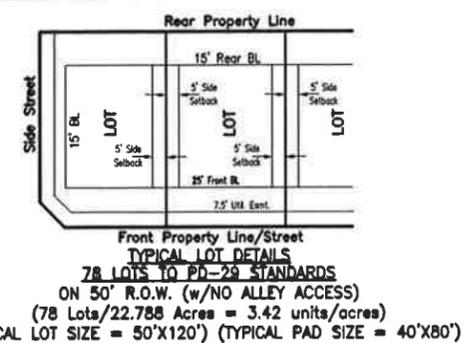


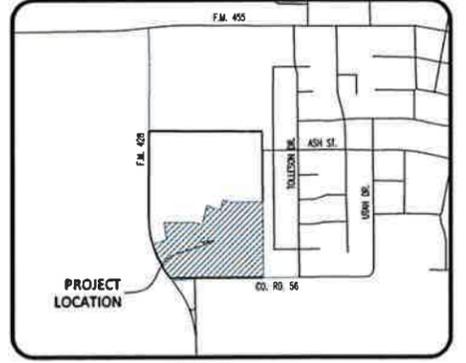
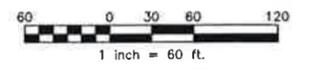
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	31.81'	500.00'	338°42'	N 78°19'28" E	31.80'
C2	118.90'	400.00'	170°15'2"	N 65°59'09" E	118.46'
C3	329.83'	400.00'	471°4'40"	S 81°05'33" W	320.58'
C4	106.19'	400.00'	151°2'38"	S 82°53'26" E	105.88'
C5	180.44'	700.00'	14°46'08"	S 07°19'49" W	179.94'
C6	240.10'	1050.00'	13°06'07"	S 09°06'00" E	239.58'
C7	81.16'	400.00'	8°45'46"	S 04°08'04" E	81.12'
C8	106.19'	400.00'	151°2'38"	S 82°53'26" E	105.88'
C9	111.71'	50.00'	128°00'52"	N 44°30'15" E	89.88'
C10	111.71'	50.00'	128°00'52"	N 45°29'45" W	89.88'
C11	120.98'	50.00'	138°36'34"	N 21°11'29" W	93.55'
C12	224.88'	1044.77'	121°9'57"	S 83°30'05" W	224.45'
C13	28.02'	213.00'	73°2'14"	S 78°31'48" W	28.00'
C14	382.25'	1070.92'	20°27'04"	N 29°31'48" W	380.23'
C15	144.59'	400.00'	20°42'39"	N 84°08'45" E	143.80'
C16	82.99'	375.00'	12°40'49"	N 63°48'38" E	82.82'
C17	130.73'	407.50'	18°22'53"	S 23°55'13" W	130.17'
C18	135.78'	392.50'	19°49'17"	N 24°38'25" E	135.11'
C19	47.58'	34.00'	80°10'39"	S 49°47'24" E	43.79'
C20	25.19'	18.00'	80°10'39"	N 49°47'24" W	23.18'

Line #	Bearing	Distance
L1	N 45°20'09" W	21.27'
L2	N 44°30'15" E	14.14'
L3	N 54°12'13" E	15.43'
L4	S 50°06'34" E	13.84'
L5	N 35°26'56" E	15.29'
L6	N 61°31'08" W	13.49'
L7	S 70°41'46" W	30.00'
L8	S 27°47'58" W	20.57'
L9	S 76°34'59" W	30.00'
L10	S 36°32'26" E	12.52'
L11	N 45°29'45" W	14.14'
L12	S 44°39'31" W	21.18'
L13	S 89°48'47" W	57.52'
L14	S 80°17'55" W	84.04'
L15	N 40°26'34" W	47.31'
L16	N 43°59'36" W	13.77'
L17	S 58°04'57" W	14.54'
L18	N 45°29'45" W	14.14'
L19	N 44°30'15" E	14.14'
L20	S 31°43'30" E	13.78'
L21	N 44°30'15" E	14.14'
L22	N 45°29'45" W	14.14'
L23	S 59°42'53" W	14.14'
L24	S 89°30'15" W	74.74'
L25	S 14°43'47" W	9.40'
L26	N 90°00'00" E	3.86'
L27	S 00°00'00" E	31.00'
L28	N 90°00'00" W	31.00'
L29	N 00°00'00" E	31.00'
L30	N 90°00'00" E	9.29'

Line #	Bearing	Distance
L31	N 14°43'47" E	20.86'
L32	N 89°30'15" E	77.36'
L33	S 89°32'43" E	67.22'
L34	S 09°42'05" E	15.89'
L35	N 09°42'05" W	15.89'
L36	N 89°32'43" W	67.19'



