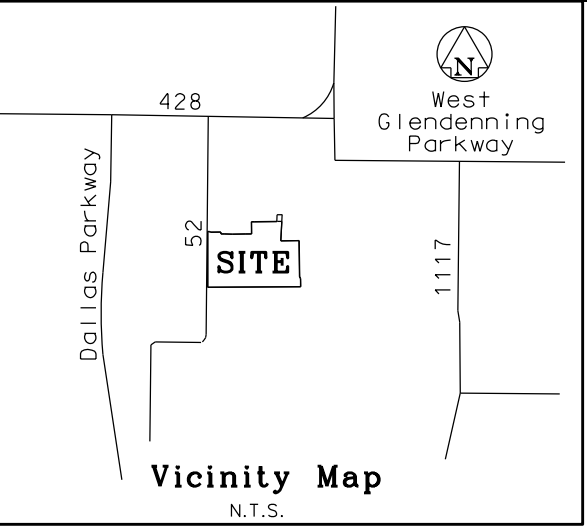


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NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	260°48'45"	50.00'	227.60'	S 39°40'10" W	76.15'
C2	80°48'45"	9.50'	13.40'	N 50°19'50" W	12.32'
C3	260°48'46"	50.00'	227.60'	S 39°40'10" W	76.15'
C4	80°48'45"	9.50'	13.40'	N 50°19'50" W	12.32'
C5	59°59'59"	50.00'	52.36'	S 60°44'14" E	50.00'
C6	59°01'40"	50.00'	51.51'	S 60°13'22" E	49.26'
C7	90°00'00"	50.00'	78.54'	S 44°15'47" W	70.71'
C8	90°00'00"	50.00'	78.54'	S 45°44'13" E	70.71'
C9	25°12'55"	50.00'	22.00'	S 22°31'55" E	21.83'
C10	96°12'49"	50.00'	83.96'	S 83°14'47" E	74.44'
C11	95°52'50"	58.50'	97.90'	N 83°14'47" W	86.87'
C12	49°54'27"	50.00'	43.55'	S 34°52'41" E	42.19'

**DESCRIPTION**

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE I. C. WILLIAMSON SURVEY, ABSTRACT NUMBER 943, COLLIN COUNTY, TEXAS AND BEING THAT TRACT OF LAND DESCRIBED IN DEED TO M/I HOMES OF DFW LLC RECORDED IN INSTRUMENT NUMBER 20180131000124630 OF THE COUNTY RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID M/I HOMES TRACT:

THENCE S 89°46'15" W, 1.619,74 FEET; TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 52 (A PAVED TRAVELED ROADWAY OF UNDETERMINED WIDTH);

THENCE N 00°09'47" W, 969.64 FEET SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, N 89°14'24" E, 36.98 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE S 45°44'13" E, 16.96 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE N 89°15'47" E, 183.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE S 00°44'13" E, 33.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE N 89°15'47" E, 55.62 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE S 88°41'29" E, 140.09 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE N 89°15'47" E, 339.38 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE N 00°44'13" W, 210.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE N 89°15'47" E, 441.36 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE N 03°19'09" E, 120.30 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE N 89°15'47" E, 90.23 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE S 03°19'09" W, 458.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE N 89°07'53" E, 317.41 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET;

THENCE S 00°52'43" E, 633.31 FEET FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 06°04' E, 0.3' FEET;

THENCE S 33°34'49" E, 31.73 FEET FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS S 89°32' W, 0.5' FEET;

THENCE S 00°24'31" E, 147.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,563,817 SQUARE FEET OR 35.900 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, TODD A. BRIDGES, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GREENWAY PHASE 1 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. 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 GROUNTS SHALL BE CONSTRUCTED OR PLACED UPON 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 GROUNTS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS. 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_ AUTHORIZED SIGNATURE OF OWNER

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 xxxxxxxx, 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 \_\_\_\_\_, 2018.

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 viewed or relied upon as a final survey document." 22 TAC 663.18C  
Todd A. Bridges, RPLS 4940  
Date: 4/17/2018

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  
TEXAS REGISTRATION NO. 4940

