



W. Phillips Survey,
Abstract Number 1029

- LEGEND
- UE - Utility Easement
 - B.L. - Building Line
 - IRF - Iron Rod Found
 - IRS - Iron Rod Set
 - MFF - Minimum Finish Floor
 - IRE - Irrigation Easement
 - ◆ - Denotes Street Name Change



Point of Beginning

Vicinity Map
N.T.S.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	06°15'41"	720.00'	78.68'	S 55°02'12" W	78.64'
C2	02°00'34"	770.00'	27.00'	N 52°54'39" E	27.00'
C3	01°52'18"	1020.00'	33.32'	S 53°37'08" W	33.32'
C4	01°52'49"	1070.00'	36.67'	N 53°39'52" E	36.67'
C5	32°21'11"	50.00'	28.23'	N 49°39'21" W	27.86'
C6	00°53'52"	1620.00'	25.38'	S 55°13'41" W	25.38'
C7	00°32'26"	1670.00'	15.76'	N 55°02'58" E	15.76'
C8	88°23'18"	50.00'	79.68'	N 12°10'24" E	71.51'
C9	6°20'49"	2245.00'	248.69'	N 60°59'58" E	248.56'
C10	26°19'53"	2245.00'	1031.74'	N 77°20'19" E	1022.68'
C11	90°00'00"	50.00'	78.54'	S 44°29'45" E	70.71'
C12	24°52'34"	1945.00'	844.46'	N 78°04'00" E	837.84'
C13	88°23'18"	50.00'	79.68'	S 70°10'39" E	69.71'
C14	26°24'20"	1645.00'	758.12'	N 77°18'07" E	751.43'
C15	07°34'43"	1645.00'	217.59'	N 60°18'36" E	217.43'
C16	01°44'29"	1645.00'	50.00'	N 55°39'00" E	50.00'
C17	24°21'05"	1345.00'	571.64'	N 78°19'44" E	567.35'
C18	87°56'45"	50.00'	76.75'	S 69°52'25" E	69.43'
C19	33°59'01"	1045.00'	619.82'	N 73°30'45" E	610.77'
C20	03°50'17"	1045.00'	70.00'	S 54°36'06" W	69.99'
C21	00°00'00"	50.00'	78.54'	N 45°30'15" E	70.71'
C22	33°59'03"	745.00'	441.89'	N 73°30'46" E	435.44'
C23	04°36'53"	745.00'	60.00'	N 54°12'48" E	59.99'

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 IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
- 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) EASEMENTS 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 COVER AND FURNITURES. 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 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, OWNERSHIP AND MAINTENANCE OF ALL OPEN SPACE/COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOA, INCLUDING DETENTION PONDS.
- ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.
- THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. THE PROPERTY OWNER SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FOR ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO STORM WATER OVERFLOW, EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 7°22'10" W	14.42'
L2	N 12°22'02" E	13.94'
L3	N 77°40'46" W	14.34'
L4	S 44°29'45" E	14.14'
L5	S 45°30'15" W	14.14'
L6	N 45°10'47" E	14.22'
L7	N 44°49'13" W	14.06'
L8	S 44°29'45" E	14.14'
L9	S 45°30'15" W	14.14'
L10	S 71°25'58" E	14.01'
L11	N 19°37'53" E	14.01'
L12	S 44°29'45" E	14.14'
L13	S 45°30'15" W	14.14'
L14	N 45°30'15" W	14.14'
L15	N 44°29'45" W	14.14'
L16	S 44°29'45" E	14.14'
L17	S 45°30'15" W	14.14'
L18	S 71°17'32" E	14.07'
L19	N 19°29'01" E	14.03'
L20	S 45°33'00" W	35.33'
L21	S 44°32'44" E	35.32'
L22	S 45°10'51" W	35.56'
L23	S 44°49'09" E	35.16'

A Final Plat of Creeks of Legacy West Phase 1

188 RESIDENTIAL LOTS,
9 OPEN SPACE / COMMON AREAS,
Totaling 54.260 ACRES

SITUATED IN THE J. MCKINN SURVEY,
ABSTRACT NUMBER 889, THE W. PHILLIPS SURVEY,
ABSTRACT NUMBER 1029, AND THE A. THOMASSON
SURVEY, ABSTRACT NUMBER 1265,
CITY OF CELINA, DENTON COUNTY, TEXAS

Owners
CADG Creeks of Legacy Stonegate, LLC.,
CADG Creeks of Legacy West, LLC.,
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

City Project * P201605-04

OF 2 SHEETS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB #:	CEN15001
DRAWN BY:	D. Freeman
CHECKED BY:	T. Bridges
DATE:	05-06-16
REVISIONS:	

