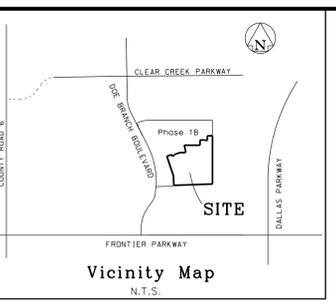
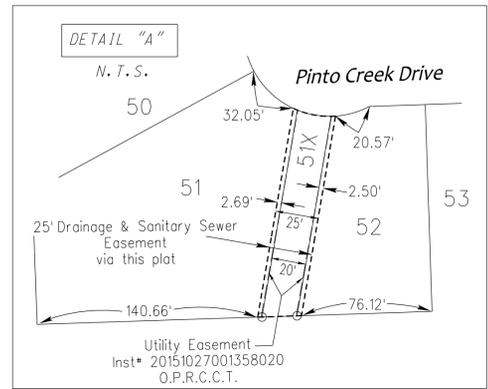


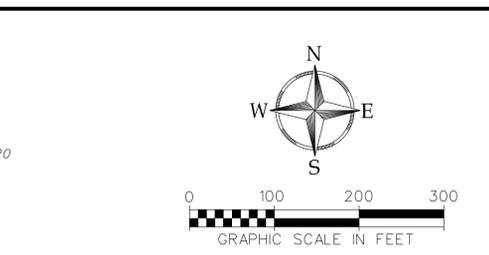
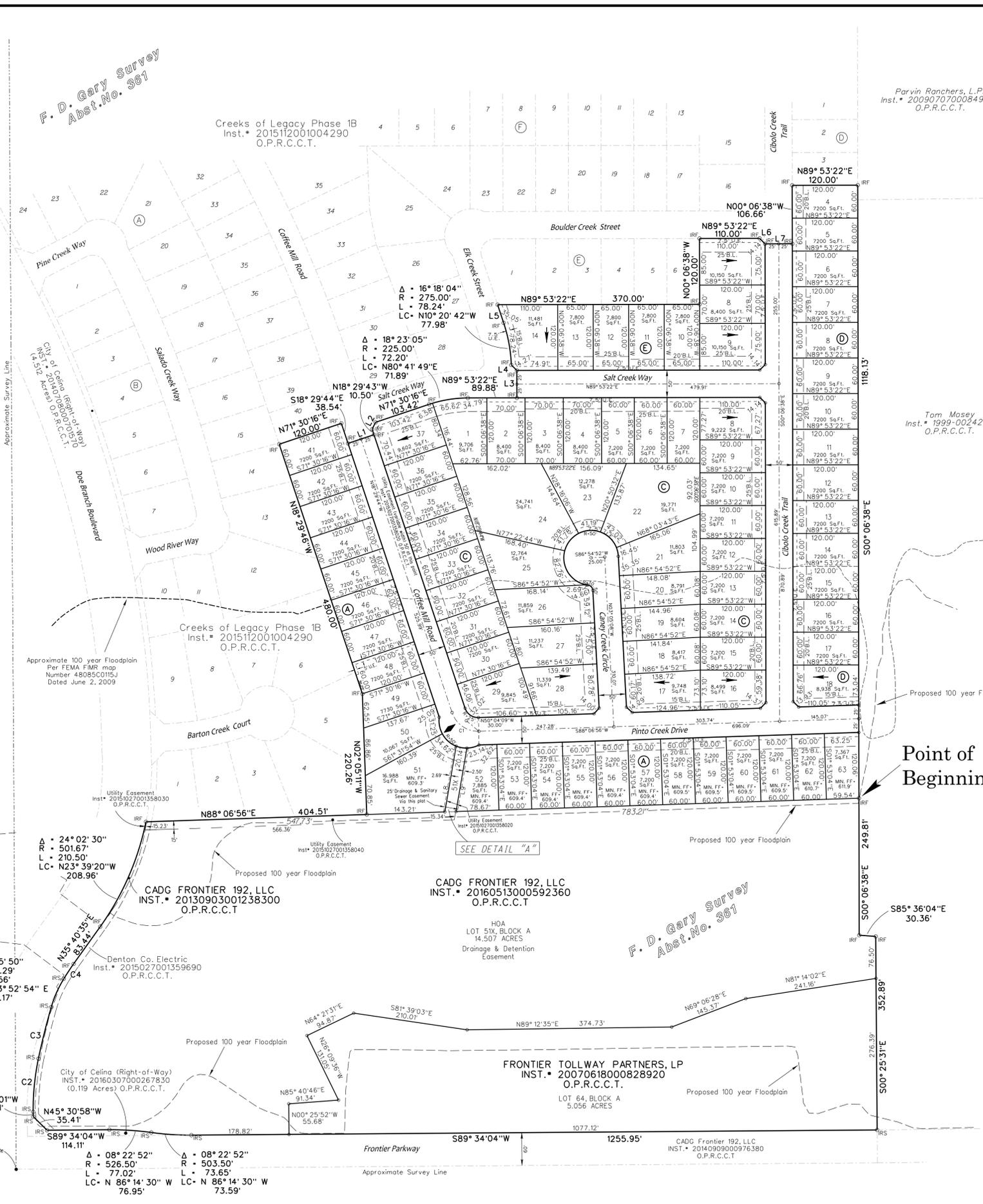
12-22-15 PM 3/17/2017



