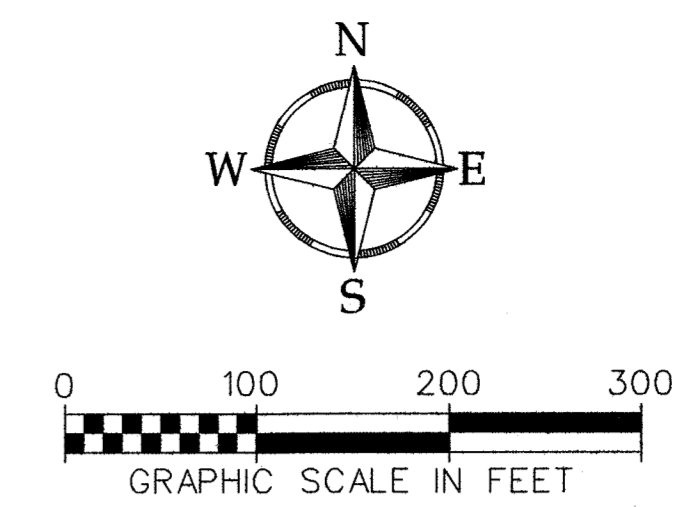


LINE TABLE with columns for NO., BEARING, and DISTANCE for various line segments.

Barcode and date/time stamp: 20160310 12:06:44 PM PL 1/2

LEGEND defining symbols for DE (Drainage Easement), SSE (Sanitary Sewer Easement), UE (Utility Easement), B.L. (Building Line), S.Q.F.T. (Square Foot), IRF (Iron Rod Found), IRS (Iron Rod Set), WME (Wall Maintenance Easement), and a diamond symbol for Denotes Street Name Change.

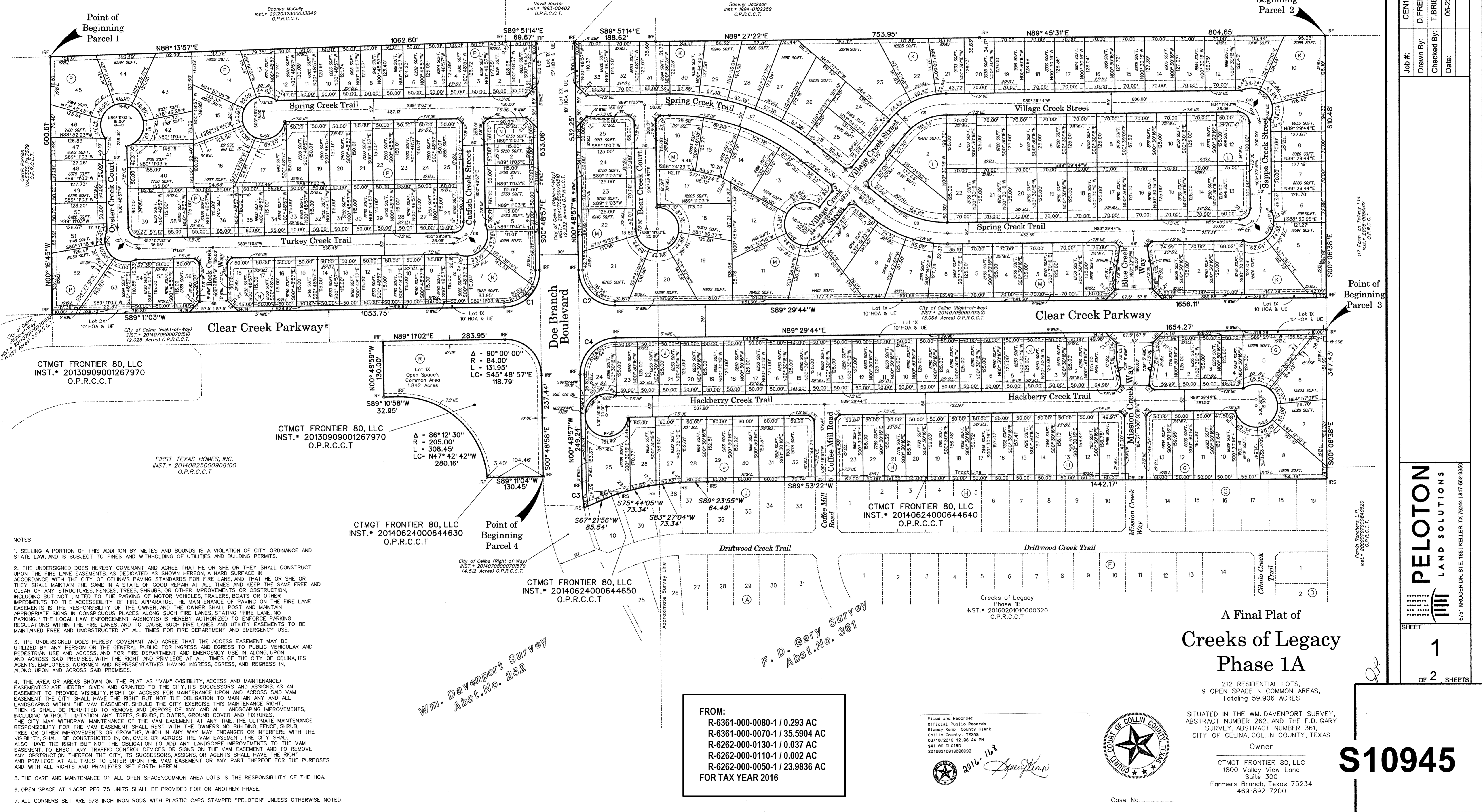
CURVE TABLE with columns for NO., DELTA, RADIUS, LENGTH, BEARING, and DISTANCE for various curve segments.