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, CADG CREEKS OF LEGACY STONEGATE, LLC AND CADG CREEKS OF LEGACY WEST, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. MCKINN SURVEY, ABSTRACT NUMBER 889, THE W. PHILLIPS SURVEY, ABSTRACT NUMBER 1029, AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, DENTON COUNTY, TEXAS AND BEING OUT OF A 56.448 ACRE TRACT CONVEYED TO THEM BY CTMG FRONTIER 80, LLC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J. MCKINN SURVEY, ABSTRACT NUMBER 889, THE W. PHILLIPS SURVEY, ABSTRACT NUMBER 1029, AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, CITY OF CELINA, DENTON COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG CREEKS OF LEGACY STONEGATE, LLC, RECORDED IN INSTRUMENT NUMBER 2017-89840, COUNTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG CREEKS OF LEGACY WEST, LLC, RECORDED IN INSTRUMENT NUMBER 2017-89907, COUNTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHEAST CORNER OF SAID CADG WEST TRACT AND BEING THE NORTHWEST CORNER OF THAT (1.217 ACRE) TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2014-65868, SAID COUNTY RECORDS AND BEING IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO SANGAIL PROPERTIES II, L.P., RECORDED IN INSTRUMENT NUMBER 2007-65515, SAID COUNTY RECORDS:

THENCE S 00°30'23"W, 1794.22 FEET, WITH THE EAST LINE OF SAID CADG WEST AND STONEGATE TRACTS TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF SAID CADG STONEGATE TRACT AND BEING IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO 28 FRONTIER PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER 2017-81624, SAID COUNTY RECORDS AND BEING THE SOUTHWEST CORNER OF THAT (1.254 ACRE) TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2014-65868, SAID COUNTY RECORDS:

THENCE WITH THE SOUTH LINE OF SAID CADG STONEGATE TRACT AND THE NORTH LINE OF SAID 28 FRONTIER PARTNERS TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°28'55"W, 167.03 FEET, TO A 5/8 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 167.94 FEET, THROUGH A CENTRAL ANGLE OF 40°56'46", HAVING A RADIUS OF 235.00 FEET, THE LONG CHORD WHICH BEARS S 69°00'32"W, 164.39 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 48°32'09"W, 159.09 FEET, TO A 5/8 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 194.09 FEET, THROUGH A CENTRAL ANGLE OF 19°40'57", HAVING A RADIUS OF 565.00 FEET, THE LONG CHORD WHICH BEARS S 58°22'38"W, 193.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 119.79 FEET, THROUGH A CENTRAL ANGLE OF 34°19'00", HAVING A RADIUS OF 200.00 FEET, THE LONG CHORD WHICH BEARS S 51°03'36"W, 118.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 33°54'06"W, 214.10 FEET, TO A 5/8 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 72.07 FEET, THROUGH A CENTRAL ANGLE OF 29°29'38", HAVING A RADIUS OF 140.00 FEET, THE LONG CHORD WHICH BEARS S 19°09'18"W, 71.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID CADG STONEGATE AND WEST TRACTS THE FOLLOWING COURSES AND DISTANCES:

N 03°24'48"E, 49.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 08°27'05"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 13°11'11"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 17°55'16"E, 49.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 22°39'22"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 27°23'27"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 32°07'33"E, 49.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 36°51'38"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 41°35'44"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 46°19'49"E, 49.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 51°03'55"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 55°48'00"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 31°49'57"W, 125.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 78.68 FEET, THROUGH A CENTRAL ANGLE OF 06°15'41", HAVING A RADIUS OF 720.00 FEET, THE LONG CHORD WHICH BEARS N 55°02'12"W, 78.64 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 38°05'38"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 02°00'34", HAVING A RADIUS OF 770.00 FEET, THE LONG CHORD WHICH BEARS N 52°54'39"E, 27.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 10°24'39"E, 14.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33°28'46"W, 230.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 79°19'33"W, 13.94 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 33.32 FEET, THROUGH A CENTRAL ANGLE OF 01°52'18", HAVING A RADIUS OF 1020.00 FEET, THE LONG CHORD WHICH BEARS S 53°37'06"W, 33.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 37°19'03"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 36.67 FEET, THROUGH A CENTRAL ANGLE OF 01°57'49", HAVING A RADIUS OF 1070.00 FEET, THE LONG CHORD WHICH BEARS N 53°39'52"E, 36.67 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 10°43'15"E, 14.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33°28'46"W, 15.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 56°31'14"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33°28'46"W, 224.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 28.23 FEET, THROUGH A CENTRAL ANGLE OF 32°21'11", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS N 49°39'21"W, 27.86 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 24°10'03"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 32°02'19"W, 137.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56°49'09"W, 59.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 34°19'23"W, 125.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 25.38 FEET, THROUGH A CENTRAL ANGLE OF 00°53'52", HAVING A RADIUS OF 1620.00 FEET, THE LONG CHORD WHICH BEARS S 55°13'41"W, 25.38 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 35°13'15"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.76 FEET, THROUGH A CENTRAL ANGLE OF 00°32'26", HAVING A RADIUS OF 1670.00 FEET, THE LONG CHORD WHICH BEARS N 55°02'58"E, 15.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 11°00'27"E, 14.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33°28'46"W, 230.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 78°55'51"W, 14.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56°31'14"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33°28'46"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 56°31'14"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 11°03'35"E, 14.26 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33°28'46"W, 115.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56°31'14"W, 143.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 38°05'14"W, 60.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 56°31'14"W, 110.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF SAID WEST TRACT AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO MERRITT/THORNTON FARM PARTNERSHIP, L.P., RECORDED IN INSTRUMENT NUMBER 99-096579, SAID COUNTY RECORDS;