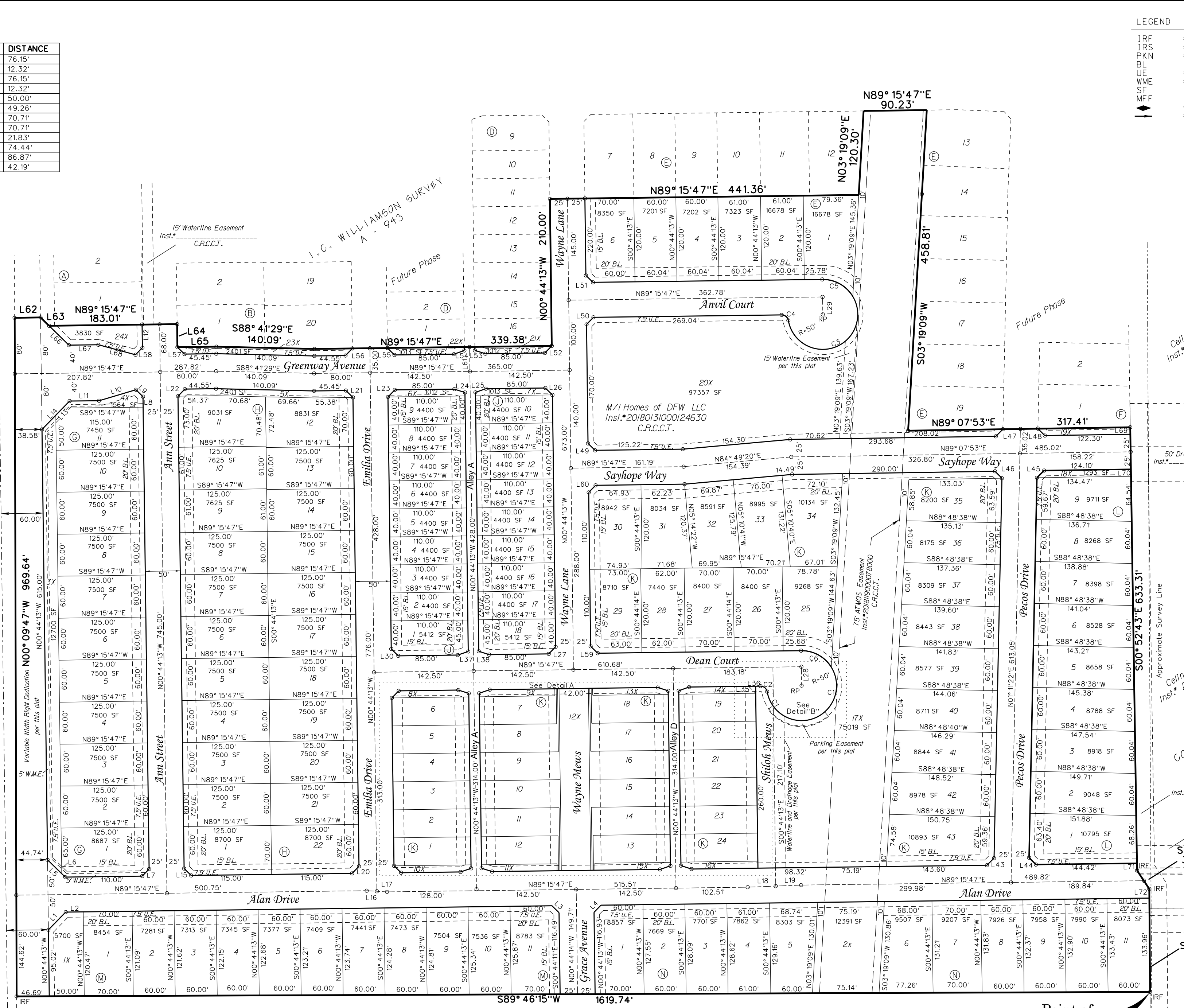
STATE OF TEXAS  
COUNTY OF TARRANT

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

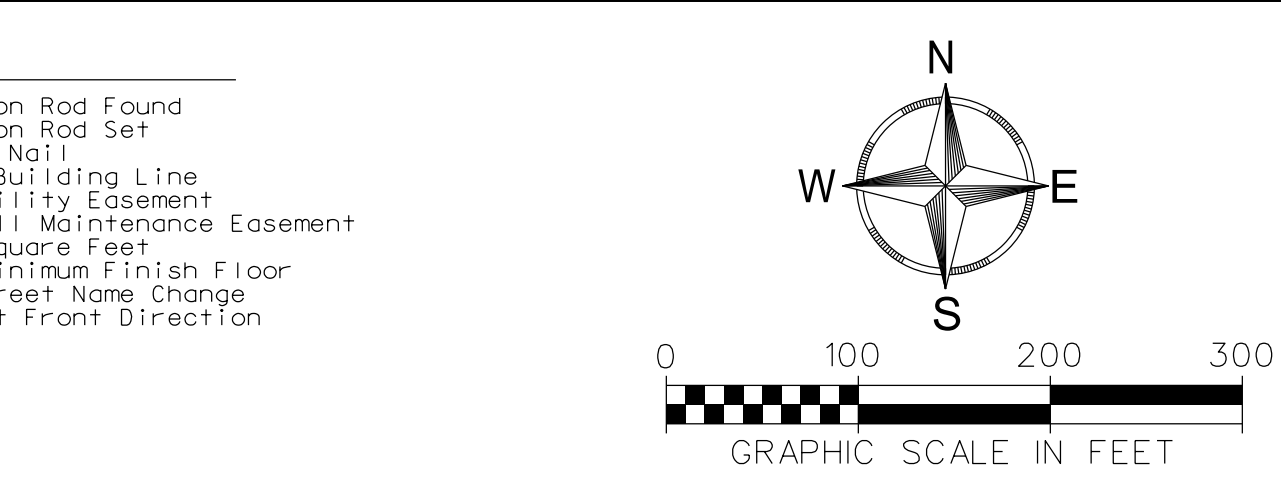
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_