Revisions table with columns for Job #, Drawn By, Checked By, and Date.

Vertical text on the left margin: 3/7/2016, 14:7:58 PM, Copyright © 2016 Peloton Land Solutions, Inc.

Vertical text on the left margin: 6-AUG-2016 10:05:30 AM - Legacy - 170 - ac - Sur - CEN13006 - P3.dgn



CTMGT FRONTIER 80, LLC
INST. • 20130909001267970
O.P.R.C.C.T

CTMGT FRONTIER 80, LLC
INST. • 20130909001267970
O.P.R.C.C.T

CTMGT FRONTIER 80, LLC
INST. • 20140624000644630
O.P.R.C.C.T

CTMGT FRONTIER 80, LLC
INST. • 20140624000644630
O.P.R.C.C.T

CTMGT FRONTIER 80, LLC
INST. • 20140624000644640
O.P.R.C.C.T

Creeks of Legacy
Phase 1B
INST. • 201602100000320
O.P.R.C.C.T

- NOTES: 1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW... 2. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS... 3. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON... 4. THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS... 5. THE CARE AND MAINTENANCE OF ALL OPEN SPACE/COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOA. 6. OPEN SPACE AT 1 ACRE PER 75 UNITS SHALL BE PROVIDED FOR ANOTHER PHASE. 7. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.

FROM:
R-6361-000-0080-1 / 0.293 AC
R-6361-000-0070-1 / 35.5904 AC
R-6262-000-0130-1 / 0.037 AC
R-6262-000-0110-1 / 0.002 AC
R-6262-000-0050-1 / 23.9836 AC
FOR TAX YEAR 2016

Filed and Recorded
Official Public Records
Stacy Kemp, County Clerk
Collin County, TEXAS
03/10/2016 12:06:44 PM
841 08 01690
2016031010000990



A Final Plat of
Creeks of Legacy
Phase 1A

212 RESIDENTIAL LOTS,
9 OPEN SPACE / COMMON AREAS,
Totaling 59.906 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
CTMGT FRONTIER 80, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

S10945

PELTON LAND SOLUTIONS
5751 KROGER DR. STE. 185 KELLER, TX 76244 | 817-562-3300
SHEET 1 OF 2 SHEETS

Creeks of Legacy Ph. 1A

LEGAL DESCRIPTION

BEING FOUR PARCELS 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 CTMGT FRONTIER 80, LLC RECORDED IN INSTRUMENT NUMBER 20130909001267970...

PARCEL 1

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID TRACT 1, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CARL P. PARRISH AS RECORDED IN VOLUME 5335, PAGE 7579...

THENCE N 88°13'57"E, 1062.60 FEET WITH THE NORTH LINE OF SAID TRACT 1 TO A 1 INCH IRON ROD FOUND:

THENCE S 89°51'14"E, 69.67 FEET CONTINUING WITH SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST CORNER OF THAT 2.232 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701510...

THENCE S 00°48'57"E, 533.06 FEET DEPARTING SAID NORTH LINE WITH THE WEST LINE OF SAID 2.232 ACRE TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID WEST LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 131.95 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 84.00 FEET, THE LONG CHORD WHICH BEARS S 44°11'03"W, 118.79 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE NORTH LINE OF THAT 2.028 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701510...

