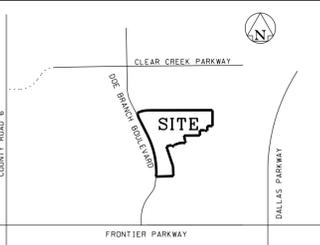


11/15/15 Form Reg. No. 017720
3:03:20 PM
Copyright © 2015 Peloton Land Solutions, Inc.
6/21/2015
Default
J:\Jobs\11R13001-Frontier-Celina\Sur\11R13001_P1.dgn



BOUNDARY LINE TABLE

NO.	BEARING	DISTANCE
L1	S 26°30'15" W	14.14'
L2	S 18°29'44" E	10.50'
L3	N 18°29'44" W	38.54'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	27°02'05"	400.00'	188.74'	N 76°22'19" E	186.99'
C2	28°22'53"	250.00'	123.84'	N 15°00'24" W	122.58'
C3	10°42'06"	231.50'	43.74'	N 23°50'47" W	43.11'
C4	18°23'05"	250.00'	80.22'	N 80°41'49" E	79.87'
C5	18°23'06"	250.00'	80.22'	N 09°18'11" W	79.88'
C6	108°23'06"	50.00'	94.58'	N 35°41'43" E	81.07'
C7	90°00'10"	50.00'	78.54'	N 72°08'38" W	70.77'
C8	13°57'05"	206.50'	49.01'	N 20°10'26" W	489.80'
C9	91°27'43"	50.00'	79.82'	N 32°31'41" W	71.61'
C10	22°26'24"	500.00'	195.83'	N 76°53'44" E	194.58'

Wm. Davenport Survey
Abst. No. 262

First Texas Homes, INC.
Inst. # 20140825000908100
O.P.R.C.C.T.

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: _____ DATE: _____

CITY SECRETARY: _____ DATE: _____

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 SEAL AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

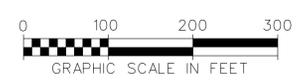
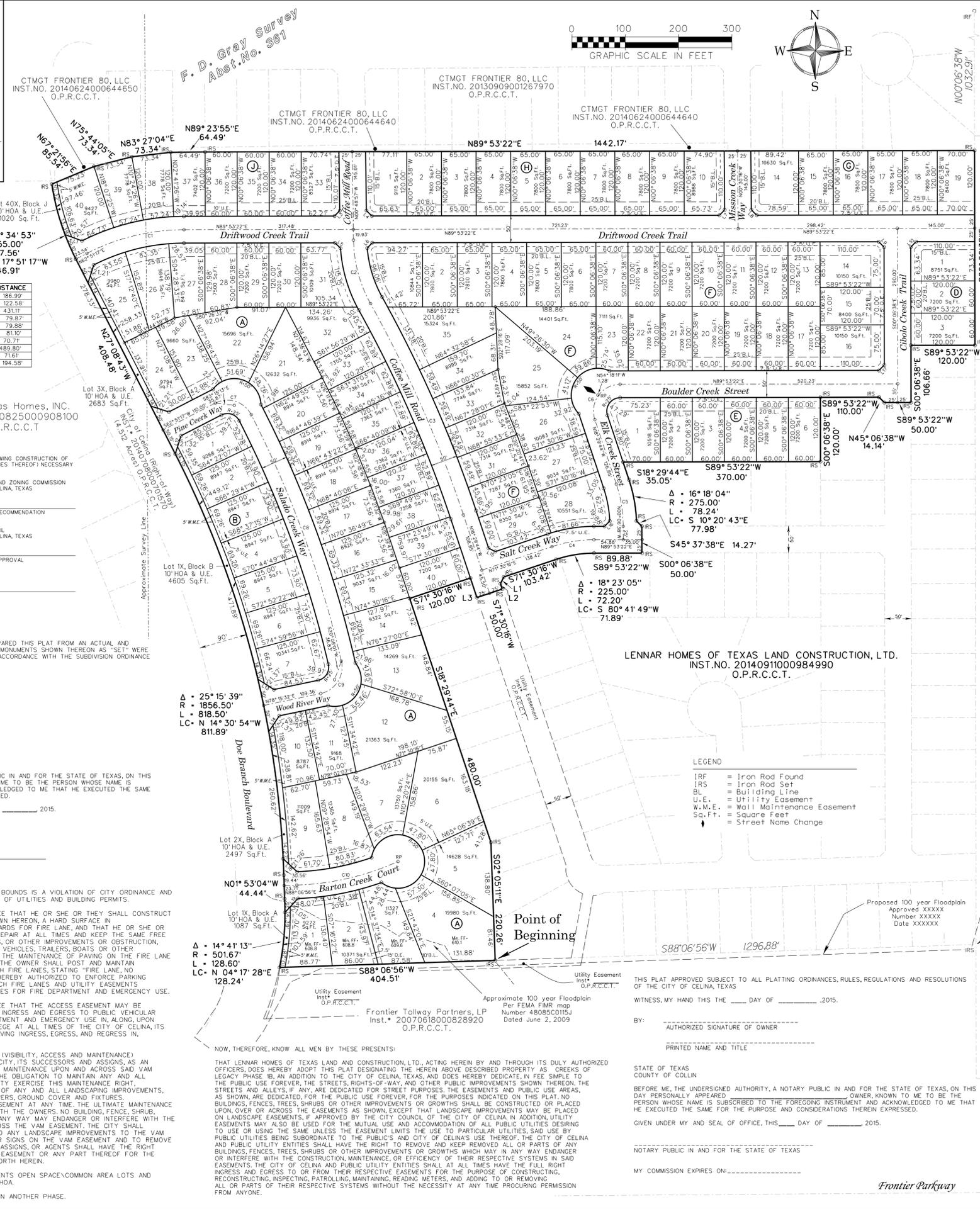
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

