minutes 49 seconds East;

THENCE, along said curve to the right an arc distance of 98.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 93.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 281 degrees 58 minutes 50 seconds, a radius of 60.00 feet, subtended by a 75.53 foot chord which bears North 38 degrees 53 minutes 19 seconds East;

THENCE, along said curve to the left an arc distance of 295.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 24 degrees 30 minutes 11 seconds East, a distance of 115.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 50.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 24 degrees 30 minutes 11 seconds East, a distance of 115.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 65 degrees 29 minutes 49 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 24 degrees 30 minutes 11 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 65 degrees 29 minutes 49 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 24 degrees 30 minutes 11 seconds East, a distance of 123.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 65 degrees 29 minutes 49 seconds West, a distance of 237.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 79 degrees 43 minutes 51 seconds West, a distance of 50.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 395.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 108.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 45 degrees 29 minutes 49 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 30 minutes 11 seconds East, a distance of 23.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 23.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 44 degrees 30 minutes 11 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 22.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, a distance of 22.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 45 degrees 29 minutes 49 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 215.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 44 degrees 30 minutes 11 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 29 minutes 49 seconds East, a distance of 25.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 29 minutes 49 seconds West, a distance of 30.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 30 minutes 11 seconds West, a distance of 120.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" in the east line of The Carter Ranch Phase III, an addition to the City of Celina, Texas, recorded in Cabinet 2006, Page 460, M.R.C.C.T. ;

THENCE, along the easterly lines of said Carter Ranch Phase III and said Carter Ranch Phase IIA, North 00 degrees 33 minutes 04 seconds West, passing at a distance of 1,199.00 feet a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northeast corner of Carter Ranch Road (80 foot right of way), recorded in Cabinet 2007, Page 292, M.R.C.C.T., in all a total distance of 2,467.11 feet to the **POINT OF BEGINNING** and **CONTAINING** having an area of 103.35 acres of land, more or less.

SAVE & EXCEPT TRACT

BEING all of a 12.00 acre tract of land described in instrument to Celina Independent School District, recorded in Document No. 20160404000401310, O.P.R.C.C.T.,

GROSS AREA - 103.35 Acres
NET AREA - 91.35 Acres

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Celina Development North, LLC, the Celina Independent School District, and the City of Celina acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Bluewood Phase I, 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.

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, _____ 2017.

By:

Authorized Signature of _____, Celina Development North, LLC

_____
Title

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 _____, 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 hand and seal of office, this _____ day of _____ , 2017.

_____
Notary Public in and for the State of Texas

My Commission Expires On: _____

By:

Authorized Signature of _____, City of Celina

_____
Title

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 _____, 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 hand and seal of office, this _____ day of _____ , 2017.

_____
Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
Firm Registration No. 10025600

Date: _____

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 Eric J. Yahoudy, 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 hand and seal of office, this _____ day of _____ , 2017.

Notary Public in and for the State of Texas_____

My Commission Expires On:_____

PROPERTY LOCATION STATEMENT
This property is located in the corporate limits of the City of Celina, Collin County, Texas.

_____ _____
Signature of Mayor Date of approval

ATTEST:

_____ _____
City Secretary Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the 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

FINAL PLAT
BLUEWOOD, PHASE 1
CONTAINING
337 RESIDENTIAL LOTS, 35 OPEN SPACES,
1 AMENITY CENTER LOT
1 WELL LOT
TOTALING 103.35 ACRES
SITUATED IN THE
JOHN CAHILL SURVEY, ABST. No. 171
SHELBY GLASS SURVEY, ABST. No. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

COUNTY RECORDING INFORMATION

OWNER
BLUEWOOD PHASE 1, LLC
3000 Turtle Creek Blvd Dallas, TX 75219
Phone (214) 303-5535 Fax (972) 201-2989

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

MAY 2017 SHEET 4 OF 4

CITY PROJECT NUMBER: P-201606-01 **PROJECT NUMBER:** R303661.02