THENCE N 00°29'21"E, 736.82 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST CORNER OF SAID WEST TRACT AND BEING THE NORTHEAST CORNER OF SAID MERRITT/THORNTON FARM PARTNERSHIP TRACT;

THENCE N 89°24'55"E, 1679.79 FEET, DEPARTING SAID COMMON LINE WITH THE NORTH LINE OF SAID WEST TRACT TO THE POINT OF BEGINNING AND CONTAINING 2,363,545 SQUARE FEET OR 54.260 ACRES OF LAND MORE OR LESS.

Table with 2 columns: BLOCK A, SQUARE FEET. Rows 1-8 with values ranging from 7500 to 204018.

Table with 2 columns: BLOCK B, SQUARE FEET. Rows 1-31 with values ranging from 7874 to 9751.

Table with 2 columns: BLOCK C, SQUARE FEET. Rows 1-31 with values ranging from 8760 to 113769.

Table with 2 columns: BLOCK D, SQUARE FEET. Rows 1-27 with values ranging from 7833 to 7654.

Table with 2 columns: BLOCK E, SQUARE FEET. Rows 1-22 with values ranging from 7352 to 5827.

Table with 2 columns: BLOCK F, SQUARE FEET. Rows 1-22 with values ranging from 8996 to 11068.

Table with 2 columns: BLOCK G, SQUARE FEET. Rows 1-22 with values ranging from 7856 to 11068.

Table with 2 columns: BLOCK H, SQUARE FEET. Rows 1-22 with values ranging from 7412 to 6924.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG CREEKS OF LEGACY STONEGATE, LLC AND CADG CREEKS OF LEGACY WEST, 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 WEST PHASE 1, 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 _____, 2018.

BY: CADG CREEKS OF LEGACY STONEGATE, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: CADG HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: MMM VENTURES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

BY: 2M VENTURES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: 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 ___ DAY OF _____, 2018.

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 _____, 2018.

BY: CADG CREEKS OF LEGACY WEST, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: CADG HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: MMM VENTURES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

BY: 2M VENTURES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: 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 ___ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

KNOW ALL MEN BY THESE PRESENTS:

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

SIGNATURE OF THE REGISTERED PROFESSIONAL
TODD A BRIDGES

TEXAS REGISTRATION NO. 4940

"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." 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 3/19/2018

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

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

RECOMMENDED BY: PLANNING AND ZONING COMMISSION
CITY OF CELINA, TEXAS

SIGNATURE OF CHAIRPERSON DATE OF RECOMMENDATION

APPROVED BY: CITY COUNCIL
CITY OF CELINA, TEXAS

SIGNATURE OF MAYOR DATE OF APPROVAL

ATTEST:

CITY SECRETARY DATE

EXISTING CREEKS OF LEGACY LOTS

Table with 5 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, PERCENTAGE.

PROPOSED CREEKS OF LEGACY LOTS

Table with 5 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, PERCENTAGE.

A Final Plat of
Creeks of Legacy
West Phase 1

188 RESIDENTIAL LOTS,
9 OPEN SPACE \ COMMON AREAS,
Totalling 54.260 ACRES

SITUATED IN THE J. MCKINN SURVEY,
ABSTRACT NUMBER 889, THE W. PHILLIPS SURVEY,
ABSTRACT NUMBER 1029, AND THE A. THOMASSON
SURVEY, ABSTRACT NUMBER 1265,
CITY OF CELINA, DENTON COUNTY, TEXAS

Owners

CADG Creeks of Legacy Stonegate, LLC.,
CADG Creeks of Legacy West, LLC,
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

City Project # P201605-04

OF 2 SHEETS



9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

Table with 2 columns: JOB #, DRAWN BY, CHECKED BY, DATE, REVISIONS. Values include CEN15001, D. Freemon, T. Bridges, 05-06-16.