THENCE S 89°11'03"W, 1053.75 FEET WITH SAID NORTH LINE TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF AFOREMENTIONED CARL P. PARRISH TRACT, BEING THE NORTHWEST CORNER OF SAID 2.028 ACRE TRACT:

THENCE N 00°16'45"W, 600.61 FEET WITH THE COMMON WEST LINE OF SAID TRACT 1 AND THE EAST LINE OF SAID CARL P. PARRISH TRACT TO THE POINT OF BEGINNING AND CONTAINING 690,668 SQUARE FEET OR 15.856 ACRES OF LAND MORE OR LESS.

PARCEL 2

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT 1, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO 117 FARM ON TOLLWAY LTD AS RECORDED IN INSTRUMENT NUMBER 2005-0088512, SAID OFFICIAL PROPERTY RECORDS:

THENCE S 00°06'38"E, 610.48 FEET WITH THE EAST LINE OF SAID TRACT 1 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHEAST CORNER OF THAT 3.064 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701510, SAID OFFICIAL PUBLIC RECORDS:

THENCE S 89°29'44"W, 1656.11 FEET DEPARTING SAID EAST LINE WITH THE NORTH LINE OF SAID 3.064 ACRE TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID NORTH LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 131.49 FEET, THROUGH A CENTRAL ANGLE OF 89°41'19", HAVING A RADIUS OF 84.00 FEET, THE LONG CHORD WHICH BEARS S 45°39'37"W, 118.47 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE EAST 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 N 00°48'57"W, 532.25 FEET WITH SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE NORTH LINE OF SAID TRACT 1:

THENCE S 89°51'14"E, 188.62 FEET WITH SAID NORTH LINE TO A 1/2 INCH IRON ROD FOUND:

THENCE N 89°27'22"E, 753.95 FEET CONTINUING WITH SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 89°45'31"E, 804.65 FEET CONTINUING WITH SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 1,067,672 SQUARE FEET OR 24.510 ACRES OF LAND MORE OR LESS.

PARCEL 3

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE EAST LINE OF SAID TRACT 1, BEING AT THE SOUTHEAST CORNER OF THAT 3.064 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701510, SAID OFFICIAL PUBLIC RECORDS:

THENCE S 00°06'38"E, 347.43 FEET WITH SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE NORTHEAST CORNER OF CREEKS OF LEGACY PHASE 1B, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20160201010000320, SAID OFFICIAL PUBLIC RECORDS:

THENCE WITH THE COMMON SOUTH LINE OF SAID TRACT 1 AND TRACT 3 AND THE NORTH LINE OF SAID CREEKS OF LEGACY PHASE 1B THE FOLLOWING BEARINGS AND DISTANCES:

S 89°53'22"W, 1442.17 FEET DEPARTING SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 89°23'55"W, 64.49 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 83°27'04"W, 73.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 75°44'05"W, 73.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 67°21'56"W, 85.54 FEET WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE EAST LINE OF THAT 4.512 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED INSTRUMENT NUMBER 20140708000701510, SAID OFFICIAL PUBLIC RECORDS, BEING THE NORTHWEST CORNER OF SAID CREEKS OF LEGACY PHASE 1B, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

THENCE WITH THE EAST LINE OF SAID 4.512 ACRE AND THE EAST LINE OF THAT 2.232 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000401510, SAID OFFICIAL PUBLIC RECORDS THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 61.53 FEET, THROUGH A CENTRAL ANGLE OF 07°44'53", HAVING A RADIUS OF 455.00 FEET, THE LONG CHORD WHICH BEARS N 04°41'24"W, 61.48 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

N 00°48'57"W, 249.24 FEET WITH SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE SOUTH LINE OF AFOREMENTIONED 3.064 ACRE TRACT, THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID SOUTH LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 132.40 FEET, THROUGH A CENTRAL ANGLE OF 90°18'41", HAVING A RADIUS OF 84.00 FEET, THE LONG CHORD WHICH BEARS N 44°20'23"E, 119.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

THENCE N 89°29'44"E, 1654.27 FEET WITH SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 596,669 SQUARE FEET OR 13.698 ACRES OF LAND MORE OR LESS.