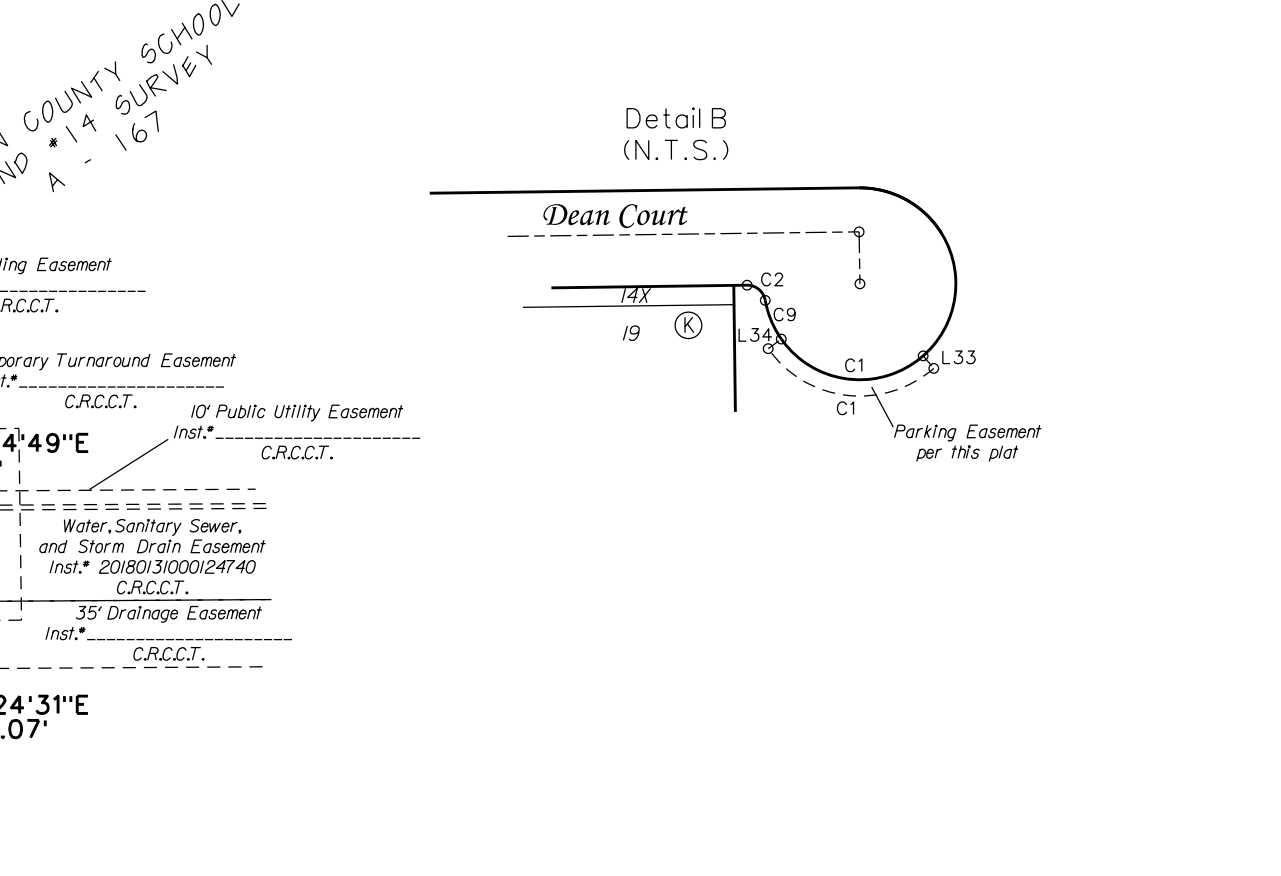
NO.	BEARING	DISTANCE
L1	N 44°15'47" E	35.36'
L2	N 89°15'47" E	23.00'
L3	S 45°44'13" E	14.14'
L4	N 44°15'47" E	14.14'
L5	S 45°44'13" E	28.28'
L6	S 45°44'13" E	7.07'
L7	N 44°15'47" E	14.14'
L8	N 00°44'13" W	15.00'
L9	N 45°44'13" W	14.14'
L10	S 23°55'55" W	54.94'
L11	S 89°15'47" W	42.15'
L12	S 00°44'16" E	33.01'
L13	S 44°15'47" E	14.14'
L14	S 44°15'47" E	56.57'
L15	S 45°44'13" E	14.14'
L16	S 86°47'30" E	14.53'
L17	S 89°47'30" E	15.51'
L18	N 89°45'43" E	40.00'
L19	N 87°45'43" E	36.34'
L20	N 44°15'47" E	14.14'
L21	N 45°44'13" W	14.14'
L22	N 44°15'47" E	14.14'
L23	S 44°15'47" W	14.14'
L24	N 72°18'7" W	15.81'
L25	N 70°49'41" E	15.81'
L26	S 45°44'13" E	14.14'
L27	S 44°15'47" W	14.14'
L28	S 00°44'13" E	27.00'
L29	S 00°44'13" E	25.00'
L30	N 45°44'13" W	14.14'
L31	N 44°15'47" E	14.14'
L32	S 72°18'7" W	15.81'
L33	N 70°49'41" E	15.81'
L34	N 72°18'7" W	15.81'
L35	S 70°49'41" W	15.81'
L36	N 45°44'13" W	14.14'
L37	N 72°18'7" W	15.81'
L38	N 72°18'7" W	15.81'