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 CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS...



Owners
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
1707 MARKET PLACE BLVD, SUITE 250
IRVING, TEXAS 75063
469-587-5500
CADG FRONTIER 192, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200
FRONTIER TOLLWAY PARTNERS, LP
17480 DALLAS PARKWAY
SUITE 200
DALLAS, TEXAS 75248



LEGEND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
SQ.FT. = SQUARE FEET
◀ = STREET NAME CHANGE
▶ = HOME ORIENTATION

LINE TABLE
NO. BEARING DISTANCE
L1 N 71°30'16" E 50.00'
L2 N 26°30'15" E 14.14'
L3 N 00°06'38" W 50.00'
L4 N 45°37'38" W 14.27'
L5 N 18°29'44" W 35.05'
L6 S 45°06'38" E 14.14'
L7 N 89°53'22" E 50.00'
L8 S 09°44'51" W 121.73'
L9 S 09°44'51" W 117.41'

CURVE TABLE
NO. DELTA RADIUS LENGTH BEARING DISTANCE
C1 90°00'10" 50.00' 78.54' N 72°08'38" W 70.71'
C2 12°37'19" 442.30' 97.44' N 05°37'05" E 97.24'
C3 04°19'13" 1289.00' 97.20' N 14°05'22" E 97.17'
C4 04°07'08" 453.30' 32.59' N 33°37'01" E 32.58'

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

LOT SUMMARY
Residential Lots = 83
Non-Residential Lot = 1
HOA Lot = 1
Total Lots = 85

A Final Plat of Creeks of Legacy Phase 2B

83 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOT AND 1 HOA LOT
BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS
OCTOBER 2016

DEVELOPER
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION COMPANY
1707 MARKET PLACE BLVD., SUITE 250 IRVING, TEXAS 75063
PHONE: 469-587-5500
PREPARED BY:
PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, STE. 250 FORT WORTH, TEXAS 76177
PHONE: 817-562-3350

Revisions: LNR13001
Job #: LNR13001
Drawn By: W.Blades
Checked By: T.Bridges
Date: 12.21.2015
A Final Plat of Creeks of Legacy Phase 2B
CONTAINING 83 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOT AND 1 HOA LOT
BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS
PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250 FORT WORTH, TEXAS 76177
SHEET 1 OF 2 SHEETS

11-4-3-55 AM 3/17/2017 Default J:\Jobs\LNRI3001_Frontier-Celina\Sur\LNRI3001_P42.dgn