NOTES

- 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.
- 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 IMPROVEMENTS. THE LOCAL LAW ENFORCEMENT AGENCIES 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.
- 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.
- 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 IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVERS 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.
- THE CARE AND MAINTENANCE OF ALL DRAINAGE EASEMENTS OPEN SPACE/COMMON AREA LOTS AND IMPROVEMENTS WITHIN ARE THE RESPONSIBILITY OF THE HOA.
- OPEN SPACE AT 1 PER 75 UNITS SHALL BE PROVIDED IN ANOTHER PHASE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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 1B, 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 OF CELINA IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESCRIBED TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE UTILITIES OF THE CITY OF CELINA. IN ADDITION, UTILITY EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH 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.



117 Farm on Tollway Ltd.
Inst. # 2005-0088512
O.P.R.C.C.T.

Parvin Ranchers, L.P.
Inst. # 20090707000849620
O.P.R.C.C.T.

Tom Mosey
Inst. # 1999-0024276
O.P.R.C.C.T.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 69°43' 02" E	33.96'
L2	N 17°51' 29" E	35.35'
L3	N 44°32' 12" E	14.05'
L4	N 45°27' 47" W	14.23'
L5	S 46°27' 40" E	14.49'
L6	N 43°11' 01" E	13.74'
L7	S 44°41' 32" W	14.09'
L8	N 45°18' 28" W	14.19'
L9	S 45°06' 38" E	14.14'
L10	N 44°53' 23" E	14.14'
L11	N 72°08' 43" W	35.36'
L12	N 17°40' 53" E	35.46'
L13	N 57°19' 00" W	35.72'
L14	N 33°50' 04" E	35.72'
L15	N 63°29' 45" W	14.14'
L16	S 44°14' 43" W	13.99'
L17	S 44°53' 22" W	14.14'
L18	N 47°09' 50" W	35.53'
L19	N 43°15' 03" E	35.44'

LEGEND

- IRF = Iron Rod Found
- IRS = Iron Rod Set
- BL = Building Line
- U.E. = Utility Easement
- W.M.E. = Wall Maintenance Easement
- Sq.Ft. = Square Feet
- ↑ = Street Name Change

Point of Beginning

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 _____, 2015.