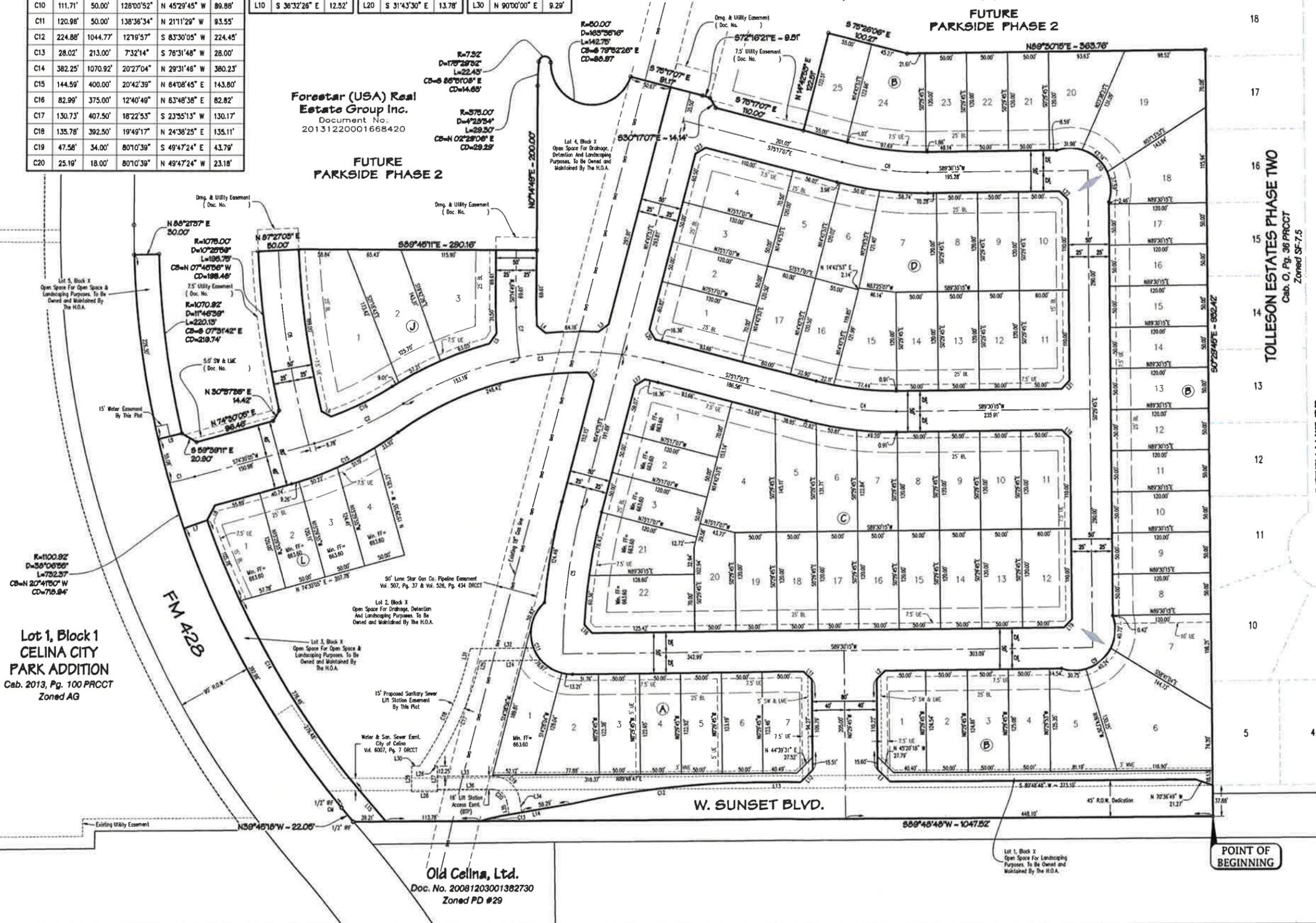
LEGEND	
(Not all items may be applicable)	
IR	5/8" IRON ROD FOUND, UNLESS OTHERWISE NOTED
IRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED
SPARSENG	SPARSENG
RF	IRON ROD FOUND
CR	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
SW & LMC	SCREENING WALL & LANDSCAPE MAINTENANCE EASEMENT
BY THIS PLAT	
R.O.W.	RIGHT-OF-WAY
MIN. FIN.	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SN	STREET NAME CHANGE
C/L	CENTRAL LINE
BD	BLOCK DESIGNATION
DCR	DEED RECORDS, COLLIN COUNTY, TEXAS
OPRST	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



Forestar (USA) Real Estate Group Inc.
Document No. 20131220001668420

FUTURE PARKSIDE PHASE 2

FUTURE PARKSIDE PHASE 2



- 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.
 - Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
 - No part of the subject land is located in a 100-year Flood Plain or in an identified flood prone area, as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48085C0110J, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
 - Secondary Story Window Restrictions: The homes adjacent to the eastern property boundary that have a second story shall not have windows on the second story facing east toward the homes and yards of the adjacent properties.
 - All open space/common area lots are to be dedicated to the HOA and the HOA will be responsible for the maintenance and upkeep of said lots.
 - Sidewalks must be installed by the Developer along all open space and common area lots.
 - The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalk).
 - A fence may be constructed along lot lines within a surface drainage easement provided the fence does not obstruct surface drainage.
 - All lot corners and boundary corners will be set upon completion of construction with 1/2" iron rods with plastic caps stamped "SPARSENG". The centerline of the street right-of-way will be monumented with a scribed "X" in concrete at the P.C.'s and P.T.'s and intersection points.
 - All landscape, water, sanitary sewer, and drainage easements to be dedicated to the City of Celina and maintained by the HOA.