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN 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 LENNAR HOMES OF TEXAS LAND CONSTRUCTION, LTD. RECORDED IN INSTRUMENT NUMBER 2014091000984990, A PORTION OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO CADG FRONTIER 192, LLC, RECORDED IN INSTRUMENT NUMBER 20130903001238300, AND 20160513000592360, AND ALL OF FRONTIER TOLLWAY PARTNERS, LP, RECORDED IN INSTRUMENT NUMBER 20070618000828920, BOTH OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF SAID LENNAR HOMES OF TEXAS, BEING THE NORTHEAST CORNER OF SAID FRONTIER TOLLWAY PARTNERS, TRACT, BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TOM MOSEY, RECORDED IN INSTRUMENT NUMBER 1999-0024276, BOTH OF SAID COLLIN COUNTY RECORDS:

THENCE WITH THE COMMON WEST LINE OF SAID TOM MOSEY TRACT, AND THE EAST LINE OF SAID FRONTIER TOLLWAY PARTNERS TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 00°06'38"E, 249.81 FEET, TO A INCH IRON ROD FOUND;

S 85°36'04"E, 30.36 FEET, TO A INCH IRON ROD FOUND;

S 00°25'31"E, 352.89 FEET, TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE SOUTHEAST CORNER OF SAID FRONTIER TOLLWAY PARTNERS TRACT, BEING IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG FRONTIER 192, LLC, RECORDED IN INSTRUMENT NUMBER 20140909000976350, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE S 89°34'04"W, 1256.95 FEET, WITH SAID NORTH LINE TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED THE CITY OF CELINA, RECORDED IN INSTRUMENT NUMBER 20160307000267830, SAID COUNTY RECORDS, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE NORTH LINE OF SAID CITY OF CELINA TRACT AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 73.65 FEET, THROUGH A CENTRAL ANGLE OF 08°22'52", HAVING A RADIUS OF 503.50 FEET, THE LONG CHORD WHICH BEARS N 86°14'30"W, 73.59 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID NORTH LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 77.02 FEET, THROUGH A CENTRAL ANGLE OF 08°22'52", HAVING A RADIUS OF 526.50 FEET, THE LONG CHORD WHICH BEARS N 86°14'30"W, 76.95 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 89°34'04"W, 114.11 FEET, WITH SAID NORTH LINE TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 45°30'58"W, 35.41 FEET, WITH SAID NORTH LINE TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, IN THE EAST LINE OF SAID CITY OF CELINA TRACT;

THENCE N 00°36'01"W, 8.81 FEET, WITH SAID EAST LINE TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE EAST LINE OF SAID CITY OF CELINA TRACT THE FOLLOWING BEARINGS AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 97.44 FEET, THROUGH A CENTRAL ANGLE OF 12°37'09", HAVING A RADIUS OF 442.30 FEET, THE LONG CHORD WHICH BEARS N 23°52'47"E, 97.24 FEET, TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 97.20 FEET, THROUGH A CENTRAL ANGLE OF 04°19'13", HAVING A RADIUS OF 1289.00 FEET, THE LONG CHORD WHICH BEARS N 14°05'22"E, 97.17 FEET, TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 56.56 FEET, THROUGH A CENTRAL ANGLE OF 15°15'50", HAVING A RADIUS OF 212.29 FEET, THE LONG CHORD WHICH BEARS N 23°52'47"E, 56.39 FEET, TO A 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 32.59 FEET, THROUGH A CENTRAL ANGLE OF 04°07'08", HAVING A RADIUS OF 453.30 FEET, THE LONG CHORD WHICH BEARS N 33°37'01"E, 32.58 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, AT THE NORTHERN MOST CORNER OF THE AFOREMENTIONED CITY OF CELINA TRACT, BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA, RECORDED IN INSTRUMENT NUMBER 20140708000701570;