BY: _____
AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

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 _____ 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

Frontier Parkway

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262, CITY OF CELINA, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO LAND DESCRIBED BY DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN INSTRUMENT NUMBER 2014091000984990, OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A THE SOUTHEAST CORNER OF SAID LENNAR HOMES OF TEXAS LAND AS RECORDED IN INSTRUMENT NUMBER 2014091000984990, ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO FRONTIER TOLLWAY PARTNERS, LP AS RECORDED IN INSTRUMENT NUMBER 20070618000828920 OF SAID OFFICIAL PROPERTY RECORDS:

THENCE S 88°06'56"W, 1296.88 FEET ALONG THE NORTH LINE OF SAID FRONTIER TOLLWAY PARTNERS TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE POINT OF BEGINNING;

THENCE S 88°06'56"W, 404.51 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 128.60 FEET, THROUGH A CENTRAL ANGLE OF 14°41'13", HAVING A RADIUS OF 501.67 FEET, THE LONG CHORD WHICH BEARS N 04°17'28"E, 128.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 01°53'04"W, 44.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 818.50 FEET, THROUGH A CENTRAL ANGLE OF 25°15'39", HAVING A RADIUS OF 1856.50 FEET, THE LONG CHORD WHICH BEARS N 14°30'54"W, 811.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 27°08'43"W, 408.48 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 147.56 FEET, THROUGH A CENTRAL ANGLE OF 18°34'53", HAVING A RADIUS OF 455.00 FEET, THE LONG CHORD WHICH BEARS N 17°51'29"E, 146.91 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 67°21'56"E, 85.54 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 75°44'05"E, 73.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 83°27'04"E, 73.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 89°23'55"E, 64.49 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 89°53'22"E, 1442.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE EAST LINE OF SAID LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN INSTRUMENT NUMBER 2014091000984990, FROM WHICH A 142 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CTMGT FRONTIER 80 BEARS N 00°06'38"W, 1032.91 FEET;

THENCE S 00°06'38"E, 363.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89°53'22"W, 120.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 00°06'38"E, 106.66 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89°53'22"W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 00°06'38"E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89°53'22"W, 110.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 00°06'38"E, 120.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89°53'22"W, 370.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 18°29'44"E, 35.05 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 18°29'44"E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 78.24 FEET, THROUGH A CENTRAL ANGLE OF 16°18'04", HAVING A RADIUS OF 275.00 FEET, THE LONG CHORD WHICH BEARS S 80°41'49"W, 71.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 45°37'38"E, 14.27 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 00°06'38"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89°53'22"W, 89.88 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 72.20 FEET, THROUGH A CENTRAL ANGLE OF 18°23'05", HAVING A RADIUS OF 225.00 FEET, THE LONG CHORD WHICH BEARS S 80°41'49"W, 71.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 71°30'16"W, 103.42 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 26°30'15"W, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 18°29'44"E, 10.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 71°30'16"W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 18°29'44"W, 38.54 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 71°30'16"W, 120.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 18°29'44"E, 480.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 02°05'11"E, 220.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,325,435 SQUARE FEET OR 30.428 ACRES OF LAND MORE OR LESS.

Creeks of Legacy Phase 1B
115 Lots & 5 Open Spaces

BEING 30.428 ACRES SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE F.D. GRAY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS

Owner / Developer
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
1707 MARKET PLACE BLVD, SUITE 250
IRVING, TEXAS 75063
469-587-5500

Case No. _____

Revisions:

Job #	Drawn By	Checked By	Date
LNR13001	W.Blades	T.Bridges	5.21.2014

PELTON
LAND SOLUTIONS

5751 KROEGER DR., STE. 185 | KELLER, TX 76244 | 817-562-3500

SHEET
1
OF SHEETS