CITY OF CELINA
MAR 18 2015
RECEIVED

CITY PROJECT NO. P-201402-01
FINAL PLAT

PARKSIDE PHASE 1
78 RESIDENTIAL LOTS DEVELOPED &
5 HOA LOTS BEING 22.788 ACRES OUT OF THE
M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 644
CITY OF CELINA, COLLIN COUNTY, TEXAS

Owner/Applicant:
Forestar Group
14755 Preston Road, Ste. 710
Dallas, Texas 75254
Telephone (972) 341-2939
Contact: Thomas H. Burleson

Engineer/Surveyor:
Spiera Engineering, Inc. TPE No. F-2121
765 Custer Road, Suite 100
Pine, Texas 75075
Telephone (972) 422-0077
Contact: Tim C. Spiera

OWNERS CERTIFICATE

WHEREAS Forestar (USA) Real Estate Group Inc., are the owners of a tract of land situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644, City of Frisco, Collin County, Texas, the subject tract being recorded in Document No. 2013122001668420 of the Deed Records, Collin County, Texas (DRCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in County Road 56 for the southeast corner of said Forestar tract;

THENCE S 89°48'48" W, 1047.52 feet a 1/2" iron rod found on the east line of Farm to Market Road 428 (a 90 foot right-of-way) for the southwest corner of said Forestar tract;

THENCE N 39°45'18" W, 22.05 feet along the east line of Farm to Market Road 428 to a 1/2" iron rod found;

THENCE continuing along the east line thereof, around a tangent curve to the right having a central angle of 25°33'25", a radius of 1100.92 feet, a chord of N 26°58'35" W - 487.01 feet, an arc length of 491.07 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE departing said right-of-way, the following:

Around a non-tangent curve to the left having a central angle of 03°56'23", a radius of 460.00 feet, a chord of N 76°28'16" E - 31.62 feet, an arc length of 31.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 74°30'05" E, 109.84 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 30°37'35" E, 14.42 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the right having a central angle of 10°25'59", a radius of 1075.00 feet, a chord of N 07°45'56" W - 195.48 feet, an arc length of 195.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 87°27'03" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 89°45'11" E, 290.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 00°14'49" E, 200.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a tangent curve to the right having a central angle of 04°28'34", a radius of 375.00 feet, a chord of N 02°29'06" E - 29.29 feet, an arc length of 29.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the right having a central angle of 175°29'32", a radius of 7.32 feet, a chord of S 85°51'08" E - 14.63 feet, an arc length of 22.43 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 163°35'16", a radius of 50.00 feet, a chord of S 79°52'26" E - 98.97 feet, an arc length of 142.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 75°17'07" E, 91.17 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 72°16'21" E, 9.51 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 30°17'07" E, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 75°17'07" E, 110.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 14°42'53" E, 122.51 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 75°26'06" E, 100.27 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 89°30'15" E, 363.76 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the west line of Tolleson Estates, an addition recorded in Cabinet O, Page 36, Plat Records, Collin County, Texas;

THENCE S 00°29'45" E, along the west line thereof, passing at 894.55 feet the southwest corner of said Tolleson Estates, continuing into said County Road 56 a total distance of 932.42 feet to the POINT OF BEGINNING with the subject tract containing 992,659 square feet or 22.788 acres of land.

GENERAL 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 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.
- 3. 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.
- 4. Applicable for lots with drainage easements only
This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Parkside Phase 1, as shown on the plat is called "Drainage and Detention Easement." the Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Forestar (USA) Real Estate Group Inc., acting herein by and through his (its) duly authorized officer(s) does hereby adopt this plat designating the herein above described property as PARKSIDE 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 _____, 2015.

Forestar (USA) Real Estate Group, Inc.
a Delaware Corporation

By: _____
Thomas H. Burleson
Executive Vice President, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Thomas H. Burleson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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.

Dated this the ____ day of _____, 2015.

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015

Notary Public, State of Texas

FINAL PLAT

Approved by the City of Celina for filing at the office of the County Clerk of Collin County, Texas

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

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Mayor, City of Celina Date

ATTEST: _____

City Secretary, City of Celina Date

CITY PROJECT NO. P-201402-01

FINAL PLAT

PARKSIDE PHASE 1

**78 RESIDENTIAL LOTS DEVELOPED &
5 HOA LOTS BEING 22.788 ACRES OUT OF THE
M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 644
CITY OF CELINA, COLLIN COUNTY, TEXAS**

Owner/Applicant
Forestar Group
14755 Preston Road, Ste. 710
Dallas, Texas 75254
Telephone (972) 341-2938
Contact: Thomas H. Burleson

Engineer/Surveyor
Spiars Engineering, Inc. TPE No. F-2121
785 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Tim C. Spiars