THENCE N 35°40'35"E, 83.44 FEET, WITH THE EAST LINE OF SAID CITY OF CELINA TRACT, TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 210.50 FEET, THROUGH A CENTRAL ANGLE OF 24°02'30", HAVING A RADIUS OF 501.67 FEET, THE LONG CHORD WHICH BEARS N 23°39'20"E, 208.96 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, AT THE SOUTHWEST CORNER OF CREEKS OF LEGACY PHASE 1B, AN ADDITION TO THE CITY OF CELINA, RECORDED IN INSTRUMENT NUMBER 201512001004290, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE N 88°06'56"E, 404.51 FEET, WITH THE SOUTH LINE OF SAID CREEKS OF LEGACY PHASE 1B ADDITION;

THENCE N 02°05'11"W, 220.26 FEET DEPARTING SAID SOUTH LINE, WITH THE EAST LINE OF SAID CREEKS OF LEGACY PHASE 1B;

THENCE CONTINUING WITH SAID EAST LINE THE FOLLOWING BEARINGS AND DISTANCES:

N 18°29'46"W, 480.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 71°30'16"E, 120.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 18°29'44"E, 38.54 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 71°30'16"E, 50.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 18°29'43"W, 10.50 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 26°30'15"E, 14.14 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 71°30'16"E, 103.42 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, 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 N 80°47'49"E, 71.89 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 89.88 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 00°06'38"W, 50.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 45°37'38"W, 14.27 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, 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 N 10°20'42"W, 77.98 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 18°29'44"W, 35.05 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 370.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 00°06'38"W, 120.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 110.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 45°06'38"E, 14.14 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 50.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 00°06'38"W, 106.66 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 120.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE EAST LINE OF THE AFOREMENTIONED LENNAR HOMES OF TEXAS TRACT;

THENCE S 00°06'38"E, 118.13 FEET WITH SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 1,713,288 SQUARE FEET OR 39.331 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., CADG FRONTIER 192, LLC., AND FRONTIER TOLLWAY PARTNERS, L.P., 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 2B, 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 PUBLICS 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.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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.

CADG FRONTIER 192, LLC.

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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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.

FRONTIER TOLLWAY PARTNERS, L.P.

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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

CADG FRONTIER 192, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

FRONTIER TOLLWAY PARTNERS, LP
17480 GALLA PARKWAY
SUITE 200
DALLAS, TEXAS 75248

Table with 4 columns: PHASE, LOT TYPE 1 (50'), LOT TYPE 2 (60'), LOT TYPE 3 (70'), TOTAL. Rows include PHASE 1A, PHASE 1B, PHASE 1C, MODEL HOME PARK, TOTAL, and PERCENTAGE.

Table with 4 columns: PHASE, LOT TYPE 1 (50'), LOT TYPE 2 (60'), LOT TYPE 3 (70'), TOTAL. Rows include EXISTING PHASES, WEST PHASE 1, PHASE 2A, PHASE 2B, PHASE 2C, WEST PHASE 2, TOTAL, and PERCENTAGE.

KNOW ALL MEN BY THESE PRESENTS: THAT I, XXXX X XXXXX 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. XXXX

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 XXXX X XXXXXX, 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

"Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 3/17/2017

A Final Plat of Creeks of Legacy Phase 2B

CONTAINING 83 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOT AND 1 HOA LOT BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS OCTOBER 2016

DEVELOPER
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION COMPANY
1707 MARKET PLACE BLVD., SUITE 250 IRVING, TEXAS 75063
PHONE: 469-587-5500

PREPARED BY:
PELOTON LAND SOLUTIONS
9600 HILLWOOD PARKWAY, STE. 250 FORT WORTH, TEXAS 76177
PHONE: 817-562-3350

Table with 4 columns: Job #, Drawn By, Checked By, Date. Values include LNR13001, W.Blaides, T.Bridges, 12.21.2015.

A Final Plat of CONTAINING 83 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOT AND 1 HOA LOT Creeks of Legacy Phase 2B BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS



SHEET 2 OF 2 SHEETS

9600 HILLWOOD PARKWAY, SUITE 250 FORT WORTH, TEXAS 76177 PH# 817-562-3350