PARCEL 4

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE SOUTH LINE OF SAID TRACT 1, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO FIRST TEXAS HOMES, INC., RECORDED IN INSTRUMENT NUMBER 20140825000908100, SAID OFFICIAL PUBLIC RECORDS, AND BEING 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 SOUTH AND WEST LINES OF SAID TRACT 1 AND TRACT 2 AND THE NORTH LINE OF SAID FIRST TEXAS HOMES TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°11'04"W, 130.45 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE SOUTHWEST CORNER OF SAID TRACT 2, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AT AN ARC DISTANCE OF 3.40 FEET THE NORTHWEST CORNER OF SAID TRACT 2, IN ALL 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 N 47°42'42"W, 280.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

S 89°10'58"W, 32.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

THENCE N 00°48'59"W, 130.00 FEET WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE SOUTH LINE OF THAT 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°11'02"E, 283.95 FEET DEPARTING SAID COMMON LINE WITH SAID SOUTH LINE A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID SOUTH LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 131.95 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 84.00 FEET, THE LONG CHORD WHICH BEARS S 45°48'57"E, 118.79 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE AFOREMENTIONED WEST LINE OF SAID 2.232 ACRE TRACT:

THENCE S 00°48'58"E, 237.44 FEET WITH SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 80,224 SQUARE FEET OR 1.842 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CTMGT FRONTIER 80, LLC, 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 1A 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...

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

WITNESS, MY HAND THIS THE 7 DAY OF March, 2016.

BY: CTMGT FRONTIER 80, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Mehرداد Moayedi, MEHRDAD MOAYEDI, ITS MANAGER

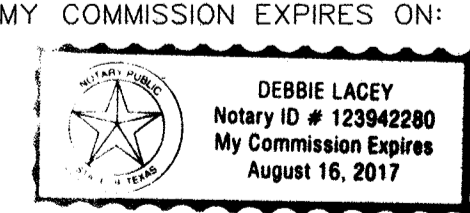
STATE OF TEXAS, COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, 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 7 DAY OF March, 2016.

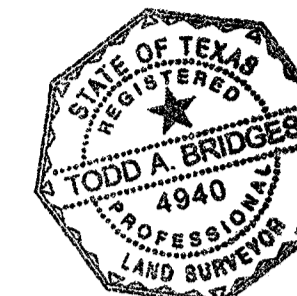
Debbie Lacey, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 8/16/17, B.R.

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.

Todd A. Bridges, 3-7-16, SIGNATURE OF THE REGISTERED PROFESSIONAL TODD A. BRIDGES



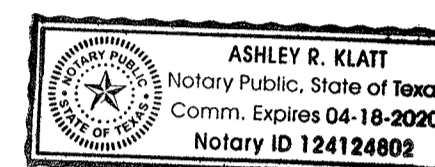
TEXAS REGISTRATION NO. 4940

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 7th DAY OF March, 2016.

Ashley R. Klatt, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



April 18, 2020, 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

James O'Leary, SIGNATURE OF CHAIRPERSON

11-17-15, DATE OF RECOMMENDATION



APPROVED BY: CITY COUNCIL, CITY OF CELINA, TEXAS

Signature of Mayor, SIGNATURE OF MAYOR

12-15-15, DATE OF APPROVAL

ATTEST:

Vicki Faulkner, CITY SECRETARY

03/10/2016, DATE

S10945

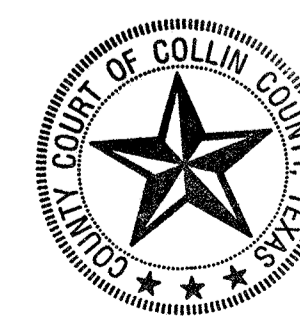
A Final Plat of Creeks of Legacy Phase 1A

212 RESIDENTIAL LOTS, 9 OPEN SPACE \ COMMON AREAS, Totalling 55.906 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

CTMGT FRONTIER 80, LLC, 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, 469-892-7200



Filed and Recorded Official Public Records, Stacey Kemp, County Clerk, Collin County, TEXAS, 03/10/2016 12:06:44 PM, \$41.00 D.L.R.I.D., 20160310010000990

2016-169, Signature of County Clerk

Case No. _____

Table with 4 columns: Job #, Drawn By, Checked By, Date. Values: Job #, D.FREEMON, T.BRIDGES, 05-22-14

Table with 2 columns: Revisions, Job #. Values: Job #, D.FREEMON, T.BRIDGES, 05-22-14

PELOTON LAND SOLUTIONS, 5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3360

SHEET 2 OF 2 SHEETS

Creeks of Legacy Ph. 1A