NO.	BEARING	DISTANCE
L39	S 72°18'7" E	15.81'
L40	N 70°49'41" E	15.81'
L41	N 72°18'7" W	15.81'
L42	S 70°49'41" W	15.81'
L43	S 45°13'35" W	14.39'
L44	N 44°46'25" W	13.91'
L45	N 45°9'38" E	14.40'
L46	S 44°50'22" E	13.89'
L47	S 45°9'38" W	14.40'
L48	N 44°50'22" W	13.89'
L49	N 45°44'13" W	14.14'
L50	N 44°15'47" E	14.14'
L51	N 45°44'13" W	14.14'
L52	S 44°15'47" E	14.14'
L53	N 72°18'7" W	15.81'
L54	S 70°49'41" W	15.81'
L55	N 45°44'13" E	14.14'
L56	S 44°15'47" W	14.14'
L57	N 45°44'13" W	14.14'
L58	S 44°15'47" W	14.14'
L59	N 45°44'13" W	14.14'
L60	N 44°15'47" E	14.14'
L61	N 00°44'13" W	35.00'
L62	N 89°14'24" E	36.98'
L63	N 45°44'13" E	42.15'
L64	N 00°44'13" E	33.01'
L65	N 89°15'47" E	55.62'
L66	N 45°44'13" W	39.61'
L67	N 89°15'47" W	42.15'
L68	N 74°53'30" W	58.94'
L69	S 00°52'43" E	10.00'
L70	S 00°52'43" E	10.00'
L71	S 00°52'43" E	10.24'
L72	S 00°24'31" E	13.10'
L73	S 40°12'25" E	8.50'
L74	S 53°42'52" E	8.50'
L75	S 70°49'41" W	14.14'
L76	N 89°15'47" E	16.94'



**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 HEREON, A PAVED TRAVELED ROADWAY IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE. 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 OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPROVEMENTS. 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 LANE, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE, AND TO CAUSE SUCH FIRE LANE 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 TO 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 "YAM" (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 ANY TREES, SHRUBS, FLOWERS, GRASS COVER 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 GROUNTS, 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 AND MAINTENANCE OF ALL OPEN SPACE/COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOMEOWNER.
- OPEN SPACE PROVIDED AT 1 AC. PER 75 UNITS PROVIDED IN ANOTHER PHASE.



**A Construction Plat of Greenway Phase 1 Addition**

130 Residential lots  
and 20 Open Space lots  
Totaling 35,900 acres

SITUATED IN THE I. C. WILLIAMSON SURVEY, ABSTRACT NUMBER 943, CITY OF CELINA, COLLIN COUNTY, TEXAS

Owner  
M/I HOMES OF DFW, LLC  
405 STATE HIGHWAY 121 BYP, STE A-210  
LEWISVILLE, TEXAS  
75248  
972-762-3900

Case No. \_\_\_\_\_

**PELTON LAND SOLUTIONS**

6800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177, PH: 817-562-3350

Revisions:

Job #:	MH17001
Drawn By:	S. Ramsey
Checked By:	T. Bridges
Date:	02-22-18

SHEET \_\_\_\_\_ OF SHEETS \_\_\_\_\_